

Affidavit of Publication

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAMANIA)

[Signature], being first duly sworn on oath, deposes and says: That he is the Publisher, Editor or Manager of the

SKAMANIA COUNTY PIONEER, a weekly newspaper, which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Stevenson, and in said County and State, and of general circulation in said county for more than six (6) months prior to the date of the first publication of the Notice hereto attached, and that the said Skamania County Pioneer was on the 7th day of July, 1941, approved as a legal newspaper by the Superior Court of said Skamania County, and that the annexed is true copy of City of Stevenson - Shoreline Management Program - Public Notice - Leg. # 14863

as it appeared in the regular and entire issue of said paper itself and not in a supplement thereof for a period of Eight consecutive weeks commencing on the 21st day of February 2018, and ending on the 11 day of April, 2018, and that said newspaper was regularly distributed to its subscribers during all of this period.

Amount of the fee charged for the forgoing publication is the sum of \$ 274.56.

Subscribed and sworn to before me this 16 day of April, 2018.

[Signature]
Notary Public in and for the State of Washington Residing at Stevenson

LISA M. AUSTIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 15, 2019

NOTICES

PUBLIC NOTICE PUBLIC COMMENT SOUGHT STEVENSON SHORELINE MANAGEMENT PROGRAM

The City of Stevenson is seeking public comment on its draft Shoreline Management Program. This effort considers development, use and restoration of the Columbia River, Rock Creek and Rock Cove

and all lands within 200' of their shores. This amendment to the City's 1975 program is required by the State and mirrors a similar effort recently completed by Skamania County.

The draft program is online at <http://ci.stevenson.wa.us/shorelines/> and public comments on this draft will be accepted until 11:59PM on Sunday April 22nd.

Comments may be submitted in person to City Hall, mailed to PO Box 371, Stevenson, WA 98648, or emailed to planning@ci.stevenson.wa.us. We hope to hear from you!

Publish Feb 21, 28, Mar 7, 14, 21, 28, Apr 4, 11, 2018(14863)

As a property owner within 200 feet of Ashes Lake, Columbia River, Rock Cove or Rock Creek, you are receiving a courtesy copy of the published notice below.

If your property is not currently within City limits, no components of the City's program will apply to you until annexation occurs.

PUBLIC NOTICE
PUBLIC COMMENT SOUGHT
STEVENSON SHORELINE MANAGEMENT PROGRAM

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Publish Feb 21, 28, Mar 7, 14, 21, 28, Apr 4, 11, 2018

308 SW Cascade Avenue LLC
915 W 11th Street
Vancouver, WA 98660

Angel Heights LLC
1801 NE 82nd Street
Vancouver, WA 98665

April Arthur
771 NW Angel Heights Road
Stevenson, WA 98648

Ramona Bennett Trust
c/o Riverview Trust Co.
900 Washington Street #900
Vancouver, WA 98660

Aspen Development LLC
150 Lombard Street, Suite 1
San Francisco, CA 94111

Joseph & Diane Birkenfeld &
Paradise Land Company, LLC
PO Box 530
Carson, WA 98610

Nicholas Brandt
360 Alta Loma
Santa Cruz, CA 95062

BNSF Property Tax Dept
PO Box 961089
Fort Worth, TX 76161-0089

Chang-Shee & Chang Hwei
25377 NE Butteville Road
Aurora, OR 97002-8536

Columbia Gorge Interpretive Center
PO Box 396
Stevenson, WA 98648

Corp. Catholic Archbishop of Seattle
CCAS Prop Const
710 9th Avenue
Seattle, WA 98104

Gerald & Patricia Doble
1015 SW Yamhill
Portland, OR 97205

Max & Samantha Doble
2344 NW Johnson Street
Portland, OR 97210

Penny Edlund
1050 NW Still Cove Lane
Stevenson, WA 98648

Adeline & John Gaeth Sr.
12318 NE 185th Court
Brush Prairie, WA 98606

Eight Ms, LLC
PO Box 1039
Stevenson, WA 98648

Jay & Theo Hafford
574 H St Road
Lynden, WA 98264

Richard & Sylvia Hall
1019 NW 78th Street
Vancouver, WA 98665

Jon Heemeier
PO Box 1219
Stevenson, WA 98648

Pat Hood & Jeff Carlson
PO Box 614
Stevenson, WA 98648

Eran & Gloria Howell
PO Box 966
Stevenson, WA 98648

Lawrence & Susan Krug
3031 Loop Road
Stevenson, WA 98648

Janice Kuhlman & Sherry Lels-Shippy
PO Box 81
Stevenson, WA 98648

Julius Ledgett & Darlene Viereck
Box 400
Kalama, WA 98625

Scott & Lori Lishan
PO Box 814
Stevenson, WA 98648

Raymond & Beverly MacKinnon
PO Box 116
Stevenson, WA 98648

Larry & Brooke Massey
759 NW Angel Heights Road
Stevenson, WA 98648

Julie Mayfield
PO Box 425
Stevenson, WA 98648

Mountain View Property Inc
PO Box 1444
Stevenson, WA 98648

Weng Peng
1253 Fitzgerald Drive
Munster, IN 46321-4201

Port of Skamania
PO Box 1099
Stevenson, WA 98648

James Porter
PO Box 918
Stevenson, WA 98648

River Locks LLC
c/o Poublan
Ch Ce L'Oratoire
84480 Buoux, France

George Roberts
201 SW Atwell Road
Stevenson, WA 98648

Rock Creek Clinic Association
PO Box 1519
White Salmon, WE 98672

Jacqueline Ann Rose
PO Box 978
Stevenson, WA 98648

Angus Ruck
PO Box 381
Stevenson, WA 98648

S&R Melonas, LLC
2105 NW 88th Street
Vancouver, WA 98665

James & Linda Severs
2341 NW 32nd Circle
Camas, WA 98607

Lisa & James Simmons
PO Box 1207
Stevenson, WA 98648

Skamania County
PO Box 790
Stevenson, WA 98648

Skamania County Cemetery
PO Box 357
Carson, WA 98610

Timothy Todd
289 SW Attwell Road
Stevenson, WA 98648

Bernard & Kristi Versari
2744 SW Talbot Road
Portland, OR 97201

Robert & Sandra Walker
825 NW Angel Heights Road
Stevenson, WA 98648

Kenneth & Anna Wieman
971 SW Rock Creek Drive
Stevenson, WA 98648

Michael & Ema Wilson
PO Box 130
Stevenson, WA 98648

Douglas & Debra Zabel
1208 Windsor Way
Redwood City, CA 94061

Steven & Terry Zike
12815 Douglas Road
Yakima, WA 98908

Snug Harbor Springs LLC &
Wind Mountain Springs LLC
2345 SW Scholls Ferry Road
Portland, OR 97221

Beverly Stacy
PO Box 464
Stevenson, WA 98648

Mark Anderson
7220 Highlands Drive NE
Olympia WA 98516

Bass Lake, LLC
PO Box 335
Stevenson, WA 98648

Kathryn Caldwell
PO Box 437
Stevenson, WA 98648

Nelda Graves
PO Box 476
White Salmon, WA 98672

Healthy Planet Farms, LLC
19620 Wells Drive
Tarzana, CA 91356

James & Dortha Kuskie
31 Kuskie-St Jean Road
Stevenson, WA 98648

Nathan & Debbie Leek
830 "A" Street
Washougal, WA 98671

Mark Lux & Cynthia Ulmer-Lux
PO Box 446
Stevenson, WA 98648

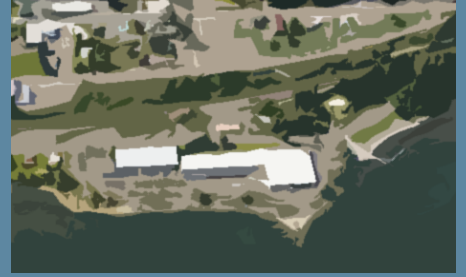
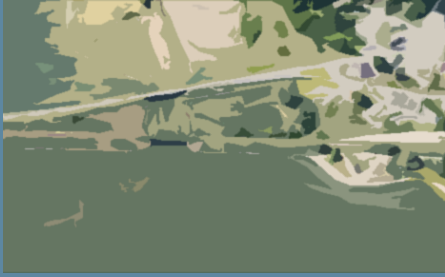
USACE
PO Box 2946
Portland, OR 97208-2946

Paradise Rock, LLC
2122 Mabee Mines Road
Washougal, WA 98671

Wendy Retzlaff
4801 Heritage Lane
Lake Oswego, OR 97035

SDS Co LLC
PO Box 266
Bingen, WA 98605

STEVENSON SHORELINE MASTER PROGRAM



April 9th

6:00–8:00PM

PUBLIC LISTENING SESSION and OPEN HOUSE

Join us at
70 SW CASCADE AVENUE
in the Port of Skamania's
TICHENOR BUILDING
on the
Stevenson waterfront.

