



Leana Kinley <leana@ci.stevenson.wa.us>

---

## Public Comment for City Council Meeting 6/18/2020

---

**Monica Masco** <arrowhead.monica@gmail.com>  
To: Leana Kinley <leana@ci.stevenson.wa.us>

Thu, Jun 18, 2020 at 9:52 AM

Hello Leana

I will also read during the Public Hearing 6:30pm regarding Resolution 2020-364.

I take pride in my property (mixed use residence and accounting office) located at 235 First Street. I oppose the city's resolution 2020-364 – moratorium on new single family residences in the C1 zone. If my structure was destroyed due to a catastrophic event this city resolution/moratorium would prohibit me from replacing a similar dwelling. This is unsettling and seems an unfair interference/taking of property rights. Punishment for being a good neighbor.

The City's Comprehensive Plan states on page 1

*"Stevenson is a friendly, welcoming community that values excellent schools and a small town atmosphere."*

Page 28 Goal 4 Tactic 4.3-3 states *"Ensure the viability, salability, and re-buildability of existing single-family homes in the downtown area by including zoning provisions such as designating all home built prior to January 31, 2013 as permitted uses or incorporating generous continuation policies for nonconforming single-family uses."*

As well Tactic 4.3-4 states *"Consider allowing new single family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes too small to support new commercial uses."*

It's one thing to dream about the future of Stevenson and it's another to be sensible and respect current residents' property uses. Development should create community not push residents out.

When it comes time to revisit the C1 zoning issues I hope the city will be creative and use suitable mechanisms such as grandfather clauses (a clause in prohibitive legislation that makes exceptions for those already engaged in the activity that it bans or regulates) to keep the uses consistent with property owners intentions. Allow the back and forth of residential and business use in existing single family dwelling structures. Strict zoning uses in the C1 are not justified. Please be a good neighbor.

Thank you,

Monica Masco