

AGENDA
CITY OF STEVENSON COUNCIL MEETING
September 20, 2018
6:00 PM, City Hall

1. CALL TO ORDER/PRESENTATION TO THE FLAG: Mayor to call the meeting to order, lead the group in reciting the pledge of allegiance and conduct roll call.

2. CHANGES TO THE AGENDA: *[The Mayor may add agenda items or take agenda items out of order with the concurrence of the majority of the Council].*

3. CONSENT AGENDA: The following items are presented for Council approval. *[Consent agenda items are intended to be passed by a single motion to approve all listed actions. If discussion of an individual item is requested by a Council member, that item should be removed from the consent agenda and considered separately after approval of the remaining consent agenda items.]*

- a) **Minutes** of August 9, 2018 City Council Meeting. (p 5)
- b) **Water Adjustment** - Pam Carlisle (meter No. 303800) requests a water adjustment of \$119.73 for a leaky toilet that has since been repaired.
- c) **Water Adjustment** - Steven Oliva (meter No. 509170) requests a water adjustment of \$651.91 for a leak in his irrigation system that has since been repaired.
- d) **Water Adjustment** - Harry Schumacher (meter No. 200400) requests a water adjustment of \$148.70 for a leaky toilet that has since been repaired.
- e) **Liquor License Renewal** - El Rio Texicana (#078502)
- f) **Special Occasion Liquor License Application** - Skamania County Chamber of Commerce at the Hegewald Center for the Roosevelt Dinner on October 13, 2018 from 5:30-9:30pm.
- g) **Approve Proclamation Designating September 2018 as Childhood Cancer Awareness Month** (p 11)

4. PUBLIC COMMENTS: *[This is an opportunity for members of the audience to address the Council. If you wish to address the Council, please sign in to be recognized by the Mayor. Comments are limited to three minutes per speaker. The Mayor may extend or further limit these time periods at his discretion. The Mayor may allow citizens to comment on individual agenda items outside of the public comment period at his discretion.]*

5. PUBLIC HEARINGS: *[Advertised public hearings have priority over other agenda items. The Mayor may reschedule other agenda items to meet the advertised times for public hearings.]*

- a) **6:15pm - 2018 Budget Amendment** - City Administrator Leana Kinley will present Ordinance 2018-1126 amending the 2018 budget for public comment, discussion and council consideration. The detailed budget report is attached. (p 12)

6. OLD BUSINESS:

- a) **Approve Chinidere Phase I-IV Extension** - The property owners for phases I-IV of the Chinidere Mountain Estates Subdivision request an extension of the Development Agreement. Prior to council adoption of the extension, the city needs to hold a Public Hearing. An extension for one month will be presented until a Public Hearing can be held at the October 18, 2018 council meeting on the longer 5-year extension. (p 39)
- b) **Approve Contract Amendment with Wallis Engineering** - Public Works Director Eric Hansen requests approval of the attached contract amendment in the amount of \$147,851 with Wallis Engineering for the design work on the Russell Avenue project. (p 40)
- c) **Sewer Plant Update** - Public Works Director Eric Hansen will provide an update on the Stevenson Wastewater Project and the Compliance Schedule. (p 72)

7. NEW BUSINESS:

- a) ***Award CERB Project** - Staff has reviewed and selected a recommended contractor for the CERB Feasibility project. The amount of the contract will not exceed \$67,000.
- b) **Liquor License Application** - The Cannabis Corner (North Bonneville Public Development Authority) for 25 NE 2nd St (#413897)
- c) **Preliminary 2019 Budget** - City Administrator Leana Kinley will present the 2019 budget calendar, proposed 2019 cost of living adjustment and preliminary 2019 budget for council discussion. The memo and detail for the 2019 budget will be presented at the council meeting. (p 76)
- d) **Planning Commission Appointment** - The Planning Commission is recommending City Council appoint Auguste Zettler to fill position #4, which was vacated by the resignation of Chris Ford.
- e) **Approve Ordinance 2018-1123 Amending the Critical Areas Code** - Community Development Director Ben Shumaker will present the ordinance for council consideration. (p 80)
- f) **Approve Waterfront Amenities Contract Amendment** - The Port of Skamania County requested an amendment to the tourism funds contract for Waterfront Amenities. Their request, original contract and the amendment are enclosed in the packet. (p 237)

- g) Discuss Broadband Project Update** - Kimberly Pearson, Broadband Project Intern, submitted the enclosed memo as an update to council on the status of the project and steps that need to be taken to move forward. Her time at the city has ended. Ben Shumaker will be able to answer questions council may have regarding the project. (p 248)

8. INFORMATION ITEMS:

- a) 2017 Audit Report** - The 2017 Financial Statements and Accountability Audit reports from the Washington State Auditor's Office are completed and a link to the reports can be found on the city's website at <http://ci.stevenson.wa.us/government/administrative-services/finance/>.
- b) Sheriff's Report** - A copy of the Skamania County Sheriff's Report for August, 2018 is attached for council's review. (p 252)
- c) Chamber of Commerce Activities** - The attached report describes some of the activities conducted by the Skamania County Chamber of Commerce in August, 2018. (p 263)
- d) Planning Commission Minutes** - Minutes are attached from the 6/11/18 and 8/13/18 Planning Commission meetings. (p 266)
- e) Municipal Court Cases Filed** - A summary of Stevenson Municipal Court cases recently filed is attached for council's review. (p 275)
- f) Customer Appreciation** - Attached is a letter from a resident regarding the work completed by city staff on NW Roosevelt. (p 276)
- g) *Water System Update** - Karl Russell has prepared information regarding the SCADA update on the water system and current projects being worked on. (p 277)

9. CITY ADMINISTRATOR AND STAFF REPORTS:

- a) Eric Hansen, Public Works Director
- b) Ben Shumaker, Community Development Director
- c) Leana Kinley, City Administrator

10. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

- a)** August 2018 payroll & September 2018 A/P checks have been audited and are presented for approval. August payroll checks 12687 and 12738 thru 12755 total \$99,696.74 which includes eleven direct deposits, one EFTPS and two ACH payments. Check 12687 included in the August payroll is a correction for Jul payroll. A/P Checks 12734 thru 12828 total \$242,966.28 which includes two ACH payments. The A/P Check

Register and Fund Transaction Summary are attached for your review. Detailed claims vouchers will be available for review at the Council meeting. (p 284)

No investment purchases in August 2018.

11. MAYOR AND COUNCIL REPORTS:

12. ISSUES FOR THE NEXT MEETING: *[This provides Council Members an opportunity to focus the Mayor and Staff's attention on issues they would like to have addressed at the next council meeting.]*

13. ADJOURNMENT - Mayor will adjourn the meeting.

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UPCOMING MEETINGS AND EVENTS:

- October 18, Regular City Council Meeting
- October 19-20, Council Strategic Planning Retreat
- October 23-25, IACC

MINUTES
CITY OF STEVENSON COUNCIL MEETING
August 09, 2018
6:00 PM, City Hall

1. CALL TO ORDER/PRESENTATION TO THE FLAG: Mayor Scott Anderson called the meeting to order at 6:00 p.m., lead the group in reciting the pledge of allegiance and conducted roll call.

Excused Absence - Amy Weissfeld was excused at the July 19th council meeting.

PRESENT: Councilmember Robert Muth, Councilmember Paul Hendricks, Councilmember Jenny Taylor

ABSENT: Councilmember Amy Weissfeld, Councilmember Mark Peterson

2. CHANGES TO THE AGENDA: None

3. CONSENT AGENDA: The following items were presented for Council approval.

a) **Minutes** of July 19, 2018 City Council Meeting.

b) **Water Adjustment** - Hood Creek (Subway/Windermere, Meter No. 200100) requested a water adjustment of \$365.56 for two leaky toilets which they have since repaired.

MOTION to approve the consent agenda made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Hendricks, Councilmember Taylor

4. PUBLIC COMMENTS:

Stevenson resident Mary Repar complimented the meeting packages and commented that they are big. She suggested displaying the packet electronically at the meeting so the public can go through it as the council goes through it.

5. OLD BUSINESS:

a) **Sewer Plant Update** - Public Works Director Eric Hansen provided an update on the Stevenson Wastewater System and the Compliance Schedule.

He stated that the council can expect BOD samples by the end of the month. He explained that the biggest influent samples at the plant are significantly lower than the

samples from the lab. The next step is to take the samples to a third-party lab. He shared no ideas on what caused this discrepancy.

Hansen explained further that the Department of Ecology is allowing us to haul the solids to Vancouver for disposal until the end of the month. He is looking for a usable way to deal with solids moving forward and has reached out to a few plants and places regarding hauling procedures.

Hansen noted an error in the packet and clarified that the city is not currently processing the solids down to a Class B but are working on it.

6. NEW BUSINESS:

a) Approve Contract with Wallis Engineering - Public Works Director Eric Hansen requests approval of the attached contract with Wallis Engineering for pre-design work on the Russell Avenue project in the amount of \$53,685.75. Additional documentation to support the subcontractor's work was presented at the meeting.

Hansen explained that this allows Wallis Engineering to get started on the agreed timeline and allows the city to get the ball rolling with setting up the initial meeting with Washington State Department of Transportation. It also allows Wallis to provide a conceptual drawing to put on display at fair booth this month. The corrected actual cost will be \$53,704.44 for design not labor

MOTION to approve the contract with Wallis Engineering in the amount of \$53,704.44 made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Hendricks, Councilmember Taylor

b) Approve Chinidere Phase IV Extension - The property owner for Phase IV of the Chinidere Mountain Estates Subdivision requested an extension of the Development Agreement for five years. Council can extend the agreement "upon a showing of good cause...". The request and a copy of the development agreement was attached in the council packet.

Community Development Director Ben Shumaker explained that the city granted an extension last year for five years with interim timelines to meet in order to keep progressing toward the five-year timeline. At this time, phase 4 hasn't been met and they are asking for an extension but, overall, are staying on track for the five-year deadline. The original interim steps stated that they would submit initial engineering by fall of this year and complete in winter of next year and they're asking for an extension of that time frame. The staff didn't see any reason not to extend after review.

Phase 4 does not include a bond. City Attorney Ken Woodrich explained that a bond isn't necessary until they are ready to develop a subdivision, whereas now, the council would just be giving them more time to complete necessary steps.

Shumaker to ask for a redline version of the modified development agreement to submit to council at the September meeting as well as a request for phases 1-3.

MOTION to approve the extension pertaining to phase 4 to amend development agreement as requested by applicant made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Hendricks, Councilmember Taylor

c) Approve Deed Restriction - City Administrator Leana Johnson requested approval of the attached deed restriction for a waterline connection for Mr. and Mrs. Combs on the property adjacent to 533 NE Major St.

Johnson explained that they have not yet decided to go this route or to install a water line but this keeps their options open. Staff will not sign off until all needs are met.

MOTION to approve deed restriction made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Hendricks, Councilmember Taylor

7. INFORMATION ITEMS:

a) WSU Vancouver Opioid Report - A link to reports regarding community discussions about the Opioid epidemic was attached.

b) Chamber of Commerce Activities - An attached report describes some of the activities conducted by Skamania County Chamber of Commerce in July, 2018.

c) Sheriff's Report - A copy of the Skamania County Sheriff's report for July, 2018 was attached for council's review.

d) Municipal Court Cases Filed - A summary of Stevenson Municipal Court Cases recently filed was attached for Council's review.

8. CITY ADMINISTRATOR AND STAFF REPORTS:

a) Eric Hansen, Public Works Director

Hansen shared that there is interest for the wastewater treatment plant designs, with up to eight consult firms having already asked for tours and one asked for a sample (for free). One package plant that has come in so far at over \$7 million and stated that there will be more to come at the next council meeting.

Public Works is getting ready for the fair by painting the crosswalks and other street lines. WSDOT will come in to complete State Route 14 but the timelines is to be determined. They have striped but still need to paint parking delineation.

A 10x10 canopy with a table and a signup sheet was provided to council for volunteer hours at the fair.

Hansen explained that he is scheduled to speak on managing high stream wastewater at an upcoming Pacific NW conference.

The radar signs data over the last 31 days averaged over 6,000 vehicles per day entering Stevenson on the east end and 2,000 per day on west. Hansen shared that these numbers are consistent with previous years. The average speed was 33 on the east end and 27 on the west. Anderson noted other models of radar signs that are available, which use LED lights rather than amber, monitor traffic speeds on both incoming and outgoing, and are portable so do not require installation costs. Additionally, he noted models that can be put on a car and ran off of the car battery.

b) Ben Shumaker, Community Development Director

The Planning Commission meets next Monday. They will be interviewing four candidates to fill one vacancy. Council can expect a request for appointment at the September meeting. Additionally, the commission will be looking at the restoration portion of the Shoreline Management Program (SMP) and the shipping container moratorium.

An application for a variance in the downtown zone will be reviewed by the Board of Adjustment on the 20th of this month.

Shumaker also shared that the county and staff will be attending a workshop regarding the plaza project, as requested by the county.

Last, the Critical Areas Ordinance is at day 58 of 60 for state comment and more information will be provided at the next meeting.

c) Leana Johnson, City Administrator

Johnson introduced Mary Corey, the new city Deputy Clerk/Treasurer 1, who will be replacing Candace Ford. Corey comes from Montana with experience in the field.

Johnson also noted the number of signs on both ends of town advertising events and explained that there was previous ask for a gateway sign to showcase all events and avoid clutter. Funding may be sought out in 2019 and Johnson will talk to the Stevenson Business Association about changing/updating the sign throughout the year.

The council retreat times for the dates selected: October 19th from 1:00-4:30 p.m. and October 20th from 9 a.m.-5 p.m. Continental breakfast items will be provided as well as a full lunch.

The audit is currently ongoing and minor policy updates are to be expected.

The logging appears to be completed.

Staff to meet with the Board of County Commissioners regarding the plaza project and the fire hall project. The kick off meeting for the fire hall will be held Friday with representatives from the county.

Johnson is also working on an article for the Skamania Pioneer in response to the article that came out a few weeks ago regarding funding for the wastewater project, as well as a letter to editor, stating that the project would be funded through taxes.

The county is working on a conveyance for Wind River Nursery and is requesting a letter of support from agencies. Johnson explained that the benefit is that they would acquire some water rights, although what exactly is still to be determined. The county has not explained what they want it for but they are finalizing a strategic plan and eliciting community leaders and will then hold public hearings. The council requested more information about what the land will be used for before giving a letter of support. The council also suggested asking a representative to come to a future council meeting to present to answer questions.

d) Kimberly Pearson, Intern

Pearson explained that the Broadband Team will meet September 4th to discuss strategies. The team currently has 8-12 members, including city staff, representatives from the Port and Washington Gorge Action Program, as well as representatives from fields such as economic development, education and health. The first meeting is part of the visioning phase.

9. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

a) July 2018 payroll & August 2018 A/P checks have been audited and were presented for approval. July payroll checks 12673 thru 12686 total \$96,485.09 which includes ten direct deposits, one EFTPS and two ACH payments. Check 12687 will be included in the August payroll. A/P Checks 12688 thru 12733 total \$121,549.94 which includes two ACH payments. The A/P Check Register and Fund Transaction Summary were attached for review. Detailed claims vouchers were available for review at the Council meeting.

No investment purchases in July 2018.

MOTION to approve vouchers made by Councilmember Muth, Seconded by Councilmember Hendricks.

Voting Yea: Councilmember Muth, Councilmember Hendricks, Councilmember Taylor

10. MAYOR AND COUNCIL REPORTS:

Anderson commented on the newspaper article, the facts were correct but inflammatory. The city will work on being proactive on providing what we're doing, on what information is correct and how hard council and staff are working to make the best decisions. He is requesting to council to put best foot forward, explain were trying to do the best that we can with what we have.

Second, the preliminary template is complete for a homework packet that will be sent out prior to the retreat. This is to get council thinking on how we've done on work in the last year as well as looking forward for the next 5-10 years. Please give it some thought and take the time to fill it out.

11. ISSUES FOR THE NEXT MEETING: None

12. ADJOURNMENT - Councilmember Taylor made a motion to adjourn and Mayor Anderson adjourned the meeting at 6:50 p.m.

_____ approved; _____ approved with revisions

Scott Anderson, Mayor

Date

Minutes by Claire Baylor

Proclamation Designating September 2018 as Childhood Cancer Awareness Month

WHEREAS, each year in the United States more than 15,000 children from birth to 19 years old were diagnosed with cancer, equal to about 42 childhood cancer diagnoses each day; and

WHEREAS, each year worldwide, there are more than 300,000 new childhood cancer diagnoses, equal to about every 3 minutes a family will hear the words ‘Your child has cancer’; and

WHEREAS, although the five-year survival rate for childhood cancers has reached 80 percent, nearly 2,000 American children under the age of nineteen still die each year from cancer, making it the leading killer of children by disease; and

WHEREAS, those that do survive will face at least one chronic health condition later on in life – not limited, but including – heart, liver, lung damage, infertility, secondary cancers and growth deficits; and

WHEREAS, the causes of childhood cancer are largely unknown and more studies are needed to understand which treatments work best for children; and

WHEREAS, cancer treatment for children often must differ from traditional adult treatments to take into account children’s developmental needs and other factors; and

WHEREAS, children including Layla Beckstrand are among the hundreds of children being treated for cancer in Washington State; and

WHEREAS, Washington is a caring state and Stevenson, Washington is a community that supports children and families;

NOW, THEREFORE, I, Scott Anderson, Mayor of the City of Stevenson, on behalf of the Stevenson City Council, do hereby proclaim September 2018 as:

CHILDHOOD CANCER AWARENESS MONTH

Adopted this 20th day of September, 2018.

Scott Anderson, Mayor



Stevenson

Leana Johnson, City Administrator

Phone (509)427-5970
FAX (509) 427-8202

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

To: Stevenson City Council
From: Leana Johnson, City Administrator
RE: 2018 Budget Amendment
Meeting Date: September 20, 2018

Executive Summary:

Through the course of 2018 there have been projects added and changes in revenues and expenditures that necessitate a budget amendment. Overall the ending cash balances for Tourism, Timber Harvest and Water/Sewer Funds have decreased and the General, Street, Capital Improvements and Equipment Services funds all have increased over the initial budget.

Overview of Changes:

A summary of changes is listed in the chart below and additional details follow the chart.

Joint Emergency Facilities Fund:

This fund has been reopened for the new fire hall project. The transfers in come from the General Fund and the expenses cover the cost of the current contract with Mackenzie (\$81,490) and the cost of a survey and geotechnical report (\$16k).

Russell Avenue Fund:

This is a new fund that currently covers the costs associated with the design phase of the project. The 2018 costs are listed and of that \$125k is reimbursable through STP. There is no word yet regarding the TIB grant, which would cover a portion of the city's matching funds requirement for the construction phase of the project. The transfers in are the city's portion of the project.

Wastewater System Improvement Fund:

This new fund is for the various projects that encompass the wastewater system improvements. Included in the current revenues are the DOE loan for Value Planning (\$60k), the CERB Feasibility Study (\$50k), and the transfer in from the water/sewer fund for the city's match portion of the CERB grant (\$16,667). The expenses are for the CSI contract for Value Planning (\$57,460), the cost of hosting the workshop (\$610) and the estimated cost for the feasibility study (\$66,667). The budget for this fund will be amended as additional grants and contracts come in.

Revenues:

- All of the beginning cash balances have changed. The Kanaka Creek and Gropper Road projects are negative since they were waiting on funds to be reimbursed.
- General Fund: Added the \$96k grant received for the Fire Command Vehicle.
- Street Fund: Added the Relight WA grant (\$118,298) for replacing city street lights with LEDs.
- Timber Harvest Fund: Decreased based on amount received from prior years (\$1,018,490).
- Kanaka Creek Road Fund: Increased based on reimbursement received and transfers in needed to close-out the project.



Stevenson

Leana Johnson, City Administrator

Phone (509)427-5970
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7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

- Gropper Road Sidewalk Fund: Decreased reimbursement due to amount actually received. Increased transfers in needed to close-out project.
- Water/Sewer Fund: Water Revenue expectations decreased due to decreased rate projections.

Expenses:

- General Fund: Increased cost to requested amount of Fire Command Vehicle (\$71k).
- Street Fund: Increased cost to Relight WA grant contract (109,077), transfers out to Kanaka Creek and Gropper projects (\$28,759) and transfer out to Russell project (\$25k).
- Tourism Funds: Increased to remove of Joan Mason Kinetic Sculpture project (\$2k) and add X-Fest (\$1k), BOTG Kitefest (\$3k), Leavens Point increase (\$11.4k) and Waterfront Park Enhancements (\$155k).
- Timber Harvest: Decreased expenses based on reduction of area logged.
- Kanaka Creek Road Fund: Increased to actual costs (\$782).
- Gropper Road Sidewalk: Decreased to actual costs (\$1,433).
- Water/Sewer Fund:
 - Increased Water permitting based on actual costs (\$2k)
 - Decreased Base Res. Re-roofing based on actual costs (\$20,968)
 - Increased Fixed Asset costs for SCADA improvements (\$40k)
 - Increased WW testing costs due to increase in training (\$1,750)
 - Increased WW collections labor costs due to downspout inspections (\$36k)
 - Increased WW Supplies costs due to needed repairs for bar screens (\$9k), diffusers (\$3k), rotor gearboxes (\$5,500), and pump repair (\$8,300)
 - Decreased WW Lining costs based on actuals (\$7k)
 - Increased WW Sludge Hauling costs (\$48k)
 - Decreased WWTP Operations labor due to delay in hiring FTE (\$70k)
 - Increased Operations Contract to add WSI WWTP Operations Audit (\$13,400) and added Jacobs contract costs (\$11k)
 - Increased Equipment Rental costs based on increased time spent in WW (\$15k)
 - Added WW Sampling costs for ongoing BOD testing (\$50,070)
 - Added Transfer Out to WW System Upgrades for CERB grant match (\$16,667)

**CITY OF STEVENSON, WASHINGTON
ORDINANCE NO. 2018-1126**

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF STEVENSON,
WASHINGTON, FOR FISCAL YEAR 2018**

Whereas, City Council of the City of Stevenson has reviewed its original 2018 budget and changes in its revenue sources and expenditure requests and has determined that changes to the 2018 budget are appropriate; and

Whereas, the proposed budget amendments do not exceed the lawful limit of taxation allowed by the law to be levied on the property within the City of Stevenson for the purposes set forth in the budget, and the estimated expenditures set forth in the budget being necessary to carry on the government of the City of Stevenson for the fiscal year and being sufficient to meet the various needs of the City during the fiscal year.

NOW, THEREFORE, the City Council of the City of Stevenson do hereby ordain as follows:

Section 1. The budget for the City of Stevenson, Washington for the year 2018 as amended is hereby adopted in its final form and content.

Section 2. Estimated resources, including cash balances for each separate fund of the City of Stevenson, for all such funds combined for the year 2018 are set forth in summary below and are hereby appropriated for expenditure at the fund level during the year 2018 as set forth in the 2018 Fiscal Year Budget as attached Exhibit A:

THIS ORDINANCE SHALL TAKE EFFECT and be in force five (5) days after its publication according to law.

PASSED BY THE CITY COUNCIL this 20th day of September, 2018

Scott Anderson, Mayor

APPROVED AS TO FORM:

ATTEST:

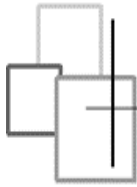
Kenneth B. Woodrich, PC
City Attorney

Leana Kinley, City Clerk

Exhibit "A"

		Budgeted Resources					Budgeted Appropriations				
Fund No.	Name	Estimated Beginning Cash	Estimated Revenues	Transfers In	Total Budgeted Resources	Budgeted Expenditures	Transfers Out	Estimated Ending Cash	Total Appropriations		
001	General Fund	4,160,280	884,175	-	2,044,455	1,142,077	-	902,378	2,044,455		
100	Street Fund	20,389	324,615	-	345,005	297,720	-	47,285	345,005		
103	Tourism Promotion	414,889	417,000	-	831,889	511,699	-	320,190	831,889		
300	Capital Improvements Fund	54,748	20,000	-	74,748	-	-	74,748	74,748		
301	Timber Harvest	511,405	2,621,515	-	3,132,920	1,164,645	-	1,968,275	3,132,920		
306	Kanaka Creek Road	-	62,000	-	62,000	62,000	-	-	62,000		
308	Gropper Road Sidewalk	-	12,000	-	12,000	12,000	-	-	12,000		
400	Water / Sewer Fund	375,583	1,320,915	-	1,696,498	1,255,150	-	441,348	1,696,498		
500	Equipment Service Fund	55,538	120,500	-	176,038	149,176	-	26,862	176,038		
		2,592,833	5,782,720	-	8,375,553	4,594,467	-	3,781,086	8,375,553		
		Budgeted Resources					Budgeted Appropriations				
Fund No.	Name	Estimated Beginning Cash	Estimated Revenues	Transfers In	Total Budgeted Resources	Budgeted Expenditures	Transfers Out	Estimated Ending Cash	Total Appropriations		
001	General Fund	1,442,106	980,175	-	2,422,281	1,213,077	97,490	1,111,714	2,422,281		
100	Street Fund	142,413	442,913	-	585,326	406,797	53,759	124,770	585,326		
103	Tourism Promotion	529,000	417,000	-	946,000	680,099	-	265,901	946,000		
300	Capital Improvements Fund	70,602	20,000	-	90,602	-	-	90,602	90,602		
301	Timber Harvest	1,052,035	1,603,025	-	2,655,060	741,814	-	1,913,246	2,655,060		
303	Joint Emergency Facilities	-	-	97,490	97,490	97,490	-	-	97,490		
306	Kanaka Creek Road	(71,435)	129,633	4,584	62,782	62,782	-	-	62,782		
308	Gropper Road Sidewalk	(20,498)	6,890	24,175	10,567	10,567	-	-	10,567		
309	Russell Avenue	-	123,000	25,000	148,000	148,000	-	-	148,000		
310	Wastewater System Improv.	-	110,000	16,667	126,667	124,737	-	1,930	126,667		
400	Water / Sewer Fund	391,789	1,223,415	-	1,615,204	1,360,402	16,667	238,135	1,615,204		
500	Equipment Service Fund	67,484	120,500	-	187,984	149,176	-	38,808	187,984		
		3,603,496	5,176,551	167,916	8,947,963	4,994,941	167,916	3,785,106	8,947,963		

Key: ~~Strikethrough~~ means repealed. **Bold** means new.