The City of Stevenson is updating its 1975 Shoreline Management Program. The updated program will change existing regulations, establish a restoration plan and ensure no net loss of ecological functions occurs as a result of continued use and development of our shoreline areas.

We need your input to make sure the final plan represents our community's goals and needs. Please review the public release draft documents online at <http://ci.stevenson.wa.us/shorelines/> and come ready to engage the future of our shorelines!





Ben Shumaker <ben@ci.stevenson.wa.us>

Stevenson Shoreline Management Program Update

Ben Shumaker <ben@ci.stevenson.wa.us>

Wed, Apr 4, 2018 at 11:14 AM

To: planning <planning@ci.stevenson.wa.us>

Bcc: Candace Ford <Candace@ci.stevenson.wa.us>, Carla Cosentino <Carla@ci.stevenson.wa.us>, Eric Hansen <Eric@ci.stevenson.wa.us>, Leana Johnson <leana@ci.stevenson.wa.us>, Karl Russell <Karl@ci.stevenson.wa.us>, Gordon Rosander <gordy@ci.stevenson.wa.us>, "Farris, Rob" <rob@ci.stevenson.wa.us>, Robert Muth <robert.muth@ci.stevenson.wa.us>, Scott Anderson <scott.anderson@ci.stevenson.wa.us>, Paul Hendricks <paul.hendricks@ci.stevenson.wa.us>, Amy Weissfeld <amy.weissfeld@ci.stevenson.wa.us>, Jenny Taylor <jenny.taylor@ci.stevenson.wa.us>, Mark Peterson <mark.peterson@ci.stevenson.wa.us>, Pat Albaugh <pat@portofskamania.org>, Julie Mayfield <port@portofskamania.org>, Bernard Versari <bversari@hotmail.com>, K Versari <kversari@hotmail.com>, Mary Repar <repar@saw.net>, Rick <windsurf@gorge.net>, Joe Birkenfeld <jab6883@gmail.com>, Joe Schlick <joe.schlick@stevensonmainstreet.org>, Paul Hendricks <director@stevensonmainstreet.org>, Tim Todd <baldeaglesr@hotmail.com>, "McConnell, Michelle (ECY)" <micm461@ecy.wa.gov>, Ken Wieman <kenwieman@gorge.net>, Ken Woodrich <Ken@woodrich.com>, Tova Tillinghast <tova@ucdwa.org>, Brett VandenHeuvel <bv@columbiariverkeeper.org>, Larry Douglass <douglass@co.skamania.wa.us>, Alan Peters <apeters@co.skamania.wa.us>, Gerald Doblje <jerrydoblje@msn.com>, Jeanette Burkhardt <jeanette@ykfp.org>, Krystyna Wolniakowski <krystyna.wolniakowski@gorgecommission.org>, Tom Jermann <tomj@northbonneville.net>, Eran & Gloria Howell <gphowell@centurylink.net>, "Bunten, Donna (ECY)" <DBUN461@ecy.wa.gov>, "Brause, Hannah Louise" <hannah.brause@wsu.edu>, salmon@rco.wa.gov, Michael Williams <william@wsdot.wa.gov>, "Kolb, Samuel S (DFW)" <Samuel.Kolb@dfw.wa.gov>, aquaticleasing.rivers@dnr.wa.gov, pacific-cascade.region@dnr.wa.gov, greg.griffith@dahp.wa.gov, "Coffin, Bengt -FS" <bcoffin@fs.fed.us>, Melody Tereski <mtereski@lcfwb.gen.wa.us>, Steve Manlow <smanlow@lcfwb.gen.wa.us>, Bruce Nissen <bruce@ldbbeverage.com>, Steve Waters <steve@backwoodsbrewingcompany.com>, Chris Kellogg <chris@clarkandlewies.com>, tom@skamaniaacupuncture.com, nadams@usgs.gov, cynthia_hutchinson@fws.gov, epa-seattle@epa.gov, "Carnes, Evan G NWS" <Evan.G.Carnes@usace.army.mil>, Jeff Fisher <jeff.fisher@noaa.gov>, Kevin Gorman <kevin@gorgefriends.org>, dwight.perkins@fema.dhs.gov, phoebe.joe@wstribes.org, naturalresources@ctuir.org, Gus.melonas@bnsf.com, Casey Roeder <casey@skamania.org>, Kari Fagerness <kfagerness@skamania-edc.org>, Laura Loop <laloop@bpa.gov>, Alex Hays <hays@co.skamania.wa.us>, "Kim Salvesen, Windermere Glenn Taylor Real Estate" <kimsalvesen@windermere.com>, admin@cgka.net, Jim Hunt <jimhuntsurf@gmail.com>, Bart Vervloet <cgwa1987@gmail.com>, vandelsmom@aol.com, Debi Zabel <dx2zabel@sbcglobal.net>, Ron Shippy <ronfshippy@gmail.com>, Bradley Wilkins <bradw@wkoinc.com>, lvk2116@yahoo.com, James Stafford <jimmyjam11970@gmail.com>, Jim Price <director@columbiagorge.org>, Jeff Carlson <carlsonandhood@earthlink.net>, Chris Ford <crandace@gmail.com>, Claire Baylor <clairezandoli@gmail.com>, David Bennett <youcaninvision@gmail.com>, Karen Ashley <karen@stevensonvetclinic.com>, paul spencer <paulgspencer@gmail.com>, Shawn Van Pelt <Vanpeltinc@gmail.com>, Matthew Knudsen <Matthew.Knudsen@outlook.com>, Angus Ruck <angusruck@hotmail.com>, Greg Retzlaff <retzlaff@sterling.net>, Mark Anderson <windsurfn@comcast.net>, Ren Grendahl <Ren@sfres.com>, Lori Latendresse <lorilynlat@yahoo.com>

Hello again-

I just wanted to send a reminder that the City is still accepting public comments on our draft Shoreline Management Program documents. In addition to written comments, the Planning Commission and Shoreline Advisory Committee will be hosting a public listening session and open house devoted to this topic next **Monday, April 9th at 6:00pm.**

This meeting will be held at a special location on the waterfront in the Port of Skamania's Tichenor Building, **70 SW Cascade Avenue.** This meeting will give you a chance to directly engage with the City's policy makers on the Shoreline Management Program. Attendees will be encouraged to provide comments and ask questions about the draft program and lay the foundation for the next phase of our review.

This meeting won't be the last opportunity to provide the City with guidance on this amendment effort, but it is an ideal time to make sure your comments are heard and fully considered. Written comments will continue to

be accepted after this meeting until April 22nd, and additional opportunities for public comments will occur before the City Council adopts this update.

We hope to see you there!

Ben Shumaker

----- Forwarded message -----

From: **Ben Shumaker** <ben@ci.stevenson.wa.us>

Date: Thu, Feb 22, 2018 at 12:17 PM

Subject: Stevenson Shoreline Management Program Update

To: planning <planning@ci.stevenson.wa.us>

Hello-

Yesterday, the City of Stevenson initiated a 2 month comment period for the Public Release Drafts of documents related to its Shoreline Management Master Program Update. These documents together with explanatory information about the City's need to update its 1975 regulations are available online at:

<http://ci.stevenson.wa.us/shorelines/>

While these drafts contain a great deal of information based on a great deal of work by the City to this point, the effort is far from over. The City Planning Commission and the Shoreline Advisory Committee fully expect to make changes based on public input received during this comment period, and your input will go a long way to ensuring this program represents the will of the community and improves the assets we value along the Columbia River, Rock Cove, and Rock Creek.

To ensure you have ample time to review and prepare your comments, **April 22nd, 2018** has been set as the closing date. This date follows a public hearing on the program scheduled for April 9th, 2018 where verbal comments may be shared as well.

This email notice is being sent to a diverse group of folks, including shoreline property owners, city residents, and organizations that are likely to have interest in the changes proposed. Still, please feel free to forward it to others who you believe might want to comment on the program. Please also don't hesitate to call with any questions about the proposal. There is a lot to sift through, and staff would be happy to help direct you toward any part of the program that might interest you.

