



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: April 21st, 2022
SUBJECT: Shoreline Master Program—Comp Plan/Zoning Integration, Periodic Zoning Review

Introduction

The City Council is asked to review a Comprehensive Plan amendment and zoning code text amendment. The proposal was submitted by City staff to 1) integrate the new Shoreline Master Plan (SMP) with the existing programs, 2) consolidate overlapping zoning use categories, 3) incorporate zoning use interpretations, and 4) better align PR Public Use & Recreation District setbacks with existing development. This memo assists with the City Council's "first touch" of the ordinance; no action is possible at tonight's meeting.

Recommendation

The Planning Commission has not yet made a recommendation on this proposal

Comprehensive Plan

Attachment 1 provides detailed draft findings related to the proposed Comprehensive Plan amendment (Attachment A). These changes involve 21 pages within the Comprehensive Plan, removing references to the old SMP, aligning text with the new SMP, and maintaining the document to reflect the changes.

Zoning Code

Attachment 2 provides a draft adopting ordinance for the proposed changes and attachments B through F contain draft changes to the Zoning Code. The drafts reflect changes requested by the Planning Commission at their April 11th meeting, but additional changes are possible based on their next review in May.

- Attachment B would **add a definition** of Shoreline Master Plan (SMP).
- Attachment C would update the use descriptions for Transportation, Communication, Information, and Utility Uses in 17.13.040. The update aligns categories with the SMP, **consolidates redundant use categories and incorporates a 2012 use interpretation**.
- Attachment D would amend the Use Table for Residential Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate a 2022 use interpretation**.
- Attachment E would amend the Use Table for Commercial Districts to 1) **reflect the changes** made in Attachment C and 2) **incorporate a 2020 use interpretation**.
- Attachment F would amend the Use Table for Public Districts to **reflect the changes** made in Attachment C. It would also **amend the dimensional standards** of the PR District to 1) reduce the required front setback from 25 ft to 10 ft while also 2) **prohibiting construction related to driveways and** the pedestrian visibility areas within front and street side yards.

Policy Rationale

The colored text above indicates whether each component of staff's drafts is proposed to **integrate the SMP**, **incorporate Use Interpretations**, or **accomplish other objectives**. Attachment 2 provides a draft adopting ordinance for the proposed changes and attachments B through F demonstrate the staff proposed changes to the Zoning Code.

Integrate the SMP

This staff report will forego detailed descriptions of this rationale and only reference the state law (RCW 90.58.080(4)(a)(ii) requiring consistency between the SMP, the Comprehensive Plan, and our development regulations. All attachments include changes based on this directive.

Incorporate Use Interpretations

SMC 17.12.020 – Interpretation of Uses—Record of Interpretations acknowledges the impossibility of anticipating all potential uses of property and provides a process to review specific uses as they are identified over time. For 7 of the City’s 10 zones, the Planning Commission performs the interpretation. For the City’s 3 most permissive zones, the Zoning Administrator performs the interpretations. In all cases, a record of interpretations is kept to facilitate consistent administration of and periodic amendments to the Zoning Code. The proposal incorporates the following interpretations: ZON2012-05 related to Cable Pull Systems and Marinas in the PR District; ZON2020-03 related to Residential Outbuildings in the C1 District; and ZON2022-01 related to Travel Trailers in the R2 District. These changes occur in Attachment C, D, and E.

Other Objectives

The other objectives being reviewed in detail by the Planning Commission include:

- Consolidating Use Categories. Prior to the reformat, the Zoning Code contemplated ~270 use categories. The City has systematically made this list more manageable and rational, with a series of amendments to reduce this number to ~110. As a next step within this series, the current proposal reduces the number by another 9 uses. Amendments related to this objective occur in Attachments C, D, E, and F.
- PR District Setbacks: The Public Use & Recreation Districts establishes setbacks from property lines along streets. If the street happens to be along the front yard, then the setback is 25 ft. If it is along the side yard, then the setback is shorter, 10 feet. The proposal to reduce is based on the following rationales: Rock Creek Drive width; Adjacent/Abutting Setbacks; Grange Building; Appropriate Development; Pedestrian Safety. These changes are shown in Attachment F.

Conscientious Public Involvement

The Planning Commission established public involvement expectations for this proposal involving 1) direct email communication with stewards of all PR District properties, 2) a public hearing, and 3) a comment period associated with a SEPA threshold determination. At this time, one member of the public provided written comments on the proposal and participated in the Public Hearing. No comments have been submitted related to the SEPA determination.

Next Steps

Staff anticipates the Planning Commission could make a recommendation at its May meeting, clearing the City Council to adopt the changes at its May meeting.

Prepared by,

Ben Shumaker
Community Development Director

Attachment

- 1- Draft Comprehensive Plan Amendment Recommendation
- 2- Draft Amending Ordinance
 - A. Draft Comprehensive Plan Amendment
 - B. Draft Amendment to SMC 17.10 – Definitions
 - C. Draft Amendment to SMC 17.13 – Use Classifications and Descriptions
 - D. Draft Amendment to SMC 17.15 – Residential Districts
 - E. Draft Amendment to SMC 17.25 – Trade Districts
 - F. Draft Amendment to SMC 17.35 – Public Districts



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Planning Commission Recommendation

Comprehensive Plan Amendment – SMP Integration

Proposal:

Staff submitted a proposal to amend the 2013 Comprehensive Plan amendment to integrate it with the 2022 Shoreline Master Plan. The proposal asks to 1) remove references to the 1975 shoreline plan, 2) alter objectives in Goals 2, 4A, and 9, and 3) make several changes to maintain the comprehensive document based on these changes.

Guiding Policy

This recommendation is guided by SMC 17.11. This chapter establishes a biennial amendment cycle for the review of comprehensive plan and excepts amendments which “would amend or adopt a new shoreline master program under Chapter 90.58 RCW”. Such amendments are not excepted from the approval criteria of SMC 17.11.070. Depending on the proposal, up to 4 criteria must be met before an amendment is made.

- 1) SMC 17.11.070(A) – Each amendment:
 1. Shall be consistent with Chapter 35A.63 RCW, shall further and be internally consistent with the comprehensive plan (a change to a particular goal or policy not included), and shall be consistent with any interlocal planning agreements;

AND

2. Shall serve the public interest. (6 factors are listed for consideration)

AND IF A COMPREHENSIVE PLAN MAP OR SPECIFIC REAL PROPERTY IS INVOLVED

3. SMC 17.11.070(B)(1) – Shall have a similar or compatible designation to adjacent areas of the city;

OR

4. SMC 17.11.070(B)(2) – Shall be subject to conditions that will ensure compatibility with surrounding areas.

Discussion

Consistency with RCW 35A.63: The state’s planning enabling legislation for Code Cities discusses the general structure of comprehensive plans. Plans are required to have land-use and circulation elements, and may have additional elements as are specifically listed or otherwise desired by the City. The legislation also sets forth processes by which comprehensive plans are adopted and amended.

