



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: December 10th, 2020
SUBJECT: Zoning Code Amendment – Allowing More Development on R3 Lots

Introduction

This memo summarizes the Planning Commission activities and recommendation related to a text amendment to the Zoning Code's R3 Multi-Family Residential District regulations. An ordinance including the recommended amendments is included as Attachment 1 and involves SMC 17.15.040 – Uses, SMC 17.15.050 – Residential Density Standards, SMC 17.15.060 – Residential Dimensional Standards, and SMC 17.15.130 – Residential Districts Parking. A supplementary recommendation has been included by staff as an alternative to one Planning Commission recommendation. This alternative includes an addition to the definitions in SMC 17.10.

Policy Questions

The following 7 high-level policy questions were considered by the Planning Commission and the community in the course of the Zoning Code text amendment discussion. For a summary of the community involvement efforts related to this discussion see Attachment 2.

- 1) Should it be easier to build senior care housing in the R3 Multi-Family Residential District?
Planning Commission Policy Review: 1 in favor, 4 opposed
Public Opinion from Questionnaire: 62% in favor, 22% opposed, 16% unsure, (2 comments showing opposition)
Result: No change to SMC 17.15.040 is recommended for the uses related to senior care housing.
- 2) Should more housing units be allowed on properties in the R3 District?
Planning Commission Policy Review: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 65% in favor, 28% opposed, 7% unsure, (2 comments showing qualified support)
Result: The minimum lot area changes to SMC 17.15.050 are recommended as shown in Attachment 1.
- 3) Should connection to the public sewer system be required for development in the R3 District?
Planning Commission Policy Review: 5 in favor, 0 opposed
Public Opinion from Questionnaire: 70% in favor, 15% opposed, 15% unsure, (1 comment showing support)
Result: The public utility changes to SMC 17.15.050 are recommended as shown in Attachment 1.
- 4) Should development be allowed on more portions of lots in the R3 District?
Planning Commission Policy Review: Not reached.
Public Opinion from Questionnaire: 66% in favor, 19% opposed, 15% unsure, (1 comment showing qualified support)
Result: The dimensional standard changes to SMC 17.15.060 and SMC 17.130 are recommended as shown in Attachment 1.
- 5) If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block sidewalks?
Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: 96% in favor, 4% opposed, 0% unsure, (1 comment showing support)

Result: The change to SMC 17.15.060 will be recommended as shown in Attachment 1.

- 6) If development should be allowed on more portions of lots, should the City try to prioritize pedestrian safety near driveways?

Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: N/A. Policy question generated by Planning Commission questionnaire.

Staff Alternative Review: Not included in Planning Commission discussion. Consultation with the Planning Commissioners moving and seconding the recommendation had positive impressions of the alternative.

Result: The change to SMC 17.15.060 is recommended as shown in Attachment 1. The alternate change to SMC 17.15.060 and addition to SMC 17.10 is also included in Attachment 1.

- 7) Should cultivation of plants be anticipated in the R3 District?

Planning Commission Policy Review: 5 in favor, 0 opposed

Public Opinion from Questionnaire: N/A. Policy question generated by staff after questionnaire.

Result: The change to SMC 17.15.040 is recommended as shown in Attachment 1.

Public Involvement

As with all policy discussions, the Planning Commission’s first action on this proposed amendment was to evaluate the following matrix and establish public involvement expectations for the discussion.

Public Involvement Strategy		
Legal Notice in Paper: Required- Two notices published not less than 8 days before City Council public hearing Optional- Additional notices published as needed	Planning Commission Recommendation: Required- Planning Commission must recommend action on any draft ordinance	Public Hearing: Required-City Council hearing prior to adoption of amending ordinance Optional-Planning Commission hearing during review & recommendation
Task Force: Optional- A small group convened to provide direct guidance and input from highly affected stakeholder groups	Special Meeting/Workshop: Optional- Special meeting designed to allow stakeholders to get into deeper detail on a draft ordinance	Survey/Questionnaire: Optional- Questionnaire designed to solicit specific and general feedback on the topic and/or draft ordinance
Press Release: Optional- Press release in paper more fully explaining City’s intent and/or progress Optional- Press release soliciting specific and general feedback on the topic and/or draft ordinance	Iterative Workshops: Optional- A series of special meetings designed to allow stakeholders to provide policy guidance before <i>and</i> after a draft ordinance is developed	Other Tool: Optional- -Visual Preference surveys -Windshield/Walking surveys -Site visits

For this discussion (and the upcoming continued discussions of Zoning Code and Map amendments), the Planning Commission chose to exceed the minimum involvement requirements. The full summary of public involvement efforts is included in Attachment 2.

Next Steps

After the public hearing at tonight’s meeting, the City Council may proceed with adopting regulatory changes to the R3 District, either as-recommended by the Planning Commission or as-amended according to your own discussions. The Council may also hold a decision until a future meeting and a “second touch”.

Following the City Council decision, staff will engage property owners about an area-wide rezone for all properties in the R2 Two-Family Residential District and a subset of R1 Single-Family Residential District near the community’s schools.

