



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** City Council  
**FROM:** Ben Shumaker  
**DATE:** March 17<sup>th</sup>, 2022  
**SUBJECT:** Zoning Code Amendment – SR District Setback Caveats

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### **Introduction**

The Planning Commission reviewed an application to amend the text of the Zoning Code (Attachment 1). The proposal addresses the rear and side yard setback requirements of the SR Suburban Residential District (Attachment 2). The Planning Commission established public involvement expectations for the review of the proposal at its October 11<sup>th</sup>, 2021 regular meeting, held a public hearing at its December 13<sup>th</sup>, 2021 regular meeting, and held a public workshop at its February 14<sup>th</sup> regular meeting.

After considering the proposal and the public involvement, the Planning Commission voted 2-1 (1 vacancy, 1 excused absence) to recommend City Council adoption of the request. The Planning Commission also recommends periodic amendment to the SR District Use Table to include a 2019 decision interpreting Self-Storage Units as a prohibited use. The recommendations are incorporated in Attachment 3 for City Council consideration. This is the second reading by the City Council and action on the application is possible.

### **Conscientious Public Involvement**

To ensure any proposed changes to the Zoning Code incorporated public input and occurred within a manageable timeline, the Planning Commission's established a public involvement framework (Attachment 4) based on its bylaws. This framework involved 1) a public hearing on the proposal, 2) a press release about the proposal, and 3) a mailed flyer to each property owner within and adjacent to the SR District. The public hearing was advertised in the December 1<sup>st</sup> and 8<sup>th</sup>. printings of the *Skamania County Pioneer*. A "news in brief" about the discussion appeared in its December 1<sup>st</sup> printing. Flyers were mailed on December 1<sup>st</sup> and February 5<sup>th</sup>. The text of the original flyer was vague, based on an example from the bylaws and was printed on bright green paper stuffed into a white envelope. The text of the second flyer was specific and included links to the website. This flyer used white paper stuffed into a white envelope.

The Planning Commission received higher-than average turn-out at each meeting and more than average written comments on the proposal.

Prepared by,

Ben Shumaker  
Community Development Director

### Attachment

1. Application
2. Zoning Map
3. Draft Ordinance
4. Public Involvement Framework



# ZONING CHANGE APPLICATION

PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

**Request:**

Intent to Rezone       Map Boundary Change       Text Amendment

**Applicant/Contact:** KATHRYN SIMPSON

Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON WA 98648

Phone: 503-358-5174 Fax: \_\_\_\_\_

E-Mail Address (Optional): tammerkat@gmail.com

**Property Owner:** KATHRYN SIMPSON & TAMMY BRAATEN

Mailing Address: 1180 NW IMAN LOOP RD, STEVENSON, WA 98648

Phone: 503-358-5174 Fax: \_\_\_\_\_

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary \*

**Subject Property Address (Or Nearest Intersection):** 1180 NW Iman Loop Rd 98648

Tax Parcel Number: \_\_\_\_\_ Current Zoning: SR

Lot Size: \_\_\_\_\_ Proposed Zoning: SR w/footnote

**Brief Narrative of Request:** \_\_\_\_\_

We request a 5 foot setback for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less, from the Rear Interior and Side interior property lines

Water Supply Source: City Sewage Disposal Method: Sewer

*I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.*

*I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.*

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: Kathryn Simpson Date: 9/13/2021

Signature of Property Owner: Kathryn Simpson & Tammy Braaten Date: 9/13/2021

For Official Use Only: Date Application Received \_\_\_\_\_ • Date Application Complete \_\_\_\_\_



SUBMIT TO:  
 City Hall  
 7121 NE Loop Road

# Zoning Change Submittal Requirements

Zoning Amendments are permitted according to the criteria and procedures in SMC 17.48 and SMC 17.50. Zoning Amendments are reviewed by the Planning Commission, which makes a recommendation to the City Council.