Analysis: The proposed amendments do not affect the required comprehensive plan elements as they are adopted by the City in Chapter 4’s Future Land Use Map nor the Circulation Element

adopted via Goal 7. The modified objectives of the plan supplement the factors required to be considered in the Land Use Element. They also address components of optional elements without officially adopting any specific optional element.

Internal Consistency: The policies of the comprehensive plan are guided by 4 cornerstone principles and appear as a future land use map and as objectives within 9 distinct goals.

Analysis: The proposed amendments affect objectives in Goals 2, 4A, and 9. The most extensive updates are proposed for Goal 4A-Downtown & Waterfront and ensure consistency between the plans' policies for access to and management of shoreline areas. The proposed changes to Goals 2 and 9 help ensure internal consistency by considering all shoreline areas, not just those along the downtown waterfront.

Consistency with Interlocal Planning Agreements: The City is not a party to any interlocal planning agreements.

Analysis: Until such agreement is made, any proposed amendments will satisfy this criterion.

Public Interest: Demonstrating public interest involves consideration of budgetary impacts, provisions of services, environmental impacts, impact to the public welfare, changes in community values, and the need for new plan elements or subarea plans.

Analysis: The proposed amendments better-identify the way public facilities and services should be provided over longer terms. This provides greater ability to budget for publicly funded activities, and savings can be realized through the coordination. The level of service standards will allow better identification of service needs when property is developed and ensures other plan objectives related to development can be achieved.

Compatibility with Adjacent Areas: The 2 criteria related to this topic are only necessary when map amendments are proposed or specific real property is identified in some way for inclusion in the plan.

Analysis: The proposed amendments does not propose a Future Land Use Map amendment nor involve a specific real property.

Findings

Based on the discussion above, the following findings are made:

- 1) The recommended amendment is consistent with Chapter 35A.63 RCW.
- 2) The recommended amendment is internally consistent with the remainder of the comprehensive plan.
- 3) The recommended amendment is consistent with any interlocal planning agreements.
- 4) The recommended amendment serves the public interest.
- 5) The recommended amendment does not involve the comprehensive plan map or specific real property.

Recommendation:

After review, and public hearing, the Planning Commission recommends City Council Adoption of the amendments shown in Exhibit 'A'.

For the Planning Commission:

Chair

Date

**CITY OF STEVENSON
ORDINANCE 2022-1182**

AMENDING THE STEVENSON ZONING CODE (SMC TITLE 17); AMENDING THE STEVENSON COMPREHENSIVE PLAN BASED ON THE 2022 SHORELINE ~~MASTER—MANAGEMENT~~ PROGRAM; CLARIFYING USE CATEGORIES WITHIN SMC 17.13.040; ALLIGNING THE ZONING CODE WITH THE SHORELINE ~~MASTER—MANAGEMENT~~ PROGRAM; AND RECONCILING PR DISTRICT SETBACK REQUIREMENTS WITH EXISTING DEVELOPMENT.

WHEREAS, on March 17, 2022, the City of Stevenson adopted a comprehensive update and periodic review of its Shoreline ~~Master-Management~~ Program in accordance with RCW 90.58; and

WHEREAS, the Stevenson Comprehensive Plan, adopted April, 2013, embraces the 1975 Skamania County Shorelines Management Program as an area plan and contains objectives and tactics which do not align with the 2022 Shoreline ~~Master-Management~~ Program; and

WHEREAS, RCW 90.58 requires consistency between the City’s Comprehensive Plan and Shoreline Master Plan; and

WHEREAS, the RCW 35A.63 and SMC 17.11 control the creation and amendment of comprehensive plans and authorize their implementation through such means as zoning and design standards; and

WHEREAS, the City of Stevenson regulates land use through both the Zoning Code and the Shoreline Master Program and the City Council seeks to reduce confusion between the overlapping regulations; and

WHEREAS, the following use interpretations conducted under SMC 17.12.020 have been reviewed for inclusion in the periodic amendment included in this ordinance:

- ZON2012-05 related to Cable Pull Systems in the PR Public Use & Recreation District;
- ZON2020-03 related to Residential Outbuildings in the C1 Commercial District;
- ZON2022-01 related to Travel Trailers in the R2 Two-Family District; and

WHEREAS, the minimum front setback requirement of the PR Public Use & Recreation District unacceptably renders approximately 32% of the District’s buildings nonconforming; and

WHEREAS, this ordinance implements 1.4, 1.5, 2.14, ~~4A.2, 7.11, 7.12, 8.4~~, and 9.10 of the Stevenson Comprehensive Plan; and

WHEREAS, the ~~Planning Commission and~~ City Council provided notice and held a public hearing prior to adoption of this ordinance pursuant to RCW 35A.63.070 ~~and SMC 17.11~~; and

WHEREAS, the City has reviewed the provisions of this ordinance according to the State Environmental Policy Act and determined it is not likely to have a significant adverse environmental impact; and

AND WHEREAS, the Stevenson City Council finds that the best interests of the public health, safety and welfare would be served by the amendments herein,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1 – The Stevenson Comprehensive Plan, April, 2013 shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'A' ~~and as SMC 17.10.729~~. All other provisions of the Stevenson Comprehensive Plan Chapter 17.10 shall remain in effect without amendment.

Section 1-2 – Chapter 17.10 – “Definitions” shall be amended by adding the underlined text as shown in Exhibit 'B' as SMC 17.10.729. All other provisions of Chapter 17.10 shall remain in effect without amendment.

Section 2-3 – Chapter 17.13 – “Use Classifications and Descriptions” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'C'. The amendments update the “Miscellaneous Incidental Uses” category of SMC Table 17.13.010-1: “Residence or Accommodation Uses” and SMC Table 17.13.040-1: “Transportation, Communication, and Utility Uses”. All other provisions of Chapter 17.13 shall remain in effect without amendment.

Section 3-4 – Chapter 17.15 – “Residential Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'D'. The amendments occur in the Residence or Accommodation Uses and the Transportation, Communication, and Utility Uses portion of SMC Table 17.15.040-1: “Residential Districts Use Table”. All other provisions of Chapter 17.15 shall remain in effect without amendment.

Section 4-5 – Chapter 17.25 – “Trade Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'E'. The amendments occur in the Residence or Accommodation Uses and the Transportation, Communication, and Utility Uses portion of SMC Table 17.25.040-1: “Trade Districts Use Table”. All other provisions of Chapter 17.25 shall remain in effect without amendment.