We look forward to hearing from you,

BEN SHUMAKER

PLANNING DIRECTOR

CITY OF STEVENSON, WASHINGTON

(509) 427-5970



April9_ShorelineFlyer.pdf

828K



Ben Shumaker <ben@ci.stevenson.wa.us>

Stevenson Shoreline Management Program Update

Ben Shumaker <ben@ci.stevenson.wa.us>

Thu, Feb 22, 2018 at 12:17 PM

To: planning <planning@ci.stevenson.wa.us>

Bcc: Candace Ford <Candace@ci.stevenson.wa.us>, Carla Cosentino <Carla@ci.stevenson.wa.us>, Eric Hansen <Eric@ci.stevenson.wa.us>, Leana Johnson <leana@ci.stevenson.wa.us>, Karl Russell <Karl@ci.stevenson.wa.us>, Gordon Rosander <gordy@ci.stevenson.wa.us>, "Farris, Rob" <rob@ci.stevenson.wa.us>, Robert Muth <robert.muth@ci.stevenson.wa.us>, Scott Anderson <scott.anderson@ci.stevenson.wa.us>, Paul Hendricks <paul.hendricks@ci.stevenson.wa.us>, Amy Weissfeld <amy.weissfeld@ci.stevenson.wa.us>, Jenny Taylor <jenny.taylor@ci.stevenson.wa.us>, Mark Peterson <mark.peterson@ci.stevenson.wa.us>, Pat Albaugh <pat@portofskamania.org>, Julie Mayfield <port@portofskamania.org>, Bernard Versari <bversari@hotmail.com>, K Versari <kversari@hotmail.com>, Mary Repar <repar@saw.net>, Rick <windsurf@gorge.net>, Joe Birkenfeld <jab6883@gmail.com>, Joe Schlick <joe.schlick@stevensonmainstreet.org>, Paul Hendricks <director@stevensonmainstreet.org>, Tim Todd <baldeaglesr@hotmail.com>, "McConnell, Michelle (ECY)" <micm461@ecy.wa.gov>, Ken Wieman <kenwieman@gorge.net>, Ken Woodrich <Ken@woodrich.com>, Tova Tillinghast <tova@ucdwa.org>, Brett VandenHeuvel <bv@columbiariverkeeper.org>, Larry Douglass <douglass@co.skamania.wa.us>, Alan Peters <apeters@co.skamania.wa.us>, Gerald Doblje <jerrydoblje@msn.com>, Jeanette Burkhardt <jeanette@ykp.org>, Krystyna Wolniakowski <krystyna.wolniakowski@gorgecommission.org>, Tom Jermann <tomj@northbonneville.net>, Eran & Gloria Howell <gphowell@centurylink.net>, "Bunten, Donna (ECY)" <DBUN461@ecy.wa.gov>, "Brause, Hannah Louise" <hannah.brause@wsu.edu>, salmon@rco.wa.gov, Michael Williams <william@wsdot.wa.gov>, "Kolb, Samuel S (DFW)" <Samuel.Kolb@dfw.wa.gov>, aquaticleasing.rivers@dnr.wa.gov, pacific-cascade.region@dnr.wa.gov, greg.griffith@dahp.wa.gov, "Coffin, Bengt -FS" <bcoffin@fs.fed.us>, Melody Tereski <mtereski@lcfwb.gen.wa.us>, Steve Manlow <smanlow@lcfwb.gen.wa.us>, Bruce Nissen <bruce@ldbbeverage.com>, Steve Waters <steve@backwoodsbrewingcompany.com>, Chris Kellogg <chris@clarkandlewies.com>, tom@skamaniaacupuncture.com, nadams@usgs.gov, cynthia_hutchinson@fws.gov, epa-seattle@epa.gov, "Carnes, Evan G NWS" <Evan.G.Carnes@usace.army.mil>, Jeff Fisher <jeff.fisher@noaa.gov>, Kevin Gorman <kevin@gorgefriends.org>, dwight.perkins@fema.dhs.gov, phoebe.joe@wstribes.org, naturalresources@ctuir.org, Gus.melonas@bnsf.com, Casey Roeder <casey@skamania.org>, Kari Fagerness <kfagerness@skamania-edc.org>, Laura Loop <laloop@bpa.gov>, Alex Hays <hays@co.skamania.wa.us>, "Kim Salvesen, Windermere Glenn Taylor Real Estate" <kimsalvesen@windermere.com>, admin@cgka.net, Jim Hunt <jimhuntsurf@gmail.com>, cgwa1987@gmail.com, vandelsmom@aol.com, Debi Zabel <dx2zabel@sbcglobal.net>, Ron Shippy <ronfshippy@gmail.com>, Bradley Wilkins <bradw@wkoinc.com>, lvk2116@yahoo.com, James Stafford <jimmyjam11970@gmail.com>, Jim Price <director@columbiagorge.org>, Jeff Carlson <carlsonandhood@earthlink.net>, Chris Ford <crandace@gmail.com>, Claire Baylor <clairezandoli@gmail.com>, David Bennett <youcaninvision@gmail.com>, Karen Ashley <karen@stevensonvetclinic.com>, paul spencer <paulgspencer@gmail.com>, Shawn Van Pelt <Vanpeltinc@gmail.com>, Matthew Knudsen <Matthew.Knudsen@outlook.com>

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We look forward to hearing from you,

BEN SHUMAKER

PLANNING DIRECTOR

CITY OF STEVENSON, WASHINGTON

(509) 427-5970



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Planning Director
DATE: April 2nd, 2018
SUBJECT: April 2018 Shoreline Management Program Public Hearing Expectations

Introduction

This memo describes staff's proposed format for the April 9th Public Hearing on the Shoreline Management Program. The Planning Commission and Shoreline Advisory Committee are asked to review the proposal, provide feedback, and come to agreement on meeting norms and expectations.

Format

The meeting will be divided into 2 parts. The first will focus on the public, their comments and their questions. The second part will a) allow the City to interact with the public, b) encourage additional comments, and c) address some of the questions asked in the first part.

A very short introductory portion of the meeting is expected where staff will summarize the informational handout. This will be only a very high-level description of each SMP document and the state's no net loss standard of review for our program. Either the Chair or the moderator will then take over to describe the public hearing process and overall meeting format.

Roles – Part 1 Public Hearing

The first half of the meeting will occur as a classic public hearing. Members of the public willing to speak on an issue will be given one-by-one opportunities to do so until all comments are heard. Roles during this portion of the meeting will be fairly rigid:

Source: The public is the source of information during the Public Hearing and other than time checks from our moderator, their time should be uninterruptedly theirs.

Mirror: The City Administrator, Leana Johnson will act as moderator during the public hearing. The moderator's role will be to ensure commenters stay within the established time limit, and then also reflect back to the commenter what was heard. Most often this reflection will begin with a question intended to categorize comments into 1 of several categories: a) question/fact-finding, b) general comments on the shoreline topic, and c) specific comments on the substance of the SMP, etc. After categorizing the Mirror will then summarize the content of the comment and ask the Source to validate the summary.

Scribe: Planning staff will act as the scribe for the first half of the meeting, recording the results of Leana's reflection onto a whiteboard/poster pad. Writing quickly *and* writing neatly will be a challenge.

Sponge: The Planning Commission and Shoreline Advisory Committee will have the easiest job during this portion of the meeting, despite the formality of the hearing. You are only expected to listen to the speakers and absorb what they are saying. At future meetings, then you can be better

prepared to evaluate, deliberate, generate amendments and eventually act to recommend adoption of the SMP.

Roles – Part 2 Informal Open House

The second half of the meeting is intended to break down any walls of formality developed during the first half of the meeting. Whereas the goal of the first portion of the meeting is to *hear* the public, the goal of the second half is to ensure the public *knows* they were heard. Roles will be more fluid during this part of the meeting and any of us may serve all 3 roles depending on the context of our conversations.

Spur: The role of the Spur will be to engage people and encourage their submittal of written comments. Staff hopes each Planning Commissioner and Shoreline Advisory Committee member will fill this role at least twice, once with someone you believe you agree with and once with someone where you suspect you have disagreements. All perspectives have value in our process, and staff is eager to present a balanced set of comments as part of the full public record and to aid future deliberations.

Shepherd: During conversations, you may encounter quirks, questions or curiosities from the public. The Shepherd's goal at this time is to put those people in touch with someone else in attendance at the meeting. Maybe you introduce 2 neighbors to each other, maybe someone has a new question that can be handled by a Decoder, etc.

Decoder: Some questions that come up during the public hearing can be directly answered in this part of the meeting. Decoders will be responsible for providing these answers. Staff will act as the Decoder during the written follow-ups that will result from this meeting and is prepared to do so as much as possible during the open house, especially where one answer may be able to address multiple questions asked in the first half of the meeting.

Logistics

This meeting is being held in the Port of Skamania County's Tichenor Building, Suite 70. It is staff's hope that the meeting facility will: a) accommodate a larger volume of attendees, b) be a neutral site, and c) provide a different perspective for review of the SMP based on its shoreline location.

With the different location and meeting format, the room will be laid out differently than most Planning Commission meetings. The Planning Commission and Shoreline Advisory Committee will be given the central position in the room facing the seated public. Staff will be set up on the window side of the audience. Any speakers will be asked to stand during their comments. At the back and along the wall of the room, there will be a series of handouts, SMP documents and other tools to help explain the program's contents.

Props & Tools

All meeting attendees will be provided with a hand out explaining the documents of the SMP and the No Net Loss requirement of the state. Participants will also be given note cards that will allow them to submit additional questions or comments beyond those they choose to speak.