The following information is required for all Zoning Change Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee (Amount: \$1500 Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_)
  - Completed and Signed Zoning Change Application
  - Copies of the Property Title or Other Proof of Ownership
  - Descriptions of Any Existing Restrictive Covenants or Conditions
  - Two (2) Copies of a Site Plan, Clearly Showing the Following:
    - The Location and Dimensions of All Existing and Proposed Structures
    - A North Arrow and Scale
    - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
    - The Location and Dimensions of All Parking Areas
    - The Existing Zoning of All Adjacent Lands
  - A Letter Requesting the Desired Zoning Amendment and Stating the Reasons for the Request
  - A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)
- ALL PROPERTIES W/ SR DISTRICT

## **ZONING CHANGE APPLICATION**

### **HIDDEN RIDGE SUBDIVISION, STEVENSON WA 98648**

As homeowners in the Hidden Ridge Subdivision\*, we request that the residential dimensional standards (setbacks) be changed to 5 feet for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less. We request this change for the Rear, Interior lot and for the Side, Interior property lines. Under the current setbacks, the small size and various shapes of the lots make the addition of a small outbuilding, such as a shed, problematic.

After the footprint of the house is determined, there is a limited area left for a shed on these small lots, under the current setbacks. Several homeowners have steep terrain along their Rear lot line, and only have space on the side of their house for a shed. Given the current Side, Interior setbacks, they are left without any reasonable options. There are several lots that are pie shaped or with angled lot lines, making the placement of a shed under the current setbacks extremely limited\*\*.

For these reasons, we believe that our request is reasonable and appropriate. Thank you for considering our request,

Kathryn Simpson & Tammy Braaten

Lot 5, Hidden Ridge Subdivision

\*See attached list of Hidden Ridge property owners.

\*\*See attached site example, and subdivision schematic.

## **REFERENCES**

City of Stevenson-Code of Ordinances-Title 17. 17.15.060 Residential Dimensional Standards

Table 17.15.060-1

Footnote 1. 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

## List of Property Owners Requesting Zoning Change

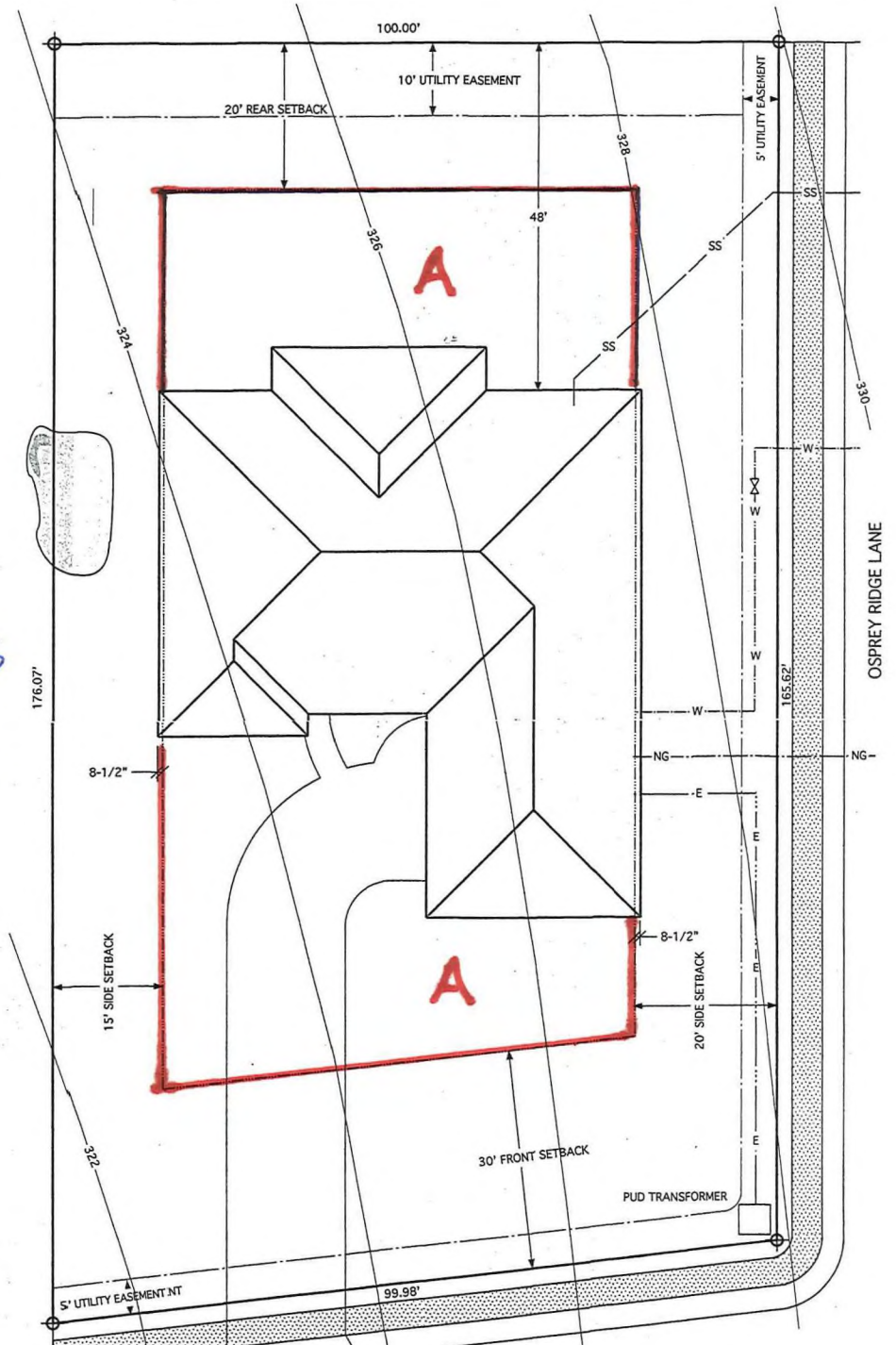
1. Kathryn Simpson & Tammy Braaten, 1180 NW Iman Loop Rd, Stevenson, WA 98648
2. Terri Crotteau, 1164 Iman Loop Rd, Stevenson, WA 98648
3. Linda Lawing, 1142 Iman Loop Rd, Stevenson, WA 98648
4. Janette Skarda & Chris Burzio, 3400 Cherry Dr, Hood River, OR 97031
5. Mary Shaima, PO Box 736, Stevenson, WA 98648
6. Patricia Price, PO Box 905, Stevenson, WA 98648
7. Julie Skarda & Ellen Byrne, 687 S. Elizabeth St, Maple Park, IL 60151
8. Hoby & Mariza Hansen, 146 NW Falcon Ct, Stevenson, WA 98648
9. Marsha Hamilton, PO Box 2, Stevenson, WA 98648
10. Anne Keesee, 317 N 47<sup>th</sup> CIR, Camas, WA 98607
11. Gregg & Marcia Leion, 20638 Sierra Dr., Bend, OR 97701