Section 5-6 – Chapter 17.35 – “Public Districts” shall be amended by deleting the ~~struck through~~ text and adding the underlined text as shown in Exhibit 'F'. The amendments occur in the Transportation, Communication, and Utility Uses portion of SMC Table 17.15.040-1: “Residential Districts Use Table”, ~~and~~ in the Minimum Setbacks columns of SMC Table 17.35.060 – 1: Public Dimensional Standards, and in subsection A of SMC 17.35.130 – Public Districts Parking and Loading. All other provisions of Chapter 17.15 shall remain in effect without amendment.

Section 6-7 – This ordinance affects the Stevenson Comprehensive Plan and Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of

the Stevenson Comprehensive Plan and Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 7.8 – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Passed by a vote of _____ at the City Council meeting of _____, 2022.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

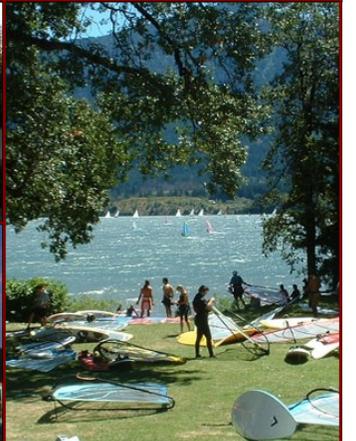
APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

STEVENSON COMPREHENSIVE PLAN

APRIL 7, 2013

AS AMENDED THROUGH MAY 2022



Stevenson Comprehensive Plan

City of Stevenson, Washington

Month, Year April 2013
As amended through May 2022

Prepared by:



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With the Assistance of:

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Record of Changes

The following changes have been made to the Stevenson Comprehensive Plan since its original adoption in ~~February~~April, 2013.

Change Number	Old Page	New Page	Subject	Adopting Ordinance	Date	Entered By
2022-01	Cover, i	Cover, i	Date Update	2022-1182	5/19/2022	
01	Global	Global	Header & Footer Update	2022-1182	5/19/2022	
01	iii	iii	Acknowledgement Addition/Reformat	2022-1182	5/19/2022	
01	vii	vii	Date Correction; Record Maintenance	2022-1182	5/19/2022	
01	2	2	Shoreline Master Management Program (SMP) Integration	2022-1182	5/19/2022	
01	8	8	SMP Integration; Typo Correction	2022-1182	5/19/2022	
01	18	18	SMP Integration	2022-1182	5/19/2022	
01	22	22	SMP Integration	2022-1182	5/19/2022	
01	29-31	29-31	SMP Integration	2022-1182	5/19/2022	
01	51-52	51-52	SMP Integration; Redundancy Removal	2022-1182	5/19/2022	
01	95	95	Acronym Addition	2022-1182	5/19/2022	
01	97	97	SMP Definition Addition	2022-1182	5/19/2022	
01	121-124	121-124	Record Maintenance	2022-1182	5/19/2022	
01	127	127	Record Maintenance	2022-1182	5/19/2022	
01	129	129	Record Maintenance	2022-1182	5/19/2022	
01	131-132	131-132	Record Maintenance	2022-1182	5/19/2022	



Natural/Scenic Beauty

Natural/Scenic Beauty represents the look and feel that Stevenson exudes through its natural and built environments. This includes not only the innate scenery coveted throughout the Columbia River Gorge National Scenic Area but also the layers of human-created scenery added through architecture, landscaping, transportation infrastructure, and urban development patterns.



Photo Credit: Yamhill County EDC

Healthy Economy

Healthy Economy represents Stevenson’s ability to leverage capital and support the citizen’s individual and collective desires. This includes the promotion and retention of existing businesses, the creation of new jobs, the diversification of economic opportunities, and the financial ability to support taxes benefitting the local community.

Active Waterfront

Active Waterfront represents Stevenson’s utilization of its waterfront assets. This includes the use, restoration, and harmonization of the wide-ranging economic, scenic, recreational, ecological, and residential resource potentials of the [Ashes Lake](#), Columbia River, Rock Cove, and Rock Creek areas.

Together, these Cornerstone Principles provide the starting point from which future policies should begin. The remainder of this comprehensive plan provides a guide intended to take Stevenson from this starting point toward the envisioned endpoint.

Direction for the Future

The Comprehensive Plan is structured to provide clear directions for Stevenson to use on its course toward the future. This first chapter describes the key concepts relating to the beginning and ending points of Stevenson’s journey. The following chapter answers questions about how the Comprehensive Plan helps the City navigate along the way. Chapter 3 then provides the core of the plan itself by setting nine separate goals which are further refined through specific objectives and tactics.

These Cornerstone Principles, Goals, Objectives, Tactics, and Vision all work together as a coherent system. As depicted in Figure 1-2, the four Cornerstone Principles provide both a foundation for future action and guideposts along the journey. The community’s nine Goals are the thread running through, connecting, and tying together each Cornerstone Principle. The Objectives related to each of these Goals ensure that the concepts about where Stevenson should be in the future are turned into present-day actions that actually



Photo Credit: Joanne Grammer



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. [The City of Stevenson Shoreline Master Management Program, as amended, With Stevenson’s 2013 Comprehensive Plan, the 1975 Skamania County Shoreline Management Program](#) is folded into the Comprehensive Plan ~~and will no longer be used as an area plan and is not considered~~ a stand-alone document.

Strategic Plans

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- 1991 City of Stevenson Wastewater Facilities Plan
- 2007 City of Stevenson Water System Plan Update
- 2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan
- Stevenson Capital Facilities Plan

Agency Plans

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan

Private Plans

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

How will the City Carry Out the Plan?