Prepared by,

Ben Shumaker

Attachments

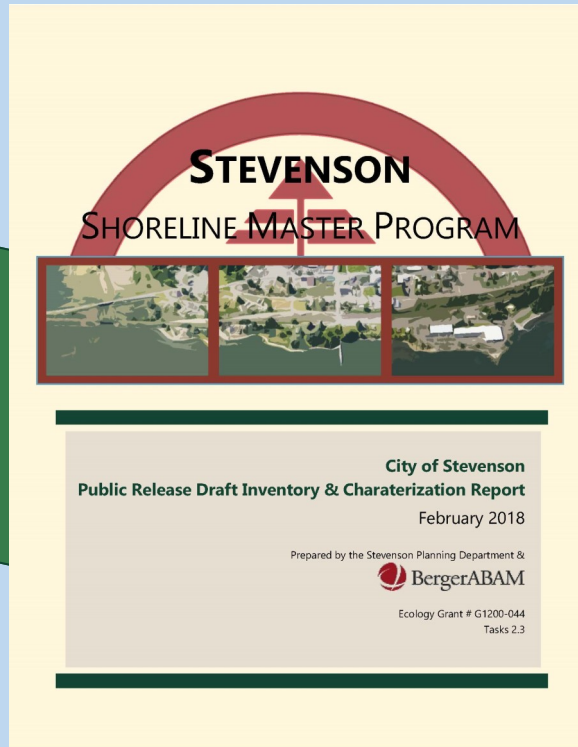
1. Photos

Attachment 1 Photos



Stevenson Shoreline Management Program Documents

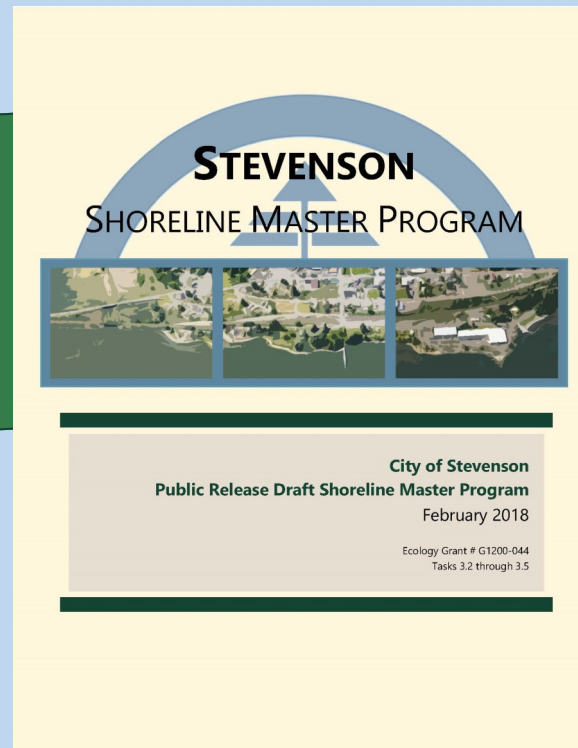
ICR- Inventory & Characterization Report



Establishes the baseline for 12 indicators of Ecological Functions (see reverse) as they exist at this time.

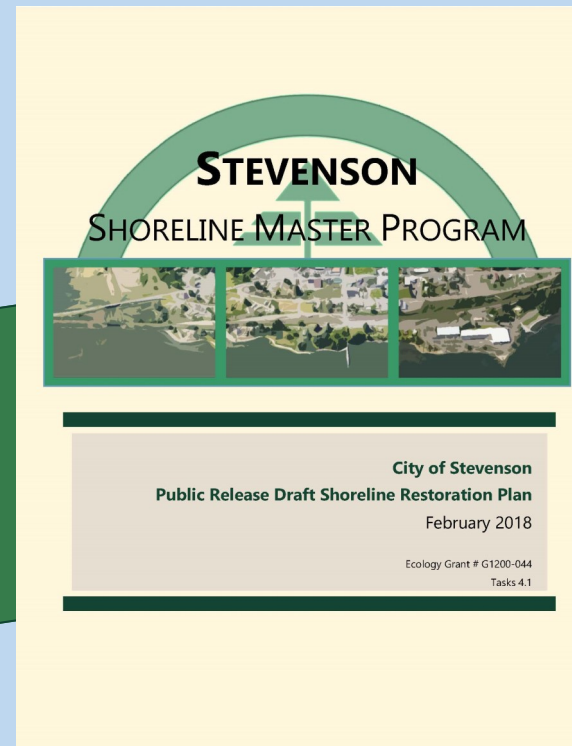
SMP- Shoreline Master Program

Provides regulatory standards for future use and development of shoreline areas. The regulatory standards attempt to control for



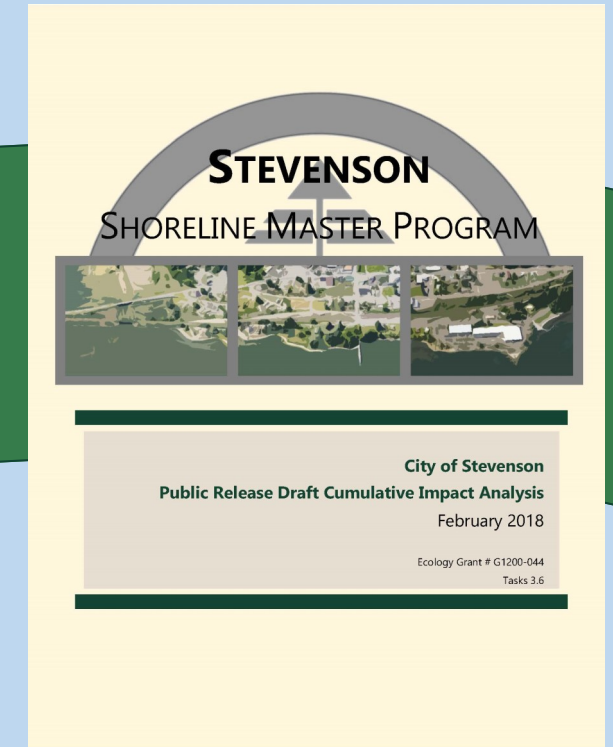
impacts of development which could impair Ecological Functions below the current baseline.

RP- Shoreline Restoration Plan



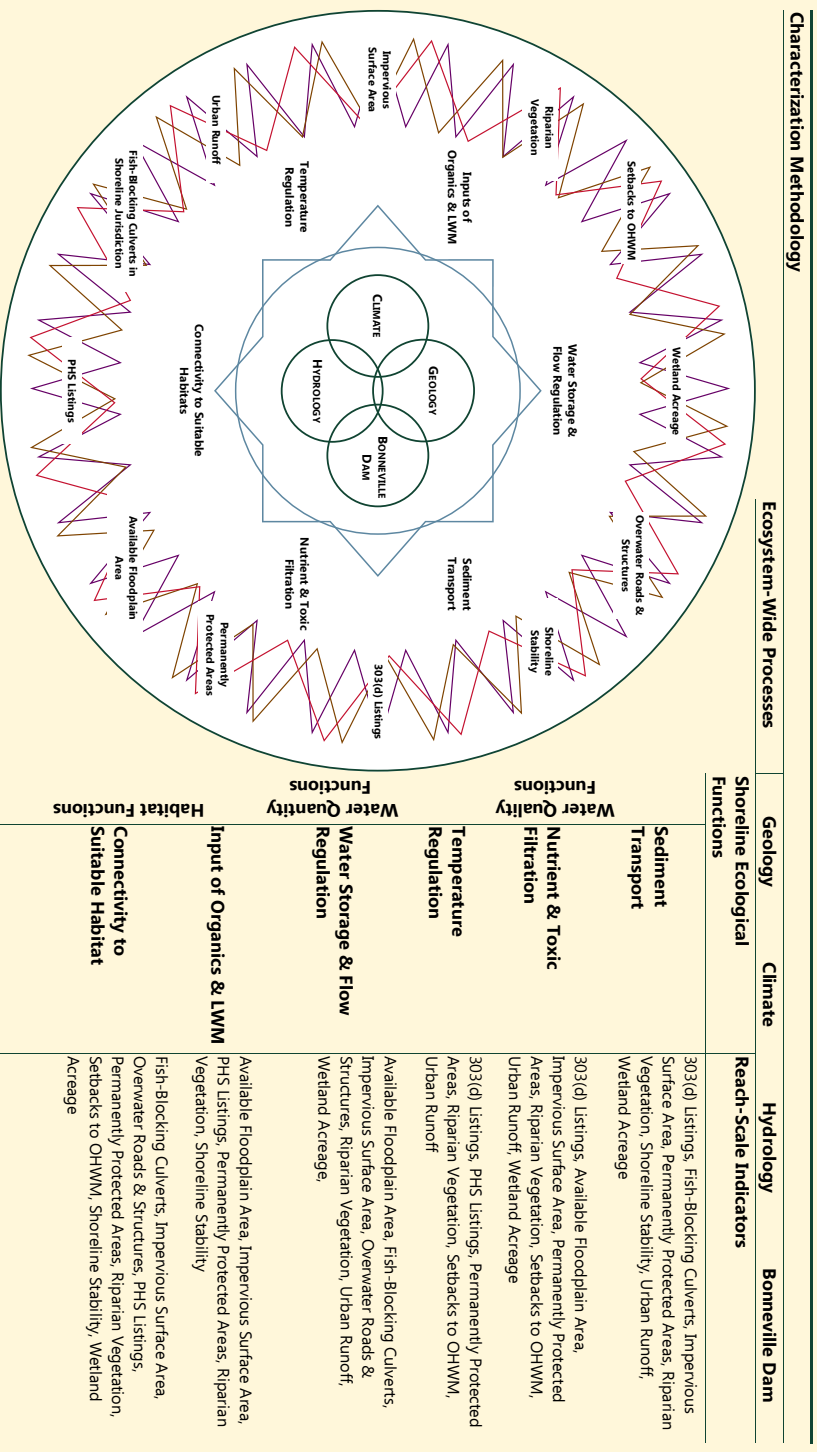
Identifies and prioritizes voluntary actions that could improve Ecological Functions above the current baseline.