# HIDDEN RIDGE SUBDIVISION

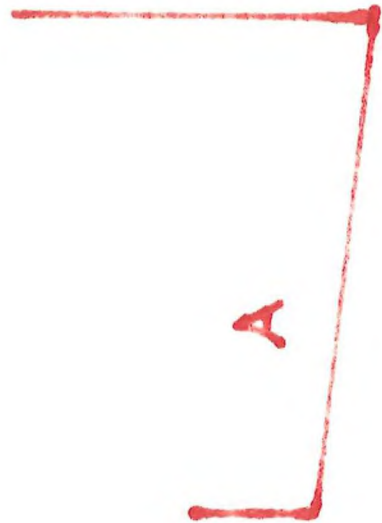
Site example

1180 NW Iman Loop Rd  
Lot #5

A. The area available  
for residential outbuildings  
under current zoning.

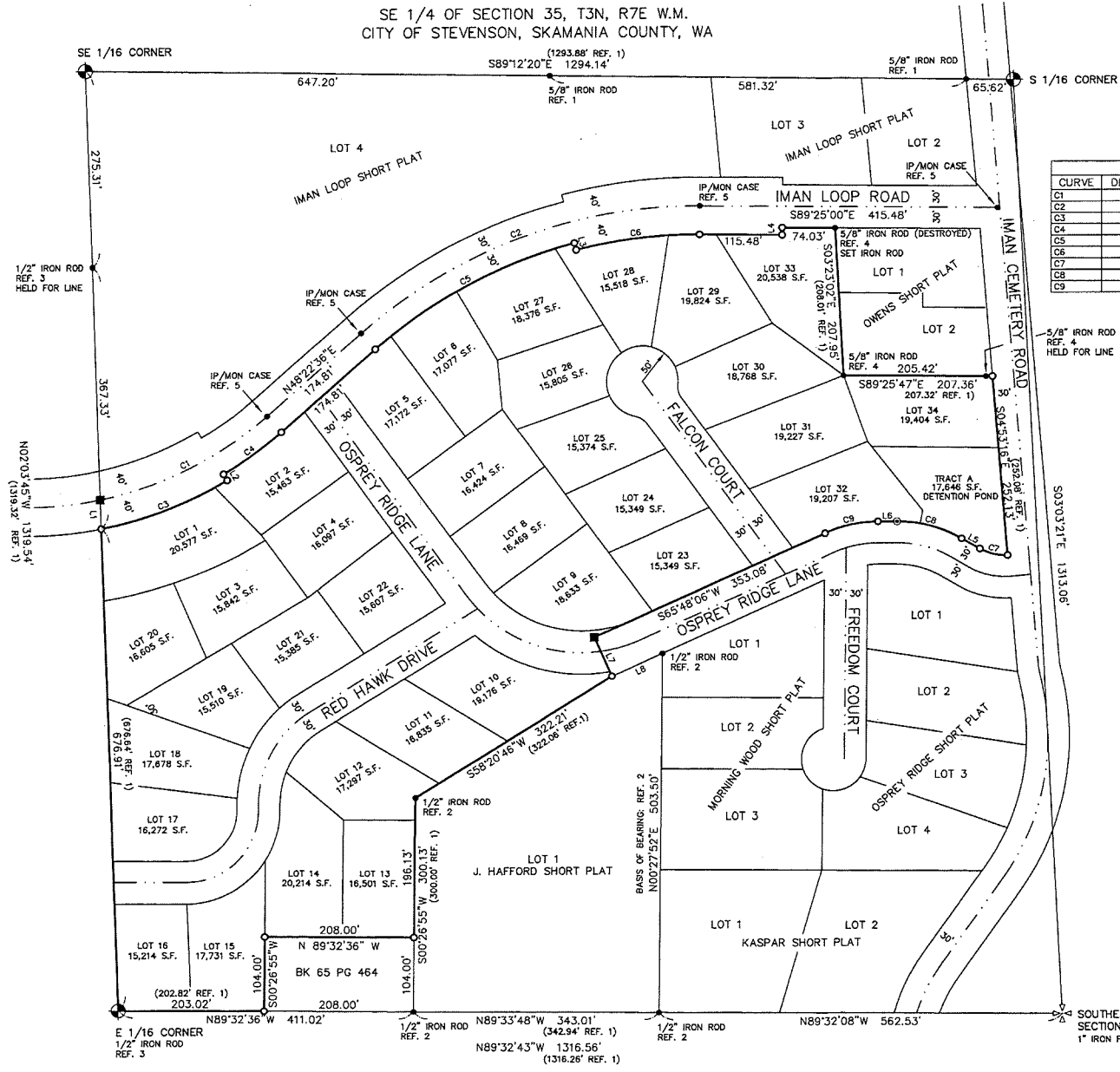
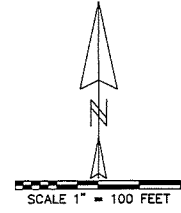


- DIR
- 1 - f
  - 2 - l
  - 3 - f
  - 4 - f
  - 5 - l
  - 6 - l
  - 7 - l



# HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, WA



CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	30°06'08"	500.00	262.89	134.45	259.68	N63°24'41"E
C2	42°12'24"	700.00	515.65	270.15	504.07	S69°28'48"W
C3	20°01'49"	540.00	189.78	95.36	187.82	N69°10'13"E
C4	10°46'43"	530.00	99.70	50.00	99.56	N63°45'58"E
C5	27°06'12"	670.00	316.94	161.49	313.99	S61°55'42"W
C6	15°06'11"	660.00	173.98	87.50	173.47	S83°01'54"W
C7	32°32'36"	78.00	40.31	20.73	39.75	S78°29'42"E
C8	22°53'59"	180.00	94.25	48.23	93.17	N75°00'00"W
C9	24°11'54"	180.00	76.02	38.59	75.46	S77°54'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.51	N02°03'45"W
L2	10.00	N32°29'40"W
L3	10.00	S14°31'12"E
L4	10.00	N00°30'01"E
L5	29.35	N60°00'01"W
L6	26.55	N90°00'00"W
L7	60.00	S24°11'54"E
L8	77.24	S65°48'06"W

### LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
- SET BRASS SCREW IN ROCK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION



SHEET 2 OF 4

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OR 97041  
(541) 352-6065



# HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.  
 CITY OF STEVENSON, SKAMANIA COUNTY, WA

## LEGAL DESCRIPTION

LOT 1, IMAN LOOP SHORT PLAT, AFN 2006160461  
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35  
 TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN  
 IN THE CITY OF STEVENSON, COUNTY OF SKAMANIA AND STATE OF WASHINGTON