Attachments

1. Recommended Draft Ordinance
2. Public Involvement Summary

**CITY OF STEVENSON
ORDINANCE 2020-1166**

AMENDING THE STEVENSON ZONING CODE (SMC TITLE 17); MODIFYING PROVIDING GREATER FLEXIBILITY AND REQUIRING PUBLIC SEWER SERVICE FOR DEVELOPMENT IN THE R3 MULTI-FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the Skamania County Economic Development Council recently commissioned a study of the housing needs of Skamania County which found an estimated 20-year demand for 2,000 dwelling units, and an increasing need for units affordable to the a greater proportion of residents; and

WHEREAS, some current provisions of the City of Stevenson Zoning Code are barriers to the community's ability to meet the estimated housing demand and should be changed; and

WHEREAS, the Stevenson community has been engaged and involved in the development of the changes involved in this ordinance; and

WHEREAS, this provisions of this ordinance implement the following objectives of the Stevenson Comprehensive Plan: 2.7, 2.10, 2.12, 2.13, 2.14, 2.15, 3.1, 3.2, 3.3, 3.6, 3.7, 7.11, 8.4, 8.8, and 8.9; and

WHEREAS, this ordinance is adopted under the City's municipal authority under RCW 35A.63.100; and

WHEREAS, the City Council provided notice and held a public hearing prior to adoption of this ordinance pursuant to RCW 35A.63.070; 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 – Chapter 17.15 – “Residential Districts” shall be amended as shown in Exhibit 'A'.

--POTENTIALLY ADD--

Section 2 – Chapter 17.10 – “Definitions” shall be amended as shown in Exhibit 'B'.

Section 2 OR 3 – This ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of 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 3 OR 4 – 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 special City Council meeting of _____, 2020.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

Chapter 17.15 - RESIDENTIAL DISTRICTS

17.15.010 - Purpose.

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents' personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts related to conflicting land uses.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.020 - List of zoning districts.

- A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.
- B. R2 Two-Family Residential District. The two-family residential district (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas.
- C. R3 Multi-Family Residential District. The multi-family residential district (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas.
- D. MHR Mobile Home Residential District. The mobile home residential district (MHR) is intended to provide minimum development standards for affordable residential uses within the city.
- E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

(Ord. No. 1103, § 5, 2-16-2017)

17.15.030 - Residential district location criteria.

- A. Residential districts can be appropriately applied and maintained within any LDR low density residential or HDR high density residential area on the future land use map.
- B. Areas designated as LDR low density residential and HDR high density residential shall not be rezoned for trade districts. Under limited circumstances HDR areas may be rezoned for public districts.

(Ord. No. 1103, § 3, 2-16-2017)

17.15.040 - Uses.

A. Types of Uses: For the purposes of this chapter, there are 4 kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and
 - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot.

3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.
4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.

B. Use Table. A list of permitted, accessory, conditional and prohibited uses in residential districts is presented in Table 17.15.040-1: Residential Districts Use Table.

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
Accessory Dwelling Unit (SMC 17.40.040)	A	—	—	—	A
Multi-Family Dwelling	C ¹	P/C ¹	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	—
General Sales or Service Uses					

Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	—	—	C	—	—
Street—Side Access, Gradual Charging EV Station	—	—	C	—	—
Retail and wholesale sales of agricultural and animal products raise or produced on the premises					
Professional Office	—	C	C	—	—
Veterinarian	—	—	—	—	C
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	—	C	C	C	C
Home Occupation					
A	A	A	A	A	A
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	—	—	—	—	C
Utility or Communication Facility	C	C	C	C ⁵	C
Wireless Telecommunications Facility⁶					
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 Facilities (SMC 17.39.170)	C	—	—	—	C
Wind Power Generation Facility⁶					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage					
C	C	C	C	C	C
Arts, Entertainment, and Recreation Uses					
Public Assembly	-	-	-	-	-
Wedding Venue	—	—	—	—	C
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	—	—	—	—	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	—	C
Nursery School or Similar Facility	—	—	—	C	—
Library	C	C	C	—	—
Government Administration Building	—	—	C	—	—
Fire, Police, or Emergency Services Station	C	C	C	—	C
Hospital	—	—	C	—	—
Church or Other Religious or Charitable Organization	C	C	C	—	C
Cemetery or Mausoleum	—	—	—	—	C
Agriculture, Forestry, Fishing and Hunting Uses					

Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

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.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3A, 6-15-2017; Ord. No. 2019-1141, § 4, 5-16-2019)

17.15.050 - Residential density standards.

A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic ⁶	15,000 sf ¹	90 ft	120 ft	2 Units	30%

	Well, Septic	—	—	—	—	—
R3	Water, Sewer ^{6,7}	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic	—	—	—	—	—
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	—	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	—	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1-When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.

3-Except 40 ft for single-family detached dwellings.

4-Except 2,500 sf for townhomes.

5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.

6-Service by the public water system is required.

7-Service by the public sewer system is required.

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

1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.B,C, 6-15-2017)

17.15.060 - Residential dimensional standards.

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

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

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

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

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

3- See also SMC 17.15.130(B)(3).

4- A 10 ft setback is allowed on upper levels and allowing flexibility to preserve public safety to allow consideration for a reduced or increased setback as may be deemed necessary by the administrator in the review of project.