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.1– Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.						Planning		Ongoing
2.2– Preserve, protect, and enhance the functions and values of ecologically sensitive areas (habitat areas, wetlands) with special consideration given to anadromous fisheries, as required by the Growth Management Act.	2.2-1– Regulate land use within and adjacent to ecologically sensitive areas while allowing for the reasonable use of private property. 2.2-2– Consider establishing a funding source to acquire ecologically sensitive areas. 2.2-3– Conduct a Urban Area-wide inventory of ecologically sensitive areas. 2.2-4– Encourage agreements that will preserve ecologically sensitive areas in appropriate proportions consistent with available resources. Provision of such open spaces should not reduce the density which can be achieved on the site 2.2-5– Establish a stream corridor management plan and program. 2.2-6– Consider stream corridors for multiple use in conformance with other plans. 2.2-7– Regulate the use of fill in stream corridors. 2.2-8– Maintain stream corridors in a natural state, preserving tree lines and vegetation wherever possible. 2.2-9–Facilitate implementation of the Shoreline Restoration Plan.						Administration & Planning	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 2– Urban Development								
2.15– Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.						Planning		Ongoing
2.16- Establish a Shoreline Master Management Program consistent with the Shoreline Management Act.	2.16-1– Review all proposals for shoreline use for compatibility with the Shoreline Master Management Program. 2.16-2– Promote healthy and visually attractive shoreline environments. 2.16-3– Review land use policies to ensure consistency with the Shoreline Master Management Program.					Planning	CGIC, County, Port, Property Owners	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.						Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.						Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines in the downtown commercial area and other areas where views are affected.						Planning & Public Works	Private Utilities, PUD	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.						Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.					Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.						Administration	Chamber, EDC, SBA	Short-Term
Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.								
4A.1– Support development of improved river Enhance shoreline access in the Stevenson area.	4A.1-1– Improve Coordinate waterfront shoreline access and control with erosion control/stabilization through coordinated stabilization programs. 4A.1-2– Support development of a large waterfront					Administration, Planning & Public Works	County, Port, Property Owners, SDA	Short-Term Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.	<p>4A.2-1 – Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</p> <p>4A.2-2 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.2-3 – Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>					Administration & Planning	CGIC, Chamber, County, Port, Property Owners, SBA	Short-Term
4A.3– Manage lands abutting the Columbia River and Rock Creek waterfront and shoreline areas for the benefit of the community.	<p>4A.3-1 – Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</p> <p>4A.3-2 – Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</p> <p>4A.3-3 – Review land use policies to ensure compliance with the Shorelines Management Master Program.</p> <p>4A.3-4 – Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.3-5 – Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.3-6 – Consider repurposing the Tichenor Building for retail and lodging purposes.</p>					Planning & Public Works	CGIC, County, EDC, Port, Property Owners	Ongoing



	4A.3-7– Encourage development of a landscaping plan for the fairgrounds.							
4A.4– Reduce impediments to attracting waterfront investors.	<p>4A.4-1– Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.4-2– Use various marketing techniques to attract waterfront investors, such as a “Come on in, the water’s fine” slogan.</p> <p>4A.4-3– Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>					Administration, Public Works & Planning	CGIC , Chamber, County , EDC, Port, Property Owners, SBASDA	Short-Term Ongoing
OBJECTIVE		CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 4– Downtown & Waterfront								
4A.5– Consider repurposing the Tichenor Building for retail and lodging purposes.						Planning	EDC, Port	Long-Term
4A.6– Encourage development of a landscaping plan for the fairgrounds.						Planning	County	Ongoing
4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.						Administration	Port, SBA	Long-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.6– Provide pathways and trails that highlight Stevenson’s recreational, historical, and commercial sites.	9.6-1– Use stream corridors as part of a parkway or greenway concept. 9.6-2– Connect the parks and trails of the City, its partner agencies, and private entities. 9.6-3– Include nature walks, scenic vistas, and connections to forests in the system of pathways.					Public Works		Ongoing
9.7– Develop a balanced system of recreation facilities, lands and programs that meets the recreation needs of residents and visitors alike.	9.7-1– Develop small parcels of land resulting from urbanization as mini-parks or landscaped areas. 9.7-2– Facilitate and encourage the installation of lights and other improvements at the Hegewald Skateboard Park. 9.7-3– Facilitate and support the development of major community recreation facilities for citizens, such as expanding the pool activity center, providing covered pavilion spaces, developing a youth center, and other spaces for recreation, physical fitness, and wellness classes.					Administration		Ongoing
9.8– Promote Stevenson’s recreational opportunities through media such as websites, brochures, and signage.						Administration		Ongoing
9.9– Protect Rock Cove to improve habitat, water quality and ambiance.						Planning		Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE	AW			
Goal 9– Parks & Recreation								
9.10– Facilitate and support appropriate development and services for the Rock Creek and Rock Cove lands.	9.10-1– Facilitate and encourage recreational activities in the Rock Creek and Rock Cove area, such as access for small watercraft.					Administration & Planning		Ongoing
	9.10-2– Encourage relocation of the County shops at Rock Creek.							
	9.10-3– Encourage rehabilitation and/or repurposing of the Grange.							
	9.10-4– Protect, F acilitate and encourage enhancement of Rock Cove 's habitat, water quality, and ambiance.							



Appendix B– Glossary of Terms

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
- CGHA**—Columbia Gorge Housing Authority
- CGIC**—Columbia Gorge Interpretive Center
- DSHS**—Washington Department of Social and Health Services
- EDC**—Skamania County Economic Development Council
- FEMA**—Federal Emergency Management Agency
- FoG**—Friends of the Gorge
- FVRL**—Fort Vancouver Regional Library District
- ODOT**—Oregon Department of Transportation
- SBA**—Stevenson Business Association
- SDA**—[Stevenson Downtown Association](#)
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

Words & Phrases

- Acquire**— To take possession of through the City’s own funds, efforts, or actions.
- Community Asset**— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. “Community Assets” are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.
- Cluster Analysis**— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region’s existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.
- Consider**— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



Words & Phrases, Continued

Planning Period— 2013 through 2032.

Provide— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

Regulation— A rule or law prescribed by a governmental authority, usually the City Council.

Rock Creek and Rock Cove Lands— All those lands located between Rock Creek Drive and Highway 14.

Shoreline Management Program or SMP— [The comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act \(RCW 90.58\). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.](#)

Standard— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

Stevenson Urban Area— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

Such As— A qualifier used to indicate a concept that could be prioritized for action.

Support— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

Urban Reserve— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

Use— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".



APPENDIX E–Implementation & Monitoring

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation.

Ongoing Priorities			
Building Department	City Administration	Planning Department	Public Works Department
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	4A.1, 4A.1-1, 4A.1-2
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , 4A.3-7
-	1.10	2.10, 2.10-1	6.6
-	1.11	2.11	7.2
-	1.13	2.12	7.6, 7.6-1, 7.6-2
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.8
-	2.14	2.15	7.11
-	3.4, 3.4-1	2.16, 2.16-1, 2.16-2, 2.16-3	8.1
-	3.5, 3.5-1	3.5, 3.5-1	8.3
-	4.4	3.7, 3.7-1, 3.7-2	8.7
-	4A.1, 4A.1-1, 4A.1-2	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	4A.4, 4A.4-2, 4A.4-3	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	4A.1, 4A.1-1, 4A.1-2	8.11
-	5.3, 5.3-1, 5.3-2	4A.4, 4A.4-2, 4A.4-3	8.15
-	5.4	4.5	8.16
-	5.5	4A.3, 4A.3- 14 , 4A.3- 25 , 4A.3- 36 , 4A.3-7	9.3