SUBJECT TO:  
 DEED BOOK 32 PAGE 331, RECORDED APRIL 4, 1949  
 DEED BOOK 41 PAGE 99, RECORDED FEBRUARY 6, 1956  
 DEED BOOK 62 PAGE 441, RECORDED DECEMBER 8, 1970  
 DEED BOOK 122 PAGE 481, RECORDED MARCH 11, 1991  
 DEED BOOK 207 PAGE 674, RECORDED MARCH 19, 2001  
 AFN 2005159180, RECORDED OCTOBER 21, 2005  
 AFN 2006160461, RECORDED FEBRUARY 3, 2006  
 AFN 2015001790, RECORDED AUGUST 25, 2015

## REFERENCES

1. IMAN LOOP SHORT PLAT, AFN 2006160461
2. J. HAFFORD SHORT PLAT, AFN 110935
3. BK 1, PG 146 OF SURVEYS
4. OWENS SHORT PLAT, AFN 2004151958
5. CRP 70-39 AND CRP 71-8
6. OSPREY RIDGE SHORT PLAT, AFN 2005159290
7. MORNING WOOD SHORT PLAT, AFN 2005159291

## INDEX

- SHEET 1. NOTES, VICINITY MAP AND APPROVALS  
 SHEET 2. PLAT BOUNDARY  
 SHEET 3. LOTS 1-4 AND LOTS 10-22  
 SHEET 4. LOTS 5-9 AND LOTS 23-34

THIS SUBDIVISION COMPLIES WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND SUBJECT TO BEING RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE.

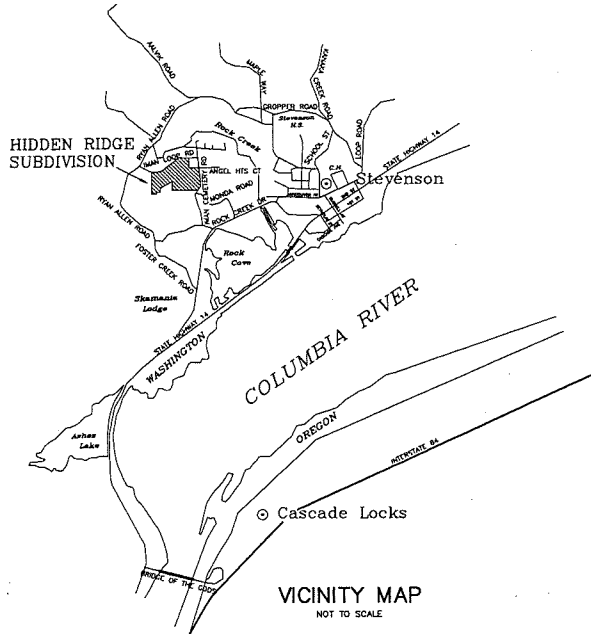
## SPECIAL CONDITIONS

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIDDEN RIDGE  
 RECORDED MAY 18, 2007 AS AFN 2007166154

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT  
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002369  
 AGREEMENT BETWEEN LOTS 29 AND 33

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT  
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002370  
 AGREEMENT BETWEEN LOTS 13 AND 14

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT  
 RECORDED NOVEMBER 13, 2017 AS AFN 2017002371  
 AGREEMENT BETWEEN LOTS 3, 19, 20 AND 21



## NOTES

PLAT AREA = 16.101 ACRES  
 PUBLIC EASEMENTS ARE AS NOTED. ALL OTHER EASEMENTS ARE PRIVATE.

LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS VESTED OWNER CERTIFIES AND ACKNOWLEDGES A TWO (2) YEAR WARRANTY ON ALL HIDDEN RIDGE INFRASTRUCTURE FROM DATE OF PLAT RECORDING.

EACH INDIVIDUAL LOT TO PROVIDE TWO (2) OFF STREET PARKING SPACES EXCEPT FOR LOTS 1, 2, 5, 27, 33 AND 34 WHICH ARE TO PROVIDE FOUR (4) OFF STREET PARKING SPACES.

HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE STORM WATER SYSTEM, INCLUDING TRACT "A" DETENTION POND, IF THE CITY PERFORMS ANY REPAIRS OR MAINTENANCE ON THE SYSTEM, THE OWNER, ASSOCIATION AND SUCCESSORS AGREE IT SHALL BE PERMITTED TO FIX A SYSTEM MAINTENANCE CHARGE TO THE HOMEOWNERS CONTRIBUTING STORM WATER TO THE SYSTEM AS PROVIDED IN RCW 35.67.190.

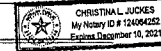
HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE PEDESTRIAN WALKWAY AND ROCK WALLS WITHIN THE PUBLIC SIDEWALK EASEMENT LOCATED IN LOTS 26, 27 AND 28.

We, owners of the described tract of land hereby declare and certify this Plat to be true and correct to the best of our abilities, and that this subdivision has been made with our free consent and in accordance with our desires. Further we dedicate Osprey Ridge Lane, Falcon Court, Red Hawk Drive, Tract A and all public easements as identified on this plat (Sheets 1 through 4) to the use of the public forever and waive all claims arising from the construction and maintenance of said roads. Furthermore we warrant easements shown for their designated purposes.

*Chad Boton* 1/8/18  
 CHAD BOTON, PRESIDENT-REAL ESTATE Date  
 LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY

This is to certify that on the 4th day of January, 2018 Before me personally appeared: *Chad Boton*  
 To me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein.

*Christina L. Jukes*  
 Notary Public in and for the State of Texas



I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed subdivision.

*Eric Wamb* 2/5/18  
 Public Works Director Date

03073544080000  
 I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed subdivision.

*PD MEU 2017* 2-6-18  
 Date  
*Paul G. Wood*  
 Skamania County Treasurer

*X* 1/30/18  
 City Clerk/ Treasurer Date

This subdivision complies with City requirements and is approved subject to property being recorded with the Skamania County Auditor's office.

*Kevin Dowd* 01/26/18  
 Mayor, City of Stevenson Date

I, Kevin Dowd, registered as a land surveyor by the State of Washington certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during the period of April 2007 through October 2007; that the distances, courses and angles are shown hereon correctly, and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

*Kevin Dowd* 12-11-17  
 Registered Professional Land Surveyor PLS NO. 29288 Date

STATE OF WASHINGTON  
 COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing was duly filed for record in the Auditor's Office of Skamania County, Washington on 02-06-2018 at 11:57 AM.

was recorded in Auditor's File No. 201800254

*Robert Waymire*  
 Recorder of Skamania County, Washington

*Robert Waymire*  
 County Auditor

SHEET 1 OF 4

WYEAST SURVEYS  
 KEVIN DOWD  
 4399 WOODWORTH DRIVE  
 MT HOOD, OR 97041  
 (541) 352-6065

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.  
(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 Residential dimensional standards.

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

Table 17.15.060-1: Residential Dimensional Standards						
District	Maximum Height of Building	Front	Minimum Setbacks			
			Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft <sup>1</sup>	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft <sup>1</sup>	20 ft
R3	35 ft	15 ft	5 ft <sup>2</sup>	15 ft	20 ft <sup>1</sup>	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft <sup>1</sup>	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

~~1~~ 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

2-A 10-foot setback is required when adjacent to an R1 or R2 district.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.

Receipt: 8197                      09/13/2021  
Acct #: 25038                      COPY  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees  
Memo: ZON2021-01 Simpson etal  
Zoning Text Change

ZON2021-01 Simpson etal            50.00  
Zoning Text  
Change-Braaten/Simpson

Non Taxed Amt:                      50.00

Total:                                      50.00

Chk: 7997                                50.00

Ttl Tendered:                        50.00

Change:                                    0.00

Issued By:     Mary C.  
                    09/13/2021 13:58:25

Receipt: 8198                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees  
Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Crotteau	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 1003	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 13:59:27

Receipt: 8199                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	100.00
Zoning Text Change-Lawing	
Non Taxed Amt:	<u>100.00</u>
Total:	100.00
Chk: 2653	<u>100.00</u>
Ttl Tendered:	100.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 14:00:39

Receipt: 8200                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Skarda	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 1604	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 14:01:48

Receipt: 8201                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal        150.00  
Zoning Text  
Change-Shaima

Non Taxed Amt:                      150.00

Total:                                      150.00

Chk: 1094                                 150.00

Ttl Tendered:                         150.00

Change:                                    0.00

Issued By:    Mary C.  
                  09/13/2021 14:02:37

Receipt: 8202                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Price	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 235	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