Estimated Revenue Summary

Account Number	Description	Budget 2018	Actual Thru 9.19 2018
001-000-000-308-10-00-00	Reserved Cash - Fire Truck	\$325,000.00	\$325,000.00
001-000-000-308-10-00-01	Reserved Cash - Unemployment	\$33,413.82	\$33,413.82
001-000-000-308-10-00-02	Reserved Cash - Custodial	\$54,546.82	\$54,546.82
001-000-000-308-10-00-03	Reserved Cash - Fire Equip	\$7,298.40	\$7,298.40
001-000-000-308-80-00-00	Unreserved Cash & Investments	\$1,021,846.80	\$1,021,846.80
	001-000-000-30 Total	\$1,442,105.84	\$1,442,105.84
001-000-000-311-10-00-00	General Property Tax	\$452,000.00	\$284,401.23
001-000-000-313-11-00-00	Sales Tax	\$230,000.00	\$167,742.90
001-000-000-313-71-00-00	Local Criminal Justice Tax	\$15,000.00	\$13,049.45
001-000-000-316-43-00-00	Natural Gas Utility Tax	\$15,000.00	\$17,141.46
001-000-000-316-45-00-00	Garbage Utility Tax	\$6,000.00	\$6,305.27
001-000-000-316-46-00-00	Cable TV Utility Tax	\$3,000.00	\$2,876.17
001-000-000-316-47-00-00	Telephone Utility Tax	\$15,000.00	\$10,812.34
001-000-000-317-20-00-00	Leasehold Tax	\$14,000.00	\$14,932.88
001-000-000-317-21-00-00	Rock Cove ALF In-Lieu Tax	\$0.00	\$1,652.75
	001-000-000-31 Total	\$750,000.00	\$518,914.45
001-000-000-321-99-01-00	Business Licenses	\$1,400.00	\$1,830.00
001-000-000-321-99-02-00	Peddlers & Solicitors Permit	\$0.00	\$15.00
001-000-000-321-99-03-00	Vacation Rental Licenses	\$500.00	\$1,800.00
001-000-000-322-10-00-00	Building Permits	\$45,000.00	\$33,481.94
001-000-000-322-90-00-00	Other Permits	\$0.00	\$0.00
	001-000-000-32 Total	\$46,900.00	\$37,126.94
001-000-000-334-03-10-00	Shoreline Master Plan Grant DOE	\$0.00	\$0.00

001-000-000-334-03-10-01	DOE Spills Grant	\$96,000.00	\$0.00
001-000-000-334-04-21-00	WA Dept of Commerce Critical Areas Ord Grant	\$0.00	\$0.00
001-000-000-335-00-91-00	PUD Privilege Tax (in Lieu)	\$11,000.00	\$0.00
001-000-000-336-06-21-00	Criminal Justice - Low Population	\$1,000.00	\$750.00
001-000-000-336-06-25-00	Criminal Justice - Contracted Services	\$2,500.00	\$2,078.76
001-000-000-336-06-26-00	Criminal Justice - Special Programs	\$1,653.60	\$1,217.95
001-000-000-336-06-42-00	Marijuana Excise Tax	\$546.00	\$1,477.38
001-000-000-336-06-51-00	DUI/Other Crim Justice Assist	\$200.00	\$172.97
001-000-000-336-06-94-00	Liquor Excise Tax	\$7,675.20	\$5,747.33
001-000-000-337-40-00-00	Private Harvest Tax	\$0.00	\$8.90
	001-000-000-33 Total	\$120,574.80	\$11,453.29
001-000-000-341-81-00-00	Printing/Photocopy Services	\$0.00	\$10.00
001-000-000-342-21-00-00	Fire District II Fire Control	\$40,000.00	\$27,362.08
001-000-000-345-83-00-00	Planning Fees	\$4,500.00	\$2,335.00
001-000-000-345-83-01-00	N Bonn Bldg Inspect Reimburse	\$3,000.00	\$4,661.66
001-000-000-345-83-02-00	Skamania County Reimbursement	\$0.00	\$1,205.89
001-000-000-345-83-03-00	Bingen Bldg Inspect Reimbursement	\$0.00	\$0.00
	001-000-000-34 Total	\$47,500.00	\$35,574.63
001-000-000-353-10-00-00	Traffic Infractions/Parking	\$2,500.00	\$3,906.78
001-000-000-353-70-00-00	Non-Traffic Infractions	\$50.00	\$29.27
001-000-000-355-20-00-00	DUI Fines	\$1,000.00	\$988.53
001-000-000-355-80-00-00	Criminal Traffic Fines	\$1,000.00	\$1,130.05
001-000-000-356-90-00-00	Criminal Non-Traffic Fines	\$500.00	\$718.75
001-000-000-357-36-00-00	NSF Fees/Collection Agency Interest	\$0.00	\$0.00
001-000-000-357-37-00-00	Court Cost Recoupments	\$5,000.00	\$5,080.49
	001-000-000-35 Total	\$10,050.00	\$11,853.87
001-000-000-361-11-00-00	Interest Income/General Fund	\$5,000.00	\$5,188.00
001-000-000-361-40-00-00	Sales Tax Interest	\$150.00	\$397.93
001-000-000-369-91-00-00	Miscellaneous Income	\$0.00	\$393.99
	001-000-000-36 Total	\$5,150.00	\$5,979.92
001-000-000-386-90-00-00	Agency Deposit - Court Remittances	\$0.00	\$9,401.13
001-000-000-386-91-00-00	Agency Deposit - Court Trust	\$0.00	\$7,672.58
001-000-000-389-00-02-00	Custodial Activities - Unclaimed Property	\$0.00	\$0.00
001-000-000-389-30-00-00	Agency Collections - State Bldg Code	\$0.00	\$172.00

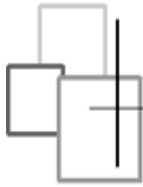
001-000-000-389-40-00-00	Agency Deposit - Courthouse Plaza	\$0.00	\$0.00
001-000-000-389-60-00-00	Agency Interest - CATV Trust	\$0.00	\$0.00
	001-000-000-38 Total	\$0.00	\$17,245.71
001-000-000-395-10-00-00	Timber Sales	\$0.00	\$0.00
	001-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$2,422,280.64	\$2,080,254.65
100-000-000-308-80-00-00	ST Unreserved Begin C&I Snow Reserve	\$10,000.00	\$10,000.00
100-000-000-308-80-00-01	ST Unreserved Begin CA & Invest	\$132,413.00	\$132,413.00
	100-000-000-30 Total	\$142,413.00	\$142,413.00
100-000-000-313-11-00-00	Additional .5% Sales Tax	\$230,000.00	\$140,651.34
100-000-000-316-42-00-00	PUD Excise Tax	\$45,000.00	\$37,737.68
	100-000-000-31 Total	\$275,000.00	\$178,389.02
100-000-000-322-40-00-00	Street Applications & Permits	\$600.00	\$875.00
	100-000-000-32 Total	\$600.00	\$875.00
100-000-000-334-03-80-00	TIB Relight WA Grant	\$118,298.00	\$0.00
100-000-000-336-00-71-00	Multimodal Transportation - Cities	\$2,199.60	\$1,097.68
100-000-000-336-00-87-00	Street Fuel Tax	\$33,883.20	\$21,927.29
100-000-000-336-06-95-00	Liquor Profit Tax	\$12,932.40	\$6,463.62
	100-000-000-33 Total	\$167,313.20	\$29,488.59
100-000-000-361-11-00-00	Interest Income - Streets	\$0.00	\$0.00
100-000-000-369-10-00-00	Sale of Scrap Streets	\$0.00	\$585.55
	100-000-000-36 Total	\$0.00	\$585.55
100-000-000-389-30-00-00	Agency Collection Major St Latecomer Fee	\$0.00	\$0.00
	100-000-000-38 Total	\$0.00	\$0.00
	Fund Total	\$585,326.20	\$351,751.16
103-000-000-308-10-00-00	Tourism Reserved C&I - Capital	\$300,000.00	\$300,000.00
103-000-000-308-10-00-01	Tourism Reserved C&I - Rev. Shortfall	\$228,999.54	\$228,999.54
	103-000-000-30 Total	\$528,999.54	\$528,999.54
103-000-000-313-31-00-00	Stadium (Motel/Hotel) Tax	\$415,000.00	\$220,833.74
	103-000-000-31 Total	\$415,000.00	\$220,833.74
103-000-000-361-11-00-00	Interest Income/Tourism	\$2,000.00	\$522.60
	103-000-000-36 Total	\$2,000.00	\$522.60
	Fund Total	\$945,999.54	\$750,355.88
300-000-000-308-10-00-00	Cap Imp Reserved Begin C&I	\$59,345.13	\$59,345.13

300-000-000-308-10-00-01	Cap Imp Res Begin C&I Waterfront Imp	\$11,256.65	\$11,256.65
	300-000-000-30 Total	\$70,601.78	\$70,601.78
300-000-000-318-34-00-00	Real Estate Excise Tax	\$20,000.00	\$30,144.25
	300-000-000-31 Total	\$20,000.00	\$30,144.25
300-000-000-361-11-00-00	Interest on Investments-Cap Imp	\$0.00	\$327.60
	300-000-000-36 Total	\$0.00	\$327.60
300-000-000-397-11-00-00	Transfer In from 302 Bridging Byways	\$0.00	\$0.00
300-000-000-397-14-00-00	Transfer In from 305 Quad Gates	\$0.00	\$0.00
	300-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$90,601.78	\$101,073.63
301-000-000-308-80-00-00	Timber Harvest Unres Beg Cash	\$1,052,034.82	\$1,052,034.82
	301-000-000-30 Total	\$1,052,034.82	\$1,052,034.82
301-000-000-361-11-00-00	Interest on Investments - Timber Harvest	\$0.00	\$2,913.58
	301-000-000-36 Total	\$0.00	\$2,913.58
301-000-000-395-10-00-00	Timber Harvest Proceeds	\$1,603,025.33	\$396,657.27
	301-000-000-39 Total	\$1,603,025.33	\$396,657.27
	Fund Total	\$2,655,060.15	\$1,451,605.67
302-000-000-308-10-00-00	Bridging Byways Reserved Begin CA & Invest	\$0.00	\$0.00
302-000-000-308-30-00-00	Bridging Byways Beginning Cash Restricted	\$0.00	\$0.00
	302-000-000-30 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
303-000-000-397-01-00-00	Transfer In from CE	\$97,490.00	\$0.00
	303-000-000-39 Total	\$97,490.00	\$0.00
	Fund Total	\$97,490.00	\$0.00
305-000-000-308-10-00-00	Quiet Zone Reserved Begin CA & Invest	\$0.00	\$0.00
	305-000-000-30 Total	\$0.00	\$0.00
305-000-000-334-04-20-00	CERB Community Revitalization Grant	\$0.00	\$0.00
305-000-000-337-00-00-01	Port of Skamania County	\$0.00	\$0.00
305-000-000-337-00-00-02	Skamania County	\$0.00	\$0.00
	305-000-000-33 Total	\$0.00	\$0.00
305-000-000-367-00-00-02	Private Donors	\$0.00	\$0.00
	305-000-000-36 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
306-000-000-308-10-00-00	Beg Cash (Reserved)	(\$71,434.76)	(\$71,434.76)

	306-000-000-30 Total	(\$71,434.76)	(\$71,434.76)
306-000-000-333-20-20-00	STP Grant	\$129,632.74	\$144,371.98
306-000-000-334-03-80-01	TIB Grant	\$0.00	\$0.00
	306-000-000-33 Total	\$129,632.74	\$144,371.98
306-000-000-397-02-00-00	Transfer In from Streets	\$4,584.48	\$0.00
	306-000-000-39 Total	\$4,584.48	\$0.00
	Fund Total	\$62,782.46	\$72,937.22
307-000-000-308-10-00-00	Cascade Ave Reserved Begin CA & Invest	\$0.00	\$0.00
	307-000-000-30 Total	\$0.00	\$0.00
307-000-000-334-03-80-00	TIB Grant	\$0.00	\$0.00
307-000-000-337-01-00-00	Port of Skamania	\$0.00	\$0.00
307-000-000-337-03-00-00	Skamania County/Port .09 EDF	\$0.00	\$0.00
	307-000-000-33 Total	\$0.00	\$0.00
307-000-000-397-04-00-00	Transfer In from Capital Imp	\$0.00	\$0.00
	307-000-000-39 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
308-000-000-308-10-00-00	Gropper Beginning Cash	(\$20,497.70)	(\$20,497.70)
	308-000-000-30 Total	(\$20,497.70)	(\$20,497.70)
308-000-000-334-03-80-00	TIB Grant	\$6,889.94	\$6,889.94
	308-000-000-33 Total	\$6,889.94	\$6,889.94
308-000-000-397-02-00-00	Transfer in from Streets	\$24,174.42	\$0.00
	308-000-000-39 Total	\$24,174.42	\$0.00
	Fund Total	\$10,566.66	(\$13,607.76)
309-000-000-333-20-20-01	Russell STP Grant	\$123,000.00	\$0.00
	309-000-000-33 Total	\$123,000.00	\$0.00
309-000-000-397-02-00-00	Transfer In from Streets	\$25,000.00	\$0.00
	309-000-000-39 Total	\$25,000.00	\$0.00
	Fund Total	\$148,000.00	\$0.00
310-000-000-334-04-20-00	CERB Feasibility Study-Alt. Analysis	\$50,000.00	\$0.00
	310-000-000-33 Total	\$50,000.00	\$0.00
310-000-000-391-90-00-00	DOE Loan	\$60,000.00	\$0.00
310-000-000-397-05-00-00	Transfer In from Water/Sewer Fund	\$16,667.00	\$0.00
	310-000-000-39 Total	\$76,667.00	\$0.00
	Fund Total	\$126,667.00	\$0.00

400-000-000-308-10-00-00	W/S Reserved Begin CA & Invest	\$0.00	\$0.00
400-000-000-308-10-01-00	WS Res Begin C&I System Dev Water	\$132,479.17	\$132,479.17
400-000-000-308-10-02-00	WS Res Begin C&I System Dev Sewer	\$132,380.00	\$132,380.00
400-000-000-308-10-03-00	WS Res Begin C&I Sewer Outfall Debt	\$32,670.00	\$32,670.00
400-000-000-308-80-00-00	WS Unreserved Begin CA & Invest	\$94,259.50	\$94,259.50
	400-000-000-30 Total	\$391,788.67	\$391,788.67
400-000-000-343-40-00-00	Water Sales	\$560,000.00	\$401,780.85
400-000-000-343-40-18-00	Turn on Fees	\$1,500.00	\$1,146.56
400-000-000-343-40-19-00	Reconnect Fee	\$1,000.00	\$1,662.65
400-000-000-343-40-20-00	Construction Hookup	\$15.00	\$40.00
400-000-000-343-40-21-00	Hydrant Rental - External	\$600.00	\$800.00
400-000-000-343-40-99-00	Hydrant Rental-Internal (fire)	\$4,000.00	\$4,000.00
400-000-000-343-41-00-00	Installation Water	\$10,000.00	\$8,195.13
400-000-000-343-50-00-00	Sewer Service Income	\$545,000.00	\$366,195.95
400-000-000-343-50-01-00	BOD Surcharge	\$0.00	\$25,862.29
400-000-000-343-50-02-00	Downspout-Sump Pump Discharge	\$0.00	\$9,458.36
400-000-000-343-51-00-00	Installation Sewer	\$300.00	\$400.00
	400-000-000-34 Total	\$1,122,415.00	\$819,541.79
400-000-000-361-11-00-00	Interest on Investments - W/S	\$4,000.00	\$3,749.35
400-000-000-367-40-00-00	Water Capital Contributions	\$77,000.00	\$38,337.00
400-000-000-367-50-00-00	Sewer Capital Contributions	\$20,000.00	\$28,021.00
400-000-000-369-10-01-00	Water Miscellaneous Income	\$0.00	\$1,458.18
400-000-000-369-10-02-00	Sewer Miscellaneous Income	\$0.00	\$0.00
400-000-000-369-81-00-00	Cashier's Overages/Shortages	\$0.00	\$0.00
400-000-000-369-91-00-00	Other Miscellaneous/NSF Fee Recovery	\$0.00	\$138.00
	400-000-000-36 Total	\$101,000.00	\$71,703.53
400-000-000-386-00-00-00	Customer Deposits	\$0.00	\$0.00
	400-000-000-38 Total	\$0.00	\$0.00
	Fund Total	\$1,615,203.67	\$1,283,033.99
500-000-000-308-80-00-00	ES Unreserved Begin CA & Invest	\$67,484.41	\$67,484.41
	500-000-000-30 Total	\$67,484.41	\$67,484.41
500-000-000-348-00-00-00	Equipment Rental-Internal	\$120,000.00	\$113,426.89
	500-000-000-34 Total	\$120,000.00	\$113,426.89
500-000-000-362-10-00-00	Equipment Rental - External NB	\$500.00	\$770.00

500-000-000-362-10-01-00	Equipment Rental - External Bingen	\$0.00	\$0.00
500-000-000-362-10-02-00	Equipment Rental - External Ska Co	\$0.00	\$127.80
	500-000-000-36 Total	\$500.00	\$897.80
500-000-001-361-11-00-00	Interest Income/ES	\$0.00	\$128.70
500-000-001-369-10-00-00	Sale of Scrap Equip Service	\$0.00	\$795.10
	500-000-001-36 Total	\$0.00	\$923.80
500-000-001-395-10-00-00	Sale of Fixed Assets	\$0.00	\$11,330.00
500-000-001-395-11-00-00	Costs to Dispose of Cap Assets	\$0.00	(\$17.50)
	500-000-001-39 Total	\$0.00	\$11,312.50
	Fund Total	\$187,984.41	\$194,045.40
	Grand Total	\$8,947,962.51	\$6,271,449.84



Estimated Expenditure Summary

Account Number	Description	Budget 2018	Actual Thru 9.19 2018
001-000-000-508-10-00-01	Reserved Cash - Fire Truck	\$325,000.00	\$0.00
001-000-000-508-10-00-02	Reserved Cash - Unemployment	\$33,414.00	\$0.00
001-000-000-508-10-00-03	Reserved Cash - Fire Equip Replacement	\$70,000.00	\$0.00
001-000-000-508-10-00-04	Reserved Cash - Custodial	\$54,546.82	\$0.00
001-000-000-508-80-00-00	Unreserved Cash Carryover	\$628,753.32	\$0.00
	001-000-000-50 Total	\$1,111,714.14	\$0.00
001-100-001-511-30-41-00	Ordinance Codification	\$2,500.00	\$1,926.50
001-100-001-511-30-44-00	Legislative Publishing	\$3,000.00	\$6,351.69
001-100-001-511-60-10-00	Council Salary	\$12,000.00	\$6,450.00
001-100-001-511-60-20-00	Council Benefits	\$1,000.00	\$519.30
001-100-001-511-60-43-00	Travel/Lodging Council	\$2,000.00	\$1,045.84
001-100-001-511-60-49-00	Tuition Council	\$1,000.00	\$0.00
	001-100-001-51 Total	\$21,500.00	\$16,293.33
001-100-002-512-50-10-00	Judge Salary	\$0.00	\$0.00
001-100-002-512-50-10-01	Court Clerk Salary	\$5,000.00	\$2,801.55
001-100-002-512-50-20-00	Judge Benefits	\$0.00	\$0.00
001-100-002-512-50-20-01	Court Clerk Benefits	\$3,000.00	\$628.45
001-100-002-512-50-20-03	Comm Serv Wk/Juror/Witness Ben	\$100.00	\$0.00
001-100-002-512-50-31-00	Court Supplies	\$500.00	\$118.47
001-100-002-512-50-41-00	Protem Judge Services	\$0.00	\$0.00
001-100-002-512-50-49-00	Juror/Witness/Investigative Fees	\$2,500.00	\$0.00
001-100-002-512-50-49-01	Process Service Fees	\$250.00	\$0.00
001-100-002-512-50-51-01	Jury Management/Courtroom Use	\$1,200.00	\$747.48

001-100-002-512-50-51-02	Probation Services	\$1,000.00	\$0.00
001-100-002-512-50-51-03	Municipal Court Contract	\$20,000.00	\$14,999.00
001-100-002-512-52-41-01	Transcription Services	\$0.00	\$1,644.30
001-100-002-512-52-41-02	Interpreter Fees	\$500.00	\$0.00
001-100-002-512-52-51-00	Sheriff Warrant Service Charge	\$500.00	\$120.00
001-100-002-512-57-43-00	Travel Court	\$0.00	\$0.00
001-100-002-512-57-49-00	Training & Tuition - Court	\$0.00	\$0.00
001-100-002-512-57-49-01	Dues & Membership Judicial	\$0.00	\$0.00
001-100-002-515-30-51-00	Prosecuting Attorney County Contract	\$20,000.00	\$12,001.00
001-100-002-515-93-41-00	Indigent Defense	\$15,000.00	\$8,398.30
001-100-002-515-93-41-01	Indigent Defense Investigation	\$0.00	\$0.00
	001-100-002-51 Total	\$69,550.00	\$41,458.55
001-100-003-513-10-10-00	Mayor Salary	\$7,200.00	\$4,800.00
001-100-003-513-10-10-01	City Administrator Salary	\$25,000.00	\$14,084.43
001-100-003-513-10-20-00	Mayor Benefits	\$625.00	\$371.20
001-100-003-513-10-20-01	City Administrator Benefits	\$6,000.00	\$6,696.49
	001-100-003-51 Total	\$38,825.00	\$25,952.12
001-100-004-514-20-10-01	Budgeting/Accounting Salary	\$87,000.00	\$49,620.30
001-100-004-514-20-20-01	Budgeting/Accounting Benefits	\$30,000.00	\$19,618.14
001-100-004-514-20-41-00	Consulting Fees	\$0.00	\$0.00
001-100-004-514-20-41-01	EBPP Fees General Fund	\$0.00	\$51.39
001-100-004-514-20-41-22	Audit Fee	\$7,000.00	\$4,883.96
001-100-004-514-20-43-00	Travel Financial/Records	\$3,000.00	\$20.00
001-100-004-514-20-46-00	Clerk Bond Premiums	\$1,500.00	\$0.00
001-100-004-514-20-49-00	Training/Tuition - Financial/Records	\$3,000.00	\$1,550.00
001-100-004-514-20-49-01	Dues & Membership - Financial	\$1,000.00	\$170.00
001-100-004-514-20-49-02	Fiduciary Fees/VISA	\$750.00	\$334.19
001-100-004-514-20-49-03	Miscellaneous Charges	\$500.00	\$0.00
001-100-004-514-30-10-00	Minutes - Recording Fee Sal	\$2,250.00	\$1,135.00
001-100-004-514-30-20-00	Minutes - Recording Fee Ben	\$365.40	\$98.10
001-100-004-514-41-51-00	Elections	\$6,000.00	\$0.00
001-100-004-514-91-51-00	Voter Registration Services	\$6,000.00	\$0.00
	001-100-004-51 Total	\$148,365.40	\$77,481.08
001-100-005-515-30-41-00	Advisory Board Services	\$30,000.00	\$13,566.50