OR

Table 17.15.060-1: Residential Dimensional Standards

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	<u>10-15 ft</u> ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

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

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

3- See also SMC 17.15.130(B)(3).

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

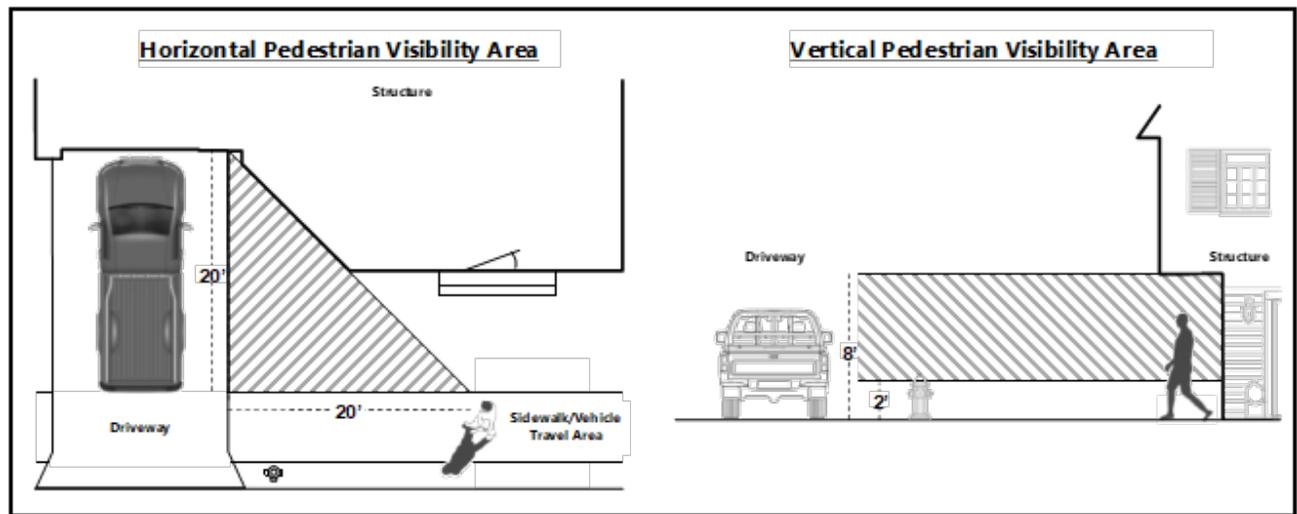
AND ADD NEW DEFINITION:

17.10.632—Pedestrian Visibility Area

“Pedestrian Visibility Area” means the three-dimensional space adjacent to the intersection of any residential driveway [SMC 17.10.250] and a public pedestrian way [SMC 17.10.660] or vehicle travel area [SMC 17.10.855]. The minimum measurements established in the following definitions may be increased by the public works director on a case-by-case basis.

1. “Horizontal Pedestrian Visibility Area” means the area, usually triangular, derived by connecting the endpoints of lines extending a distance of 20’ along the nearest edge of driveway and public pedestrian way or vehicle travel area.
2. “Vertical Pedestrian Visibility Area” means the area measured from 2’ above the ground to 8’ above the ground immediately below a potential obstruction. On hillsides, this area varies according to ground level.

Figure 17.10.632-1—Pedestrian Visibility Area



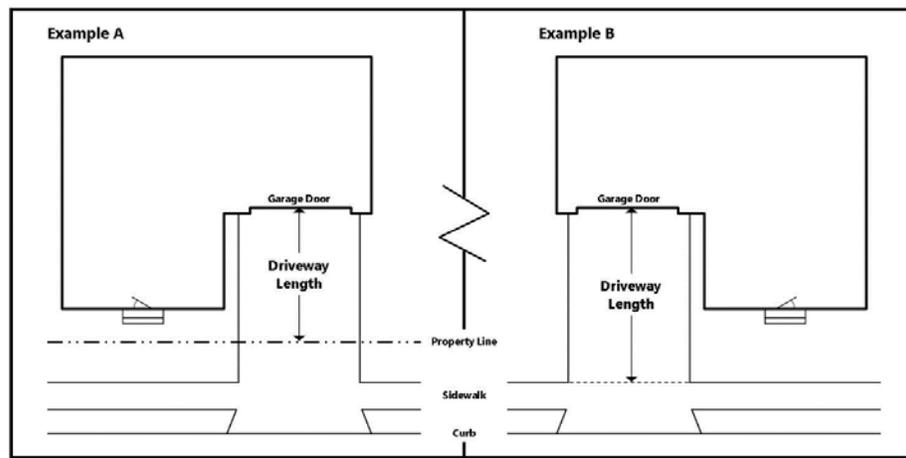
- B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:
 1. Properties receiving approval to deviate from standards according to SMC 17.38 - Supplementary Provisions.
 2. Properties obtaining variance approval in accordance with SMC 17.46 - Adjustments, Variances, and Appeals.
 3. Properties receiving modification approval in accordance with SMC 17.17 - Residential Planned Unit Developments.

(Ord. No. 1103, § 5, 2-16-2017; Ord. No. 1104, § 3.D, 6-15-2017)

17.15.130 - Residential districts parking.