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                  09/13/2021 14:03:22



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Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees  
Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Skarda	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 9331	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 14:04:00

Receipt: 8204                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees  
Memo ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Hansen	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 5007	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 14:04:45

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Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
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(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal	150.00
Zoning Text Change-Hamilton	
Non Taxed Amt:	<u>150.00</u>
Total:	150.00
Chk: 171	<u>150.00</u>
Ttl Tendered:	150.00
Change:	0.00

Issued By:    Mary C.  
                  09/13/2021 14:05:31

Receipt: 8206                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
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(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal            150.00  
Zoning Text Change-Keesee

Non Taxed Amt:                      150.00

Total:                                    150.00

Chk: 103                                 150.00

Ttl Tendered:                         150.00

Change:                                 0.00

Issued By:    Mary C.  
                  09/13/2021 14:06:10

Receipt: 8207                      09/13/2021  
Acct #:    25038  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648  
(509) 427-5970

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Planning Permits

Stevenson, WA 98648

Planning Fees

Memo: ZON2021-01 Simpson etal  
      Zoning Text Change

ZON2021-01 Simpson etal            150.00  
Zoning Text Change-Leion

Non Taxed Amt:                      150.00

Total:                                    150.00

Chk: 127                                 150.00

Ttl Tendered:                         150.00

Change:                                 0.00

Issued By:    Mary C.  
                  09/13/2021 14:07:01



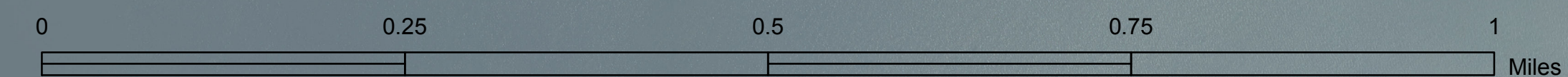
# Zoning Map

## City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area

Mayor _____	Date _____
Clerk - Treasurer _____	Date _____
Attorney _____	Date _____