Short-Term Priorities

Building Department	City Administration	Planning Department	Public Works Department
-	1.9	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8, <u>2.2-9</u>	1.17, 1.17-1, 1.17-2, 1.17-3
-	1.14	2.4, 2.4-1, 2.4-2	4.8
-	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8	2.6, 2.6-1, 2.6-2, 2.6-3, 2.6-4	<u>4A.1, 4A.1-1</u>
-	3.6	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.4, 4A.4-1, 4A.4-2
-	4.6	2.8, 2.8-1	4A.8
-	4.11	2.9, 2.9-1, 2.9-2	6.8
-	<u>4A.2, 4A.2-1, 4A.2-2, 4A.2-3</u>	3.1	7.1, 7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5
-	<u>4A.4, 4A.4-1, 4A.4-2</u>	3.2, 3.2-1, 3.2-2	7.7
-	5.1, 5.1-1, 5.1-2, 5.1-3	3.3, 3.3-1	7.9
-	8.5	3.6	7.12, 7.12-1
-	9.1, 9.1-1	4.2, 4.2-1	7.13 8.5 8.12, 8.12-1 8.17, 8.17-1, 8.17-2
-	-	4.8	8.5
-	-	<u>4A.2, 4A.2-1, 4A.2-2, 4A.2-3</u>	8.12, 8.12-1
-	-	<u>4A.4, 4A.4-1, 4A.4-2</u>	8.17, 8.17-1, 8.17-2
-	-	5.1, 5.1-1, 5.1-2, 5.1-3	-

Mid-Range Priorities

-	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	2.3, 2.3-1, 2.3-2, 2.3-3, 2.3-4
-	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	1.15, 1.15-1, 1.15-2, 1.15-3	4.9
-	6.5	1.16, 1.16-1, 1.16-2	4.10, 4.10-1, 4.10-2



Mid-Range Priorities, Continued

Building Department	City Administration	Planning Department	Public Works Department
-	8.13-1	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	7.3, 7.3-1, 7.3-2
-	8.20	2.13, 2.13-1	7.4, 7.4-1, 7.4-2
-	9.4	4.1, 4.1-1, 4.1-2	7.5
-	-	4.10, 4.10-1, 4.10-2	9.5, 9.5-1, 9.5-2, 9.5-3
-	-	5.9	-
-	-	9.5, 9.5-1, 9.5-2, 9.5-3	-
-	-	<u>9.9</u>	-

Long-Term Priorities

-	4A.7	4A.5	7.10
	9.2, 9.2-1, 9.2-2, 9.2-3	9.2, 9.2-1, 9.2-2, 9.2-3	-



APPENDIX F–Policies Dropped from Consideration

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished ~~as a result of the 1984 Plan~~. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers. This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policy ~~ies numbers~~ not carried over from the 1984 Plan are referenced in bold.

Dropped Policies

GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. (3.8-4)	Provide a clean, visually attractive community with a small-town atmosphere. (1-3)
Increase community pride. (1-2)	Develop and improve educational opportunities. (1-8)
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. (3.5-4)	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. (3.5-2)
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. (3.5-6)	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. (3.5-3)

GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. (2.1-1a)	Manage ecologically and scientifically significant areas for the benefit of the community. (2.1-1d)
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. (2.2.2-6)	Manage lands with significant native vegetation for the benefit of the community. (2.1-1c)
Map major drainageways. (2.2.2-1)	Manage lands that provide community identity and act as buffers for the benefit of the community. (2.1-1f)
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. (2.3-2)	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. (2.3-3)
Contain future urban development within the limits of the urban growth boundary. (4.2-1)	Use parks and open space to shape and delineate urban development. (3.4.1-2)



Dropped Policies

GOAL 4A

Coordinate riverfront planning activities with Skamania County and the Port of Skamania County. (5.5-4)	Follow shorelines regulations when evaluating proposed new uses. (4.5-5/4.6.1-4)
Enhance Cascade Avenue, including the rehabilitation of underutilized structures.	Develop design guidelines that enable year-round enjoyment of the downtown waterfront.
Redevelop the Co-Ply site for employment uses.	Explore opportunities for waterfront redevelopment.
Redevelop the Co-Ply site as a community gathering place.	Encourage development of a commercial marina facility and improved river access in the Stevenson area. (3.3.9-1)
4A.1– Support development of improved river access in the Stevenson area.	4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.
4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.	4A.2-1– Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.
4A.2-2– Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.	4A.3– Manage lands abutting the Columbia River and Rock Creek for the benefit of the community.
4A.3-1– Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.	4A.3-2– Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.
4A.3-3– Review land use policies to ensure compliance with the Shorelines Management Master Program.	4A.7– Support development of a large waterfront gathering place, such as an amphitheater for community events.

GOAL 5

Encourage the use of local resources in the development of industries for Stevenson to assure tax base stability, utilizing information programs, site improvement, and cooperative development projects. (5.4-3)	Investigate and evaluate tax incentives and adopt those that are most suitable to encourage commercial and light industrial growth and community development in Stevenson. (5.1-4)
Encourage the provision of professional services no lacking in the community. (5.1-2)	Coordinate economic planning and development with industrial development at the Port of Skamania County. (5.5-4)
Encourage the expansion of the economic base to include local seasonal or permanent jobs from small industries. (5.1-1b)	Remove barriers to development, such as expediting the permitting process.
Identify and promote what Stevenson has to offer to make it competitive with other Gorge community [sic] to attract industry and commerce. (5.4-2)	Discourage heavy industrial use in the Rock Creek area and Stevenson Lake. (4.6.1-1)

GOAL 6

Encourage expansion of the economic base to include tourist and hospitality support facilities (including hotels, convention centers, restaurants, and tourist-oriented shops) related to Bonneville Dam and the increasing interest in the Columbia River Gorge. (5.1-1a)	Encourage recreation and tourist facilities that capitalize on the scenic aspects of Stevenson to create a positive impression for visitors and residents (i.e. park at tourboat landing and scenic walkway from waterfront to Rock Creek Falls). (5.3-4)
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Dropped Policies

GOAL 6, Continued



Develop programs to draw tour boat tourists into downtown, such as volunteer greeters, wayfinding signage and free transportation.	Establish a vanpool and/or carpool to provide access to outdoor recreation amenities (camp sites, waterfalls, trails, sno parks, etc.)
Develop ways to capitalize on recreation and support services, tourist information, and reasons to come to Stevenson. (5.3-1)	Promote Stevenson as “Washington’s Gateway to the Gorge.”