- A. Off-Street Parking Required. Off-street parking shall be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.
- B. Parking Location Requirements.
 1. Required parking shall be located on the same lot as the dwelling it serves.
 2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
 3. 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 line.

FIGURE 17.38.085-1 Driveway Length Illustration



(Ord. No. 1103, § 5, 2-16-2017)

17.15.145 - Residential districts signs.

- A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Allowed Signage.

Table 17.15.145-1: Allowed Signage

	R1	R2	R3	MHR	SR
Animated Sign	X	X	X ¹	X	X
Sign Structure					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	—	—	—	—	—
Sign Type					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X ²				
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	—	—	C	—	—
Sign Illumination					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X ¹	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A ³	X	X
Externally-Illuminated	X	X	X ¹	X	X
Halo-Lighted	X	X	X ¹	X	X
Pedestrian-Oriented Video Display	X	X	—	X	X

1-Unless a bonus allowance is granted for a sign of outstanding design under SMC 17.39.145.

2-An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3-Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards.

	R1	R2	R3	MHR	SR
Number of Signs	Any	Any	Any	Any	Any
Maximum Sign Area					
Individual Sign	5 sf ¹	5 sf ¹	12 sf ^{2,3}	5 sf ¹	5 sf ¹
Total Cumulative Signage Allowed	32 sf	32 sf	40 sf	32 sf	32 sf
Maximum Sign Height					
Building Sign	16 ft ⁴	16 ft ⁴	26 ft ^{3,4}	16 ft ⁴	16 ft ⁴
Freestanding Sign	6 ft	6 ft	12 ft ³	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft ³	6 ft	6 ft
Minimum Sign Clearance					

Building Sign Projecting More than 12" from a Building	8 ft				
Sign Placement ^{5,6}					
Setback from any property line	5 ft				
Allowed Sign Duration					
Temporary Sign	45 days ⁷				
Political Sign ⁸	Until 5 days after election				
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

1-When allowed as conditional uses, the planning commission may permit individual signs no larger than 16 sq ft.

2-When allowed as conditional uses, the planning commission may permit individual signs no larger than 24 sq ft.

3-Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

4-No part of a building sign shall be higher than the highest point of the building to which it is attached.

5-No sign may be placed in a Vision Clearance Area (SMC 17.10.862).

6-Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.

7-Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

8-Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

(Ord. No. 1103, § 5, 2-16-2017)



City of Stevenson

Planning Department

(509)427-5970

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

TO: R3 District Property Owners
FROM: Ben Shumaker
DATE: December 10th, 2020
SUBJECT: R3 District Text Amendment—Public Participation Summary

This memo summarizes the 7 public involvement strategies incorporated into the Planning Commission's discussion of a Zoning Code text amendment for the R3 Multi-Family Residential District.

A-Project Website- The project website is active and continues to be updated as new information is generated. Staff has not and does not intent to track the website's analytics.

B-Online Questionnaire

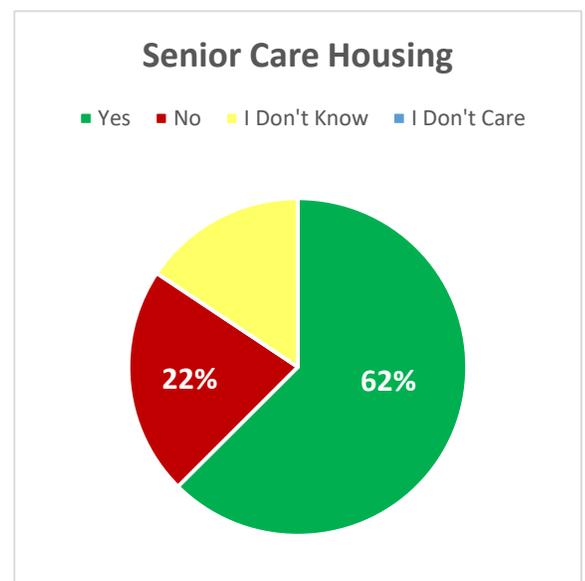
Protocols – The community questionnaire was created using www.surveymonkey.com. No paper-based questionnaire was available. A link to the questionnaire was mailed to each property owner in the R3 District. Electronic copies of the mailing were emailed to 30+ community members known by staff to own or have interest in the R3 District. The link was posted to the project-specific website created for these policy discussions. Finally, the City Facebook page publicized the questionnaire on 2 occasions. The questionnaire was available between 9/9/200 and 10/9/2020.

Questions – Five (5) multiple choice questions comprised the bulk of the questionnaire. The questions were preceded by a short explanation of each issue. Each question then offered "Yes", "No", "I don't know", and "I don't care" options as well as an open-ended option for respondents to more fully explain their answer. Two (2) open-ended questions were also available and respondents were asked for their email addresses if they desired to receive updates on the discussion. See Attachment 1.

Response Rate – The questionnaire generated 33 responses overall, however, individual questions generated between 26 and 32 answers.