001-100-005-515-30-41-01	Expert Consulting Services	\$0.00	\$0.00
001-100-005-515-30-43-00	Travel - Legal	\$750.00	\$0.00
001-100-005-515-30-49-00	Training & Tuition - Legal	\$750.00	\$0.00
001-100-005-515-30-49-01	Legal Miscellaneous	\$0.00	\$0.00
	001-100-005-51 Total	\$31,500.00	\$13,566.50
001-100-007-517-70-22-00	Unemployment Claims	\$0.00	\$891.60
001-100-007-517-70-51-00	Old Age Survivor Insurance	\$25.00	\$25.00
001-100-007-517-90-26-00	Staff Wellness	\$500.00	\$0.00
	001-100-007-51 Total	\$525.00	\$916.60
001-100-008-518-20-44-00	DNR Fire Control Assessment	\$0.00	\$0.50
001-100-008-518-30-10-00	Building Repair Salary	\$3,000.00	\$1,222.83
001-100-008-518-30-20-00	Building Repair Benefits	\$1,500.00	\$682.76
001-100-008-518-30-31-00	Household Supplies/Repairs	\$2,000.00	\$697.70
001-100-008-518-30-41-00	Custodial Services	\$2,000.00	\$2,300.00
001-100-008-518-30-41-01	Contractual Services	\$0.00	\$862.50
001-100-008-518-30-45-99	Eq Rental - Building Repair	\$3,000.00	\$769.01
001-100-008-518-30-46-00	Insurance - Liability	\$14,000.00	\$0.00
001-100-008-518-30-47-00	Heat & Lights	\$3,000.00	\$1,553.79
001-100-008-518-30-47-01	City Hall Water/Sewer	\$890.10	\$554.48
001-100-008-518-30-48-00	Building Repair Supplies	\$1,000.00	\$250.12
001-100-008-518-40-31-00	Office Supplies	\$6,000.00	\$4,483.33
001-100-008-518-40-41-00	Office Equip Repair& Maintenance	\$6,000.00	\$3,344.11
001-100-008-518-40-42-00	Central Services Telephone	\$3,750.00	\$2,701.28
001-100-008-518-40-42-01	Miscellaneous - Postage	\$500.00	\$172.46
001-100-008-518-80-41-23	Website - General Fund	\$500.00	\$160.00
	001-100-008-51 Total	\$47,140.10	\$19,754.87
001-100-009-518-90-49-01	Dues And Membership - General Govt	\$3,000.00	\$2,420.80
	001-100-009-51 Total	\$3,000.00	\$2,420.80
001-100-090-594-18-61-00	Land Acquisition	\$0.00	\$0.00
001-100-090-594-18-63-00	Capital Improvements	\$0.00	\$0.00
001-100-090-594-18-64-00	Office Furniture/Equipment	\$0.00	\$0.00
001-100-090-594-18-64-01	Computer Equipment	\$0.00	\$1,216.26
	001-100-090-59 Total	\$0.00	\$1,216.26
001-200-001-521-20-51-00	Police Services	\$163,360.00	\$125,521.00

001-200-001-521-20-51-01	CR Jus #4 Basic Law Enforcemnt	\$2,500.00	\$2,078.76
001-200-001-521-30-51-00	CR Jus #1 Drug/Alcohol ED	\$1,500.00	\$1,217.95
001-200-001-523-20-49-00	Electronic Monitoring	\$1,000.00	\$0.00
001-200-001-523-60-51-00	Jail Services	\$13,000.00	\$11,350.00
	001-200-001-52 Total	\$181,360.00	\$140,167.71
001-200-002-522-10-10-00	Fire Chief/Administration - Salaries	\$1,200.00	\$800.00
001-200-002-522-10-20-00	Fire Chief/Administration - Benefits	\$100.00	\$61.20
001-200-002-522-20-10-00	Fire Contract Volunteer Reimb	\$8,500.00	\$0.00
001-200-002-522-20-20-00	Firefighter Benefits	\$750.00	\$0.00
001-200-002-522-20-24-00	Firefighter Pension/Disability	\$3,500.00	\$2,130.00
001-200-002-522-20-31-00	Fire Supplies	\$10,000.00	\$6,264.67
001-200-002-522-20-32-00	Fire Truck Fuel	\$1,000.00	\$243.44
001-200-002-522-20-42-00	Fire Telephone	\$1,200.00	\$916.28
001-200-002-522-20-46-00	Fire Truck Insurance	\$1,750.00	\$0.00
001-200-002-522-20-48-00	Fire Hydrant Repair/Supplies	\$1,000.00	\$0.00
001-200-002-522-30-10-00	Fire Support Salary	\$15,000.00	\$4,352.55
001-200-002-522-30-20-00	Fire Support Benefits	\$7,000.00	\$2,568.28
001-200-002-522-30-31-01	Fire Prevention Supplies City	\$500.00	\$0.00
001-200-002-522-30-41-00	Fire Investigations	\$1,000.00	\$0.00
001-200-002-522-30-45-99	Eq Rental - Fire Support	\$5,500.00	\$2,341.88
001-200-002-522-45-43-00	Travel - Fire Department	\$2,500.00	\$130.59
001-200-002-522-45-49-00	Fire Department Training	\$3,000.00	\$451.48
001-200-002-522-50-10-00	#66 Hydrants - Salaries	\$0.00	\$0.00
001-200-002-522-50-20-00	#66 Hydrants - Benefits	\$0.00	\$0.00
001-200-002-522-50-45-99	Eq Rental - #66 Hydrant	\$0.00	\$0.00
001-200-002-522-50-47-00	Fire Hall Heat And Lights	\$3,000.00	\$1,415.34
001-200-002-522-50-47-99	Water on Demand For Hydrants	\$4,000.00	\$4,000.00
001-200-002-522-50-48-00	Fire Hall Repair	\$1,000.00	\$134.89
001-200-002-522-60-48-00	Fire Equipment Repair	\$6,000.00	\$1,778.47
001-200-002-528-60-42-00	Radio Contract	\$6,000.00	\$2,870.85
001-200-002-528-60-51-00	Dispatch Fees - City	\$2,000.00	\$1,794.40
	001-200-002-52 Total	\$85,500.00	\$32,254.32
001-200-002-594-22-64-00	Fire Equip Purchase-Fire Truck	\$25,000.00	\$0.00
001-200-002-594-22-64-01	Fire Equip Purchase - City	\$106,000.00	\$0.00

	001-200-002-59 Total	\$131,000.00	\$0.00
001-200-003-522-20-31-02	Fire Supplies FD II	\$10,000.00	\$3,878.16
001-200-003-522-20-32-02	Fire Truck Fuel FDII	\$1,000.00	\$807.09
001-200-003-522-20-51-00	FD II DNR Wildland Fire	\$500.00	\$0.00
001-200-003-522-30-31-20	Fire Prevention Supplies FDII	\$500.00	\$0.00
001-200-003-522-45-49-02	Fire Training FD II	\$3,000.00	\$451.51
001-200-003-522-60-48-02	Fire Equipment Repair FDII	\$6,000.00	\$179.03
001-200-003-528-60-51-02	Dispatch Fees - FD II	\$0.00	\$0.00
	001-200-003-52 Total	\$21,000.00	\$5,315.79
001-200-003-594-22-64-02	Fire Equip Purchase - FD II	\$25,000.00	\$0.00
	001-200-003-59 Total	\$25,000.00	\$0.00
001-200-004-525-60-51-00	Emergency Services Council	\$0.00	\$0.00
	001-200-004-52 Total	\$0.00	\$0.00
001-400-000-544-20-41-00	Transportation General Engineering	\$0.00	\$0.00
	001-400-000-54 Total	\$0.00	\$0.00
001-500-000-525-30-48-00	Disaster Recovery Contracted Services	\$0.00	\$0.00
	001-500-000-52 Total	\$0.00	\$0.00
001-500-001-524-60-51-00	Contracted Services Nuisance Code Enforcement	\$0.00	\$0.00
	001-500-001-52 Total	\$0.00	\$0.00
001-500-001-553-70-51-00	Air Pollution Authority	\$500.00	\$215.40
001-500-001-554-90-10-00	Watershed Salary	\$2,500.00	\$0.00
001-500-001-554-90-20-00	Watershed Benefits	\$1,500.00	\$0.00
001-500-001-554-90-41-00	Natural Resource Timber Mgmt	\$0.00	\$0.00
001-500-001-554-90-45-99	Eq Rental - Watershed	\$1,500.00	\$0.00
001-500-001-554-90-48-00	Timber Mgmt Contracted Services	\$0.00	\$0.00
001-500-001-558-50-10-00	Building Inspector Salary	\$41,000.00	\$26,911.21
001-500-001-558-50-20-00	Building Inspector Benefits	\$25,000.00	\$15,125.90
001-500-001-558-50-31-00	Building Department Supplies	\$1,000.00	\$0.00
001-500-001-558-50-41-00	Consulting Services	\$2,000.00	\$0.00
001-500-001-558-50-42-00	Building Department Telephone	\$750.00	\$449.29
001-500-001-558-50-43-00	Travel - Building Inspector	\$1,500.00	\$0.00
001-500-001-558-50-45-99	Eq Rental - Building Dept	\$12,000.00	\$12,042.20
001-500-001-558-50-49-00	Training & Tuition - Building Dept	\$2,000.00	\$45.00
001-500-001-558-50-49-01	Dues & Membership - Bldg Dept	\$400.00	\$95.00

001-500-001-558-60-10-00	Planning Salary	\$77,000.00	\$51,303.14
001-500-001-558-60-10-01	Planning Recorder - Salaries	\$1,800.00	\$550.00
001-500-001-558-60-10-02	Planning Commission Salaries	\$4,500.00	\$3,000.00
001-500-001-558-60-10-03	Planning Intern Salary	\$0.00	\$5,306.25
001-500-001-558-60-20-00	Planning Benefits	\$35,000.00	\$23,600.28
001-500-001-558-60-20-01	Planning Recorder - Benefits	\$261.00	\$47.54
001-500-001-558-60-20-02	Planning Commission Benefits	\$500.00	\$241.60
001-500-001-558-60-20-03	Planning Intern Benefits	\$0.00	\$476.13
001-500-001-558-60-31-00	Planning Supplies	\$750.00	\$74.27
001-500-001-558-60-41-00	Planning & Professional Assist	\$100,000.00	\$0.00
001-500-001-558-60-41-01	Planning Publication	\$1,750.00	\$655.20
001-500-001-558-60-43-00	Travel - Planning/Prof Assistance	\$1,500.00	\$20.00
001-500-001-558-60-49-00	Training & Tuition - Planning	\$1,500.00	\$45.00
001-500-001-558-60-49-01	Dues & Membership - Planning	\$500.00	\$394.00
001-500-001-558-60-49-02	Planning Filing Fees/Misc	\$500.00	\$0.00
001-500-001-558-60-51-00	RTPO	\$0.00	\$0.00
001-500-001-558-70-49-01	EDC Assessment	\$11,000.00	\$4,972.50
001-500-001-558-70-49-02	MCEDD Services	\$750.00	\$806.00
	001-500-001-55 Total	\$328,961.00	\$146,375.91
001-600-000-565-10-49-00	Food Bank Support	\$6,000.00	\$2,000.00
001-600-000-566-72-52-00	Substance Abuse/Liquor Excise	\$150.00	\$114.95
	001-600-000-56 Total	\$6,150.00	\$2,114.95
001-700-000-573-90-49-00	Hosting of Meetings/Events	\$500.00	\$732.75
001-700-000-576-20-51-00	Community Pool Support	\$20,000.00	\$13,333.36
001-700-000-576-80-10-00	Park Maintenance Salary	\$26,000.00	\$16,296.63
001-700-000-576-80-20-00	Park Maintenance Benefits	\$9,000.00	\$6,112.70
001-700-000-576-80-31-00	Parks Supplies	\$6,000.00	\$6,675.10
001-700-000-576-80-45-99	Eq Rental - Parks	\$12,000.00	\$12,892.43
001-700-000-576-80-47-00	Parks Electricity	\$200.00	\$205.44
001-700-000-576-80-48-00	Parks - Contracted	\$0.00	\$3,669.80
	001-700-000-57 Total	\$73,700.00	\$59,918.21
001-800-000-586-90-00-00	Agency Disbursement - Court	\$0.00	\$9,164.70
001-800-000-586-91-00-00	Agency Disbursement - Court Trust	\$0.00	\$3,460.50
001-800-000-589-30-00-00	Agency Remittances - State Bldg Code	\$0.00	\$172.00

	001-800-000-58 Total	\$0.00	\$12,797.20
001-900-000-597-12-00-00	Transfer Out to 303 Joint Emergency Facilities	\$97,490.00	\$0.00
	001-900-000-59 Total	\$97,490.00	\$0.00
	Fund Total	\$2,422,280.64	\$598,004.20
100-000-000-508-10-00-00	Snow Reserve	\$10,000.00	\$0.00
100-000-000-508-80-00-00	Unreserved Cash Carryover	\$114,770.30	\$0.00
	100-000-000-50 Total	\$124,770.30	\$0.00
100-400-000-542-39-10-00	Road Maintenance - Salaries	\$70,000.00	\$37,894.83
100-400-000-542-39-20-00	Road Maintenance - Benefits	\$35,000.00	\$20,267.28
100-400-000-542-39-31-00	Supplies	\$20,000.00	\$13,429.50
100-400-000-542-39-42-00	Telephone	\$150.00	\$0.00
100-400-000-542-39-45-99	Eq Rental - Road Maintenance	\$30,000.00	\$18,331.05
100-400-000-542-39-48-00	Contracted Labor	\$10,000.00	\$12,442.30
100-400-000-542-40-10-00	Storm Drain Maint - Salaries	\$12,000.00	\$2,280.38
100-400-000-542-40-20-00	Storm Drain Maint - Benefits	\$6,000.00	\$1,278.33
100-400-000-542-40-31-00	Storm Drain Maint - Supplies	\$2,500.00	\$0.00
100-400-000-542-40-45-99	Eq Rental - Storm Drain Maint	\$4,000.00	\$941.11
100-400-000-542-40-47-00	Dewatering Electricity Chesser	\$750.00	\$378.72
100-400-000-542-40-48-00	Storm Drain Maint - Contrlabor	\$500.00	\$0.00
100-400-000-542-63-47-00	Electricity - Street Lights	\$18,720.00	\$12,536.58
100-400-000-542-63-48-00	Repair/maintenance - ST Lights	\$10,000.00	\$3,206.13
100-400-000-542-64-31-00	Traffic Devices	\$10,000.00	\$9,435.90
100-400-000-542-64-48-00	Road Striping	\$8,000.00	\$0.00
100-400-000-542-66-10-00	Snow Removal - Salary	\$15,000.00	\$580.11
100-400-000-542-66-20-00	Snow Removal - Benefits	\$5,000.00	\$279.27
100-400-000-542-66-31-00	Snow Removal - Supplies	\$1,000.00	\$0.00
100-400-000-542-66-45-99	Eq Rental - Snow Removal	\$3,000.00	\$193.07
100-400-000-542-67-47-00	Litter Clean-Up	\$1,500.00	\$1,674.49
100-400-000-543-10-10-00	General Administration Salaries	\$14,000.00	\$7,052.80
100-400-000-543-10-20-00	General Administration Benefits	\$3,000.00	\$3,344.09
100-400-000-543-31-10-00	General Services Salaries	\$4,000.00	\$1,962.73
100-400-000-543-31-20-00	General Services Benefits	\$1,000.00	\$702.16
100-400-000-543-31-41-00	Computer Services	\$600.00	\$118.63
100-400-000-543-31-41-22	Audit Fee	\$2,500.00	\$1,220.98

100-400-000-543-31-43-00	Travel - Streets	\$500.00	\$0.00
100-400-000-543-31-46-00	Insurance	\$6,000.00	\$0.00
100-400-000-543-31-49-00	Training - Streets	\$0.00	\$45.00
100-400-000-543-31-49-01	Misc/Recording Fees/Dues	\$1,000.00	\$800.00
100-400-000-544-20-41-00	#14 ST Planning Professional Services	\$2,000.00	\$676.35
100-400-000-544-40-10-00	#14 ST Planning - Salaries	\$0.00	\$0.00
100-400-000-544-40-20-00	#14 ST Planning - Benefits	\$0.00	\$0.00
100-400-000-544-40-45-99	Eq Rental - #14 ST Planning	\$0.00	\$0.00
	100-400-000-54 Total	\$297,720.00	\$151,071.79
100-400-000-594-42-41-00	Relight WA-Contract Services	\$109,077.00	\$0.00
100-400-000-594-44-64-00	Computer Equipment	\$0.00	\$0.00
	100-400-000-59 Total	\$109,077.00	\$0.00
100-401-011-595-21-61-00	Right of Way	\$0.00	\$0.00
	100-401-011-59 Total	\$0.00	\$0.00
100-401-020-595-31-10-00	#37 Cascade (Restor/Rehab) - Sal	\$0.00	\$0.00
100-401-020-595-31-20-00	#37 Cascade (Restor/Rehab) - Ben	\$0.00	\$0.00
100-401-020-595-31-31-00	#37 Cascade (Restor/Rehab) - Supplies	\$0.00	\$0.00
100-401-020-595-31-45-99	Eq Rental - Restor/Rehab (#37 Cascade)	\$0.00	\$0.00
100-401-020-595-32-10-00	#71 Kanaka (Restor/Rehab) - Sal	\$0.00	\$881.41
100-401-020-595-32-20-00	#71 Kanaka (Restor/Rehab) - Ben	\$0.00	\$403.92
100-401-020-595-32-41-00	#71 Kanaka (Restor/Rehab) - Eng	\$0.00	\$0.00
100-401-020-595-32-45-99	Eq Rental - Restor/Rehab (#71 Kanaka)	\$0.00	\$267.26
100-401-020-595-33-10-00	Russell Avenue (Restor/Rehab) - Sal	\$0.00	\$676.70
100-401-020-595-33-20-00	Russell Avenue (Restor/Rehab) - Ben	\$0.00	\$306.87
100-401-020-595-33-45-99	Eq Rental - Restor/Rehab (Russell Ave)	\$0.00	\$272.75
100-401-020-595-61-10-00	Gropper Sidewalk - Salaries	\$0.00	\$212.53
100-401-020-595-61-20-00	Gropper Sidewalk - Benefits	\$0.00	\$97.45
100-401-020-595-61-41-00	Gropper Sidewalk - Prof Services	\$0.00	\$0.00
100-401-020-595-61-45-99	Eq Rental - Gropper Sidewalk	\$0.00	\$70.40
	100-401-020-59 Total	\$0.00	\$3,189.29
100-600-000-566-72-52-00	Substance Abuse/Liquor Profits	\$0.00	\$129.27
	100-600-000-56 Total	\$0.00	\$129.27
100-800-000-589-30-00-00	Agency Remittance Major St Latecomer Fee	\$0.00	\$0.00
	100-800-000-58 Total	\$0.00	\$0.00

100-900-000-597-15-00-00	Transfer Out to 306 Kanaka Cr Rd	\$28,758.90	\$0.00
100-900-000-597-18-00-00	Transfer Out to 309 Russell Ave	\$25,000.00	\$0.00
	100-900-000-59 Total	\$53,758.90	\$0.00
	Fund Total	\$585,326.20	\$154,390.35
103-000-000-508-10-00-01	Capital Facility Reserve	\$200,000.00	\$0.00
103-000-000-508-10-00-02	Reserve for Future Rev Shortfall	\$65,900.54	\$0.00
	103-000-000-50 Total	\$265,900.54	\$0.00
103-700-000-571-00-41-00	Haight - CommGarden/AgroTourism	\$0.00	\$0.00
103-700-000-573-30-41-00	Consultant Services, Chamber	\$90,000.00	\$60,000.00
103-700-000-573-30-41-01	SBA Consultant Services	\$85,000.00	\$44,159.22
103-700-000-573-30-41-04	County - Fair & Timber Carnival	\$5,000.00	\$0.00
103-700-000-573-30-41-05	County - Bluegrass Festival	\$10,000.00	\$0.00
103-700-000-573-30-41-07	County - Agricultural Expo	\$0.00	\$0.00
103-700-000-573-90-10-00	Promotion Salaries	\$26,000.00	\$12,510.96
103-700-000-573-90-10-03	Promotion Field Salaries	\$3,000.00	\$423.07
103-700-000-573-90-20-00	Promotion Benefits	\$5,000.00	\$5,931.83
103-700-000-573-90-20-03	Promotion Field Benefits	\$1,500.00	\$275.32
103-700-000-573-90-31-00	Promotion Supplies	\$0.00	\$0.00
103-700-000-573-90-41-00	WiFi Consultant Services	\$0.00	\$0.00
103-700-000-573-90-41-01	Discover Your Northwest	\$17,250.00	\$16,163.08
103-700-000-573-90-41-02	CRGIC Consultant Services	\$55,000.00	\$23,774.25
103-700-000-573-90-41-03	X-Fest Event Consultant Serv	\$1,000.00	\$0.00
103-700-000-573-90-41-04	Skamania Senior Services - Hiker Bus	\$2,500.00	\$0.00
103-700-000-573-90-41-05	Hoptober Fest	\$0.00	\$0.00
103-700-000-573-90-41-06	Columbia Gorge Fiddle Contest	\$0.00	\$0.00
103-700-000-573-90-41-07	SBA Courthouse Lawn Plaza Design/Study	\$0.00	\$0.00
103-700-000-573-90-41-08	Gorge Outrigger Races	\$5,000.00	\$0.00
103-700-000-573-90-41-09	BOTG Kiteboarding Festival	\$3,000.00	\$0.00
103-700-000-573-90-41-11	Stevenson Farmers Market	\$2,000.00	\$0.00
103-700-000-573-90-41-12	Gorge Tourism Studio (CRGVA)	\$0.00	\$0.00
103-700-000-573-90-41-13	Main St Program Coordinator (SBA)	\$25,000.00	\$17,500.00
103-700-000-573-90-41-14	Stevenson Waterfront Music Festival	\$2,000.00	\$0.00
103-700-000-573-90-41-15	Fools Fest (Walking Man)	\$2,000.00	\$0.00
103-700-000-573-90-41-17	Stevenson Municipal Pool Marketing	\$2,500.00	\$553.16

103-700-000-573-90-41-18	SC Fair Board-GorgeGrass	\$8,000.00	\$0.00
103-700-000-573-90-41-19	CGTA-RARE Funding	\$2,500.00	\$2,500.00
103-700-000-573-90-41-21	Computer Services	\$0.00	\$98.86
103-700-000-573-90-41-22	Audit Fee	\$0.00	\$1,220.98
103-700-000-573-90-45-99	Eq Rental - Promotion Field	\$0.00	\$204.47
103-700-000-573-90-48-00	Joan Mason Kenetic Sculpture Repair	\$0.00	\$0.00
	103-700-000-57 Total	\$353,250.00	\$185,315.20
103-700-000-594-73-64-00	Computer Equipment	\$0.00	\$0.00
103-700-000-594-75-63-01	Leavens Point Beach	\$111,400.00	\$88,041.83
103-700-000-594-75-63-03	Stevenson Landing Sign	\$0.00	\$0.00
103-700-000-594-75-63-04	Fairground Midway Reseeding (SBA)	\$0.00	\$0.00
103-700-000-594-75-63-05	East Point Signage (Port)	\$0.00	\$0.00
103-700-000-594-75-63-06	Waterfront Wayfinding Signage (Port)	\$29,582.00	\$0.00
103-700-000-594-75-63-07	Waterfront Park Amenities (Port)	\$30,867.00	\$0.00
103-700-000-594-75-63-08	Waterfront Park Enhancements	\$155,000.00	\$0.00
103-700-000-594-76-52-00	21 NE Cascade Waterfront Park	\$0.00	\$0.00
103-700-000-595-64-63-00	Wayfinding Signs Tourism	\$0.00	\$0.00
	103-700-000-59 Total	\$326,849.00	\$88,041.83
	Fund Total	\$945,999.54	\$273,357.03
300-000-000-508-10-00-00	Cap Imp Reserved C&I	\$79,345.13	\$0.00
300-000-000-508-10-00-01	Cap Imp Res C&I Waterfront Imp	\$11,256.65	\$0.00
	300-000-000-50 Total	\$90,601.78	\$0.00
300-000-000-597-16-00-00	Transfer Out to 307 Cascade Ave Imp	\$0.00	\$0.00
	300-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$90,601.78	\$0.00
301-000-000-508-80-00-00	Reserved Ending Cash Timber Harvest	\$1,913,246.34	\$0.00
	301-000-000-50 Total	\$1,913,246.34	\$0.00
301-000-000-554-90-41-00	Timber Sale Management Consulting	\$0.00	\$15,311.92
301-000-000-554-90-48-00	Timber Sale Contracted Sevices	\$741,813.81	\$126,315.08
301-000-000-554-90-51-00	Timber Sale Permitting	\$0.00	\$100.00
	301-000-000-55 Total	\$741,813.81	\$141,727.00
301-000-000-594-22-60-00	Fire Hall Land Purchase	\$0.00	\$0.00
	301-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$2,655,060.15	\$141,727.00