GOAL 7

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)

Dropped Policies

GOAL 7, Continued

Design local streets to discourage through traffic. (3.3.2-2)	Periodically review the need for a transit system. (3.3.6-1)
Require generators of high volumes of traffic to provide adequate parking. (3.3.3-4)	Minimize on-street parking outside the downtown commercial area. (3.3.3-2)
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. (3.3.4-1)	Require safe, convenient, and direct walkways within the City. (3.3.5-1)
Give special consideration in the design of the transportation system to people who have limited choice in obtaining private transportation. (3.3.1-3)	Require adequate setbacks along major streets to accommodate pedestrian ways to reduce the negative aspects of development. (5.2-3)
Use circumferential routing with controlled access and adequate setbacks for through traffic. (3.3.2-1)	Encourage provision of a safe, convenient, commercial bus stop with waiting space. (3.3.6-2)
Periodically review the need for commercial air services. (3.3.8-1)	

GOAL 8

Encourage recycling of solid waste. (3.2.2-2)	Maintain the high standard of water service. (3.2.1-3)
Develop ways to minimize the high cost of the water and sewer services. (3.2.1-3)	Provide urban services to implement community land use policies. (3.1-1)
Identify geothermal resources and plan for resource development and utilization in cooperation with local, state, and regional agencies. (3.2.3-2)	Provide medical services for seniors.

GOAL 9

Investigate the feasibility and benefits of developing an indoor ice arena.	Develop a maintenance program for parks and recreational lands and facilities. (3.4.1-8)
Create and maintain a balanced system of recreation lands and facilities that meets the recreation needs of all people, conserves energy, and enhances the rural character of the community. (3.4.1-1)	Inventory, plan for, and preserve open space and recreational resources. (3.4.1-4)
Develop and improve recreational opportunities. (1-8)	9.9- Protect Rock Cove to improve habitat, water quality and ambiance

Chapter 17.10 - DEFINITIONS

17.10.729—Shoreline Management Program (SMP)

“Shoreline Management Program” or “SMP” means the comprehensive suite of analyses, visions, goals, policies and regulations adopted by the City in accordance with the Shoreline Management Act (RCW 90.58). The Shoreline Management Program includes the similarly named, though more specific, Shoreline Master Plan. Unless the context clearly dictates otherwise, the phrases Shoreline Management Plan, Shoreline Master Plan, Shoreline Master Program and pluralized versions thereof should be interpreted as references to the overall program.

DRAFT

Chapter 17.13 – Use Classifications and Descriptions

SMC 17.13.010 -Residence or Accommodation Uses

Residence or accommodation land uses are classified together based on the presence of a dwelling unit, the provision of temporary accommodations, and/or a specific preemption of Stevenson's local authority. The residence or accommodation uses considered by the Stevenson Zoning Code appear in Table 17.13.010-1.

Table 17.13.010-1 Residence or Accommodation Uses		
Use	Description	Reference
8. Miscellaneous Incidental Uses		
a. Residential Outbuilding	An accessory building that is detached from another residential use on the same lot. Residential outbuildings include carports, garages for the storage of noncommercial vehicles, greenhouses, storage buildings, and the like, but do not include patios or play structures.	
b. Garage or storage building for the parking of commercial vehicles		
b. Swimming pool, spa or hot tub, and associated equipment		
c. Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms		

SMC 17.13.040 -Transportation, Communication, Information, and Utility Uses

Transportation, Communication, Information, and Utility land uses are essential to the production, processing, distribution, treatment and/or collection of passengers, cargo, information, wastes or utilities. The Transportation, Communication, Information, and Utility uses considered by the Stevenson Zoning Code appear in Table 17.13.040-1.

Table 17.13.040-1 Transportation, Communication, and Utility Uses		
Use	Description	Reference
1. Railroad Facility	<u>An establishment providing passenger and/or freight transportation by rail or support facilities for the rail line itself (e.g., ticket office, waiting room, loading terminals, turn-tables, rail/street crossing equipment, electrical equipment, etc.).</u>	
2. Railroad Facilities including Ticket Office/Waiting Room		

Exhibit C- Amendment to SMC 17.13

<p>32. Public Transportation Stops and Shelters</p>		
<p>43. <u>Boating Facility or Overwater Structure</u>Pier or Dock</p>	<p><u>A use identified in the Shoreline Management Program which 1) serves an important role in providing recreational access to waterbodies, 2) brings tourists to the City, or 3) has the potential to generate economic development in conjunction with port and shipping activity.</u> <u>This category's reliance on the SMP embraces over-water residences, floating homes, and liveboard vessels despite the residential aspects of such uses. For the purposes of the Zoning Code, Boating Facility or Overwater Structure uses may be distinguished by whether they serve motorized or nonmotorized watercraft (e.g., rowboats, kayaks, sailboards, watercraft pulled as part of a cable pull system with onshore, stationary motors not directly attached to the watercraft, etc.).</u></p>	<p><u>SMC 18.08</u></p>
<p>5. Commercial/Industrial Watercraft Facility</p>		
<p>6. Marina or Boat Launch Facility</p>		
<p>7. Public and Private Docks and Piers, Motorized Watercraft, Floats, Boathouses</p>		
<p>8. Watercraft</p>		
<p>9. Rowboats, canoes, kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.</p>		
<p>4. <u>Parking Facility</u></p>	<p><u>Any lot, structure, building, or area designed, intended or used for the parking or storage of a motor vehicle, equipment or other machinery. Parking Facilities are distinguished based on the type of motor vehicle parked or stored and the user of such motor vehicle. Curbside or on-street parking is not considered a land use within this use category.</u></p>	
<p>10. <u>Parking Lot or Parking Structure not used in conjunction with a principal use</u></p>		
<p><u>a. Public Parking</u></p>	<p><u>Any Parking Facility not associated with the instant principal use on the property and which is available to passenger vehicles of the general public (e.g., park-and-rides, municipal parking lot, etc.). Public Parking may be operated by a municipal, non-profit, or for-profit entity and with or without payment by the motor vehicle operator.</u></p>	