Question 1 (Senior Care Housing): This question asked "Should it be easier to build senior care housing in the R3 Multi-Family Residential District?". This question was answered by 32 respondents and enjoyed the least support (62%) of the 5 policies under consideration. Those opposed to the policy made up 22% of respondents, including the most vocal opposition from questionnaire respondents, stating:

- 'While I understand the need for more senior care housing, I do not see the need to change from case by case approval "C" to automatic approval "P" on any lot in R3 areas. I would argue that it would be better to designate R1 and R2 as "C" and leave R3 as "C"'



- 'These are critical decisions that should continue to be reviewed by the Planning Commission on a case by case basis. The current review and approval process allows for public participation. It is satisfactory and appropriate.'

Question 2 (Units per Lot): This question asked "Should more housing units be allowed on properties in the R3 District?". Among the 29 respondents, this question generated the most out-right opposition (28%), while still generating 65% support. Two respondents qualified their support by stating:

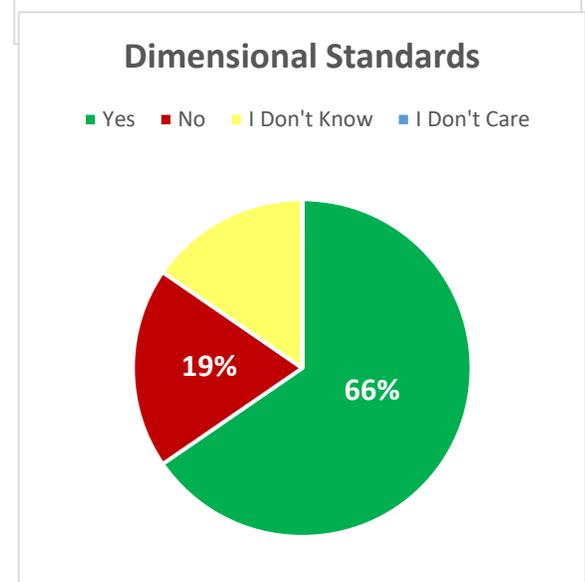
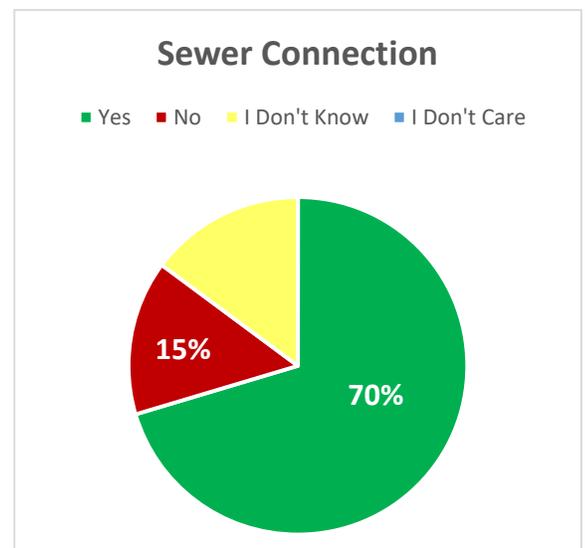
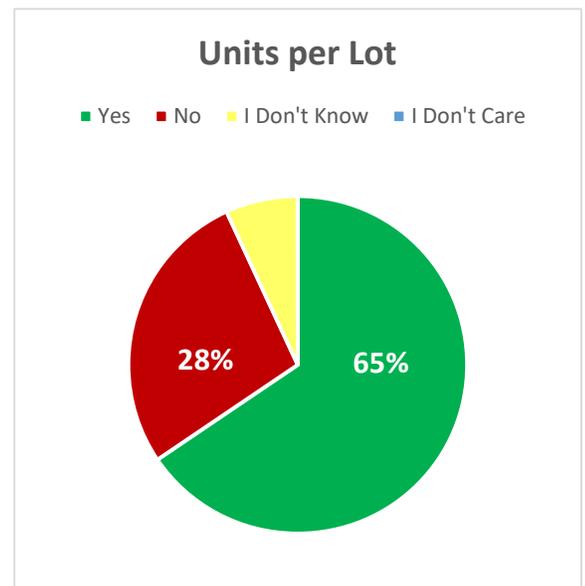
- 'Yes, but the city should move to expand the R3 areas (and the associate sewer system) into R1 and R2 areas. Existing R3 area should not be the only ones that take the brunt of inevitable growth. More affordable housing is super important, and even more important now that it appears mobile home parks are not permitted anywhere in Stevenson.'
- 'If they are town homes and not tiny homes.'

Question 3 (Sewer Connection): This question asked "Should connection to the public sewer system be required for development in the R3 District?". Twenty-seven respondents answered this question, and it was both the most supported (70%) and least opposed (15%) stand-alone policy. One open-ended response was provided:

- 'Definitely yes. The City should make long term efforts to move those who are not connected onto the sewage system.'