302-000-000-597-04-00-00	Transfer Out to 300 Cap Imp	\$0.00	\$0.00
	302-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
303-000-000-594-22-41-00	Consulting Engineering	\$97,490.00	\$14,955.36
	303-000-000-59 Total	\$97,490.00	\$14,955.36
	Fund Total	\$97,490.00	\$14,955.36
305-000-000-595-10-41-00	Quad Gates - Engineering	\$0.00	\$0.00
305-000-000-595-64-63-00	Quad Gates - Contracted Services	\$0.00	\$0.00
305-000-000-597-04-00-00	Transfer Out to 300 Capital Imp	\$0.00	\$0.00
	305-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
306-000-000-508-10-00-00	Kanaka Creek Ending Cash	\$0.00	\$0.00
	306-000-000-50 Total	\$0.00	\$0.00
306-000-000-595-10-41-00	Kanaka Creek Rd - Engineering	\$0.00	\$0.00
306-000-000-595-20-61-00	Kanaka Creek Rd - Right of Way	\$0.00	\$0.00
306-000-000-595-30-63-00	Kanaka Creek Rd - Contracted Labor	\$62,782.46	\$62,782.46
306-000-000-595-30-63-01	Kanaka Creek Rd - Contingency	\$0.00	\$0.00
	306-000-000-59 Total	\$62,782.46	\$62,782.46
	Fund Total	\$62,782.46	\$62,782.46
307-000-000-595-10-41-00	Engineering Cascade Avenue	\$0.00	\$0.00
307-000-000-595-10-41-01	Engineering Stevenson Landing (Cascade)	\$0.00	\$0.00
307-000-000-595-30-41-00	Advertising/Permitting	\$0.00	\$0.00
307-000-000-595-30-63-00	Roadway Contracted Labor	\$0.00	\$0.00
	307-000-000-59 Total	\$0.00	\$0.00
	Fund Total	\$0.00	\$0.00
308-000-000-508-10-00-00	Gropper-Ending Balance	\$0.00	\$0.00
	308-000-000-50 Total	\$0.00	\$0.00
308-000-000-595-10-41-00	Gropper Sidewalk - Engineering	\$0.00	\$0.00
308-000-000-595-61-63-00	Gropper Sidewalk - Construction	\$10,566.66	\$10,566.66
308-000-000-595-61-63-01	Gropper Sidewalk - Contingency	\$0.00	\$0.00
	308-000-000-59 Total	\$10,566.66	\$10,566.66
	Fund Total	\$10,566.66	\$10,566.66
309-000-000-595-10-41-00	Russell Ave - Engineering	\$148,000.00	\$9,397.84
	309-000-000-59 Total	\$148,000.00	\$9,397.84

	Fund Total	\$148,000.00	\$9,397.84
310-000-000-508-10-00-00	WW Sys Upgrades-Ending Balance	\$1,930.00	\$0.00
	310-000-000-50 Total	\$1,930.00	\$0.00
310-000-001-594-35-41-00	Value Planning Consultant Services	\$57,460.00	\$0.00
310-000-001-594-35-49-00	Value Planning Hosting Costs	\$610.00	\$607.48
	310-000-001-59 Total	\$58,070.00	\$607.48
310-000-002-594-35-41-01	Feasibility Study - Consultant Services	\$66,667.00	\$0.00
	310-000-002-59 Total	\$66,667.00	\$0.00
	Fund Total	\$126,667.00	\$607.48
400-000-000-508-10-00-00	Construction Cash Reserve	\$0.00	\$0.00
400-000-000-508-10-00-01	WS Reserve Ending - Water	\$119,479.17	\$0.00
400-000-000-508-10-00-02	WS Reserve Ending - Sewer	\$52,380.00	\$0.00
400-000-000-508-10-00-03	WS Reserve Ending - Sewer Outfall Debt	\$32,670.00	\$0.00
400-000-000-508-80-00-00	Unreserved Cash Carryover	\$33,605.50	\$0.00
	400-000-000-50 Total	\$238,134.67	\$0.00
400-000-000-534-10-10-00	Administrative Salary	\$12,000.00	\$6,868.78
400-000-000-534-10-20-00	Administrative Benefits	\$2,000.00	\$3,256.68
400-000-000-534-10-41-22	Audit Fee	\$3,000.00	\$2,441.97
400-000-000-534-10-49-01	Dues & Membership/Filing Fees	\$2,000.00	\$480.58
400-000-000-534-10-51-00	Op. Permit(DOH)/Other Fees	\$5,000.00	\$4,910.00
400-000-000-534-20-10-00	Administrative Planning WA - Sal	\$2,000.00	\$1,569.50
400-000-000-534-20-20-00	Administrative Planning WA - Ben	\$1,000.00	\$945.10
400-000-000-534-20-41-00	Admin Planning Water - Consulting	\$2,000.00	\$32.94
400-000-000-534-20-45-99	Eq Rental - Administrative Planning WA	\$0.00	\$562.34
400-000-000-534-40-43-00	Travel	\$2,000.00	\$657.40
400-000-000-534-40-49-01	Training	\$2,000.00	\$890.00
400-000-000-534-50-35-00	Small Tools/Minor Equipment	\$2,500.00	\$199.42
400-000-000-534-50-41-00	Professional Service - Water	\$0.00	\$0.00
400-000-000-534-50-48-00	Repair-Contracted Labor	\$20,000.00	\$6,673.08
400-000-000-534-54-10-00	Maintenance-Trtmnt Plant Salaries	\$8,000.00	\$2,604.52
400-000-000-534-54-20-00	Maintenance-Trtmnt Plant Benefits	\$4,000.00	\$1,389.91
400-000-000-534-55-10-00	Maint.-Trans & Distr. Salary	\$33,000.00	\$21,208.34
400-000-000-534-55-20-00	Maint.-Trans & Distr. Benefits	\$16,000.00	\$11,995.00
400-000-000-534-70-10-00	Customer Services Salary	\$53,000.00	\$28,877.30

400-000-000-534-70-20-00	Customer Services Benefits	\$20,000.00	\$10,406.71
400-000-000-534-70-31-00	Office Supplies and Postage	\$2,250.00	\$861.13
400-000-000-534-70-41-00	Computer Services/Repair	\$8,000.00	\$1,304.65
400-000-000-534-70-41-01	EBPP Fees Water	\$1,000.00	\$956.55
400-000-000-534-80-31-00	Operating Supplies	\$25,000.00	\$20,930.01
400-000-000-534-80-33-00	Well Water for Resale	\$1,000.00	\$0.00
400-000-000-534-80-41-00	Testing	\$4,000.00	\$1,942.63
400-000-000-534-80-42-00	Water Telephone	\$750.00	\$520.98
400-000-000-534-80-45-00	Telemetry Pole Contact	\$0.00	\$1,601.04
400-000-000-534-80-45-99	Eq Rental - Water	\$50,000.00	\$35,747.57
400-000-000-534-80-46-00	Insurance	\$10,000.00	\$0.00
400-000-000-534-80-47-00	Electricity	\$22,000.00	\$13,331.42
400-000-000-534-81-41-00	Prof Services - Water Op General	\$0.00	\$0.00
400-000-000-534-84-10-00	Operations Plant Salary	\$60,000.00	\$29,045.68
400-000-000-534-84-20-00	Operations Plant Benefits	\$35,000.00	\$16,745.32
400-000-000-534-84-31-00	Chemicals Plant	\$10,000.00	\$7,347.78
400-000-000-534-84-41-00	Consultant Services - Plant	\$1,500.00	\$1,667.00
400-000-000-534-85-10-00	Operations T & D Salary	\$45,000.00	\$28,114.44
400-000-000-534-85-20-00	Operations T & D Benefits	\$25,000.00	\$15,955.93
400-000-000-534-85-49-00	Op T&D Permitting	\$0.00	\$0.00
400-000-000-534-90-53-00	Water Taxes	\$30,000.00	\$17,419.40
	400-000-000-53 Total	\$520,000.00	\$299,461.10
400-000-000-591-34-78-00	Base Res PWTF Loan Principal	\$23,273.00	\$23,273.39
400-000-000-592-34-83-00	Base Reservoir PWTF Loan Interest	\$1,164.00	\$1,047.30
	400-000-000-59 Total	\$24,437.00	\$24,320.69
400-000-006-594-34-10-00	Water Connections - Salary	\$5,000.00	\$3,085.95
400-000-006-594-34-20-00	Water Connections - Benefits	\$2,500.00	\$1,788.84
400-000-006-594-34-45-99	Eq Rental - Water Connections	\$1,500.00	\$1,828.00
	400-000-006-59 Total	\$9,000.00	\$6,702.79
400-000-009-594-34-31-00	Water Plant Improvements-Suppl	\$0.00	\$5,854.69
	400-000-009-59 Total	\$0.00	\$5,854.69
400-000-010-594-34-45-99	Eq Rental - #29 Kanaka Creek Waterline	\$0.00	\$31.90
400-000-010-594-34-48-00	#29 Kanaka Creek Waterline - Contracted Services	\$0.00	\$0.00
	400-000-010-59 Total	\$0.00	\$31.90

400-000-011-594-34-48-00	#68 Hegewald Well Roof - Contr Labor	\$0.00	\$0.00
	400-000-011-59 Total	\$0.00	\$0.00
400-000-012-594-34-10-00	#42 Loop Rd Waterline Salaries	\$0.00	\$0.00
400-000-012-594-34-20-00	#42 Loop Rd Waterline Benefits	\$0.00	\$0.00
400-000-012-594-34-41-00	#42 Loop Rd Waterline - Prof Services	\$0.00	\$0.00
400-000-012-594-34-48-00	#42 Loop Rd Waterline ContrLbr	\$0.00	\$0.00
	400-000-012-59 Total	\$0.00	\$0.00
400-000-013-594-34-10-00	#46 WA System Plan - Sal	\$0.00	\$0.00
400-000-013-594-34-20-00	#46 WA System Plan - Ben	\$0.00	\$0.00
400-000-013-594-34-41-00	#46 WA System Plan - Engineer	\$0.00	\$4,862.30
400-000-013-594-34-45-99	#46 WA System Plan - EQ Rental	\$0.00	\$0.00
	400-000-013-59 Total	\$0.00	\$4,862.30
400-000-015-594-34-48-00	Base Reservoir Improv.- Contracted Services	\$49,032.00	\$46,700.00
	400-000-015-59 Total	\$49,032.00	\$46,700.00
400-000-051-594-34-64-00	Fixed Assets to Capitalize	\$40,000.00	\$24,866.64
	400-000-051-59 Total	\$40,000.00	\$24,866.64
400-000-101-535-10-10-00	Administrative Salary	\$22,000.00	\$6,868.78
400-000-101-535-10-20-00	Administrative Benefits	\$7,000.00	\$3,256.68
400-000-101-535-10-41-22	Audit Fee	\$4,000.00	\$2,441.97
400-000-101-535-10-44-00	WW Advertising	\$0.00	\$203.24
400-000-101-535-10-49-01	Dues & Membership/filing Fees	\$5,000.00	\$232.40
400-000-101-535-10-51-00	Sewer Permit Fees/DOE	\$3,000.00	\$2,288.52
400-000-101-535-20-10-00	Administrative Planning Sewer - Sal	\$0.00	\$0.00
400-000-101-535-20-20-00	Administrative Planning Sewer - Ben	\$0.00	\$0.00
400-000-101-535-20-41-00	Admin Planning Sewer - Consulting	\$0.00	\$7,618.69
400-000-101-535-20-45-99	Eq Rental - Administrative Planning Sewer	\$0.00	\$0.00
400-000-101-535-40-43-00	Travel	\$1,250.00	\$631.26
400-000-101-535-40-49-01	Training	\$3,000.00	\$2,276.00
400-000-101-535-51-10-00	Maintenance T&D Salary	\$30,000.00	\$22,669.29
400-000-101-535-51-20-00	Maintenance T&D Benefits	\$15,000.00	\$12,247.93
400-000-101-535-51-31-00	Maintenance Supplies	\$27,500.00	\$9,670.27
400-000-101-535-51-48-00	Repair (Contract Serv) T&D	\$83,000.00	\$66,983.32
400-000-101-535-51-48-01	Solids Hauling & Disposal	\$48,000.00	\$23,122.93
400-000-101-535-54-10-00	Plant Maintenance Salary	\$20,333.33	\$2,531.67

400-000-101-535-54-20-00	Plant Maintenance Benefits	\$14,666.67	\$1,570.28
400-000-101-535-64-41-00	Operations Contract (OMI)	\$148,400.00	\$100,033.36
400-000-101-535-70-10-00	Customer Service Salary	\$53,000.00	\$28,877.30
400-000-101-535-70-20-00	Customer Service Benefits	\$20,000.00	\$10,406.71
400-000-101-535-70-31-00	Office Supplies & Postage	\$2,500.00	\$836.88
400-000-101-535-70-41-00	Computer Services/Repair	\$2,000.00	\$499.79
400-000-101-535-70-41-01	EBPP Fees Sewer	\$0.00	\$956.51
400-000-101-535-80-31-00	Operating Supplies	\$2,500.00	\$6,055.01
400-000-101-535-80-41-00	Sewer Operations Testing	\$1,000.00	\$1,491.31
400-000-101-535-80-42-00	Sewer Telephone	\$2,000.00	\$1,081.08
400-000-101-535-80-45-99	Eq Rental - Sewer	\$28,000.00	\$20,900.51
400-000-101-535-80-46-00	Sewer Insurance	\$6,000.00	\$0.00
400-000-101-535-81-10-00	Operations T&D Salary	\$12,528.00	\$8,919.35
400-000-101-535-81-20-00	Operations T&D Benefits	\$6,264.00	\$4,482.71
400-000-101-535-84-10-00	Operations Plant Salary	\$27,000.00	\$21,703.20
400-000-101-535-84-20-00	Operations Plant Benefits	\$13,500.00	\$10,941.92
400-000-101-535-90-44-00	Sewer Taxes	\$15,750.00	\$8,849.54
	400-000-101-53 Total	\$624,192.00	\$390,648.41
400-000-101-591-35-72-00	Sewer Outfall - USDA RDA Principal	\$20,120.00	\$10,552.08
400-000-101-592-35-83-00	Sewer Outfall - USDA RDA Interest	\$12,551.00	\$5,782.92
400-000-101-594-35-64-00	Sewer Collection Lining	\$0.00	\$0.00
	400-000-101-59 Total	\$32,671.00	\$16,335.00
400-000-102-535-85-10-00	WW Sampling Salary	\$13,300.00	\$13,220.50
400-000-102-535-85-20-00	WW Sampling Benefits	\$7,110.00	\$7,106.13
400-000-102-535-85-31-00	WW Sampling Supplies	\$860.00	\$859.50
400-000-102-535-85-41-00	WW Sampling Professional Services	\$22,000.00	\$16,796.52
400-000-102-535-85-45-00	WW Sampling Equipment Rental	\$6,800.00	\$9,137.02
	400-000-102-53 Total	\$50,070.00	\$47,119.67
400-000-102-594-35-61-00	Easement Purchase Sewer	\$0.00	\$0.00
	400-000-102-59 Total	\$0.00	\$0.00
400-000-111-594-35-41-00	#38 Sewer Plan - Prof Serv	\$11,000.00	\$10,771.95
400-000-111-594-35-48-00	#38 Sewer Plan - Contr Labor	\$0.00	\$0.00
	400-000-111-59 Total	\$11,000.00	\$10,771.95
400-000-112-594-35-48-00	#64 Cascade Ave Force Main - Contrlabr	\$0.00	\$0.00

	400-000-112-59 Total	\$0.00	\$0.00
400-000-113-594-35-51-00	#65 Sewer Plant Upgrade - Permitting	\$0.00	\$150.00
	400-000-113-59 Total	\$0.00	\$150.00
400-000-151-594-35-64-00	Capitalized Equipment Purchase	\$0.00	\$0.00
	400-000-151-59 Total	\$0.00	\$0.00
400-900-000-597-10-00-00	Transfer Out to 310 WW Sys. Upgrades	\$16,667.00	\$0.00
	400-900-000-59 Total	\$16,667.00	\$0.00
	Fund Total	\$1,615,203.67	\$877,825.14
500-000-000-508-80-00-00	Unreserved Cash Carryover	\$38,808.41	\$0.00
	500-000-000-50 Total	\$38,808.41	\$0.00
500-000-000-548-65-10-00	Maintenance Salary	\$26,000.00	\$19,366.92
500-000-000-548-65-20-00	Maintenance Benefits	\$16,000.00	\$11,990.68
500-000-000-548-65-25-00	Medical Physicals-Required	\$2,000.00	\$439.25
500-000-000-548-65-31-00	Tires	\$2,000.00	\$311.07
500-000-000-548-65-32-00	Gas and Oil	\$20,000.00	\$11,992.39
500-000-000-548-65-46-00	Insurance	\$22,000.00	\$0.00
500-000-000-548-65-47-00	Heat & Lights	\$1,500.00	\$972.86
500-000-000-548-65-48-00	Repairs/Supplies Contracted	\$16,000.00	\$15,537.52
500-000-000-548-65-49-00	Training	\$500.00	\$45.00
	500-000-000-54 Total	\$106,000.00	\$60,655.69
500-000-000-591-48-78-00	RDA Facilities (Sweeper) Principal	\$3,042.00	\$0.00
500-000-000-592-48-83-00	RDA Facilities (Sweeper) Int	\$134.00	\$0.00
500-000-000-594-48-64-00	Equipment Purchase	\$40,000.00	\$300.00
	500-000-000-59 Total	\$43,176.00	\$300.00
	Fund Total	\$187,984.41	\$60,955.69
	Grand Total	\$8,947,962.51	\$2,204,569.21



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: September 20th, 2018
SUBJECT: Chinidere Mountain Estates—Development Agreement—Interim Timelines

Introduction

This memo provides information regarding a pending request for extension of timelines agreed to in the Development Agreement (DA) between the City and the 2 developers of Chinidere Mountain Estates. The interim timelines include September 21st, 2018 as a milestone for Phases 2-4 of the subdivision. The developers' request includes a formal proposal to amend the DA, the draft of which has not been fully reviewed.

Recommendation

Staff recommends a City Council motion to ***“stay the interim September 21st, 2018 deadlines until October 31st, 2018.”*** This stay will allow the City to fully review the proposal, hold a public hearing at the October 18th, 2018 City Council meeting, and record any necessary follow-up documents.

Interim Timelines

The table below includes the current deadlines and the developers' proposed deadlines for the DA.

	Current Deadline	Proposed Deadline
Phase 1		
Substantial Completion	3/21/2017	satisfied
Full Completion	2018	7/21/2019
Phase 2 & 3		
Engineering Submittals	2018	none
Initiation of Work	2019	2022
Substantial Completion	2020	2023
Full Completion	2021	none
Phase 4		
Engineering Submittals	2018	none
Initiation of Work	2019	none
Substantial Completion	2020	none
Full Completion	2021	2026

Unless specified, all deadlines are 9/21 of the year indicated

Prepared by,

Ben Shumaker
 Community Development Director

**EXHIBIT A1: SCOPE OF WORK
WALLIS ENGINEERING
RUSSELL AVENUE IMPROVEMENTS
CITY OF STEVENSON
SUPPLEMENT NO. 1**

September 2018
WE#1465A

GENERAL SCOPE OF PROJECT

This project consists of providing design services for Russell Avenue Improvements Project. The project will reconstruct Russell Avenue, enhance the aesthetic appeal of the corridor by matching themes from adjacent improvements on 2nd Street and Cascade Avenue, and improve the safety and operational characteristics of the corridor between 2nd Street and the BNSF rail line. Improvements will include replacement of existing sidewalks and pavement, bulb-outs at the 1st Street intersection, installation of aesthetic amenities matching adjacent improvements, new decorative street lighting, replacing approximately 140 linear feet of asbestos cement waterline, installation of drainage improvements, and undergrounding of existing overhead utilities as necessary to accomplish the goals of the project.

SUPPLEMENTAL SCOPE OF WORK

Execution of the Prime Agreement was expedited in an effort to begin conceptual design and prepare conceptual graphic renderings of the proposed improvements to support City outreach events. As such, the tasks included in the Prime agreement are limited to project management, NEPA coordination, topographic survey, and conceptual design efforts, but does not include design, preparation of PS&E documents, cultural resource investigations, right-of-way acquisition, or construction support. The scope of work included in this supplement amends existing tasks and creates new tasks necessary to deliver the design and construction documents for the project. Construction support services will be contracted under a future contract supplement.

CONTRACT DURATION

Contract term is increased with this supplement and will extend to December 31, 2021 at the request of the City.

SPECIFIC SCOPE OF WORK

- Task 1** **Project Management and Administration (*Task Supplemented*)**
- Task 2** **Data Collection (*Task Supplemented*)**
- Task 3** **Conceptual Design**
- Task 4** **Cultural and Historical Resource Assessments (*New Task*)**
- Task 5** **Right-of-way Services (*New Task*)**
- Task 6** **Public Outreach (*New Task*)**
- Task 7** **Plans, Specifications and Estimates (*New Task*)**

Roles and responsibilities for project subconsultants are listed in the table below:

SUBCONSULTANTS

Subconsultant	Discipline	Task(s)	Referenced Exhibit
Geotechnical Resources, Inc. (GRI)	Pavement Design, Phase 1 Environmental Review	Task 2	Exhibit C1
Archeological Services, LLC (ASCC)	Cultural and Historic Resources	Task 4	Exhibit C2
Epic Land Solutions, Inc. (Epic)	Right-Of-Way and Easement Acquisition	Task 5	Exhibit C3
R&W Engineering, Inc. (R&W)	Lighting Design	Task 7	Exhibit C4
Juncus Studio, LLC (Juncus)	Landscape Architect	Task 7	Exhibit C5

TASK 1 PROJECT MANAGEMENT AND ADMINISTRATION (TASK SUPPLEMENTED)

1.4 Utility Coordination and Relocation (New Subtask). Coordinate with private utility providers to ensure all potential conflicts with proposed work are addressed. Coordination work will include the following:

- Develop a utility contact information list and send project information letters to all utility companies involved to explain nature of the work.
- Coordinate with private utility providers for relocation of existing and installation of new facilities as needed. This task includes up to two meetings each with private utility companies.
- Submit applicable plans to the affected private utility providers. Utility conflict notices will be sent to utilities at the 60% and 90% completion stage.
- Maintain a record of correspondence with utility companies.

1.5 Railroad Coordination (New Subtask). Communicate with BNSF railways regarding construction and coordination requirements associated with work within and adjacent to railroad right-of-way and incorporate those requirements into the contract documents. Coordination work is anticipated to occur at 60%, 90% and Final design phase submittals.

Assumptions:

- City will provide assistance to the consultant when required regarding coordination with undergrounding private utilities.
- City will acquire all necessary railroad access and construction permits and will provide coordination assistance.
- A railroad crossing order is not required.

Deliverables:

- Utility contact list and correspondence records

TASK 2 DATA COLLECTION (TASK SUPPLEMENTED)

2.3 Pavement Evaluation and Design (New Subtask). This task will be provided by GRI. See attached Exhibit C1 for full scope of work description.

2.4 Phase 1 Environmental Site Assessment (New Subtask). This task will be provided by GRI. See attached Exhibit C1 for full scope of work description.

2.5 Basement Evaluations (New Subtask). Wallis Engineering will evaluate basements within existing buildings adjacent to the site to identify subsurface structural modifications that may be required to existing buildings, including but not limited to, basement extensions under the sidewalk or beyond the Right-of-way, coal chutes or other structural features. Wallis will coordinate with each building tenant or owner to identify existing basements and conduct a site investigation of each with City Staff. If existing basement features are observed during the site investigations that require additional design elements, a supplemental will be submitted to the City detailing the scope of work required to modify the structures.

Assumptions:

- A traffic analysis is not required for this project. Traffic volumes and ESAL loadings for pavement design will be estimated.
- It is assumed that only one of the existing buildings adjacent to the site has an existing basement that requires investigation.
- Existing building crawl spaces will not be evaluated.

TASK 4 CULTURAL AND HISTORICAL RESOURCE ASSESSMENTS (NEW TASK)

Objective: This project is receiving funding through the Washington Dept. of Transportation from the Federal Highway Administration (FHWA), thereby making the project a federal undertaking. As such, the project is subject to review under Section 106 of the National Historic Preservation Act (NHPA) of 1966, which mandates that federal agencies consider the effects of their undertakings on historic properties, including archaeological sites that are listed on, or eligible for listing on, the National Register of Historic Places (NRHP). The proposed survey will satisfy a portion of the Section 106 process, as codified in 36CFR 800.4, with the goal being to inventory any historic properties that are within the area of potential effect (APE) and assess the project's potential to adversely affect them.

This task will be provided by ASCC. See attached Exhibit C2 for full scope of work description

Assumptions:

- Up to six shovel tests are included.
- Up to 10 historic property evaluations are included.
- If historic properties are found, work to determine significance (i.e. NRHP eligibility) is not included and will be contracted and a future supplement.

TASK 5 RIGHT-OF-WAY SERVICES (NEW TASK)

Objective: Temporary Construction Easements (TCE's) will be required for construction of sidewalks along properties adjacent to the right-of-way. A Right-of-Way Plan and Project Funding Estimate will need to be approved by WSDOT before discussions with property owners can commence. Just Compensation per the Federal Uniform ACT will need to be provided to property owners for all TCE's and all activities will need to comply with WSDOT LAG Manual and Right-of-Way Manual.

This task will be provided by Epic. See attached Exhibit C3 for full scope of work description.