CIA- Cumulative Impact Analysis



Evaluates the cumulative impacts of reasonably foreseeable development, use and restoration to ensure Stevenson's shoreline areas do not experience a net loss of Ecological Functions over time.

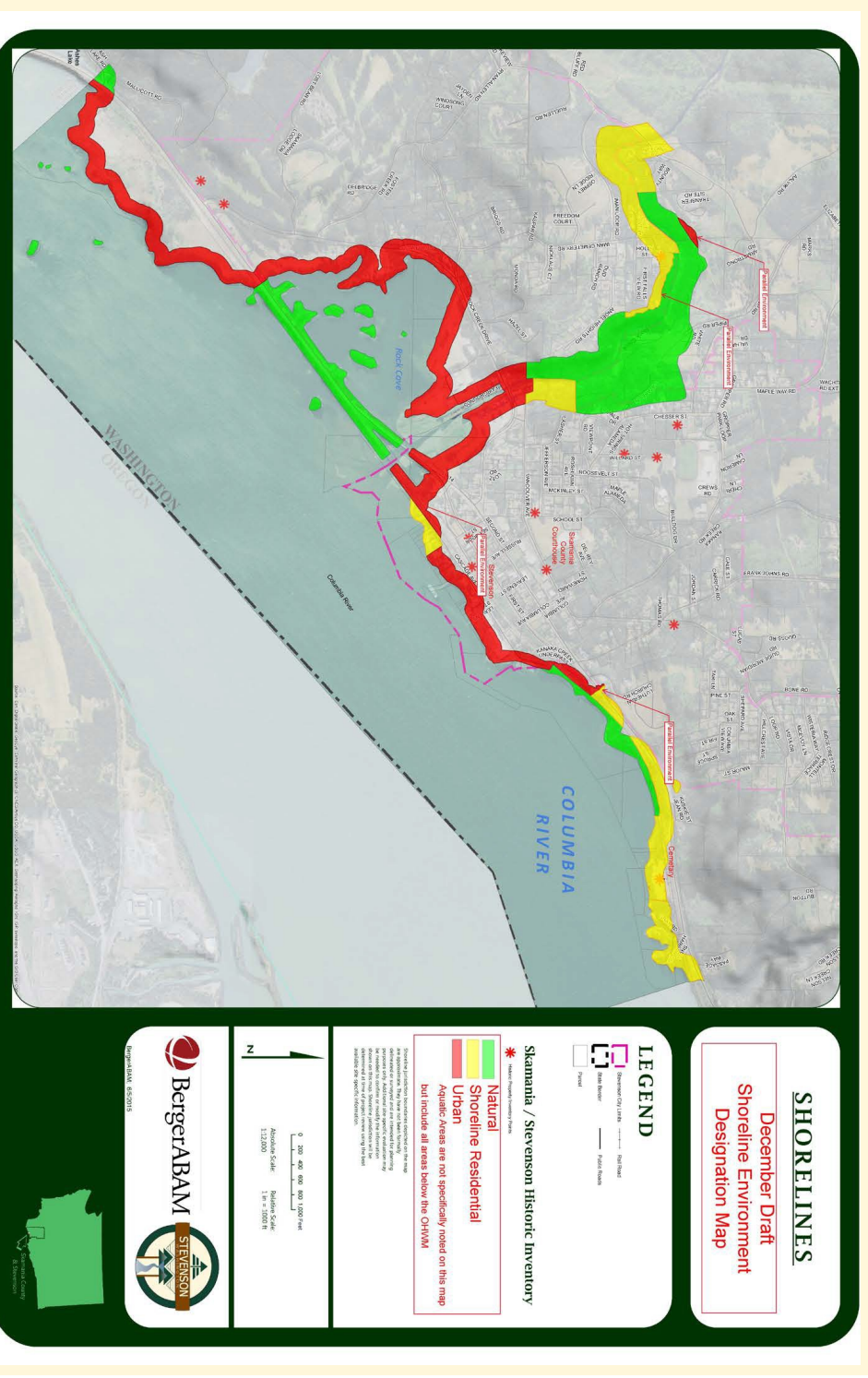
Ecological Functions



The core of Stevenson’s ecosystem is based on dynamic interactions between Geologic, Climatic, & Hydrological processes, including the unique processes created by the Bonneville Dam. Changes to those interactions occur relatively infrequently, but are based on performance variations related to Water Quality, Water Quantity, and Habitat Functions. The draft SMP measures how these Ecological Functions perform based on several indicators. The draft SMP uses these indicators as a basis to understand whether Ecological Functions are likely to be gained or lost as the program is implemented.

Attachment 4.1

Environment Designations



Stevenson’s shoreline areas have various levels of existing Ecological Functions and varying markets for future development. The draft Shoreline Environment Designations (SEDs) attempt to protect highly functioning shorelines and allow development where development is most likely to occur.

Updating the SMP

New Opportunities in Shoreline Management



*City of Stevenson Planning Commission
February 9, 2015*

Shoreline Management Act (SMA) Goals

- Encourage water-dependent & priority uses
- Promote public access
- Protect natural resources



Photo Credits: Port of Skamania; Google Maps; Dawn Nielson/Skamania Chamber of Commerce

Local - State Partnership



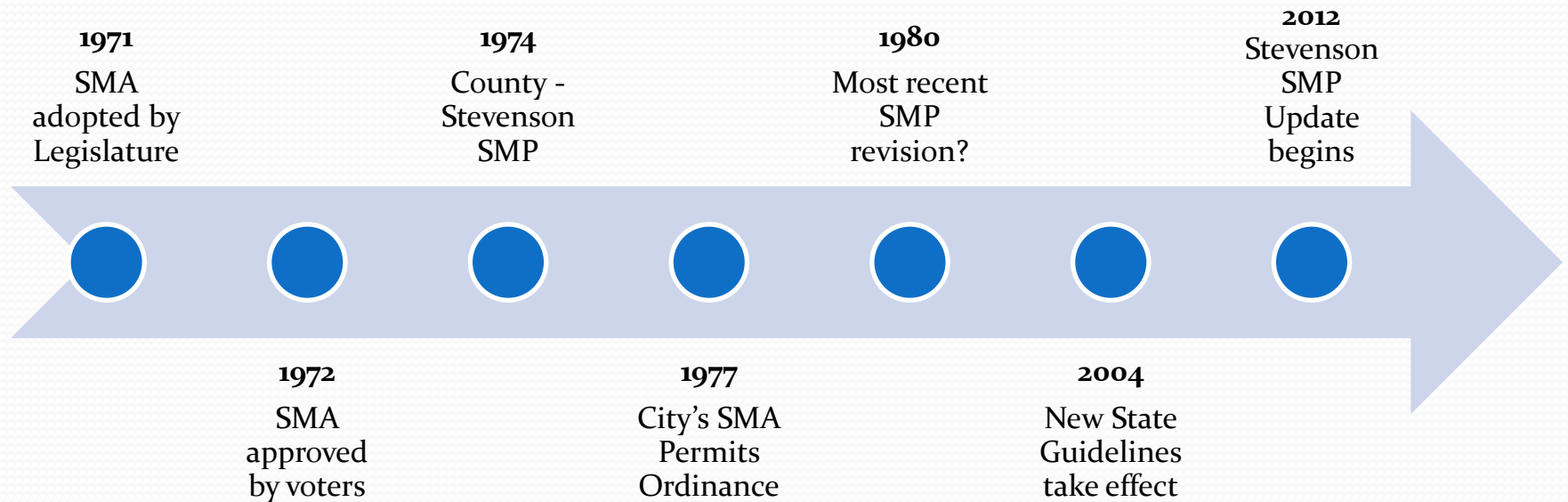
Local Government:

- Prepare & update SMP
- Implement SMP -
 - Permit administration
 - Development review
 - Compliance/enforcement

State:

- Review & approve SMP
- Implement SMP -
 - Technical assistance
 - Final approval of conditional use permits & variances

Over 40 Years of Shoreline Management



Guiding Laws & Rules

- Shoreline Management Act (RCW 90.58)
- Shoreline Master Program Guidelines (WAC 173-26)
- Permits & Enforcement (WAC 173-27)
- Court Decisions/Case Law

Who

What

When

Where

How

Why

Why New Guidelines?