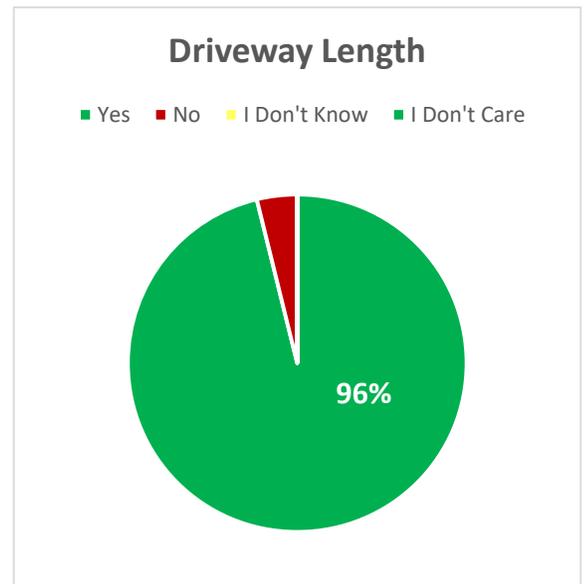
Question 4 (Dimensional Flexibility): This question asked "Should development be allowed on more portions of lots in the R3 District?". Two-thirds (66%) of the 26 respondents supported this policy stance. Opposition to the policy stance was 19%. One open-ended response was provided:

- 'Yes, but ... R3 should not take the brunt of all the changes in the town to accommodate growth, especially among lower income citizens.'



Question 5 (Driveway Length): This question asked “If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?”. This question was overwhelmingly supported (96%), with only one of the 26 respondents opposing. Staff treats this question as a dependent on Question 4, however based on the support, the City could consider this policy even if the dimensional flexibility of Question 4 is not adopted. One open-ended response took the question beyond the physical layout of housing and asked for more active policing to address this issue:

- ‘Yes. The City should not just try, but should actually avoid those situations. One example of this is on Lasher St. which has no sidewalks and the ends of large vehicles sometimes parked out into the street. Sidewalks and room for people to walk are more important in R3 areas as lower income people may be more likely to walk to stores or schools than higher income people.’



Question 6 (Contact Information): Nine (9) respondents asked to be added to the City’s email list for this policy discussion. Three (3) of these respondents were already on the email distribution list. The 6 new emails have been added.

Questions 7 & 8 (Open-Ended Experience Questions): No questionnaire respondents chose to answer these questions.

C-Facebook Posts- The City’s Facebook page has been used to share information on the City Council and Planning Commission discussion and the questionnaire. The initial post related to the Questionnaire on the City’s Facebook page generated 111 views, 16 post clicks, and 39 reactions, comments or shares. The follow-up, survey reminder post generated 112 views, 33 post clicks, and 9 reactions, comments or shares, including the following comment:

- ‘The questions seem pretty technical for the average citizen. I’m not a builder so don’t really care about how many inches of set back is best etc. how about allowing single person homes - off grid - in town.’

D&E-R3-Owner Mailout & Email Group- Six (6) of the initial 102 mailings were returned to the City by the Post Office. The mailout was also sent to 30+ community members known to have interests in the R3 District. The hard copy mailings generated 1 request for an electronic copy. As a result of these efforts, 2 email comments (Attachment 2) were submitted. These engagement strategies also led to 3 interviews with community members about development in the R3 District, its barriers and impacts. The interviews involved 2 builders with experience developing property in the district and the property manager for 2 subsidized apartment complexes in the district. Key components of the discussions involved the following topics.

Demand – Waiting lists for apartments range from 2 years (2 to 3 bedroom units) to 5 years (1 bedroom units). -

This demand is partially driven by seniors. This demand spreads beyond the apartment complexes. An estimated 60% of housing vouchers go unused in the community because of a lack of available housing.

-Rentals are getting top dollar and there are not enough of them.

Market Response – Not seeking to maximize allowable density (existing).

-Catering to retirees, who still want space even if the home is small.

-Managers are left saying “Look in Washougal, look in Washougal” when discussing housing with prospective

tenants.

-Not catering to high-end housing (e.g., Hood River townhome/condo development)

Barriers – Expense of sprinkler systems is added for construction of tri-plexes and up.

-Bank lending differs for construction of tri-plexes and up.

-Age of developers makes them risk adverse; shorter returns on investment (i.e., 1 year) are a greater priority than overall percent of return.

-Potential for market downturns limits risk-taking.

-Street requirements (both the expense and the territory required) limit development. Private streets more viable than public streets.

-Construction material costs typically increase between 10-12% per year.

-Lumber costs have jumped 64% this summer (COVID).

-Lack of up-front capital limits development possibilities.

-Up-front costs (permits, connection fees) lengthen the time period for returns on investment.

-Consumer condo financing is more available than it had been previously, but buyers still prefer to “own the dirt” (townhome, detached dwellings)

Solutions – Any construction of 1 bedroom or studio units would benefit the local housing situation, where professional staff have trouble finding housing when taking jobs in the community.

-Consider reducing water/sewer connection fees to incentivize multi-family construction.

-Keep making similar efforts as these policies.

-Better utilize the available land base of the county, where sewer systems should be extended/created.

F-Planning Commission Meetings- After implementing the above public involvement strategies the Planning Commission began holding public—remote—workshops in October and November where the policies were discussed. Three community members attending the Zoom meetings chose to add their comments. The sometimes-conflicting comments involved:

- Maintaining existing policies which act as brakes for unwanted and/or expensive growth.
- Expediting the approval of these policies to address existing demand.
- Ensuring the viability of proposals under the proposed regulations.
- Pursuing other solutions along with this policy effort with other solutions (destigmatizing/constructing public housing, prioritizing homeownership over investment property ownership, amending the Stevenson Engineering Standards, etc.)