Assumptions:

- Up to five temporary construction easements are included.
- Title reports will be provided by the City.
- The City will facilitate payment for right-of-way acquisitions.

TASK 6 PUBLIC OUTREACH (NEW TASK)

Objective: Provide information to the community regarding the project.

6.1 Public Meeting. Wallis will prepare graphics for and attend one public meeting to inform the community on proposed improvements. The timing of this meeting will be coordinated with the City.

Assumptions:

- Wallis and Juncus will attend up to one public meeting.
- A maximum of five exhibits will be provided.
- The City will lead the public information activities and will coordinate public meeting invitations, venue, and scheduling.

TASK 7 PLANS, SPECIFICATIONS AND ESTIMATES (NEW TASK)

Objective: To prepare contract documents and opinions of cost at 60%, 90%, and Final submittal stages.

Approach:

Contract documents development will include the following aspects:

Roadway Plan and Profile plans – Roadway design plans will be completed in accordance with City standards, AASHTO recommendations and ADA guidance. Proposed plans will incorporate geotechnical recommendations for pavement design. Design plans will include fully detailed ADA ramp layouts and driveway profile drawings as necessary.

Streetscape plans – Streetscape improvements will be prepared to provide detail on location of all selected amenities and concrete scoring/coloring.

Utility Plan and Profile plans – Stormwater conveyance piping will be designed following City standards. Stormwater improvements will be limited to new collection and conveyance improvements necessary to manage altered drainage paths. Stormwater treatment and detention facilities will not be required and no downstream capacity analysis is needed to connect new conveyance piping to the existing system. Waterline improvements will follow City standards and will include service and hydrant replacements.

Signing and Striping plans – Signing and striping design plans will be completed in accordance with City standards and MUTCD recommendations. Signing design will include opportunities to improve or optimize one-way signage on Russell Avenue between 2nd and 3rd Street.

Roadway Lighting plans – This task will be provided by R&W. See attached Exhibit C4 for full scope of work description.

Overhead Utility Undergrounding plans – Plans for undergrounding of existing overhead utilities will be developed in coordination with the respective utility purveyors. Design will be based on red-lined plans provided by the utilities. A field meeting will be coordinated to discuss the scope of the project and establish parameters for this activity. The utility purveyors will be responsible for establishing the type, size and location of underground conduits and vaults.

Planting and Irrigation Plans – This task will be provided by Juncus. See attached Exhibit C5 for full scope of work description.

Construction Phasing and Traffic Control - A construction phasing plan will be prepared to provide a basis for bidding and minimize business impacts due to construction.

Specifications – Project-specific specifications will be developed in WSDOT format using the “2018 WSDOT/APWA Standard Specifications for Public Works Construction” and will conform to the City of Stevenson Standards.

Opinion of Probable Construction Costs – An Opinion of Probably Construction Cost will be prepared at each design levels. Cost Opinions will represent our best judgment as a design professional, will be based on recent experience and will be adjusted to accommodate factors known at the time the estimate is prepared.

The above design elements will be delivered through the following tasks:

7.1 Meetings Meetings include a kick-off meeting, monthly design progress meetings, and plan review meetings. The Consultant’s project manager will prepare for, facilitate, and document meetings. Meeting minutes will be prepared and will include assignment of action items and deadlines, which will be tracked throughout the project. Plan review meetings will be provided at 60% and 90% stages of design and will be attended by the project manager and the design engineer.

7.2 60% PS&E Submittal. The design team will prepare and submit 60% plans, outline specifications, and an opinion of probable construction cost for City review. We will review and incorporate City comments from the Conceptual Design plans.

7.3 90% PS&E Submittal. The design team will assemble and submit 90% plans, specifications, and opinion of probable construction cost for City and WSDOT review. This design submittal will incorporate comments received during the 60% review and include full draft specifications.

7.4 Final PS&E Submittal. The design team will assemble and submit final construction plans, specifications, and an opinion of cost for final City and WSDOT review. Following WSDOT and City review, comments will be incorporated and bid-ready contract documents will be provided.

Assumptions:

- Five meetings are assumed for kick-off, progress review, and design review activities.
- The following table is the anticipated sheet count for the 60%, 90% and 100% design deliverables.
- Submittals will be transmitted electronically in pdf format for 11x17 (half-size) printing.

Running Total	Sheets	Description
1	1	Cover Sheet: Vicinity Map, Sheet Index
3	2	General Notes, Legend and Abbreviations
4	1	Typical Sections
5	1	Existing Conditions Plan (1"=40' full size)
6	1	Demolition and Erosion Control plan (1"=40' full size)
7	1	Construction Phasing and Traffic Control plan (1"=40' full size)
9	2	Roadway Plan and Profile (1"=20' full size)
11	2	Utility Plan and Profile (1"=20' full size)
13	2	Streetscape Plan (1"=20' full size)
14	1	Driveway profiles (2 total)
16	2	Signing and Striping Plan (1" = 20' full size)
18	2	Roadway Lighting Plan and Details
22	4	Landscape Irrigation Plan and Details
24	2	Overhead Utility Undergrounding Plan and Details
26	2	Curb Ramp Detail Sheets
29	3	Roadway Detail Sheets
31	2	Utility Detail Sheets
34	3	Signing and Striping Detail Sheets

Deliverables:

- Meeting agendas, minutes, and action item lists.
- 60%, 90% and Final PS&E documents for review.
- One set full-size 22x34 plans.

Agreement
Exhibit B1 - Fee Estimate
City of Stevenson - Russell Avenue Improvements
WE #1465A
September 2018

TASK	E1	E2	E3	E5	T1	C1	Staff Cost	Expenses	Subconsultants					Total Cost	
									ASCC	EPIC	GRI	Juncus	R&W		
Task 1 Project Management and Administration (Task Supplemented)	\$152	\$143	\$109	\$104	\$92	\$88									
1.4 Utility Coordination and Relocation (New Subtask)		16	16				\$ 4,038.56	\$ 100.00 (M)							\$ 4,138.56
1.5 Railroad Coordination (New Subtask)		20					\$ 2,863.00								\$ 2,863.00
TASK 1 SUBTOTAL	0	36	16	0	0	0	\$ 6,901.56	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,001.56
Task 2 Data Collection and Evaluation (Task Supplemented)															
2.3 Pavement Evaluation and Design							\$ -				\$ 11,430.00				\$ 11,430.00
Contingency Task: FDR Cement Content Design							\$ -				\$ 3,341.00				\$ 3,341.00
2.4 Phase 1 Environmental Assessments							\$ -				\$ 4,500.00				\$ 4,500.00
2.5 Basement Evaluations (New Subtask)		2	4				\$ 723.34	\$ 50.00 (M)							\$ 773.34
TASK 2 SUBTOTAL	0	2	4	0	0	0	\$ 723.34	\$ 50.00	\$ -	\$ -	\$ 19,271.00	\$ -	\$ -	\$ -	\$ 20,044.34
Task 4 Cultural and Historical Resource Assessments (New Task)															
4.1 Cultural Resource Survey and Reporting							\$ -		\$ 8,496.00						\$ 8,496.00
TASK 4 SUBTOTAL	0	0	0	0	0	0	\$ -	\$ -	\$ 8,496.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,496.00
Task 5 Right-of-Way Services (New Task)															
5.1 Temporary Construction Easements							\$ -				\$ 31,913.00				\$ 31,913.00
TASK 5 SUBTOTAL	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ 31,913.00	\$ -	\$ -	\$ -	\$ -	\$ 31,913.00
Task 6 Public Outreach (New Task)															
6.1 Attend Public Meeting		5					\$ 715.75	\$ 50.00 (M)							\$ 765.75
6.2 Prepare Exhibits		4		8	16		\$ 2,867.16								\$ 2,867.16
TASK 6 SUBTOTAL	0	9	0	8	16	0	\$ 3,582.91	\$ 50.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,632.91
Task 7 Plans, Specifications, and Estimate (PS&E) Development (New Task)															
7.1 Meetings		20	20			8	\$ 5,752.44								\$ 5,752.44
7.1 Plans							\$ -								\$ -
Site reconnaissance (2 trips)			8	8			\$ 1,704.00	\$ 100.00 (M)							\$ 1,804.00
Cover Sheet: Vicinity Map, Sheet Index		1			4		\$ 509.31								\$ 509.31
General Notes, Legend and Abbreviations		1		1	4		\$ 613.05								\$ 613.05
Typical Sections		2	5	5	10		\$ 2,266.70								\$ 2,266.70
Existing Conditions Plan		1	2	4			\$ 682.90								\$ 682.90
Demolition and Erosion Control plan		1	4	4	8		\$ 1,727.47								\$ 1,727.47
Construction Phasing and Traffic Control plan		2	4	4	8		\$ 1,870.62								\$ 1,870.62
Roadway Plan and Profile (2)		4	10	30	40		\$ 8,439.00								\$ 8,439.00
Utility Plan and Profile (2)		4	10	10	20		\$ 4,533.40								\$ 4,533.40
Streetscape Plan (2)		2	4	10	20		\$ 3,591.54								\$ 3,591.54
Driveway profiles		1	2	5	10		\$ 1,795.77								\$ 1,795.77
Signing and Striping Plan (2)		1	2	20	20		\$ 4,267.27								\$ 4,267.27
Roadway Lighting Plan and Details (2)							\$ -						\$ 7,920.00		\$ 7,920.00
Landscape Plan and Details (2)							\$ -					\$ 8,624.32			\$ 8,624.32
Contingency Task: Irrigation Plan, Basalt Column & Wall Details (2)							\$ -					\$ 2,000.00			\$ 2,000.00
Overhead Utility Undergrounding Plan and Details (2)		2	6	20	20		\$ 4,847.46								\$ 4,847.46
Curb Ramp Detail Sheets (2)		2		20	20		\$ 4,191.90								\$ 4,191.90
Roadway Detail Sheets(3)		1		5	5		\$ 1,119.55								\$ 1,119.55
Utility Detail Sheets (2)		1		5	5		\$ 1,119.55								\$ 1,119.55
Signing and Striping Detail Sheets (3)		1		5	5		\$ 1,119.55								\$ 1,119.55
7.2 Specifications		8	10	40	20		\$ 8,148.00								\$ 8,148.00
7.3 Estimates		4	10	10	4		\$ 3,068.76								\$ 3,068.76
7.3 QC Reviews (3)		40					\$ 6,085.20								\$ 6,085.20
TASK 7 SUBTOTAL	40	38	76	204	207	20	\$ 61,701.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 10,624.32	\$ 7,920.00	\$ 7,920.00	\$ 80,345.32
GRAND TOTAL	40	76	96	204	207	20	\$ 69,325.90	\$ 300.00	\$ 8,496.00	\$ 31,913.00	\$ 19,271.00	\$ 10,624.32	\$ 7,920.00	\$ 7,920.00	\$ 147,800.22

Depending on availability, actual staff usage may not match the above estimated hours breakdown. Billing rates for all staff are listed in the Fee Summary.

FEE SUMMARY			
Staff	Hours	Rate	Fees
SE - Senior Engineer	0	\$165.99	\$ -
E1 - Engineer 1	40	\$152.13	\$ 6,085.20
E2 - Engineer 2 (PM)	76	\$143.15	\$ 10,879.40
E3 - Engineer 3	96	\$109.26	\$ 10,488.96
E4 - Engineer 4	0	\$106.50	\$ -
E5 - Engineer 5	204	\$103.74	\$ 21,162.96
E6 - Engineer 6	0	\$77.44	\$ -
Inspector	0	\$143.84	\$ -
T1 - Technician 1	207	\$91.54	\$ 18,948.78
TW - Technical Writer	0	\$88.03	\$ -
C1 - Clerical 1	20	\$88.03	\$ 1,760.60
Total Fees from Staff			\$ 69,325.90
Subconsultant			Fees
ASCC			\$ 8,496.00
EPIC			\$ 31,913.00
GRI			\$ 19,271.00
Juncus			\$ 10,624.32
R&W			\$ 7,920.00
Total Fees from Subconsultants			\$ 78,224.32
Expenses			Cost
Printing (P)			\$ -
Mileage (M)			\$ 300.00
Total Fees from Expenses			\$ 300.00
TOTAL BUDGET			\$ 147,850.22

Exhibit D1
Prime Consultant Cost Computations

CONSULTANT: Wallis Engineering
PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>
Senior Engineer		x	\$57.70	=	\$0.00
Engineer 1	40	x	\$52.88	=	\$2,115.20
Engineer 2	76	x	\$49.76	=	\$3,781.76
Engineer 3	96	x	\$37.98	=	\$3,646.08
Engineer 4	0	x	\$37.02	=	\$0.00
Engineer 5	204	x	\$36.06	=	\$7,356.24
Engineer 6	0	x	\$26.92	=	\$0.00
Senior Designer	0	x	\$75.00	=	\$0.00
Inspector	0	x	\$50.00	=	\$0.00
Technician 1	207	x	\$31.82	=	\$6,586.74
Clerical 1	20	x	\$30.60	=	\$612.00
Technical Writer	0	x	\$30.60	=	\$0.00
	643		TOTAL DSC	=	<u>\$24,098.02</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate x DSC of 157.68% x \$24,098.02 TOTAL OH = \$37,997.76

FIXED FEE (FF):

FF Rate x (DSC) of 30.00% x \$24,098.02 TOTAL FF = \$7,229.41

REIMBURSABLES:

Printing & Mileage \$300

TOTAL REIMBURSABLES: \$ 300 \$300.00

SUBCONSULTANT COSTS:

ASCC \$8,495.94
EPIC \$31,913.65
GRI \$19,264.10
Juncus \$10,624.32
R&W \$7,920.19

TOTAL SUBCONSULTANT COSTS: \$78,218.20 \$78,218.20

GRAND TOTAL = \$147,843.39

PREPARED BY: Erin Kingsley

DATE: 9/18/2018



1101 Broadway, Suite 215
Vancouver, WA 98660
p | 360-213-1690 f | 360-213-1697
www.gri.com

September 7, 2018

PRO (WA) RUSSELL STREET IMPROVEMENTS

Wallis Engineering
215 W. 4th Street, Suite 200
Vancouver, WA 98660

Attention: Wes Wegner, PE

**SUBJECT: Scope of Work and Fee Estimate for Engineering Services
Russell Street improvements
City of Stevenson, Washington**

As requested, GRI is pleased to submit this scope and fee estimate for pavement engineering services to conduct a Phase I Environmental Site Assessment (ESA) and pavement evaluation for the project site. We understand that Wallis Engineering (Wallis) is assisting the City of Stevenson (City) with an urban improvement project. The project is located on Russell Street between 2nd Street (WA14 Lewis and Clark Highway) and Railroad Street.

Our general approach to providing engineering services is summarized in the scope of services below.

SCOPE OF SERVICES

Phase I ESA

This scope of work was developed to meet the ASTM International standard for Environmental Site Assessments (ESAs) (ASTM E 1527-13) and is based on our preliminary understanding of environmental conditions in the project area and our experience with similar projects. Any specific issues known by the City can be included for evaluation as needed.

- 1) GRI will review available information regarding geologic, groundwater, and environmental conditions for the vicinity of the subject property.
- 2) GRI will review historical aerial photographs, historical city directories, and Sanborn maps for the subject property for indications of past occupants or businesses that may have had the potential to affect the soil or groundwater at the subject property. We assume Wallis will provide a City contact knowledgeable about the project area for interview.
- 3) GRI will review listings of government agency file records for potential contaminant sources in the project area. Specifically, hazardous material environmental records from the U.S. Environmental Protection Agency and the Washington Department of Ecology will be compiled and reviewed by GRI for indications of recognized environmental conditions for search area distances as outlined in ASTM E 1527-13. GRI will also evaluate available local agency hazardous material records that are available within the project timeframe for information regarding the subject property.

To the extent practical within project schedule and budget constraints, GRI will conduct follow-up inquiries regarding the nature and documented extent of recognized environmental conditions listed as having occurred on or having affected the subject property and the adjacent properties.

- 4) A physical reconnaissance of the subject property will be conducted by an experienced GRI environmental engineer or geologist. During the visit, the presence or absence of conspicuous, recognized environmental conditions will be noted. Indications that the subject property was used in a manner that may have resulted in contamination will be noted and reported. A visual survey of neighboring properties will also be conducted to note businesses or features that have the obvious potential to affect the subject property.
- 5) The compiled information will be evaluated to assess the likelihood that recognized environmental conditions may exist on the subject property or close enough to induce measurable effects. A Phase I ESA report with appendices will be prepared to document our findings and conclusions and, if warranted, provide recommendations for additional assessment. Project findings, conclusions, and recommendations will be summarized in an Executive Summary. The project report will be signed and stamped by a Washington-licensed engineering geologist or professional engineer. A PDF copy of the project report will be provided for your use. Paper copies of the report can be provided upon request.

Pavement Evaluation

In our opinion, the best method for estimating the pavement strengthening requirements (i.e., overlay or inlay) and the in situ resilient modulus of the base and subgrade for analysis of both partial- and full-depth reconstruction design is to conduct Falling Weight Deflectometer (FWD) testing supplemented with boring explorations. Boring explorations are useful in refining the FWD data and accurately estimating the aggregate base thickness for evaluation of partial depth reconstruction, as well as to obtain samples of the pavement materials to develop a design cement content to be used if full-depth reclamation (FDR) with cement is identified as a feasible reconstruction option.

Our proposed pavement evaluation work scope for the project is summarized below.

- 1) Non-destructive deflection testing will be conducted using our KUAB Falling Weight Deflectometer (FWD), which complies with ASTM D 4694 and is annually reference-calibrated at a certified calibration facility). The testing will be accomplished in accordance with ASTM D 4695.

The FWD testing will be conducted using a 25-ft spacing in the outer wheel path of each travel lane.

The FWD impact sequence at each test location will consist of an unrecorded seating impact load followed by two measurement impact loads, all at nominally 9,000-lbs force. Deflections will be measured at 0, 8, 12, 18, 24, 36, 48, 60, and 72 in. from the

center of the 12-in.-diameter load plate. Air temperature will be measured and pavement surface temperature will be measured by infrared sensor at the test locations. The stations of the test points, with respect to the designated starting station, will be measured by an on-board, distance-measuring instrument. Data from the two measured impact loads will be averaged to reduce the effect of random error and normalized to a consistent 9,000-lb (9-kip) load basis.

The FWD testing will be conducted during the normal work week between the hours of 8 AM and 5 PM, and will take approximately five to six hours to complete. We will provide traffic control consisting of signage and flaggers to direct traffic around our testing work.

Boring explorations will be conducted at three locations to a depth of 3 ft below subgrade level, or to a maximum depth of 5 ft below the pavement surface. We will mark the core locations and call for utility locates prior to conducting the explorations. The explorations will be advanced below the bound pavement layers by a solid-stem power auger operated by our drilling subcontractor.

At each boring location, pavement materials and subgrade soils will be visually classified; the thicknesses of pavement layers will be measured; and the depths below the surface to interfaces between soil layers will be measured. Grab samples of subgrade soil will be obtained for laboratory testing to determine in situ water content and for examination and/or testing to refine the field soil classification.

We will also obtain bulk samples of the asphalt concrete (AC), base aggregate (AB), and subgrade layers, which may be used for a laboratory cement-treated mix design should FDR be considered a viable design alternative.

The exploration hole below bound layers will be patched using excavated materials compacted by a vibratory hammer. The core exploration through the bound layers will be patched using "Instant Road Repair," a high-performance; polymer-modified; asphalt-patching material, compacted by vibratory hammer.

The FWD testing and boring explorations will be conducted during the normal work week between the hours of 8 AM and 5 PM. We anticipate FWD testing and borings will be completed on the same day. We will provide traffic control consisting of signage and flaggers to direct traffic around our work areas in accordance with Washington State Department of Transportation (WSDOT) and the Manual on Uniform Traffic Control Devices (MUTCD).

- 2) Laboratory testing will be conducted on the soil samples obtained from the boring explorations. We anticipate performing the following tests:
 - o Moisture content tests on each subgrade sample in general conformance with ASTM D2216

- Atterberg Limit tests on one sample of the subgrade soil in general conformance with ASTM D4318
 - *Contingency Task.* Soil-cement mix design in general accordance with the Portland Cement Association (PCA) design procedures: Pavement Analyses and Report. This testing will only be performed if FDR is identified as a feasible reconstruction alternative.
- 3) The deflection data, along with the boring exploration results, will be analyzed using our PAVBACK software to calculate estimated resilient modulus values of the base and subgrade for use in our pavement design analysis.

Design analysis will include a traffic and pavement analysis. A subconsultant will collect traffic volume counts classified by Federal Highway Administration (FHWA) truck axle category. We will analyze the truck traffic data to develop estimates of the cumulative Equivalent 18,000-lb Single-Axle Load (ESAL) repetitions during the design period for each of the project areas. Pavement design analyses will be accomplished in accordance with the procedures of the 1993 AASHTO Guide for Design of Pavement Structures (AASHTO Guide).

Design recommendations will be developed for overlay, inlay, deep milling, partial-depth reconstruction on existing base, or reconstruction as appropriate for the project conditions. Designs for reconstruction, where required, will be for AC on AB sections (with stabilization of the subgrade by aggregate backfill in lieu of subgrade compaction) and FDR with cement treatment, if feasible. We will provide rehabilitation recommendations based on a 10- and 20-year design period.

- 4) The recommendations and findings of the pavement investigation will be presented in a technical memorandum.

Assumptions

The scope of services presented herein and our fee are based on the following assumptions:

- 1) The City will provide estimates of traffic growth rate during the design period.
- 2) Our schedule and fee estimate assumes that permits will not be necessary to complete the field work.
- 3) Our proposal assumes that petroleum products or other potentially hazardous materials will not be encountered during our subsurface explorations. If petroleum products or other potentially hazardous materials are encountered during our subsurface explorations, we will immediately stop drilling, put the drilling subcontractor and our field staff on standby, and contact you for further guidance. The standby time has not been included in our cost estimate and will be billed on a time-and-expenses basis in accordance with the contract fee schedule.

Schedule

We are in position to begin the Phase I ESA immediately following your authorization to proceed. It is anticipated the draft Phase I ESA report can be submitted to you within two to three weeks. The final report will be submitted to you within two days of receipt of comments.

We anticipate starting the pavement evaluation work in November. It is anticipated the draft pavement evaluation report will be submitted to you by January 8, 2019. The final report will be submitted to you within one week of receipt of comments.

Terms and Fee

Our services will be provided in accordance with a subconsultant agreement with Wallis Engineering, similar to what we have signed in the past. The fee for the above-described work will be computed on a time-and-expenses basis in accordance with the attached Fee Schedule. Our estimated fee for the proposed work is \$19,264.10. This amount will not be exceeded without your approval.

A breakdown of our costs is provided below and the attached fee estimate.

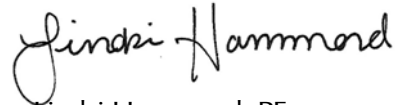
Phase I ESA.....	\$ 4,500.00
Pavement Evaluation.....	\$11,430.73
Contingency Task: FDR Cement Content Design.....	\$ 3,341.61

Please contact the undersigned if you have any questions regarding our scope of work, schedule, and/or budget. We appreciate the opportunity to submit this proposal and look forward to working with you on this project.

Submitted for GRI,



Matthew Shanahan, PE
Principal



Lindsy Hammond, PE
Senior Engineer

Enclosures: GRI Fee Schedule
Fee Estimate (Exhibit D for Subs)

PRO (WA) RUSSELL STREET IMPROVEMENTS

CONSULTANT: Wallis Engineering
 SUBCONSULTANT: Geotechnical Resources Inc.
 PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>
Principal	7	x	\$69.33	=	\$485.31
Associate		x	\$62.50	=	\$0.00
Senior Engineer / Geologist	12	x	\$46.05		\$552.60
Project Engineer / Geologist	28	x	\$40.87	=	\$1,144.36
Staff Engineer / Geologist	53	x	\$36.06	=	\$1,911.18
Engineering Assistant		x	\$25.00	=	\$0.00
CADD / Drafter	11	x	\$31.08		\$341.88
Technical Editor	7	x	\$36.60		\$256.20
Contract Admin / Accountant	1	x	\$50.31		\$50.31
Production / Clerical	2	x	\$30.01	=	\$60.02
			TOTAL DSC	=	<u>\$4,801.86</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate x	of	<u>187.83%</u>	x	<u>\$4,801.86</u>	=	TOTAL OH	=	<u>\$9,019.33</u>
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FIXED FEE (FF):

FF Rate x	of	<u>30.00%</u>	x	<u>\$4,801.86</u>	=	TOTAL FF	=	<u>\$1,440.56</u>
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REIMBURSABLES:

Printing & Mileage	\$125
FWD Mobilization	\$140
FWD Equipment	\$590
Core Patching Material	\$105
Driller	\$920
Traffic Control	\$622
Traffic Counts	\$370
Laboratory Testing	\$330
Regulatory Database Vendor	\$800

TOTAL REIMBURSABLES:	<u>\$4,002.35</u>
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GRAND TOTAL	<u>\$19,264.10</u>
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PREPARED BY: Lindsy Hammond

DATE: 8/9/2018



**Washington State
Department of Transportation**

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 16, 2017

Geotechnical Resources, Inc.
1101 Broadway, Suite 130
Vancouver, WA 98660

Subject: Acceptance Prime Annual ANTE Rate Table

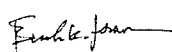
Dear Ms. Tina Olson:

Washington State Department of Transportation (WSDOT) has reviewed and accepted your proposed Annual ANTE rate table for Agreement Number Y-11806. This acceptance is in accordance with the terms of your agreement with WSDOT.