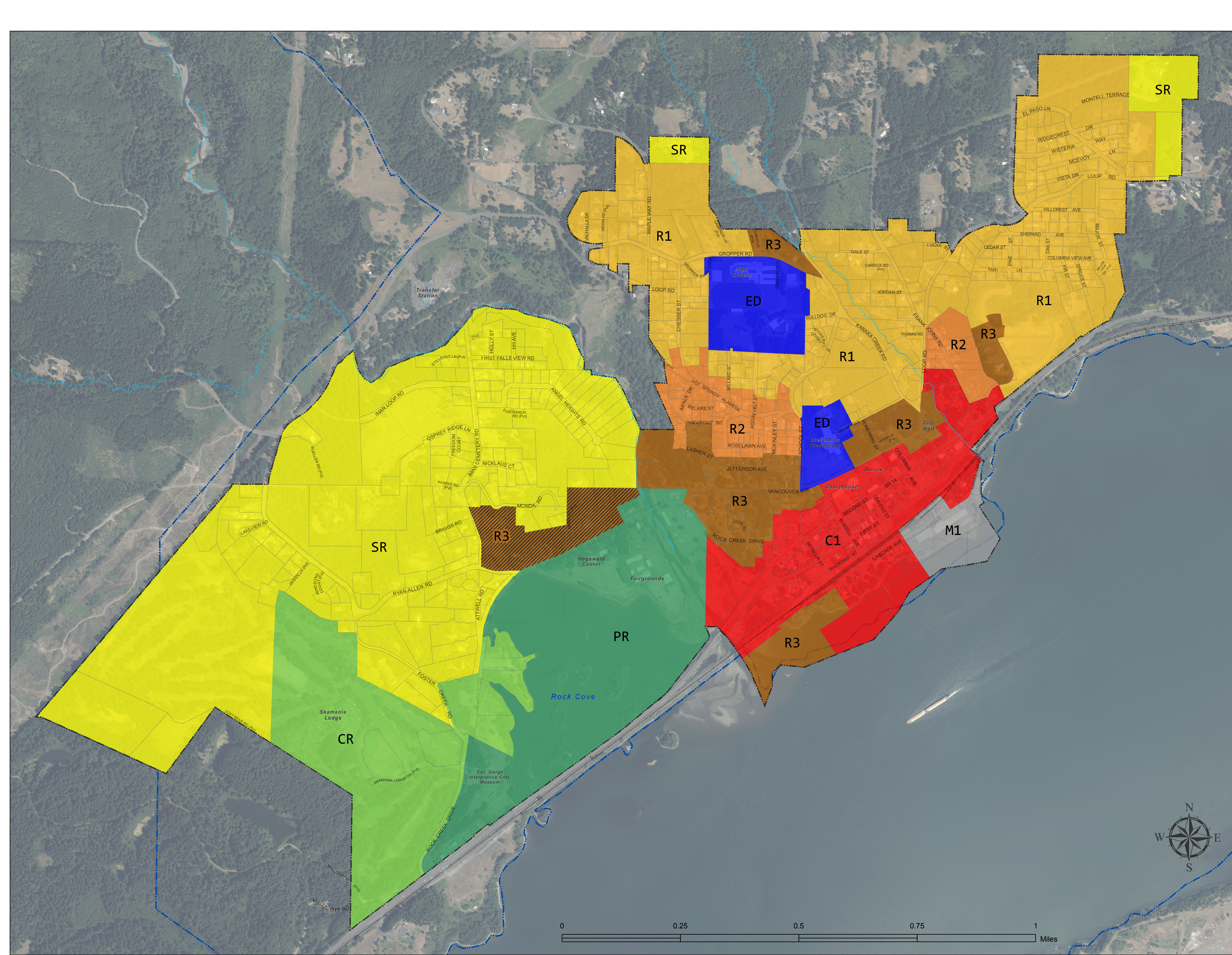


**Notes:**  
 When Printed to ANSI D (22"x34"): 1 inch = 500 feet  
 Absolute scale: 1:6,000  
 Aerial Photo Date: 7/6/2015  
 Projected Coordinate System: NAD 1983 HARN StatePlane  
 Washington FIPS 4602 Feet  
 Projection Name: Lambert Conformal Conic  
 Planar Units: US Survey Feet



**Skamania County**  
 Dept of Assessment (GIS)  
 Created by: Rick Hollatz  
 Updated: 10/12/2016

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**The Call to Act**  
**Suburban Residential**  
**Setback Caveats**



**Conscientiously Select Public Involvement Methods**

**Define The Issue**

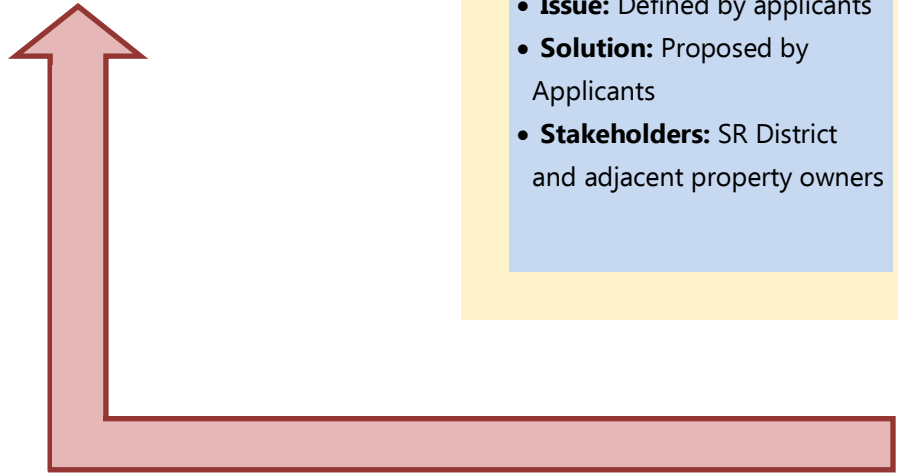
- **Issue:** Defined by applicants
- **Solution:** Proposed by Applicants
- **Stakeholders:** SR District and adjacent property owners

**Inform, Educate, and Reach-Out to Public**

- **Targeted postcards to property owners** (Postmarked 12/1 & 2/5)
- **Newspaper Press Release/ Information** (Printed 12/1)

**Engage Stakeholders**

- **PC Public Hearing** (Notice published 12/1 & 12/8. Held 12/13)
- **PC Public Workshop** (Held 2/14)
- **CC Meeting** (Held 2/17)



**Refine**

[2019 Interpretation Incorporated in February]

**Check-In**

[2019 Interpretation Referenced in 2/5 Flyer]

**Decide**

- **PC Recommendation: 2/14**
- **CC Adoption 2/17 or 3/17**