- 30 Years Experience - SMA projects & shoreline study
- SMA-GMA integration
- Better policy guidance & procedures for developing, adopting and amending SMPs
- Minimum standards for local programs
- Science-based system to:
 - Identify & assess existing conditions
 - Determine appropriate protection methods
 - Guide policies & regulations



Shoreline Jurisdiction

Shorelines of the State

Shorelines

Shorelines of
Statewide
Significance

Shorelands

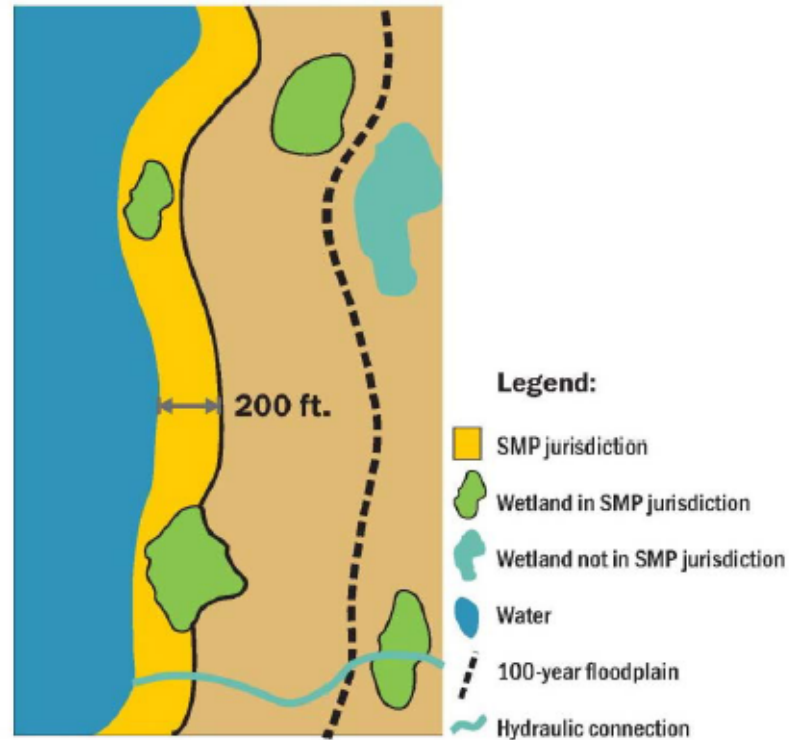
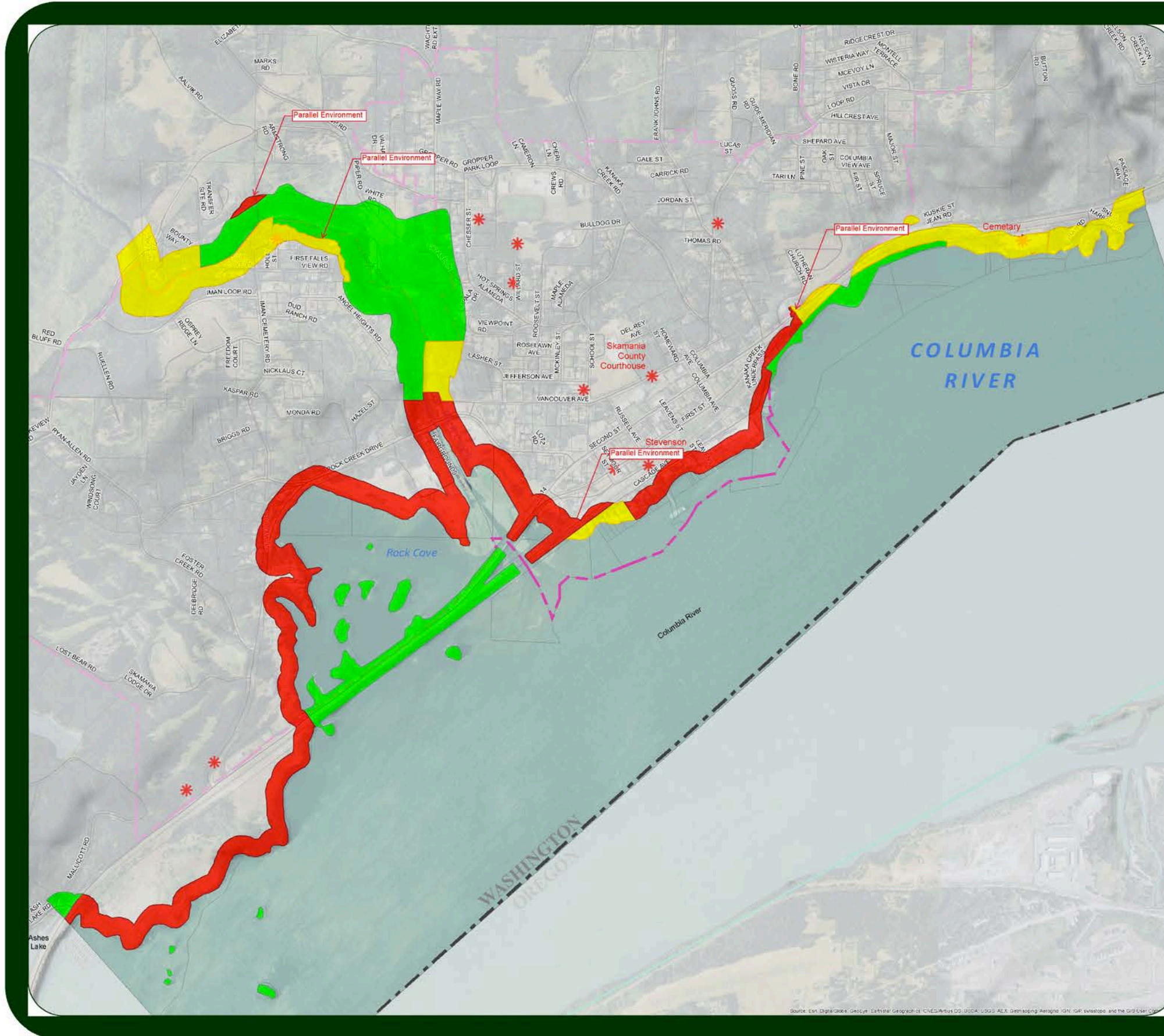


Figure 5-17: Wetlands in shoreline jurisdiction are either fully or partially within 200 feet of the OHWM, within the floodplain, or associated through hydraulic continuity.

Stevenson's Shorelines of the State

- **Shorelines** – Rock Creek, Rock Cove
- **Shorelines of Statewide Significance** – Columbia River
- **Shorelands** – Minimum of 200 feet from ordinary high water
 - Associated wetlands
 - Floodplain – some or all
 - Critical area buffers - optional





SHORELINES

December Draft Shoreline Environment Designation Map

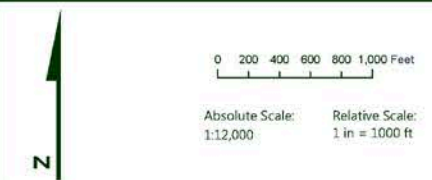
LEGEND

- Stevenson City Limits
- State Border
- Parcel
- Rail Road
- Public Roads

Skamania / Stevenson Historic Inventory

- Historic Property Inventory Points
 - Natural
 - Shoreline Residential
 - Urban
- Aquatic Areas are not specifically noted on this map
but include all areas below the OHWM