This Annual ANTE rate table may be subject to additional review if considered necessary by WSDOT.

If you have any questions, feel free to contact our office at (360) 705-7019 or via email consultantrates@wsdot.wa.gov.

Regards,

 Jonson, Erik
cosign

ERIK K. JONSON
Manager, Consultant Services Office

EKJ:rck

Enclosure: Prime Accepted Annual ANTE Rate Table

Cc: Bill Hegge

ACTUALS NOT TO EXCEED TABLE (ANTE)

Agreement No. Y-11806

Geotechnical Resources, Inc. 1101 Broadway, Suite 130 Vancouver, WA 98660				
Job Classifications	Direct Labor Rates NTE	Overhead 187.83% NTE	Fixed Fee 30% NTE	All Inclusive Hourly Billing Rate NTE
Principal	\$ 69.33	\$ 130.22	\$ 20.80	\$ 220.35
Associate	\$ 62.50	\$ 117.39	\$ 18.75	\$ 198.64
Senior Engineer / Geologist	\$ 46.05	\$ 86.50	\$ 13.82	\$ 146.36
Project Engineer / Geologist	\$ 40.87	\$ 76.77	\$ 12.26	\$ 129.90
Staff Engineer / Geologist	\$ 36.06	\$ 67.73	\$ 10.82	\$ 114.61
Engineering Assistant	\$ 25.00	\$ 46.96	\$ 7.50	\$ 79.46
CADD / Drafter	\$ 31.08	\$ 58.38	\$ 9.32	\$ 98.78
Technical Editor	\$ 36.60	\$ 68.75	\$ 10.98	\$ 116.33
Contract Admin / Accountant	\$ 50.31	\$ 94.50	\$ 15.09	\$ 159.90
Production / Clerical	\$ 30.01	\$ 56.37	\$ 9.00	\$ 95.38

WSDOT Approved OH Rate as of 12/14/16
 Max Labor rates as of 11/1/15



Jonson, Erik

cosign

ARCHAEOLOGICAL SERVICES LLC
601 Officers Row Vancouver, WA 98661 (360) 260-8614 archaeologicalservices.com



**CULTURAL RESOURCE SURVEY
SCOPE/ESTIMATE/CONTRACT**

**Cultural Resources Survey of the SW Russell Avenue Improvements
Project, Stevenson, WA**

Prepared for:

Tim Shell

Senior Engineer

Wallis Engineering

Direct: 360-852-9159

Office: 360-695-7041

Cell: 503-502-8941

Tim.Shell@walliseng.net

September 14, 2018

PROJECT UNDERSTANDING

The proposed project entails improvements of SW Russell Avenue between 2nd Street and Railroad Avenue in Stevenson, WA.

The project is receiving funding through the Washington Dept. of Transportation from the Federal Highway Administration (FHWA), thereby making the project a federal undertaking. As such, the project is subject to review under Section 106 of the National Historic Preservation Act (NHPA) of 1966, which mandates that federal agencies consider the effects of their undertakings on historic properties, including archaeological sites that are listed on, or eligible for listing on, the National Register of Historic Places (NRHP).

The survey proposed here, will satisfy a portion of the Section 106 process, as codified in 36CFR 800.4, with the goal being to inventory any historic properties that are within the area of potential effect (APE) and assess the project's potential to adversely affect them. If historic properties are found, additional work to determine significance (i.e. NRHP eligibility) is not included in this scope.

1. SCOPE OF WORK

Archaeological Services, LLC (ASCC) shall agree to be responsible for the following tasks:

- a) Conduct a records review to determine if cultural resources have been previously identified in the project area and to provide historical context for the project area
- b) Carry out consultation on an as-needed basis with project proponent, relevant agencies and affected Tribes.
- c) Conduct a field investigation consisting of a systematic surface and subsurface investigation. The subsurface investigation will entail the excavation of shovel test probes (STPs) at the discretion of the Field Director, but will not total more than six (6) STPs. STPs consist of cylindrical holes excavated by shovel that are 40-50 cm in diameter and excavated to at least 50cm below ground surface. All excavated soil will be screened through nested 1/4-inch and 1/8-inch screen to recover artifacts.
- d) Prepare a draft report for client review stating the proposed project and the methods and results of the research and field investigation
- e) Finalize the report and associated documents based on reviewer comments.

2. DELIVERABLE ITEMS

The deliverable items under this Agreement are:

- a) One report with the results of the cultural resources survey of the APE.
- b) Project maps, photographs, and GIS data showing the project area, excavation location(s), and any cultural resources located during the investigation
- c) Recommendations for further work or project avoidance areas, if warranted by findings.
- d) If required, any cultural resource inventory forms resulting from the survey investigation.

3. ESTIMATED COSTS*

The total estimated cost to complete this project is **\$8,496.20**. See next page for cost breakdowns. Please be aware that these estimated costs are based on information currently available. Requests made by consulting parties, unexpected findings in the field, or changes in project scope may necessitate a revision of these costs. For example, in the event that archaeological materials are identified, additional costs will be attached for the completion of each necessary Washington State Archaeological Site or Isolate Form (\$300.00/form).

ASCC considers a signed estimate as notice to proceed.

CONSULTANT: Wallis Engineering
 SUBCONSULTANT: Archaeological Services
 PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>
Principal Investigator	8.00	x	\$39.51	=	\$316.08
Research Historian/Archaeologist	120.00	x	\$24.50	=	\$2,940.00
Archaeological Technician 3	11.50	x	\$22.00	=	\$253.00
TOTAL DSC =					<u>\$3,509.08</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate x DSC of 110.56% x \$3,509.08 TOTAL OH = \$3,879.64

FIXED FEE (FF): FF Rate x (DSC) of 30.00% x \$3,509.08 TOTAL FF = \$1,052.72

REIMBURSABLES:

Mileage \$54.50

TOTAL REIMBURSABLES: \$54.50

= \$8,495.94

GRAND TOTAL

PREPARED BY: Julie McLaren

DATE: 9/7/2018



Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 21, 2017

Archaeological Services, LLC
601 Officers Row
Vancouver, WA 98661

Subject: Acceptance FYE 2016 ICR – Risk Assessment Review

Dear Mr. Alex Gall:

Based on Washington State Department of Transportation's (WSDOT) Risk Assessment review of your Indirect Cost Rate (ICR), we have accepted your proposed FYE 2016 ICR of 110.56%. This rate is applicable to Washington Local Agency Contracts only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with the firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at (360) 705-7019 or via email consultanrates@wsdot.wa.gov.

Regards;

Jonson, Erik

A handwritten signature in blue ink that reads 'Erik K. Jonson'.

cosign

ERIK K. JONSON
Manager, Consultant Services Office

EKJ:kms

Epic Land Solutions, Inc.

2601 Airport Drive
Suite 115
Torrance, CA 90505
509-315-2758

September 6, 2018

Tim Shell
Senior Engineer
Wallis Engineering
215 W 4th St #200
Vancouver, WA 98660
Office: 360-695-7041
Tim.Shell@walliseng.net

RE: City of Stevenson - SW Russell Avenue Improvements Right of Way Services Scope and Budget

The following is scope and budget for the Right of Way (ROW) Phase of the SW Russell Avenue Improvements Project. Five Temporary Construction Easements are required for the project. WSDOT Certification of all activities is required. City ROW Procedures, Right of Way Plan, and Project Funding Estimate will be approved by WSDOT before discussions with property owners will commence. Property owners will have the opportunity to have property appraised for values over \$10,000, and all property owners will receive Just Compensation per the Federal Uniform ACT. All activities will comply with WSDOT LAG Manual and Right of Way Manual.

We look forward to coordinating the Right of Way activities with the City, Wallis Engineering and WSDOT Local Agency Coordinator, Dawn Fletcher.

Scope of Work

PROJECT FUNDING ESTIMATE

Epic Land Solutions, Inc. will prepare the required Project Funding Estimate for the Temporary Construction Easements. Data will be provided justifying estimate costs and providing a foundation for Administrative Offer Summaries. We will deliver to city for approval. The city will forward to Dawn Fletcher for comment and WSDOT approval.

TITLE REVIEW, CLEARING, CLOSING

Epic Land Solutions, Inc. will review Agency supplied title reports for all affected parcels and provide Title Review Memos identifying all potential encumbrances to project team members. Epic Land Solutions, Inc. will assist in clearing the necessary encumbrances prior to closing, if feasible. The city will facilitate payment.

ADMINISTRATIVE OFFER SUMMARIES (AOS)

AOS's will be prepared utilizing the data from approved Project Funding Estimate. AOS's will be prepared by qualified staff and presented to city for Determination of Just Compensation and to set Initial Offer amounts.

ACQUISITIONS

Epic Land Solutions, Inc. will assist the City in developing all right-of-way documents/offer letters in accordance with the City's right-of-way procedures manual for acquisition of impacted properties. Epic Land Solutions, Inc. will draft the acquisition documents using WSDOT approved forms.

Epic Land Solutions, Inc. agents will act in good faith always and will never coerce owners in an attempt to settle the parcel. All negotiations will start with an in-person presentation of all offers when feasible. We will identify property owner issues, concerns and differences early on and document that information in the individual parcel negotiation diary. Epic Land Solutions, Inc. will work with City staff throughout the negotiation process with the property owner until settlement is reached.

PAYMENT

See Exhibit D

ASSUMPTIONS

- Fees and hourly billing rates are valid for 120 days.
- Assumes project has no delays and that scope can be completed within 9 months from NTP.
- Hourly Billing Rates will be per WSDOT approved rate table.
- Assumes 3 client meetings, monthly status report preparation, and related tasks.
- Assumes 5 parcels are impacted by Temporary Construction Easements, requiring no relocations
- Assumes 5 AOS's will be prepared, appraisals and reviews at additional cost
- Assumes all parcels are same property type and all land acquisitions do not affect building improvements.
- Assumes WSDOT Right of Way document templates will be utilized.
- Assumes ROW Procedures, ROW Plan, legal descriptions, plat maps, and title reports will be provided by others.
- Assumes original access will be maintained on all properties.
- Assumes city will receive signed documents and will process closings, payments and recordings if necessary.
- Assumes complete acquisition files will be provided to the city for approval and forwarding to WSDOT Local Agency Coordinator for certification.
- Assumes eminent domain support will include impasse letters, and copies, owner files and diaries sent to the attorney. Additional eminent domain services can be provided for additional fee.
- Deposition, court testimony and expert witness fees are additional, to be compensated on a time and materials basis.

CONSULTANT: Wallis Engineering, PLLC
 SUBCONSULTANT: Epic Land Solutions, Inc
 PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>
Principal in Charge	4	x	\$72.12	=	\$288.48
Advisory Manager	12	x	\$64.90	=	\$778.80
Agent	170	x	\$29.72	=	\$5,052.40
Finance and Project Controls	6	x	\$46.35	=	\$278.10
Project Support	45	x	\$20.00	=	\$900.00
			TOTAL DSC	=	<u>\$7,297.78</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate > of <u>178.50%</u> x <u>\$7,297.78</u>	TOTAL OH	=	<u>\$13,026.54</u>
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FIXED FEE (FF):

FF Rate x of <u>30.00%</u> x <u>\$7,297.78</u>	TOTAL FF	=	<u>\$2,189.33</u>
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REIMBURSABLES:

Printing, Real Estate Online Resources &	\$1,900
PFE & AOS's	\$7,500

TOTAL REIMBURSABLES:	<u>\$9,400.00</u>
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GRAND TOTAL	=	<u><u>\$31,913.65</u></u>
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PREPARED BY: Steve Fox

DATE: 9/8/2018



**Washington State
Department of Transportation**

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 29, 2018

Epic Land Solutions, Inc.
2601 Airport Drive, Suite 115
Torrance, CA 90505

Subject: Acceptance FYE 2017 ICR – Audit Office Review

Dear Ms. Mikki Young:

Transmitted herewith is the WSDOT Audit Office's memo of "Acceptance" of your firm's FYE 2017 Indirect Cost Rate (ICR) of 178.50%. This rate will be applicable for WSDOT Agreements and Local Agency Contracts in Washington only. This rate may be subject to additional review if considered necessary by WSDOT. Your ICR must be updated on an annual basis.

Costs billed to agreements/contracts will still be subject to audit of actual costs, based on the terms and conditions of the respective agreement/contract.

This was not a cognizant review. Any other entity contracting with your firm is responsible for determining the acceptability of the ICR.

If you have any questions, feel free to contact our office at (360) 705-7019 or via email consultantrates@wsdot.wa.gov.

Regards;

A handwritten signature in black ink that reads "Erik Jonson".

Jonson, Erik
Aug 29 2018 9:59 PM
cosign

ERIK K. JONSON
Manager, Consultant Services Office

EKJ:rck



September 10, 2018

480.P18.005

Wallis Engineering
215 W. 4th Street, Suite 200
Vancouver, WA 98660

Attention: Tim Shell

Subject: SW Russell Ave., Stevenson WA - Street Lighting

Dear Tim:

R&W Engineering, Inc. is pleased to provide you with the following proposal for professional electrical engineering services. We have included our scope of work, fee proposal, standard project assumptions, WSDOT approved rate schedule and standard terms and conditions for your use. We look forward to the opportunity to work with you on this project.

Project Understanding:

Project Location: SW Russell Avenue, Stevenson, WA

Project Description: Provide street lighting design, utility coordination and photometric analysis for SW Russell Avenue in Stevenson, WA. The Design will meet the latest City of Stevenson.

Client Contact: Email from Tim Shell to Jeff Howard on 8/29/18. Follow-up telephone conversation between Heather Harris and Tim Shell 09/05/18.

Scope of Work:

1. Electrical
 - 1.1. Attend an onsite meeting to go over the project with other members of the design team. Collect existing utility information.
 - 1.2. Coordinate street lighting electrical service requirements with local power utility.
 - 1.3. Provide electrical street lighting design drawings.

480.P18.005
Wallis Engineering
Page 2

- 1.4. Coordinate luminaires and pole selection with the latest City of Stevenson Standards.
- 1.5. Provide photometric calculations indicating street lighting levels as required by the City of Stevenson.
- 1.6. Provide electrical details and schedules as required for bidding and construction.
- 1.7. Provide Electrical cost estimate.

Deliverables:

Documents will be issued at the following milestones:

1. 50%
2. 90%
3. Final Submittal

Assumptions/Exclusions:

1. AutoCAD files will be produced by others and provided to R&W Engineering for use in producing the street lighting design.
2. City plan check comments are limited to one submittal review after receiving signed drawings. Any additional plan review changes will be billed on a time and materials basis.
3. Landscaping, Lot lines, street sidewalks, curb and storm water retention design and locations have been reviewed and approved prior to delivery of backgrounds to R&W Engineering for lighting design.
4. Stationing will be provided in CAD format to R&W.

480.P18.005
Wallis Engineering
Page 3

Fee Proposal:

R&W proposes to provide the services listed above on a time and material, not to exceed without prior authorization basis. The fees shall be as listed in the summary below. Our reimbursable expenses are included in the fee listed below. Our estimate for reimbursable expenses is \$150.00.

Total Electrical Design Fee\$7,920.00

Terms shall be as stated in the attached Standard Terms and Conditions dated 5/18/18. The enclosed billing rates shall be considered as our standard rates for time and material work and any hourly work agreed to beyond the defined project scope. Our standard rates shall be subject to annual revision. To initiate this letter agreement, please sign below and return a copy to our office. If you chose to initiate this project by purchase order, please reference this proposal and attach to the purchase order.

Project Billing Setup:

Upon signed contract, please indicate your preferred invoicing method:

- Email Invoice sent to: tim.shell@walliseng.net
- Hardcopy Mailed Invoice sent to: [215 W. 4th Street Suite 200](#)
[Vancouver, WA 98660](#)
- Both Email and Hardcopy Invoice to above confirmed contacts

Please feel free to call with any questions that you might have. Again, we look forward to working with you on this project.

Heather Harris-Woffendin 09/10/18
Heather Harris Date
R&W Engineering, Inc.

Wallis Engineering Date



R&W accepts credit cards for payment of services. Our system will accept American Express, Visa, Master Card, and Discover.

Enclosures: WSDOT Approved Rate Schedule and Standard Terms and Conditions

CONSULTANT: Wallis Engineering
 SUBCONSULTANT: R&W Engineering, Inc.
 PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>
Principal		x	\$72.98	=	\$0.00
Project Manager		x	\$67.79	=	\$0.00
Sr. Engineer 2	7.5	x	\$67.79	=	\$508.43
Sr. Engineer 1		x	\$54.25	=	\$0.00
Engineer		x	\$51.06	=	\$0.00
Sr. Technician 2	46.5	x	\$52.07	=	\$2,421.26
Sr. Technician 1		x	\$36.92	=	\$0.00
Technician/Designer		x	\$27.00	=	\$0.00
Drafter	10.5	x	\$25.00	=	\$262.50
Administration	2	x	\$22.70	=	\$45.40
N/A		x		=	\$0.00
N/A		x		=	\$0.00
			TOTAL DSC	=	<u>\$3,237.58</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate >	of	<u>110.00%</u>	x	<u>\$3,237.58</u>	=	TOTAL OH	=	<u>\$3,561.34</u>
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FIXED FEE (FF):

FF Rate x	of	<u>30.00%</u>	x	<u>\$3,237.58</u>	=	TOTAL FF	=	<u>\$971.27</u>
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REIMBURSABLES:

Printing & Mileage	<u>\$150</u>
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TOTAL REIMBURSABLES:	<u>\$150.00</u>
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GRAND TOTAL	<u><u>\$7,920.19</u></u>
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PREPARED BY: Heather Harris

DATE: 9/10/2018



Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

September 11, 2017

Gregg H. Scholz, President
R&W Engineering, Inc.
9615 SW Allen Boulevard, Suite 107
Beaverton, OR 97005-4814

Re: R&W Engineering, Inc.
Safe Harbor Indirect Cost Rate

Dear Mr. Scholz:

Washington State has received approval from our local Federal Highway Administration (FHWA) Division to continue administering the "safe harbor" indirect cost rate program on engineering and design related service contracts, as well as for Local Public Agency projects.

We have completed our risk assessment for R&W Engineering, Inc. We conducted our assessment based on the documentation provided by the firm. The reviewed data included, but was not limited to, a description of the company, basis of accounting, accounting system and the basis of indirect costs. Based on our review, your firm is eligible to use the Safe Harbor rate. You have opted to use the Safe Harbor rate, rather than provide a FAR-compliant rate at this time.

We are issuing the Safe Harbor Indirect Cost Rate of 110% of direct labor with a field rate, where applicable, of 80% of direct labor for R&W Engineering. The Safe Harbor rate is effective on September 11, 2017.

R&W Engineering has agreed to improve Internal Controls and timekeeping processes in order to be able to develop an Indirect Cost Rate Schedule in the future in accordance with the Federal Acquisition Regulations (FAR), Subpart 31. The WSDOT Internal Audit Office has provided guidance and information related to FARs and the AASHTO Audit Guide. You may use the Safe Harbor Rate of 110%, or 80% for field office situations, for agreements entered into prior to September 11, 2020. For agreements entered into after this date, please contact the WSDOT Consultant Services Office (CSO) or our office for guidance.

The Safe Harbor Rate will not be subject to audit. Please coordinate with CSO or your Local Programs contact if you have questions about when to apply the Safe Harbor rate to your agreement.

If you have any questions, please contact me, Jeri Sivertson, or Steve McKerney at (360)705-7003.

Sincerely,


Schatzie Harvey
Agreement Compliance Audit Manager

cc: Steve McKerney, Director of Internal Audit
Jeri Sivertson, Assistant Director of Internal Audit
Larry Schofield, MS 47323
File



Juncus Studio, LLC
3026 SW Dickinson St.
Portland, OR 97219

503.415.0760

juncusstudio.com

August 31, 2018

Wes Wegner
Senior Engineer

Wallis Engineering
215 W 4th Street, Suite 200
Vancouver, WA 98660

Dear Wes,

Thank you for considering Juncus Studio for this project. Below is my proposed scope of services for the project. The project includes the enhancement of the existing Russell Ave intersection in the City of Stevenson WA. Enhancements include new sidewalks, curb extensions, colored concrete pedestrian crossings, street trees and associated planting.

The primary services provided here include the development of plans and specifications for the installation of plant material. It is understood that the project is a Washington Department of Transportation Grant and will need to conform to their specifications and grant requirements.

Scope Includes:

Task 1 Project Management

- 1.1 Project Meetings
Attend project coordination meetings in person or via phone. Assume total of 4 project meetings.
- 1.2 Initial Site Visit
Visit site to inventory existing conditions and identify any key site constraints that may affect project. Site photos will also be collected.
- 1.3 Project Management

Task 2 Preliminary Design

- 2.1 Public Meeting Rendering
Prepare a conceptual rendering for public review. Rendering will conceptually show proposed curb extensions and plant material. Preliminary design for scoring patterns, planting layout, and site amenities will be complete in future tasks.
- 2.2 Concept Plan
Prepare concept plan for client review depicting layout of plant material and scoring patterns.

Task 3 60% Design

3.1 Planting Plan and Details

Prepare 60% planting plan and associated construction details for client review. Plans will include layout of tree, shrubs, and groundcover within project boundaries.

3.2 Technical Specifications

Prepare technical specifications for installation of plant material. Specifications will be prepared using WDOT format.

3.3 Estimate of Probable Cost

Prepare an estimate of probable cost for installation of new plant material

Task 4 Final Design

4.1 Planting Plan and Details

4.2 Technical Specifications

4.3 Estimate of Probable Cost

Additional Services

The following are additional services that can be provided per client approval. The following services are not currently included in the scope of services.

A1 Irrigation Plan / Details / Specifications

Prepare irrigation plans, details, and specifications for watering of plant material at intersections.

A2 Basalt Column Details

Prepare details for basalt columns at corners of intersections. Columns will be designed to match existing columns located in nearby intersections.

Assumptions:

1. Construction services are not included, but can be provided per client request.
2. Permitting and / or any necessary mitigation plans will be done by others
3. No hazardous materials assessment or removal
4. No interpretive signage design
5. Preparation and / or submittal of land use or permit review packages will be done by others

Thank you again for this opportunity. I've included attached my proposed fee as well. Please let me know if you have any questions.

Regards,

Dave



Dave Elkin, Owner
Juncus Studio, LLC

Project No. : 1823
Project Name: Russell Ave
 Client: Wallis Engineering
 Location: City of Stevenson WA

Hourly Rate
 \$ 125.00

1	Project Management and Meetings	12	\$ 1,500.00
1.1	Project Meetings (4)	4	\$ 500.00
1.2	Initial Site Visit	4	\$ 500.00
1.3	Project Management	4	\$ 500.00

2	Preliminary Design	24	\$ 3,000.00
2.1	Public Meeting Rendering	10	\$ 1,250.00
2.2	Concept Plan	14	\$ 1,750.00

3	60% Design	24	\$ 3,000.00
3.1	Planting Plan and Details	16	\$ 2,000.00
3.2	Specifications	4	\$ 500.00
3.3	Estimate of Probable Cost	4	\$ 500.00

4	Final Design	9	\$ 1,125.00
4.1	Planting Plan	4	\$ 500.00
4.2	Construction Details	2	\$ 250.00
4.3	Cost Estimate	1	\$ 125.00
4.4	Specifications	2	\$ 250.00

TOTAL FEE \$ 8,625.00

Additional Services

A1	Irrigation Plan / Details / Specs	8	\$ 1,000.00
A2	Basalt Column / Wall details	8	\$ 1,000.00



City of Stevenson

Leana Johnson, City Administrator

Phone (509)427-5970
FAX (509) 427-8202

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

To: Stevenson City Council
From: Leana Johnson, City Administrator
RE: Sewer Plant Update
Meeting Date: September 20, 2018

Executive Summary:

This is an overview of items staff has been working on over the past month in line with the direction council gave to staff.

Overview of Items:

BOD5 Testing:

The BOD5 testing is now complete. The final sample went to the lab on Friday August 3rd. A final report will be completed by the end of next week and we will schedule a meeting with the users and Department of Ecology the week of October 1st.

Plant Operations:

The plant continues to have foaming events. They have remained minor, but are persistent.

We have reposted the Wastewater Treatment Plant Operator II or III position to try to gain a larger pool of certified applicants to choose from. After talking with Department of Ecology the city will move forward with the hiring process.