Exhibit C- Amendment to SMC 17.13

<p>b. Accessory Parking 11. Private garage or parking area for noncommercial vehicles</p>	<p><u>Any Parking Facility associated with the instant principal use on the property (e.g., resident parking for a Dwelling, customer parking for Retail, fleet parking for a Public Works Facility, etc.).</u></p>	
<p>c. Non-Accessory Parking</p>	<p><u>Any Parking Facility not associated with the instant principal use on the property and which is not Public Parking (e.g., facilities for valet parking or long-term parking, the parking of commercial motor vehicles, equipment, or other machinery on a residential property, etc.).</u></p>	
<p>125. Utility or Communication Facility</p>	<p>Any manned<u>staffed</u> or unmanned<u>unstaffed</u> location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes. This category generally includes substations, transfer stations, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.</p>	
<p>136. Wireless Telecommunications Facility</p>	<p>Any manned<u>staffed</u> or unmanned<u>unstaffed</u> location designed or used for the transmission and/or reception of radio frequencies or other wireless communications. The term includes, but is not limited to, antennas, towers, poles, other support structures, cables, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate telecommunications.</p>	<p>CFR Title 47, SMC 17.36, SMC 17.39.170, SMC 17.40.170</p>
<p>a. Minor Wireless Telecommunications Facility</p>	<p>Any of the following facilities or activities:</p> <ol style="list-style-type: none"> 1. Building-mounted panel antennas not projecting above the surrounding roofline. 2. Building-mounted whip antennas not exceeding 2 inches in diameter. 3. Dish antennas not exceeding one meter in diameter when located in residential areas or 2 meters in diameter when located in non-residential areas. For the purposes of this category, residential areas means any area within 300 feet of 5 or more dwelling units. 4. Carriers-on-wheels placed for a period not to exceed 30 days. 5. Support equipment located entirely within a building. >6. Additional facilities not specifically mentioned above provided; that, the planning commission, by interpretation, determines such equipment is in keeping with this category. 	
<p>b. Intermediate Wireless</p>	<p>Any of the following facilities or activities:</p>	

<p>Telecommunications Facility</p>	<ol style="list-style-type: none"> 1. Building-mounted panel antennas projecting above the surrounding roofline and not exceeding the allowable building height in the underlying zoning district. 2. Building-mounted whip antennas exceeding 2 inches in diameter and which do not exceed 110% of the allowable building height in the underlying zoning district. 3. Self-supported lattice towers or monopoles not exceeding the allowable building height in the underlying zoning district. 4. Dish antennas between one and 2 meters in diameter located in residential areas. For the purposes of this category, residential areas means any area within 300 feet of 5 or more dwelling units. 5. Carriers-on-wheels placed for a period to exceed 30 days. 6. Collocation of antennas on existing support structures provided no increase in support structure height is proposed. 7. Modification of antennas previously approved by the planning commission or administrator, provided that the modification does not increase support structure height or exceed 5% of the approved antenna area. 8. Support equipment not located entirely within a building. 9. Additional facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this category. 	
<p>c. Major Wireless Telecommunications Facility</p>	<p>Any of the following facilities or activities:</p> <ol style="list-style-type: none"> 1. Building-mounted panel antennas exceeding the allowable building height in the underlying zoning district. 2. Building-mounted whip antennas exceeding 2 inches in diameter and exceeding 110% of the allowable building height in the underlying zoning district. 3. Self-supported lattice towers or monopoles exceeding the allowable building height in the underlying zoning district and less than 120 feet in height. 4. Collocation on, or modification of, facilities which result in increased support structure height or increased antenna areas exceeding 5% of the approved area. 5. Any facility which is required to have artificial lighting by the FAA. 6. Additional facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this category. 	

Exhibit C- Amendment to SMC 17.13

147. Wind Power Generation Facility	Any location designed or used for the generation of electrical or mechanical power from movement of natural wind. The term includes, but is not limited to, blades, towers, poles, other support structures, utility lines, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate power generation.	SMC 17.36, SMC17.39.165
a. Minor Wind Power Generation Facility	Any wind power generation facility 70 feet in height or less.	
b. Major Wind Power Generation Facility	Any wind power generation facility 120 feet in height or less and exceeding 70 feet in height. This category includes any facility higher than 120 feet; provided, that such facility is proposed to be located on BPA transmission towers existing at the time an application is submitted. Because of their visual impact, nothing in this title shall be interpreted to include towers larger than 150 feet in height within this category.	
158. County, City or state public works Works facility; support buildings and structures, shops and yards	<u>An establishment operated by the City, County, State, or other municipal agency and intended to assist with the construction and/or maintenance of public transportation, communication, information, and utility systems.</u> <u>Public Works Facility includes principal buildings, support buildings and structures, shops, yards, etc.</u>	
16. Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%		
179. Hazardous Waste Storage	The holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations WAC Chapter 173-303.	RCW 70.105, WAC 173-303, SMC 17.10.320.
1810. On-Site Hazardous Waste Treatment and Storage Facility	Those treatment and storage facilities which treat and store hazardous wastes generated on the same geographically contiguous or bordering property.	RCW 70.105, WAC 173-303, SMC 17.10.320.

Chapter 17.15 - RESIDENTIAL DISTRICTS

Table 17.15.040-1 Residential Districts Use Table					
Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling					
Single-Family Detached Dwelling	P	P	P	P	P
Mobile Home	X	X	X	P	X
Travel Trailer	--	X	--	X	--
Accessory Dwelling Unit (SMC 17.40.040)	A	--	--	--	A
Multi-Family Dwelling	C ¹	P	P	C ¹	C ¹
Temporary Emergency, Construction or Repair Residence	C ²	C ²	C ²	--	C ²
Townhome (SMC 17.38.085)	--	C ⁸	P	--	--
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	--	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	--	--	C	--	C
Nursing Home	--	--	C	--	--
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	--	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C ^{3,4}	A/C ^{3,4}	A/C ⁴	A/C ^{3,4}	A/C ³
Garage or storage building for the parking of commercial vehicles	--	--	--	--	C
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A
Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	--	--	--	A	--
Transportation, Communication, and Utilities-Utility Uses					
Public Transportation Stops and Shelters	--	--	--	--	C
<u>Boating Facility or Overwater Structure⁹</u>	<u>See SMP.</u>				
<u>Parking Facility</u>					

Exhibit D- Amendment to SMC 17.15

<u>Accessory Parking</u>	A	A	A	A	A
<u>Non-Accessory Parking</u>	--	--	--	--	C
Utility or Communication Facility	C	C	C	C ⁵	C
Wireless Telecommunications Facility ⁶					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--	--	--	C
Wind Power Generation Facility ⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C

1-Conditional use permits for these uses are only considered when submitted as part of an R-PUD proposal under SMC 17.17 - Residential Planned Unit Developments.

2-A conditional use permit is only required for a temporary emergency, construction or repair residence after the expiration of the initial 6-month grace period.

3-Up to 4 residential outbuildings on a property is considered an accessory Use. When at least 4 residential outbuildings already exist on a lot then an additional residential outbuilding is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

5-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the MHR district with an overhead element greater than 35 feet is considered a conditional use.

6-See also SMC 17.36-WW Wind/Wireless Overlay District.

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

8-Townhomes in the R2 District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District and shall connect to the municipal sewer system.

9- See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.