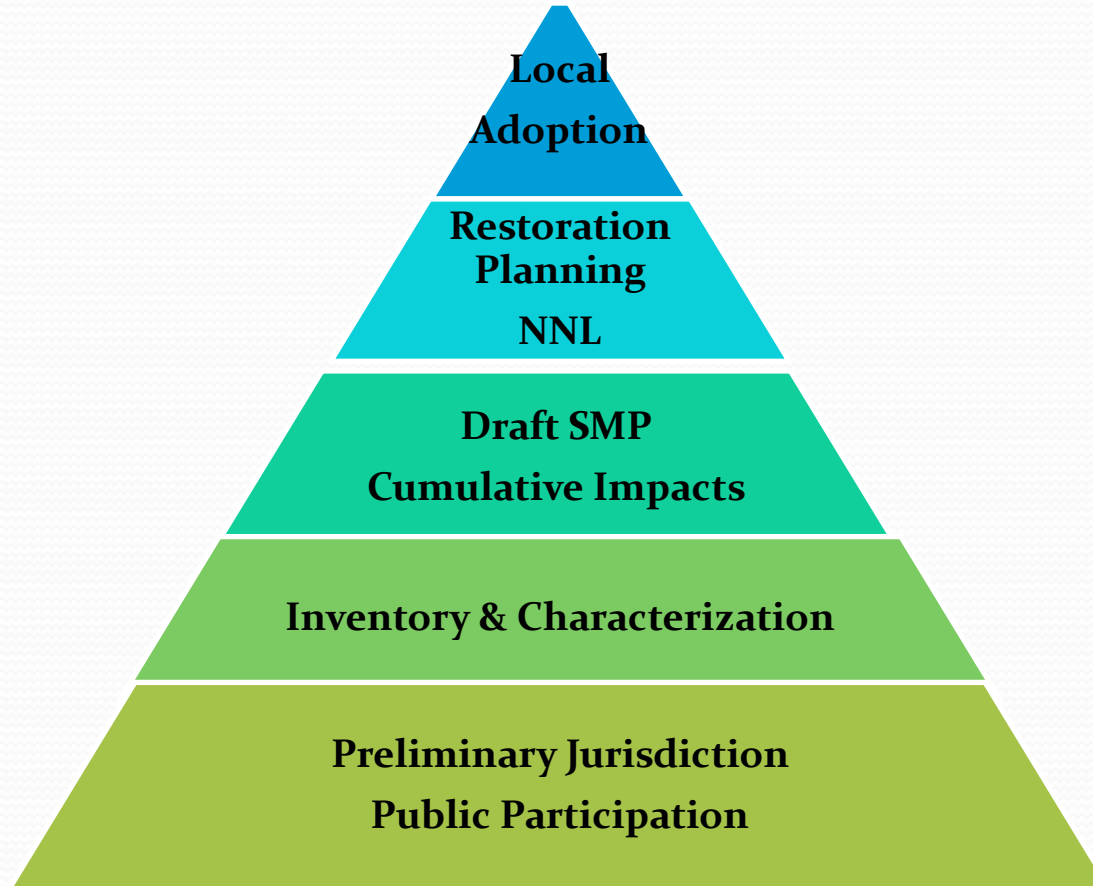
Shoreline jurisdiction boundaries depicted on the map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site specific evaluation may be needed to confirm or modify the information shown on this map. Shoreline jurisdiction will be determined at time of project review using the best available site specific information.



BergerABAM, 6/5/2015



SMP Update Process



No Net Loss

- No net loss of shoreline ecological function (NNL)
- Collectively maintain today's baseline conditions
- Improve, but not a return to historic conditions
- Program level & project level



Use Priorities

Water Oriented

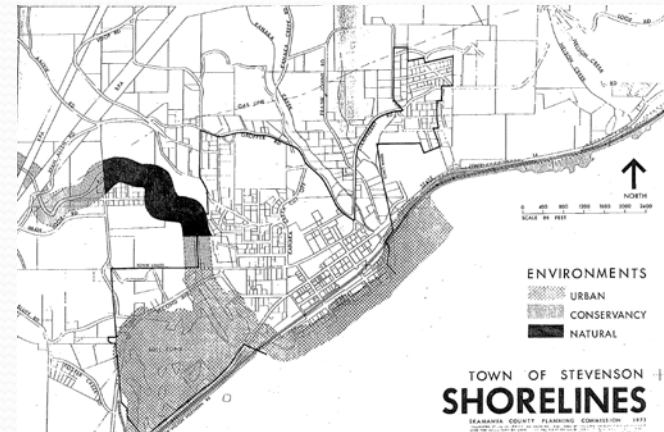
1. Water
Dependent

2. Water
Related

3. Water
Enjoyment

Environment Designations

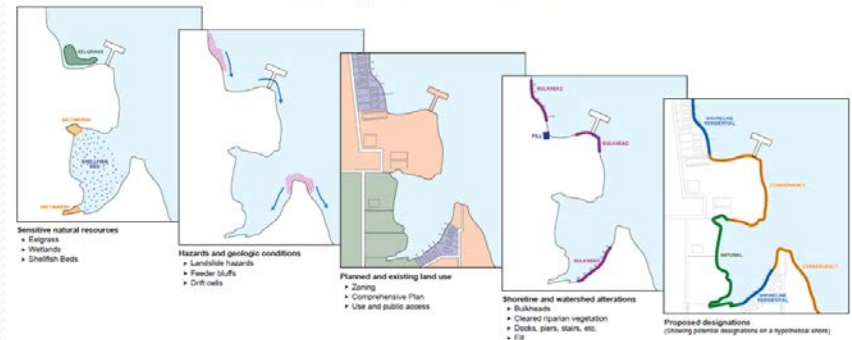
- Based on existing:
 - Shoreline use
 - Ecological character
 - Comprehensive planning
- Purpose & criteria:
 - High Intensity
 - Shoreline Residential
 - Urban Conservancy
 - Rural Conservancy
 - Natural
 - Aquatic

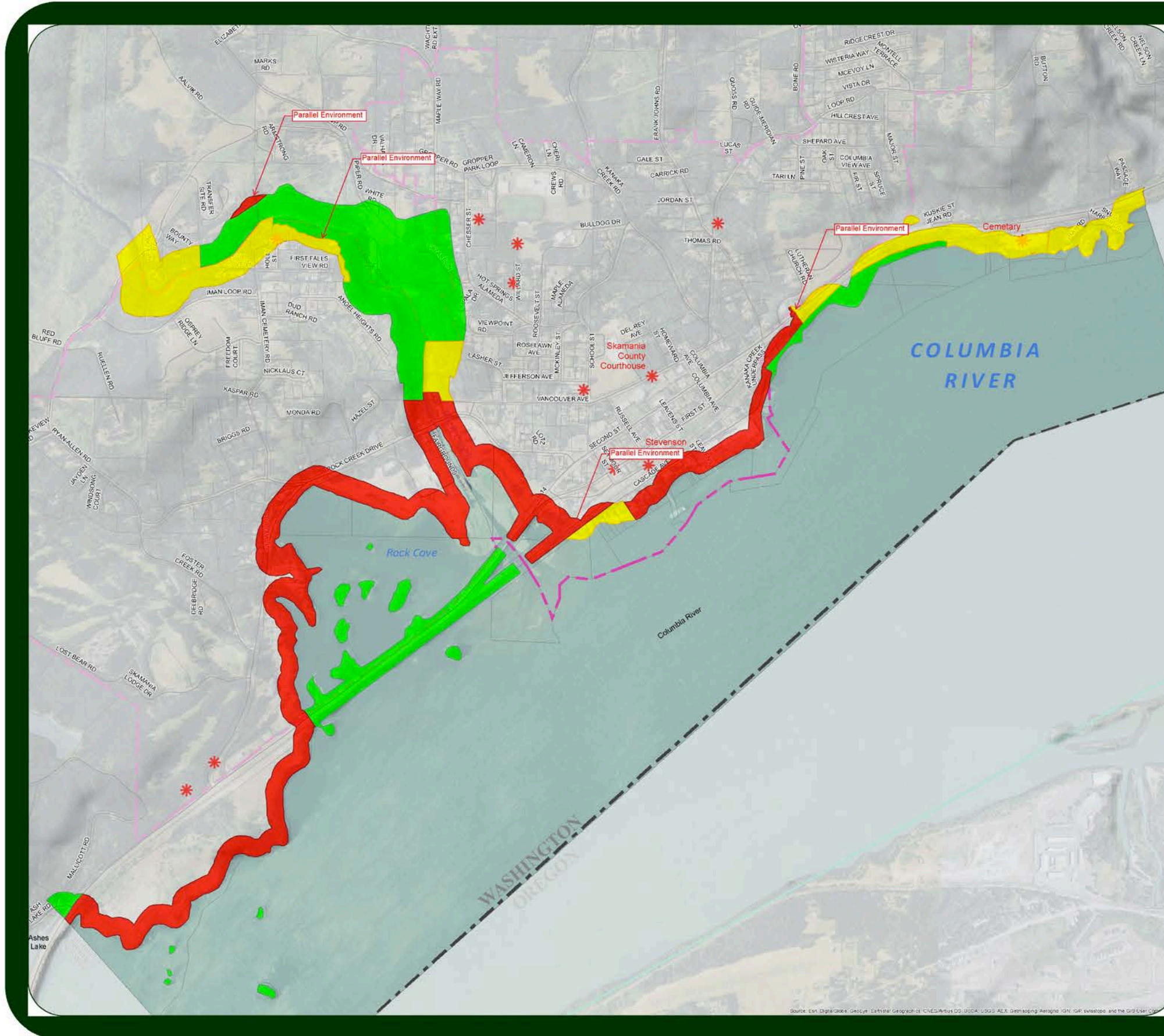


CONSIDERATIONS FOR ASSIGNING SHORELINE ENVIRONMENT DESIGNATIONS (SEDs)

SEDs are assigned based on specific criteria:

- ▶ Presence of important natural resources or features
- ▶ Presence of hazards or important sensitive features
- ▶ Existing and planned land use patterns
- ▶ Degree and type of alterations to the natural shoreline





SHORELINES

December Draft Shoreline Environment Designation Map

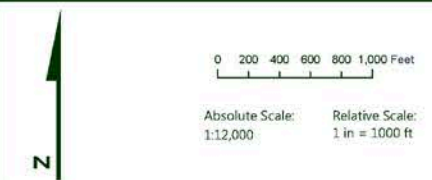
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BergerABAM, 6/5/2015



Residential Use & Development

- Legal existing homes are ‘grandfathered’
 - Repair & maintenance allowed
 - Replacement after damage allowed
- New & re-development allowed per Program limits
 - Avoid/minimize impact to shoreline resources
 - Location per buffers/setbacks
 - Height limit = 35 feet
 - Limits on expanding/enlarging non-conforming structures



Restoration Plan

- Unique local circumstances
- Degraded areas
- Existing efforts & opportunities
- Comprehensive strategy
 - Goals, timelines, benchmarks
 - Objective met over time
 - Non-regulatory actions





Exemptions

- Substantial development permit (SDP) only!
- Narrowly construed – precise terms
- All shoreline activities must comply with SMP requirements → NNL
- Conditional Use Permit (CUP) or Variance
- Categories:
 - Maintenance or repair
 - Single family residence (SRF)
 - Farming
 - Emergency construction
 - SFR bulkheads
 - Habitat improvement
 - Residential docks
 - Site exploration
 - Navigation & property lines

Why Update your SMP?

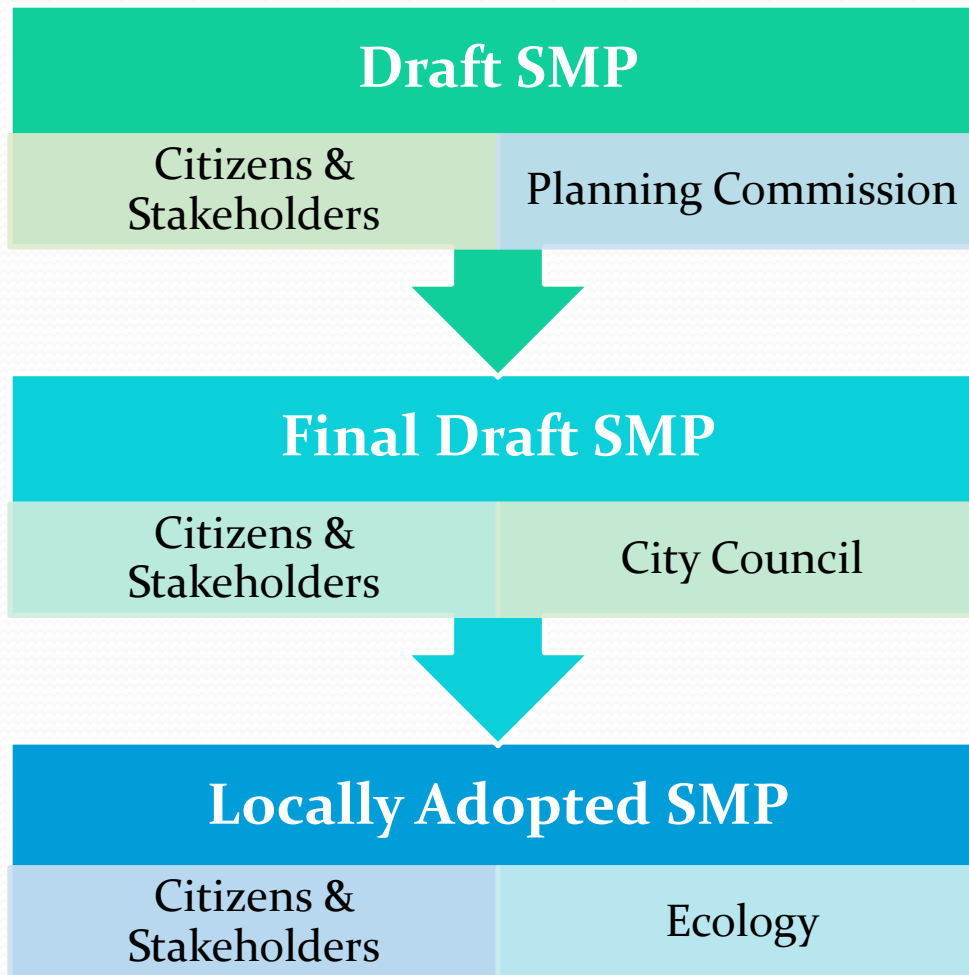
- 1974 → 2015: Things are different!
 - Population has nearly doubled
 - Waterfront development patterns – growth & decline
 - Better understanding of natural resource science
- Social & economic opportunities:
 - Protect lives, property & tax dollars
 - Integrate other plans & ordinances
 - Update community vision for waterfront areas
 - Provide certainty to property owners & developers
 - Avoid costly repairs/restoration of new degradation
- Protect natural resources & quality of life
- Legislative mandate → local determination

Unique Features & Opportunities

- Water-dependent uses: Port, Industrial, Commercial, Recreational
- Residential re-development & waterfront revitalization
- Range of intact – developed – degraded shorelines
- Armoring, dredging & disposal
- Critical Areas & Natural Resource Lands
- Flood Hazard Management Plan
- City – County collaboration



Public Participation



Questions & Comments?

RESOURCES

Citizen's Guide: SMP Updates

www.ecy.wa.gov/programs/sea/shorelines/smp/citizen

SMP Guidelines

www.ecy.wa.gov/programs/sea/sma/guidelines/index

Shoreline Management

www.ecy.wa.gov/programs/sea/shorelines/index



Michelle McConnell

360/407-6349

michelle.mcconnell@ecy.wa.gov

PLANNING COMMISSION MEETING MINUTES

Monday, April 9, 2018

6:00 PM

Planning Commission Members Present: Karen Ashley, Chris Ford, Matthew Knudsen, Shawn Van Pelt

Shoreline Advisory Committee Members Present: Pat Albaugh, Mary Repar, Bernard Versari

Excused Absence: Valerie Hoy-Rhodehamel

Staff Present: Ben Shumaker, Leana Johnson

Community Members Present: Bart Vervloet, Laura Mills, Bradlee Seehafer, Brian Adams, Somer Meade, Rick May, Mike Greenberg, Kurt Grey, Sherry Lels-Shippy, Janice Shippy (Kuhlman), Annie McHale, Others

Call to Order: 6:00 p.m.

Preliminary Matters

The Planning Commission held a public listening session during the meeting to discuss the city's Shoreline Management Program (SMP). This effort considers development, use and restoration of the Columbia River, Rock Creek and Rock Cove and all lands within 200' of their shores. This amendment to the City's 1975 program is required by the State and mirrors a similar effort recently completed by Skamania County. Approximately 17 community members attended.

City Planner Ben Shumaker opened the session with a presentation laying framework for the adoption of the updated SMP. Following this overview, the Commission opened the comments to the public, with the explanation that public opinion was to be heard and gathered and would be answered officially at a later date.

The following community members voiced public opinion to the Commission:

Vervloet would like to maintain access for water sports and continuity. He wanted to defend and protect the waterfront asset and public access. He shared interest as a member of the Columbia Gorge Windsurfing Association and promoted access compatibility with neighboring activities and businesses.

Mills had questions regarding the area outlined as red (Urban) zone and whether it had changed in the section from the pier east or if the 1970s plan had the same designation. She was confused with why shoreline restoration is occurring in the Urban zone. She wondered if there was an opportunity to move mitigation from red (Urban) to green (Natural) on the new

map. The comment of urban versus natural designation led to concern with access to the river based on its use as off-site mitigation for another project. She hopes the new plan will shoot higher for uses in the urban waterfront.

May promoted trying to balance animal needs with water access and recreational use along the waterfront. This was in reference to the current waterfront project.

Greenberg, representing WKO, addressed the CoPly site and reiterated the points their written comments. He addressed concern from an unnamed member of the public that this was a “superfund” site, and verified that it was not on EPA’s superfund list. [Note: the “superfund” is a federally-maintained list of contaminated sites prioritized for remediation of hazardous substances, pollutants, or contaminants.]

Grey asked for clarification around the established baseline for the measurement of No Net Loss. He also shared an interest in having resident needs represented as priority over tourist needs.

Lels-Shippy shared concern about the lack of notification requirements when work on neighboring properties and waterways is proposed and the resulting lack of opportunities for feedback on impacts that can follow. She also asked about the bridge replacement and repair on the walking bridge.

McHale spoke to bringing development that makes sense to the city and to the residents. She highlighted finding a balanced between the uses and needs for residents as well as tourists, with emphasis on residents.

Public comment ended at 7:06 p.m. with informal review of documents and informal discussion amongst Commission and community following.