The city was notified of the increased cost to solids delivered to the Hood River plant. Staff received permission to continue to haul excess solids to Vancouver for processing until the end of September. Thursday there will be a test run to Three Rivers in Kelso, WA for processing. If all goes well, the solids will be transported to that facility. This will be an increased cost from Vancouver due to the further location and increased processing costs. We are continuing to look at other options and working to process the solids down to a Class B. While it would be more expensive to process them down to a Class A solid, the product is much easier to dispose of. This will be researched more in depth as we go through the design process of the upgraded facility.

The average Influent BOD load for 2018 has been:

- Jan 675 lbs/day – No Effluent Violations
- Feb 1,793 lbs/day – No Effluent Violations
- March 1,099 lbs/day – BOD and TSS Effluent Violations
- April 991 lbs/day – BOD and TSS Effluent Violations

- May 1,265 lbs/day – BOD and TSS Effluent Violations
- June 1,124 lbs/day – No Effluent Violations
- July 920 lbs/day – Low pH Violation (one day)
- August 1,113 lbs/day

The current permit limit for Influent is 612 lbs/day and the current upgrades in the adopted General Sewer Plan call for a design max monthly BOD loading of 1,611 lbs/day.

Funding:

Interviews for engineers that submitted an RFQ for the CERB Feasibility Study will wrap up on Tuesday the 18th. While there may be an engineer selected prior to the council meeting, a contract will not be ready until the October meeting.

The contract with the Department of Ecology for the design phase of the wastewater system is moving forward. A draft scope of work is completed and additional required forms are being filled out. After discussions with DOE, a contract for approval should not be anticipated until early 2019.

The city received notification of a potential EPA grant for resource recovery. The city submitted a project brief for eRIDE (enclosed) and it was one of eight projects that was selected to submit a final application. The notification for the grant will be out on October 1st and needs to be submitted within 30 days. This will supplement the CERB study and can run concurrently with other portions of the project.

In preparing a project proposal for the EDA grant, it was discovered there is no easement or property control for the fairgrounds lift station. In order to apply for the grant, the city will need to obtain either a lease or easement for the property. A property survey is being conducted and staff will work with the county to move forward.

Communications:

There has been a series of Op Ed articles regarding the wastewater project in the Skamania County Pioneer. The last one will be published next week on the topic of funding.

Action Needed:

None.



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

Update on EPA Anaerobic Digestion Cooperative Agreement Competition

Calabro, Domenic <calabro.domenic@epa.gov>
To: Leana Kinley <leana@ci.stevenson.wa.us>

Mon, Sep 10, 2018 at 2:39 PM

Good afternoon, Leana. Thank you for submitting your project description and for confirming that your organization has a DUNS (Dun & Bradstreet) number and is registered in the Simplified Acquisition Management System. The EPA will be soliciting a limited number of proposals through a simplified competition for projects that accelerate the development of new (or enhance existing) anaerobic digestion capacity and infrastructure in the U.S. I am pleased to inform you that the City of Stevenson is one of approximately 8 organizations nationwide that will be invited to submit a full proposal for consideration. We anticipate awarding 2-4 cooperative agreements through this simplified competition. The total funding currently available is \$100,000 and the maximum project budget is \$50,000. Around 10/1/18, you will receive the Request for Proposals (RFP) and the submission period will be open for approximately 30 days. EPA's Mya Sjogren will contact you when the RFP opens. Please feel free to contact me in the interim with any questions you may have.

Proposed AD projects may include:

- Feasibility studies;
- Technology and process evaluations;
- Technical assistance, outreach, and/or training to model or accelerate solutions;
- Improvements to the collection or quality of feedstocks;
- Expanding processing capacity;
- Evaluating or developing solutions to barriers to increasing use of AD; or
- Developing or improving feedstock collection networks.

Best regards,

Domenic Calabro
Materials Management and Stewardship Team
Office of Air & Waste
U.S. EPA, Region 10
1200 Sixth AVE, Suite 155
Seattle, WA 98101
Phone: 206-553-6640

CITY OF STEVENSON eRIDE

evaluation of a REGIONALLY INTEGRATED DIVERSION EFFORT

The City of Stevenson, Washington, population 1,575, is currently under an Administrative Order from the Washington State Department of Ecology (DOE) for violating its NPDES permit. The city has exceeded its design criteria for five (5)-Day Biochemical Oxygen Demand (BOD5) or Total Suspended Solids (TSS) on twenty-one (21) occasions between January 2012 and December 2016 and the violations have continued. The Order outlines a tight timeline to resolve the issue with all wastewater facility upgrades completed and online by December 2021. To reach this goal the city adopted, and DOE approved, an updated Facilities Plan. The cost for the necessary upgrades were unacceptable for our small community. As part of the effort to solve the challenges with the wastewater system in a more affordable manner, the city participated in a value planning workshop on June 6, 2018 to explore alternative strategies to tackle the problem. The workshop was conducted in partnership with the Center for Sustainable Infrastructure and the Economic Development Administration with participation from DOE, the Port of Skamania, Skamania County Economic Development Council, local industries, businesses and residents. One solution that came out of the workshop was to start an organic resource recovery program to prevent the organic material from entering the wastewater system and impacting the plant. The feasibility of a locally-operated facility for anaerobic digestion is being considered under a separate grant funded by the Washington Community and Economic Revitalization Board, however the means to transport the waste resources has not yet been considered. The city requests EPA assistance in an estimated amount of \$20,000 for evaluation of a Regionally Integrated Diversion Effort (RIDE), to investigate potential digester feedstock and to design a collection program to bring feedstock to an anaerobic digester. See below for an overview of the RIDE program.

RIDE OVERVIEW:

- A. Develop **Industrial Side-streaming Collaborative Diversion Program** for industrial beverage and commercial food businesses. Identify possible recipients of food wastes such as farms, compost, fertilizer or bio-digestion for fuels, livestock feed, or other uses.
- B. Create **Incentive Program** to provide match for cost-effective equipment upgrades to reduce organic loadings.
- C. Investigate **Residential Food Waste** diversion program to engage the entire community in reducing BOD loadings to the wastewater treatment plant.
- D. Create **education program** at schools.
- E. Continue and enhance fats, oils, and grease (**FOG**) **source control**.

EXTERNAL PARTNERS:

- Skamania County Economic Development Council – Business liaison
- Port of Skamania – Landlord/Property Owner for potential digester location
- Washington Department of Commerce, Community and Economic Revitalization Board – Funding
- Washington State Department of Ecology, Clean Water State Revolving Fund – Funding
- Center for Sustainable Infrastructure – Sustainability advisor

City of Stevenson 2019 Budget Calendar

September 20, 2018 Regular Council Meeting	Preliminary Budget Presented to Council and updated current year Council direction on cost of living increase for City staff and discuss council priorities. <i>(Prior to October 1-No later than the first Monday in October)</i>
October 3, 2018	Publish notice of Public Hearing on Proposed Budget (1 st Budget Meeting).
October 10, 2018	Publish second notice of Public Hearing on Proposed Budget (1 st Budget Meeting).
October 18, 2018 Regular Council Meeting	Public Hearings (two): 1st Budget Meeting / Public Hearing on Proposed Budget. <i>(Prior to the Final Hearing)</i> <ul style="list-style-type: none">➤ Receive Budget Message <i>(Prior to November 2-At least 60 days prior to the beginning of the next fiscal year)</i>➤ Presentation of Proposed Budget➤ Public Comment➤ City Council Deliberations & Questions
October 31, 2018	Publish first notice of Final Hearing on Proposed Budget <i>(for two consecutive weeks)</i> and Public Hearing on Proposed Property Tax Levy.
November 7, 2018	Publish second notice of Final Hearing on Proposed Budget <i>(for two consecutive weeks)</i> and Public Hearing on Proposed Property Tax Levy.
November 15, 2018 Regular Council Meeting	Final Hearing on Budget: <i>(On or before December 3-prior to the first Monday in December)</i> Public Comment <ul style="list-style-type: none">➤ Continue City Council budget deliberations & questions➤ Approve Budget or schedule additional meetings Property Tax Levy Public Hearing: <i>(Prior to November 30)</i> <ul style="list-style-type: none">➤ Public Comment➤ Set Property Tax Levy, approve Resolution and Ordinance
November 30, 2018	File Property Tax Levy Certification with County Tax Assessor
December 20, 2018 Regular Council meeting	Budget Adoption <i>(Prior to December 31)</i>
January 31, 2019	Submit Copies of Final Budget to State Auditor's Office and MRSC. <i>(After Adoption)</i>



City of Stevenson

Leana Johnson, City Administrator

Phone (509)427-5970
 FAX (509) 427-8202

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

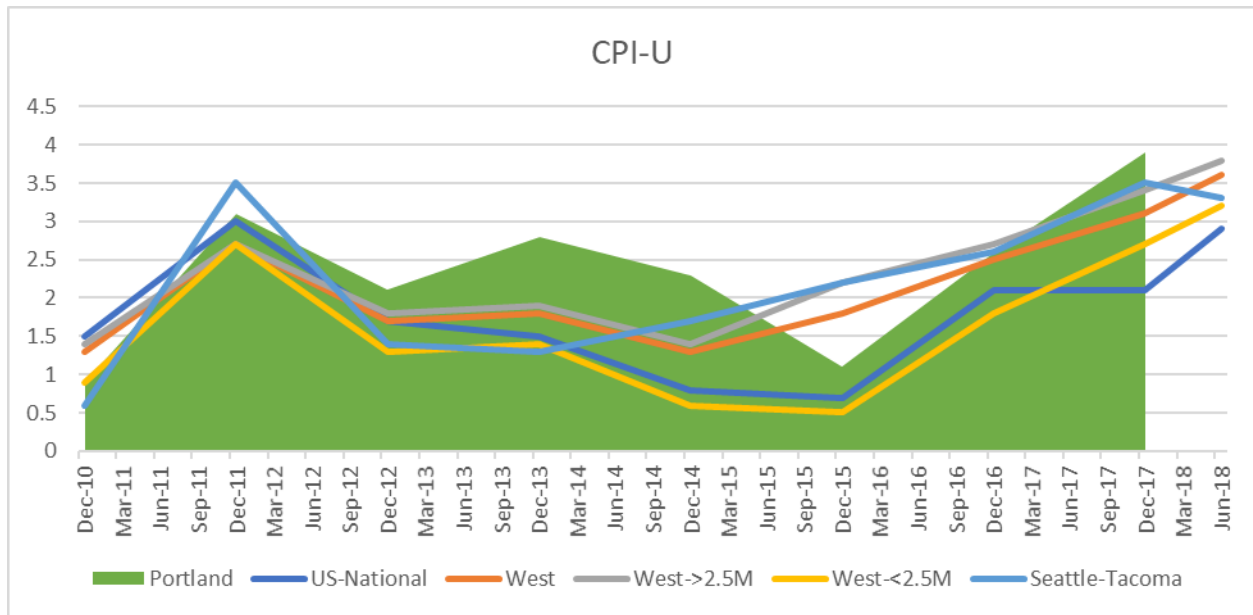
To: Stevenson City Council
 From: Leana Johnson, City Administrator
 RE: Staff Cost of Living Increase
 Meeting Date: September 20, 2018

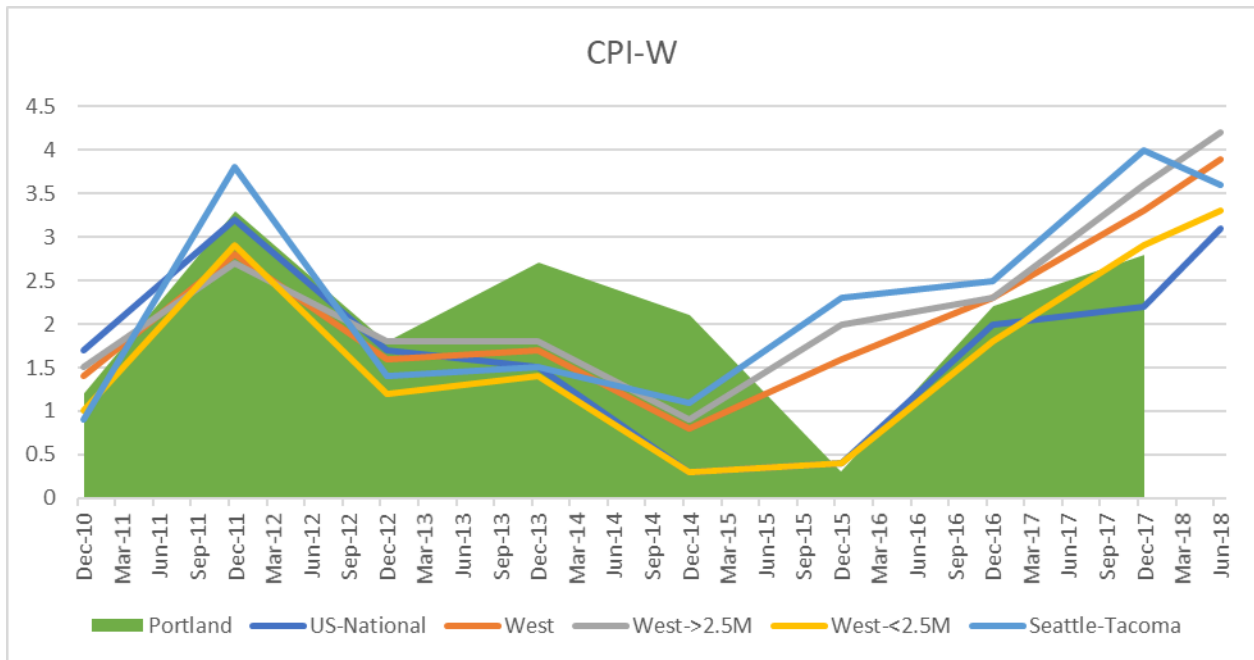
Executive Summary:

At the beginning of the budget process, staff requests council direction regarding a cost of living increase for city staff. In the past, the Consumer Price Index for Urban Consumers (CPI-U) for the Portland-Salem, OR-WA area has been used. The US Bureau of Labor Statistics has discontinued this index because it does not meet a population threshold. An analysis has been performed evaluating the remaining CPI areas available to determine the best fit going forward. Staff’s recommendation is to use the West-B/C CPI-U going forward, which would be a 3.2% COLA for 2019.

Analysis:

The historic CPIs in December for both Urban Consumers (CPI-U) and Wage Earners (CPI-W) from 2010-2018 were graphed and analyzed. The CPI-W has more volatile swings from one year to the next and was ruled out. In comparing the CPI-U for the Portland-Salem area against the remaining indexes, the West-B/C (population 2.5M or less) has a trend-line that most closely mirrors the Portland-Salem index.





Conclusion:

Staff recommendation is to use the West-B/C CPI-U in for June of each year to calculate the annual cost of living adjustments for staff. This equates to a 3.2% increase to salaries for 2019. If council agrees with this direction, then the 2019 budget proposal will continue to reflect this change. If council does not agree, then another COLA amount will need to be determined by council to include in the 2019 budget proposal.

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

July 2018

ALL ITEMS INDEXES

(1982-84=100 unless otherwise noted)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	1 Month ending					Year ending	1 Month ending	
	Jul 2017	Jun 2018	Jul 2018	Jun 2018	Jul 2018	Jul 2018	Jul 2017	Jun 2018	Jul 2018	Jun 2018	Jul 2018	Jul 2018
U. S. City Average.....	244.786	251.989	252.006	2.9	2.9	0.0	238.617	246.196	246.155	3.1	3.2	0.0
(1967=100).....	733.269	754.848	754.898	-	-	-	710.766	733.343	733.221	-	-	-
Los Angeles-Long Beach-Anaheim.....	256.023	265.522	266.007	4.0	3.9	0.2	246.681	256.208	256.632	4.2	4.0	0.2
(1967=100).....	756.405	784.470	785.904	-	-	-	729.018	757.172	758.426	-	-	-
West	254.708	263.732	263.971	3.6	3.6	0.1	246.373	255.804	255.931	3.9	3.9	0.0
(Dec. 1977 = 100)	411.722	426.308	426.695	-	-	-	396.400	411.574	411.779	-	-	-
West – A*.....	262.195	271.724	272.296	3.8	3.9	0.2	251.768	261.963	262.441	4.2	4.2	0.2
(Dec. 1977 = 100)	427.546	443.083	444.016	-	-	-	407.563	424.067	424.842	-	-	-
West – B/C**(Dec. 1996=100).....	148.691	153.546	153.464	3.2	3.2	-0.1	148.395	153.440	153.326	3.3	3.3	-0.1

BI-MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Jun 2017	Apr 2018	Jun 2018	Apr 2018	Jun 2018	Jun 2018	Jun 2017	Apr 2018	Jun 2018	Apr 2018	Jun 2018	Jun 2018
San Francisco-Oakland-Hayward.....	275.304	283.422	286.062	3.2	3.9	0.9	269.508	278.039	280.219	3.4	4.0	0.8
(1967=100).....	846.360	871.318	879.435	-	-	-	820.674	846.651	853.291	-	-	-
Seattle-Tacoma-Bellevue.....	263.756	270.309	272.395	3.3	3.3	0.8	259.487	266.720	268.957	3.5	3.6	0.8
(1967=100).....	804.030	824.007	830.365	-	-	-	769.637	791.092	797.727	-	-	-

* A = greater than 2,500,000 population

** B/C = 2,500,000 population or less

Dash (-) = Not Available.

Release date August 10, 2018. The next monthly and bi-monthly releases are scheduled for September 13, 2018.

Due to the 2018 geographic revision, Anchorage, Honolulu, Phoenix, and San Diego area index numbers are now published bi-monthly. Semi-annual averages can be accessed online at www.bls.gov/cpi/data.htm. The Portland CPI has been discontinued. Additional information on the geographic revision is available at www.bls.gov/regions/west/factsheet/2018cpigeorevision.htm. For questions, please contact us at BSInfoSF@BLS.GOV or (415) 625-2270.



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: September 20th, 2018
SUBJECT: Critical Areas Ordinance Review- Scope & Progress Update

Introduction

This memo is provided for City Council to explain the final draft Critical Areas Ordinance updates (Attachment 1), which has been revised slightly from the Planning Commission-recommended draft provided in July 2018. For a more complete explanation of the Planning Commission's recommended draft and the process used to reach it, please refer to my memo to the City Council at the July 19th, 2018 meeting.

Revision Process

The Washington Department of Commerce requires a 60-day comment period for proposed Critical Areas Ordinance amendments to provide other state agencies with adequate time to review and comment. During the City's comment period, the Department of Health was the only commenter. Their comments (Attachment 2) related to our requirements for proposals that could affect Critical Aquifer Recharge Areas (CARAs).

Where changes are proposed that are unrelated to CARAs, those are suggestions staff made after final review for scrivener's errors, programmatic consistency, and consistency with the draft Shoreline Management Program.

All changes since July have been tracked and are presented in Attachment 3 in abbreviated form.

Next Steps

The City Council may adopt the proposal in Attachment 1 or request further review by staff or the Planning Commission. If you choose to adopt, a potential motion could be *"I move to adopt Ordinance 2018-1123 as presented."*

Prepared by,

Ben Shumaker
Planning Director

Attachments

1. Draft Ordinance
2. DOH Comment
3. Redline Changes

CITY OF STEVENSON

ORDINANCE NO. 2018-1123

AN ORDINANCE OF THE CITY OF STEVENSON THE STEVENSON AMENDING THE CRITICAL AREAS CODE; ALIGNING IT WITH THE CITY'S OTHER REGULATORY PROGRAMS; AND REPEALING PORTIONS OF ORDINANCE 1022.

RECITALS

WHEREAS, the State of Washington has, in RCW 36.70A (the Growth Management Act [GMA]), authorized and required the City of Stevenson (City) to adopt, and periodically update, development regulations ensuring the conservation of agricultural, forest, and mineral resource lands and precluding land uses or developments that are incompatible with critical areas.

WHEREAS, critical areas are valuable and fragile natural resources with significant development constraints that, in their natural state, provide many valuable social and ecological functions;

WHEREAS, the City relied on syntheses performed by Jefferson County in 2009, the City of Woodinville in 2013, and the City of Bingen in 2015 as the best available science on which to protect the functions and values of critical areas;

WHEREAS, the attendant buffers of critical areas are essential to the maintenance and protection of the functions and values of important critical areas;

WHEREAS, adverse impacts of land use and development contribute to the loss of the social and ecological functions provided by critical areas;

WHEREAS, The loss of social and ecological functions provided by critical areas—especially wetlands, riparian zones, geologically hazardous areas, critical aquifer recharge areas, and fish and wildlife habitat—results in a detriment to public safety and welfare;

WHEREAS, the regulations promulgated below have been evaluated and determined to implement Objectives 2.2, 2.3, 2.6, 2.14, and 3.6 of the Stevenson Comprehensive Plan;

WHEREAS, the City Planning Commission, after soliciting, receiving, and evaluating public input and comment on the proposed regulations, has considered and recommended City Council approval of this ordinance; and

WHEREAS, the City has reached a Determination of Non-Significance under the State Environmental Policy Act;

AND, WHEREAS, the City Council has conducted a public hearing on the proposed update the critical areas ordinance;

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

THAT, SMC Chapter 18.13- "Critical Areas and Natural Resource Lands" be amended as follows:

Section 1 – Section SMC 18.13.005 (a portion of Ordinance 1022) is repealed and replaced with Exhibit A, attached hereto and made a part hereof.

Section 2 – Section SMC 18.13.010 (a portion of Ordinance 1022) is repealed and replaced with Exhibit B, attached hereto and made a part hereof.

Section 3 – Section SMC 18.13.015 (a portion of Ordinance 1022) is repealed and replaced with Exhibit C, attached hereto and made a part hereof.

Section 4 – Section SMC 18.13.020 (a portion of Ordinance 1022) is repealed and replaced with Exhibit D, attached hereto and made a part hereof.

Section 5 – Section SMC 18.13.025 (a portion of Ordinance 1022) is repealed and replaced with Exhibit E, attached hereto and made a part hereof.

Section 6 – Section SMC 18.13.030 (a portion of Ordinance 1022) is repealed in its entirety.

Section 7 – Section SMC 18.13.035 (a portion of Ordinance 1022) is repealed and replaced with Exhibit F, attached hereto and made a part hereof.

Section 8 – Section SMC 18.13.040 (a portion of Ordinance 1022) is repealed and replaced with Exhibit G, attached hereto and made a part hereof.

Section 9 – Section SMC 18.13.050 (a portion of Ordinance 1022) is repealed and replaced with Exhibit H, attached hereto and made a part hereof.

Section 10 – Exhibit I, attached hereto and made a part hereof, shall be added as SMC 18.13.051, new section of the Stevenson Municipal Code.

Section 11 – Section SMC 18.13.055 (a portion of Ordinance 1022) is repealed and replaced with Exhibit J, attached hereto and made a part hereof.

Section 12 – Exhibit K, attached hereto and made a part hereof, shall be added as SMC 18.13.057, new section of the Stevenson Municipal Code.

Section 13 – Exhibit L, attached hereto and made a part hereof, shall be added as SMC 18.13.059, new section of the Stevenson Municipal Code.

Section 14 – Section SMC 18.13.060 (a portion of Ordinance 1022) is repealed and replaced with Exhibit M, attached hereto and made a part hereof.

Section 15 – Section SMC 18.13.065 (a portion of Ordinance 1022) is repealed and replaced with Exhibit N, attached hereto and made a part hereof.

Section 16 – Section SMC 18.13.070 (a portion of Ordinance 1022) is repealed and replaced with Exhibit O, attached hereto and made a part hereof.

Section 17 – Section SMC 18.13.075 (a portion of Ordinance 1022) is repealed and replaced with Exhibit P, attached hereto and made a part hereof.

Section 18 – Section SMC 18.13.085 (a portion of Ordinance 1022) is repealed in its entirety.

Section 19 – Section SMC 18.13.095 (a portion of Ordinance 1022) is repealed and replaced with Exhibit Q, attached hereto and made a part hereof.

Section 20 – Section SMC 18.13.100 (a portion of Ordinance 1022) is repealed and replaced with Exhibit R, attached hereto and made a part hereof.

Section 21 – Section SMC 18.13.110 (a portion of Ordinance 1022) is repealed and replaced with Exhibit S, attached hereto and made a part hereof.

Section 22 – Section SMC 18.13.115 (a portion of Ordinance 1022) is repealed in its entirety.

Section 23 – Exhibit T, attached hereto and made a part hereof, shall be added as SMC 13.30—Drinking Water Resource Protection, new chapter of the Stevenson Municipal Code.

Section 24 – Chapter SMC 15.24—Floodplain Management Regulations (a portion of Ordinance 864, Section 1) shall be amended as described in Exhibit U.

Section 23 – This ordinance affects SMC 18.13 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of SMC 18.13 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 24 – If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance shall take effect and be in force on October 1st, 2018.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this _____ day of _____, 2018.