G – SEPA Notice- The City issued a threshold determination of nonsignificance for this proposal. Comments on the threshold determination are due at 5:00pm tonight. As of this writing (Friday), no comments have been received.

Attachments:

- 1- Questionnaire Instrument
- 2- Heinze & Rutledge Emails

Increasing R3 Building Capacity

The gist of it

The City of Stevenson is considering potential changes to the zoning regulations of the R3 Multi-Family Residential District. The potential changes are proposed in response to a recent study by the Skamania County Economic Development Council (EDC). In their Skamania County Housing Needs Analysis the EDC is anticipating the need for ~2,000 new housing units over the next 20-year period. The study also found that City and County development regulations (such as the Zoning Code) combined with a lack of appropriate infrastructure limit the possibilities for the development of these homes. As a result, housing costs, utility pricing, and community frustration are all expected to increase. To address these deficiencies, the EDC's consultants have recommended several changes to the Zoning Code. The City is hoping to get your feedback on some basic policy questions prior to making a change.

The proposed changes revolve around the policy questions on the following pages.

Additional information is online at <http://ci.stevenson.wa.us/letsbuild/>

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Senior Care Housing

The state considers senior care housing based on the number of people living in a home and the type of care given, with 3 basic types:

- 1- Adult Family Home - The state requires the city to allow homes with 6 or fewer seniors in the same way it would allow any other home and anyone may build or convert a home in the R3 District to this use.
- 2- Assisted Living Facility - A home with 7 or more seniors is considered an "Assisted Living Facility", and cities have more leeway with where/how these buildings are allowed. People wanting to build or convert a home as an Assisted Living Facility would first need to prove to the Planning Commission's satisfaction that their specific proposal will not negatively impact the neighborhood.
- 3- Nursing Home - Residents of this type of senior care housing require greater medical or convalescent care or attention than the types above. The City currently treats these in the same way it treats Assisted Living Facilities, with case-by-case approval required.

The need for senior care housing is expected to increase in the near future and it has been recommended that the City be more permissive to accommodate this need. In this case, being more permissive would remove the case-by-case Planning Commission approval and allow Assisted Living Facilities and Nursing Homes on any lot within the R3 Zone.

1. Should it be easier to build senior care housing in the R3 Multi-Family Residential District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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Total Number of Homes per Lot

Multi-family housing can be built in the R3 District. The total number of units built depends on the size of the lot. Currently the City limits development to 1 unit if the lot is 4,000-5,999 square feet, then allows an additional unit for

every 2,000 square feet of property. An exception to the 4,000 square foot threshold is available for shared-wall townhomes, which can be placed on lots as small as 2,000 square feet.

The proposal would simplify the calculation by reducing the initial 4,000 threshold to the same 2,000 square feet used in other instances. In doing so it would permit an additional unit on most lots. This change is recommended to help address the community's need for smaller, more affordable housing units by providing owners more options to respond to the needs of the housing market need.

2. Should more housing units be allowed on properties in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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Utility Connections

At the state-level, multi-family development requires approximately 1/4 to 1/2 acre of property per unit in the development. The state is considering raising this amount. Locally, there are no requirements to pump or otherwise maintain multi-family septic systems. Documented public or environmental health issues would need to arise before such requirements could be made.

In Stevenson, all new development must connect to the City water system. New development is allowed on septic systems when the public sewer system is not available to a lot. As a result, multi-family development could occur in the R3 District, provided the development is not within 300' of a public sewer line. However, all properties currently designated as R3 are within 300' of a public sewer line.

The proposal would formalize the requirement for new development to connect, ensuring more units could be built per acre and protecting the public/environmental health of the community. Existing development on septic would not have to connect until the existing system fails.

3. Should connection to the public sewer system be required for development in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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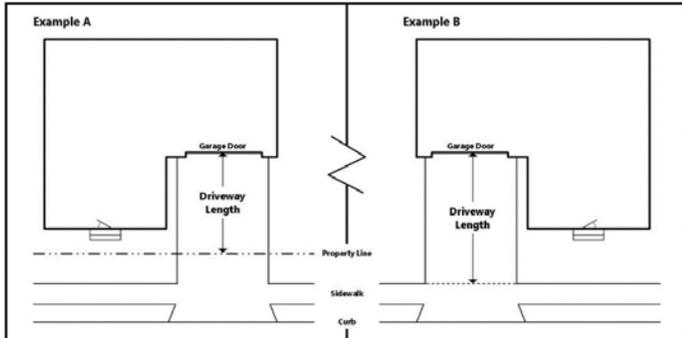
Location of Buildings

The City restricts development in the R3 District by a) requiring construction to be located specific distances from property lines (setbacks) and b) limiting the overall amount of rooftops and decks to a certain percentage of the lot (lot coverage).

These restrictions 1) are not aligned with each other, 2) lead to confusion from property owners, and 3) in the case of lot coverage, require an inordinate amount of staff time to verify.

To reduce the barriers these limitations present, the City could reduce the front setback requirement and eliminate the lot coverage limitation entirely.

In some instances development in the City involves a specific driveway length requirement to prevent parked vehicles from inhibiting pedestrian and automotive use of sidewalks and streets.