Chapter 17.25 - TRADE DISTRICTS

Table 17.25.040-1 Trade Districts Use Table			
Use	CR	C1	M1
Residence or Accommodation Uses			
Dwelling			
Single-Family Detached Dwelling	X	X	X
Multi-Family Dwelling	C1	P	--
Temporary Emergency, Construction or Repair Residence	--	C2	--
Townhome	C ¹⁴	P ¹⁴	--
Legacy Home	--	P	--
Boarding House	--	P	--
Residential Care			
Adult Family Home	--	P	--
Assisted Living Facility	--	P	--
Nursing Home	--	C	--
Overnight Lodging			
Vacation Rental Home	C	P	X
Bed & Breakfast	P	P	X
Hostel	P	P	X
Hotel	P	P	X
Campground	P	C	C
<u>Miscellaneous Incidental Uses</u>			
<u>Residential Outbuilding</u>	--	A	--
Transportation, Communication, and Utilities-Utility Uses			
Railroad Facility	--	C	P
Railroad Facilities including Ticket Office/Waiting Room	--	C	--
<u>Boating Facility or Overwater Structure¹⁵</u>	<u>See SMP.</u>		
Pier or Dock	--	C	P
Commercial/Industrial Watercraft Facility	--	--	P
Watercraft	--	C	--
<u>Parking Facility</u>			
<u>Public Parking</u>	--	C	--
<u>Accessory Parking</u>	A	A	A
<u>Non-Accessory Parking</u>	--	C	C
Parking Lot or Parking Structure not used in conjunction with a principal use	--	C	C
Private garage or parking area for noncommercial vehicles	--	A	--
Utility or Communication Facility	C	C ⁸	P/C ⁹

Exhibit E- Amendment to SMC 17.25

Wireless Telecommunications Facility ⁹			
Minor Wireless Telecommunications Facility	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--	--
Wind Power Generation Facility ¹⁰			
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C
On-Site Hazardous Waste Treatment and Storage Facility	A	C	A

1-Multi-family dwellings in the CR district are subject to review according to the density and parking requirements of the R3 multi-family residential district.

2-A conditional use permit is only required for temporary emergency, construction or repair residences after the expiration of the initial 6-month grace period.

3-Vehicle repair is subject to the following performance standards: 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.

4-Truck, trailer or equipment rental operations in the C1 district shall be conducted only inside a fully enclosed building.

5-The activity shall be an integral part of, or subordinate to, an on-premises principal use.

6-All activities except for conditionally approved outdoor storage, and except for the short term parking of vehicles, (less than 24 hours), shall be conducted wholly within an enclosed building.

7-Materials or vehicles being stored shall be screened from view from public roads and from nearby residential uses.

8-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the C1 district with an overhead element greater than 50 feet is considered a conditional use.

9-Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the M1 district with an overhead element greater than 35 feet is considered a conditional use.

10-See also SMC 17.36-WW Wind/Wireless Overlay District.

11-The only farm animals intended to be allowed in the CR district are animals kept for the sole purpose of providing recreational horse, pony, mule and donkey rides.

12-Specialty retail shops in the CR District must be associated with a principal use permitted outright in the district.

13-Offices that are an integral part of the on-premises principal use do not require a conditional use permit.

14-Townhomes in the CR and C1 District must comply with SMC 17.38.085. 4-A residential outbuilding that is subordinate to the main use on the lot is considered an accessory use. A residential outbuilding which is not subordinate to the main use on the lot is considered a conditional use. During the conditional use review process, the planning commission may establish size, serial proliferation and other limitations on such buildings.

[15-See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.](#)

Chapter 17.35 - PUBLIC DISTRICTS

Table 17.35.040-1 Public Districts Use Table		
Use	PR	ED
Transportation, Communication, and Utilities-Utility Uses		
Public Transportation Stops or Shelter	--	A
<u>Boating Facility or Overwater Structure⁷</u>	<u>See SMP.</u>	
Marina or Boatlaunch Facility	P	--
Public and private docks and piers, motorized watercraft, floats, boathouses	€	--
Rowboats, canoes kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.	P	--
<u>Parking Facility</u>		
<u>Accessory Parking</u>	A	A
<u>Utility or Communication Facility</u>	P	--
Wireless Telecommunications Facility ²		
Minor Wireless Telecommunications Facility	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	--
Wind Power Generation Facility ²		
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C
Public Works Facility County, City or state public works facility, support buildings and structures, shops and yards	P ⁸	--
Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%	€	--
Hazardous Waste Storage	--	C

1-Vehicle Repair is subject to the following performance standards; 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.

2-See also SMC 17.36-WW Wind/Wireless Overlay District.

3-Animals uses in the PR District are not subject to the performance standards of SMC 17.40.095.

4-In granting a conditional use request for farm animals in the ED District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

5-Overnight camping as authorized by Skamania County for seasonal county fairground use is permitted. All other campgrounds in the PR District are conditional uses.

6-Replacement or expansion of any Public Assembly use existing in an ED District as of July 17th, 2014 is allowed as an accessory use. Only new Public Assembly uses are required to obtain a Conditional Use Permit. 5-The activity shall be an integral part of, or subordinate to, an on-premises principal use.

7- See SMC 18.08 and the Shoreline Master Plan for use allowances related to this use category.

8-Building additions to a Public Works Facility increasing gross floor area by more than 500 square feet or lot coverage by more than 20% require a conditional use permit.

17.35.060 - Residential dimensional standards.

Table 17.35.060-1: Public Dimensional Standards	
	Minimum Setbacks

Exhibit F- Amendment to SMC 17.35

District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
PR	35 ft	25 ft 10 ft <small>2,3,4</small>	10 ft	10 ft <small>3,4</small>	10 ft	--
ED	50 ft ¹	25 ft ²	10 ft ²	10 ft ^{2,3}	10 ft ²	--

1-A greater height may be allowed by the Planning Commission; provided it does not interfere with the views of a substantial number of upland properties which are presently residential or have a potential for residential development and there is an overriding public interest in allowing a greater height. For each 10 foot increase in height that is allowed, there shall be an additional setback or stepback of fifteen feet from any property line.

2—Except in Zone Transition Areas where the minimum setback shall be the same as the requirement of any adjoining, more restrictive district.

3- See also the minimum driveway length in SMC 17.35.130.A.6.

4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

17.35.130—Public Districts Parking and Loading

A. PR Parking and Loading.

1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.

2. Required parking shall be located on the same lot as the use it serves.

3. Parking areas, aisles and access drives shall be constructed with a dust-free, all weather surface of a strength adequate for the traffic expected.

4. Parking areas shall have adequate slope and drainage.

5. Each parking space shall have a net area of at least 160 square feet exclusive of access drives and aisles.

a. If determined on a gross area basis, 300 square feet shall be allowed per vehicle.

6. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way [See Figure SMC 17.38.085-1 Driveway Length Illustration].