This does not currently apply to development in the R3 District, but could be considered if the front yard setback is reduced.

4. Should development be allowed on more portions of lots in the R3 District?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

5. If development should be allowed on more portions of lots, should the City try to avoid situations where vehicles in driveways block travel on sidewalks and streets?

- Yes
- No
- I don't know
- I don't care
- If you'd like to explain your answer, please do so here. _____

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6. To receive ongoing updates on this topic, please enter your email here. _____

7. If you'd like to share a specific case study of how the existing regulations of the R3 District have caused you to redesign or abandon a development proposal, please do so here. _____

8. If you'd like to share a specific case study of how the existing regulations of the R3 District have protected your neighborhood from a development or change you didn't want, please do so here. _____



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

R3 zoning Lana Heinze

Ben Shumaker <ben@ci.stevenson.wa.us>
 To: Svetlana Lebedeva <shokoladus@yahoo.com>
 Cc: Nikki Hollatz <nikkih@klickitatcounty.org>

Mon, Oct 12, 2020 at 9:46 AM

Received. Thank you, Svetlana.

I will:

- A-Add your email address to the project specific distribution list,
- B-Provide your email (together with this response) to the Planning Commission for consideration at tonight's meeting,

To answer your specific questions:

1-I am copying this response to the Skamania County Environmental Health Department to discuss how these changes might interact with existing septic systems. My understanding is the proposal would not add any additional regulatory requirement. The current regulation allows existing systems are allowed to continue, however, if they fail then connection to the public sewer system is required so long as there is a public line within 300' of the building (which appears to be the case for your property on Lutheran Church Road). Connection is the responsibility of the homeowner.

2-No maximum lot size is currently proposed. The proposed minimum lot size is 2,000, which would facilitate division/development of your property.

3-The increased maximum lot coverage would apply to all lots in the R3 District, yours included.

4-Coverage of lots would necessarily exclude all areas within setbacks (including driveways) and 100% coverage would not be possible (i.e., no development could violate the maximum standard). Your question does show an unnecessary confusion in the regulations, and I will be recommending a change to the discussion draft to use "n/a" instead of "100%" in the table.

The Zoom meeting can be accessed as follows:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83482269900>

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 834 8226 9900

International numbers available: <https://us02web.zoom.us/j/83482269900>

Looking forward to discussing this more tonight,

BEN SHUMAKER

-----Original Message-----

From: 'Svetlana Lebedeva' via planning [mailto:planning@ci.stevenson.wa.us]

Sent: Sunday, October 11, 2020 9:54 PM

To: planning@ci.stevenson.wa.us

Subject: R3 zoning Lana Heinze

To whom it may concern:

ATTN: Ben Shumaker Planning Director City of Stevenson, Washington

Dear Ben,

This is Lana Heinze (293 NE Lutheran Church Rd.) reaching out to you with regard to a letter I received about R3 zoning changes. I have some specific questions I need clarified:

- 1) My home was built in the 60's and runs perfectly well on a regularly-maintained septic system. I understand my existing setup will remain grandfathered in while new units will receive city sewer. If the new developments are unable to respect my current setup, I am requesting a timeline for when and how you plan to install the appropriate changes to my property.
- 2) What are the maximum and minimum lot sizes for the planned community? Will I have the option of dividing & developing my 1 acre lot?
- 3) I received a letter on September 10, 2020 suggesting that in the newly planned community, a lot may be 100% covered by a building. Does this apply

to my R3 lot as well if/when you migrate my lot to public sewer as well?

4) Just a logistics question: how do you measure 100% building coverage on a lot that requires a 20-foot driveway?

My understanding is that there is a planning meeting on Monday, October 12, 2020 on Zoom. I have not yet received the details for joining my community's meeting. I am requesting you forward the details to me at shokoladus@yahoo.com or text me instructions at 858-699-9502 so that I'm given a fair opportunity to learn about impending changes to my neighborhood.

Thank you for your time and consideration, Lana Heinze



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

My concerns regarding proposed zoning changes

Karen Rutledge <bakerkm@gmail.com>

Mon, Oct 12, 2020 at 2:32 PM

To: Ben Shumaker <ben@ci.stevenson.wa.us>, planning@ci.stevenson.wa.us

Dear Ben and Planning Commission members,

I have concerns regarding the proposed zoning changes. They are:

1. The map provided in the packet is not clear and it is impossible to find individual streets on it.
2. We want to be assured that any increase in density will not take away a home owner's right to put an individual house on any lot that now allows for this.
3. A traffic study is slated to be done in the near future. Wouldn't it make more sense to have this traffic study completed before making zoning changes? In our neighborhood, we have neighbors who already are being told that access from certain vacant lots for single family homes can be problematic, depending on where the driveways are built. It doesn't make sense to add density before this traffic study is completed.
4. I understand that the city is eager to get a grant next year that is tied to these zoning changes. Still, your process feels rushed here, and I have concerns that with COVID 19 and the precautions necessary there, that the important public input phase will be lacking. In addition, the materials I've seen so far on this matter are difficult to decipher. For example, it is hard for citizens to understand how this will directly affect them (*especially with the map not being clear*).

Thank you for considering these points.

Karen Rutledge