Mayor of the City of Stevenson

APPROVED AS TO FORM:

ATTEST:

KEN WOODRICH, Attorney for the City of Stevenson

Clerk of the City of Stevenson

Stevenson Critical Areas Code**SMC 18.13 Critical Areas & Natural Resource Lands****SMC 18.13.005 Purpose & Intent****A. Purpose.** The purpose of SMC 18.13, herein referred to as the Chapter, is to:

1. Protect the public health, safety, and welfare by preventing adverse impacts of land use and development on the functions and values of critical areas;
2. Protect the public and public resources and facilities from injury, loss of life, property damage, or financial loss due to flooding, erosion, landslides, soils subsidence, or steep slope failure;
3. Further the public's interest in the conservation and wise use of our lands;
4. Implement, using the best available science, the goals, policies, guidelines, and requirements of the City's Comprehensive Plan and Washington's GMA;
5. Classify and designate critical areas;
6. Protect and conserve water resource areas, water quality, and water quantity, in support of human uses and enjoyment, fish and wildlife habitat, and to prevent degradation through direct or cumulative effect;
7. Protect and maintain the viability of natural fish and wildlife habitat for the long-term sustainable use and enjoyment of the public, and for a healthful quality of life for the citizens of Stevenson, through the development of strategies to avoid impacts to, mitigate impacts on, and enhance the functions of designated critical areas;
8. Preserve, protect, and/or enhance critical areas—with special consideration given to anadromous fisheries, as required by the GMA—by regulating activities within and adjacent to them, while allowing for the reasonable use of private property.

B. Intent.

1. The regulations of this Chapter are intended to protect critical areas in accordance with the GMA and through the application of the best available science, as determined according to WAC 365-190-900 through 365-190-925, and in consultation with state and federal agencies and other qualified professionals.
2. This Chapter is intended to be administered with flexibility and attention to site-specific characteristics. However, in the interpretation and application of these regulations, the provisions of this Chapter are considered to be the minimum requirements necessary, are to be liberally construed to serve the purposes stated above, and are not to be deemed to limit or repeal any other provisions under state statute.
3. It is not the intent of this Chapter to:
 - a. Make a parcel of property unusable by denying its owner reasonable economic use of the property, or
 - b. Prevent the provision of public facilities and services at levels of service determined by the City Council as necessary to support existing and planned development.

SMC 18.13.010 Definitions

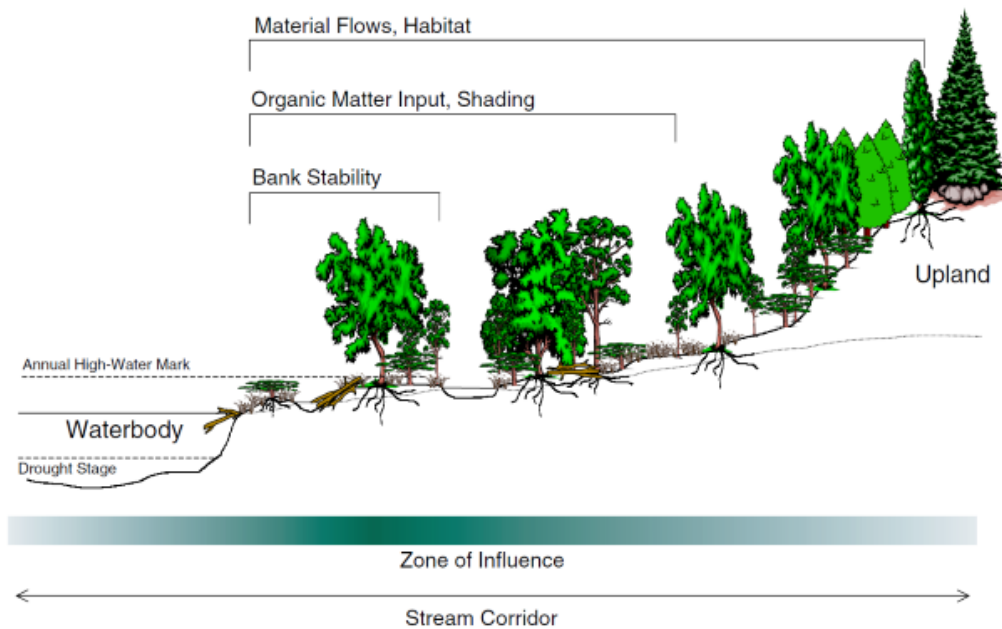
- A. General Definitions.** Unless defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable interpretation and application.
1. The definitions provided in SMC 1.08.010 shall apply to this Chapter.
 2. Where interpretation of words and phrases related to wetlands is necessary, the definitions provided in "Wetland Guidance for CAO Updates (Western Washington)" (Ecology Publication #16-06-001) shall apply.
- B. Specific Definitions.** For the purposes of this Chapter the definitions set forth below shall apply.
1. "Alteration" means any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, vegetation clearing, vegetation pruning or removal, planting nonnative vegetation, construction, compaction, excavation, applying pesticides, fertilizers and/or other chemicals, or any other activity that changes the character of the critical area.
 2. "Anadromous fish" means fish that are born in freshwater, migrate to and live a portion of their lives in saltwater, and then return to freshwater to reproduce.
 3. "Applicant" is the person or entity who files an application for a permit under this Chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.
 4. "Aquifer recharge areas" means areas having a critical recharging effect on aquifers that are a source of drinking water and vulnerable to contamination that would affect the certifiable potability of the water.
 5. "Best Available Science" (BAS) means current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through -925, as amended.
 6. "BMP's" mean Best Management Practices and include conservation practices or systems of practices and management measures that adhere to the standards of this Chapter.
 7. "Buffer" means the zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.
 8. "Canopy Cover" means the collection of branches and foliage of a single tree or group of trees forming an aggregate or collective tree crown. Canopy cover is often expressed in terms of percentage of a site. Covered areas are measured by including the area within the drip line of an individual tree and, for a stand of multiple trees, it is the sum of the area within the drip line of each tree less any overlap.
 9. "City" is the City of Stevenson.
 10. "City Council" means the City Council of the City of Stevenson.
 11. "Conservation covenant" means a recorded instrument entered into as a condition of approval or permit issued under this Chapter.
 12. "Critical Areas" mean any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70.A and designated by this Chapter.
 13. "Critical Areas Administrator" or "Administrator" means the person appointed by the Mayor or the Mayor's designee to administer the provisions of this Chapter.
 14. "DBH" means diameter at breast height, 4.5 feet above existing grade.
 15. "Degraded" in terms of critical area buffers means areas of vegetation dominated by more than 30% aerial coverage of noxious or invasive vegetation. Non-vegetated areas dominated by fill, gravel, debris, or other non-native material will also be considered degraded. Measurement of degraded areas shall be based on the base buffer width.
 16. "Development" means activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes

- approvals issued by the City that binds land to specific patterns of use, including but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans. Development does not include the following activities:
- a. Interior building improvements.
 - b. Exterior structure maintenance activities, including painting and roofing.
 - c. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning, and weeding.
 - d. Maintenance of the following existing facilities that does not expand the affected area: septic tanks, (routine cleaning); wells, individual utility service connections; and individual cemetery plots in established and approved cemeteries.
17. "Endangered species" means fish and wildlife species native to Washington that are seriously threatened with extinction throughout all or a significant part of their ranges within the state. State-listed endangered species are legally designated in WAC 232-12-014.
 18. "Enhancement" means the manipulation of the physical, chemical, or biological characteristics of a particular site in order to increase, heighten, intensify, or improve specific functions. Enhancement of critical areas or their buffers typically results in a net increase of the overall function of the critical area.
 19. "Feasible" means an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (1) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) the action provides a reasonable likelihood of achieving its intended purpose; and (3) the action does not physically preclude achieving the project's primary intended legal use. In cases where certain actions are required unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the City and State may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.
 20. "Fish and Wildlife Habitat Conservation Areas" or "FWHCA" mean areas with which anadromous fish, threatened and endangered species, priority species, and species of local importance have a primary association. Such areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.
 21. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters; and/or (2) the unusual and rapid accumulation of runoff of surface waters from any source.
 22. "Functions and Values" means the beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control, wave attenuation; protection from hazards; historical, archeological, and aesthetic value protection; educational opportunities; and recreation.
 23. "Geologically hazardous areas" means areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, may not be suited to the siting of commercial, residential, or industrial development consistent with public health or safety.
 24. "Groundcover" means the low growing evergreen or deciduous vegetation, typically less than 3 feet in height at maturity, that provide relatively complete ground coverage beneath or between the canopy and/or understory.
 25. "Habitat" means the environment occupied by individuals of a particular species, population, or community.
 26. "Habitats of local importance" include a seasonal range or habitat element with which a given species has a primary association, and that, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include

- areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. They also might include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
27. "Hazard tree" means a tree with a high probability of falling due to a debilitating disease, a structural defect, or a rootball more than 50% exposed, and where there is an occupied building or accessory structure within a tree length of the base of the trunk, or where there is a risk to public safety or property.
 28. "Intermittent stream" means surface streams with no measurable flow during 30 consecutive days in a normal water year.
 29. "JARPA" means the Joint Aquatic Resource Permits Application required by the Department of Ecology.
 30. "Legal lot of record" means a parcel which was in compliance with both the platting, if applicable, and zoning laws in existence when the parcel was originally created or segregated, or which is otherwise determined to be consistent with the criteria of the Stevenson Municipal Code and State statutes. Owners of such lots shall be eligible to apply for development permits pursuant to the municipal code. Parcels segregated for tax purposes are not lots of record unless they comply with both platting and zoning laws in existence at the time that an application for segregation is received by the County Assessor, or are otherwise determined to be consistent with the Stevenson Municipal Code.
 31. "Local habitat area" means an area that contains sufficient food, water, or cover for native terrestrial or aquatic species identified by the City in this Chapter as being of significant local concern.
 32. "Mitigation" means actions that the approving agency shall require so as to avoid or compensate for impacts to critical areas resulting from the proposed project activity.
 33. "Mitigation Ratio" means a ratio expressing the amount of mitigation required based on the impact sustained by a critical area. The first number of a mitigation ratio specifies the number or area required for replacement, and the second specifies the number or area impacted.
 34. "Native," when referring to plants or plant communities, means those species or communities that are indigenous to the watershed, including extirpated species.
 35. "Natural Resource Lands" mean any areas which are not already characterized by urban growth and that have long-term significance for a) commercial production of food or other agricultural products, b) commercial production of timber, and c) extraction of minerals defined in RCW 36.70.A and this Chapter.
 36. "Ordinary High Water Mark (OHWM)" on all lakes, streams, and tidal water means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years, as to mark upon the soil, a character distinct from that of the abutting upland in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or department: PROVIDED, That in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining fresh water shall be line of high water. (RCW 90.58.030(2)(b)).
 37. "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or any agency of the state or local governmental unit however designated.
 38. "Preservation (Protection/Maintenance)" means removing a threat to, or preventing the decline of the functions and values of critical areas by an action in or near a critical area. Preservation does not result in a gain of critical area acres, may result in a gain in functions, and can be used as a mitigation technique only in exceptional circumstances.
 39. "Priority habitat and species areas", as defined by Washington State Department of Fish and Wildlife (WDFW), are areas requiring protective measures for the perpetuation of fish and wildlife species due to their population status, their sensitivity to habitat alteration, and/or their recreational, commercial, or tribal importance.
 40. "Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate

- for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.
- a. A qualified professional for critical aquifer recharge areas must meet the definition included at SMC 13.30.050.
 - b. A qualified professional for a geologic hazard must be a professional engineer or geologist, licensed in the State of Washington.
 - c. A qualified professional for habitats must have a degree in biology and professional experience related to the subject species.
 - d. A qualified professional for wetlands should be a professional wetland scientist with at least 2 years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans.
41. "Reasonable" means agreeable to reason, just, proper, ordinary or usual.
 42. "Regulated activities" means those alterations [SMC 18.13.010(B)(1)] and developments [SMC 18.13.010(B)(14)] that would be subject to review by the city. This definition includes but is not limited to, proposals regulated under:
 - a. SMC Title 12 – Streets, Sidewalks, and Public Places;
 - b. SMC Title 13 – Public Utilities;
 - c. SMC Title 15 – Building and Construction;
 - d. SMC Title 16 – Subdivision;
 - e. SMC Title 17 – Zoning;
 - f. SMC Title 18 – Environmental Protection.
 43. "Restoration" means the manipulation of physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland or habitat area. Restoration is divided into the following two classes:
 - a. *Re-establishment* is the manipulation of physical, chemical, or biological characteristics with the goal of returning natural or historic functions to a former wetland and/or habitat area. Re-establishment results in a net gain of wetland and/or habitat acres.
 - b. *Rehabilitation* is the manipulation of physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland and/or habitat area. Rehabilitation results in the gain in wetland and/or habitat function but does not result in a gain in wetland and/or habitat acres.
 44. "Riparian habitat area" is defined as areas adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. See Figure 13.13.010.R-1 for an example of the riparian habitat area.

Figure 18.13.010.R-1



Source: "Riparian Areas: Functions and Strategies for Management", National Research Council (2002).

45. "Seep" means a spot where water oozes from the earth, often forming the source of a small stream.
46. "Sensitive species" are species native to Washington that are vulnerable or declining, and are likely to become endangered or threatened in a significant portion of their ranges within the state, without cooperative management or the removal of the threats. These species are designated in WAC 232-12-011.
47. "SEPA" means State Environmental Policy Act, RCW 42.21C and WAC 197-11.
48. "Significant tree" means any tree that is at least 12 inches DBH. A tree growing with multiple stems shall be considered significant if at least one of the stems, measured at a point 6 inches from the point where the stems digress from the main trunk, is at least 8 inches in diameter. Any tree that is planted to fulfill requirements set forth by this Chapter shall be considered significant, regardless of size or species.
49. "Start of construction" means the date the building permit was issued, provided the actual start of construction, placement of a manufactured home on a foundation or other permanent construction beyond the stage of excavation, was within 180 days of the permit date.
 - a. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.
 - b. Permanent construction does not include:
 - i. Land preparation, such as clearing, grading and filling,
 - ii. Installation of streets and/or walkways,
 - iii. Excavation for a basement, footings, piers, or foundation or the erection of temporary forms,
 - iv. Construction of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
50. "Stormwater management facilities" include biofiltration swales, filter strips, bubbler diffusers, detention ponds, retention ponds, wet ponds, and similar facilities designed and intended to control and treat stormwater, but not including ditches designed and intended primarily for conveyance.
51. "Streams" means any portion of a watercourse, either perennial or intermittent, where surface water flow is sufficient to produce a defined channel or bed. Streams also include natural watercourses modified by humans. Streams do not include irrigation ditches, canals, stormwater run-off facilities, or other entirely artificial watercourses.
52. "Threatened" species are native to the state of Washington and likely to become endangered in the foreseeable future throughout a significant portion of its range

within the state without cooperative management or the removal of threats.

Threatened species are legally designated in WAC 232-12-011.

53. "Understory" means the vegetative layer of shrubs and trees between the canopy cover and the groundcover. Characteristics of the understory are often described based on the species, area of coverage, and the height of the vegetation, typically ranging between 3 to 15 feet.
54. "Vegetation" means aquatic and terrestrial plant life growing below, at, and above the soil or water surface. Terrestrial vegetation includes woody and herbaceous plant life and occurs at multiple layers (e.g., canopy, understory, groundcover).
55. "Water-dependent" means a use or a portion of a use that requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations. Examples of water-dependent uses include: public and private boat launches, public water access facilities, fish hatcheries, commercial docks, and water related research facilities.
56. "Watershed" means the area draining to the Columbia River known as WRIA 29A.
57. "Wetland(s)" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland in order to mitigate conversion of wetlands.

SMC 18.13.015 Administrative Provisions**A. Administrative Authority**

1. As provided herein, the Critical Areas Administrator is given the authority to interpret and apply, and the responsibility to enforce, this Chapter to accomplish the stated purpose.
2. The City shall regulate, and may withhold, condition, or deny permits or approvals for regulated activities to ensure that the proposed action is consistent with the requirements of this Chapter.

B. Title. This Chapter shall be known and may be cited as the Stevenson Critical Areas Code.

C. Relationship to Other Regulations.

1. These critical areas regulations shall apply as an overlay and in addition to zoning and other regulations adopted by the City.
2. Compliance with the provisions of this Chapter does not constitute compliance with other local, state, or federal reviews, regulations, or permit requirements (e.g., SEPA, SMP, HPA, etc.). The applicant is responsible for complying with such requirements, apart from the process established in this Chapter.
3. Regulated activities subject to this Chapter shall be routed to appropriate state and federal agencies for review and comment as required through the SEPA and/or JARPA review process. A list of such agencies is available at WAC 197-11-920.
4. These regulations shall apply concurrently with review under SEPA, and any conditions required pursuant to this Chapter shall be included in the SEPA review and threshold determination.
5. When any provision of this Chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.

SMC 18.13.020 Applicability; Critical Areas & Natural Resource Lands Designated**A. Applicability**

1. The provisions of this Chapter apply to all lands within the Stevenson corporate limits.
2. The provisions of this Chapter apply to all persons and all land uses, alterations, developments and other regulated activities that are within, adjacent to, or likely to affect one or more critical areas or their buffers. No person shall alter a critical area or buffer except as consistent with the purposes and requirements of this Chapter.
3. Where a site contains two or more critical areas, the site shall meet the minimum standards and requirements for each identified critical area as set forth in this Chapter.
4. Approval of a permit or development proposal pursuant to the provisions of this Chapter does not discharge the obligation of the applicant to comply with the provisions of this Chapter.

B. Designation of Critical Areas.

1. The following critical areas are designated under RCW 36.70A.170 and regulated by this Chapter:
 - a. Geologically Hazardous Areas,
 - b. Fish and Wildlife Habitat Conservation Areas,
 - c. Wetlands,
 - d. Frequently Flooded Areas,
 - e. Critical Aquifer Recharge Areas (CARA).
2. Buffers- For the purpose of this Chapter, critical areas include their protective buffer areas as established herein.
3. Critical Areas Location. The City of Stevenson has designated critical areas by defining their characteristics. The precise limits of critical areas and their attendant buffers on a particular parcel of land shall be the responsibility of the applicant and subject to confirmation or concurrence by the City or appropriate agency prior to final approval of regulated activities on the subject property.
4. Critical Areas Map Inventory-
 - a. As an aid to both compliance and enforcement, a map inventory showing the approximate location and extent of known and likely critical areas will be displayed on various inventory maps available at City Hall. The Critical Areas Administrator shall keep the Critical Areas Map Inventory on permanent file and update it from time to time as required by the GMA.
 - b. Maps and inventory lists are neither precise nor complete and are to be considered only as guides to the general location and extent of critical areas. Maps will be used for a preliminary determination to suggest the presence or absence of a critical area.

C. Designation of Natural Resource Lands.

1. No lands within the City are designated as natural resource lands under RCW 36.70A.170(1).
2. No lands adjacent to the City are currently designated as natural resource lands under RCW 36.70A.170(1). Future annexation of territory may result in natural resource lands that are adjacent to the City.

SMC 18.13.025 Exemptions, Exceptions & Expedited Reviews

- A. Impact Avoidance and Minimization.** All activities described in this section shall use reasonable methods to avoid potential impacts to critical areas. An allowance under this section does not give permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the approved activity shall be restored, rehabilitated, or replaced at the responsible party's expense.
- B. Exemptions.** The following developments, activities, and associated uses shall be exempt from the provisions of this Chapter, provided that they are otherwise consistent with the provisions of this section and other local, state, and federal laws and requirements:
1. Forest Practices. The growing and harvesting of timber, forest products and associated management activities in accordance with the Washington Forest Practices Act of 1974, as amended, and regulations adopted pursuant thereto; including, but not limited to, road construction and maintenance; aerial operations; applications of fertilizers and pesticides; helispots; and other uses specific to growing and harvesting timber, forest products and management activities, except those Forest Practices designated as "Class IV- General Forest Practices" under the authority of the "Washington State Forest Practices Act Rules and Regulations", WAC 222-16-030. Compliance with this Chapter is required for all new construction, grading, land clearing, other land uses and developments, and any Class IV Conversion Permit pursuant to the State Forest Practices Act, which involves conversion to a Permit Required Use.
 2. Agricultural Activities. Existing and ongoing agricultural activities. Exempt agricultural practices include: pasture, vineyards, Christmas tree farms, gardens, etc., but do not include machine-intensive row crop production;
 3. Seismic Hazard. Development occurring within a seismic hazard area as described in this Chapter and containing no other critical area as defined by this Chapter;
 4. Volcanic Hazard. Development occurring within a volcanic hazard area as described in this Chapter and containing no other critical area as defined by this Chapter;
 5. Critical Aquifer Recharge Areas. Regulated activities occurring within critical aquifer recharge areas and containing no other critical area as defined by this Chapter, provided the development meets the requirements of SMC 13.30 – Drinking Water Resource Protection.
 6. Frequently Flooded Areas. Regulated activities occurring within frequently flooded areas and containing no other critical area as defined by this Chapter, provided the development meets the requirements of Stevenson Municipal Code Chapter 15.24- Floodplain Management Regulations;
 7. Recreation. Passive outdoor recreational uses, sport fishing, scientific or educational review, or similar minimum impact, non-development activities.
- C. EXCEPTIONS.** Within the critical areas designated by this Chapter, there exist land uses, developments, and lots of record that were lawfully established or approved but which would be prohibited, regulated, or restricted under the terms of this Chapter. The following exceptions are available to ensure this Chapter allows reasonable use of private property.
1. Nonconforming Uses.
 - a. Any use or development existing on the effective date of this Chapter may continue so long as it is used in an equivalent or less intensive manner, footprint, and location and for the same purpose;
 - b. If a use or structure is abandoned for a period of 1 year, it shall be presumed to be abandoned and shall be subject to all provisions of this Chapter; and
 - c. Any existing building or structure damaged or destroyed by fire or other casualty not regulated by this Chapter may be replaced so long as it is used in an equivalent or less intensive manner, footprint, and location and for the same purpose, if a completed application is filed within 1 year of the date of such damage.
 2. Legal Lots of Record. On a legal lot of record where protective buffer areas are required, the buffer areas shall be limited to no more than 50% of the lot area located

beyond the critical area perimeter as determined by a qualified professional, provided all of the following criteria are met:

- a. All requirements of SMC 18.13.057 – Protective Buffer Standards are satisfied
 - b. The applicant demonstrates that a variance to the Zoning Code’s density and dimensional standards is not possible or would be insufficient to permit the proposed development, and
 - c. Any degraded areas of the remaining buffer are restored according to an approved mitigation plan.
3. Reasonable Use Allowance. If the application of this Chapter would deny all reasonable economic use of the subject property, the City shall determine if compensation is an appropriate action, or the property owner may apply for an exception pursuant to this Section. Nothing in this Chapter is intended to preclude a constitutional diminution in value of property caused by application of this Chapter, provided some economically viable use remains. A Reasonable Use Allowance shall be allowed only after the applicant demonstrates all of the following criteria are met:
- a. The proposed regulated activity is consistent with the permitted and allowed uses of the underlying zone;
 - b. The proposed regulated activity will not precipitate a threat to the public health, safety, or welfare on or off the site;
 - c. Any alteration of critical areas is the minimum necessary to allow for an economically viable use of the property;
 - d. The proposed regulated activity will not result in a “take” of a threatened or endangered species;
 - e. The inability of the applicant to derive an economically viable use of the property is not the result of actions taken by the applicant or immediate predecessor in interest, after the effective date of this Chapter, in subdividing the property or adjusting a boundary line, or otherwise creating the undevelopable condition;
 - f. The application of this Chapter is unduly oppressive on the landowner, and whether the regulation is narrowly applied to achieve its purpose, including an analysis of the nature of harm sought to be avoided; the availability and effectiveness of less drastic protection measures; and the economic loss suffered by the property owner. Factors for this analysis include, on the public’s side, the seriousness of the public problem; the extent to which the owner’s land contributes to it; the degree to which the regulation solves it; and the feasibility of less oppressive solutions, and on the owner’s side, the amount and percentage of value lost; the extent of remaining use; past, present and future uses; the temporary or permanent nature of the regulation; the extent to which the owner should have anticipated such regulation; and the feasibility of the owner altering present or currently planned uses; and
 - g. The proposal mitigates the impacts on critical areas to the maximum extent possible, while still allowing an economically viable use of the site.

D. Expedited Reviews. The following developments, activities, and associated uses require a Critical Areas Permit under this chapter but shall be exempt from the requirement to provide a Critical Area Report under SMC 18.13.050:

1. **Vegetation Removal.** When located in areas other than a wetland or wetland buffer, the following types of vegetation removal are eligible under this section, provided the removal is conducted as stated below.
 - a. View Maintenance. Selective pruning of trees to maintain, create, or expand views shall be subject to all of the following requirements:
 - i. Pruning shall not include removal of understory vegetation;
 - ii. Pruning shall not involve the topping of trees;
 - iii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iv. Pruning shall not include the removal of more than 10% of the canopy cover over the property’s critical areas and protective buffers.
 - v. Pruning shall not compromise the health of the tree(s); and
 - vi. Pruning shall not occur more frequently than once every 5 years.

- b. Hazard Tree Removal. A hazard tree may be removed or converted to a wildlife snag subject to the following standards:
- i. Where not immediately apparent to the Administrator, a written report by a certified arborist or other qualified professional is required to evaluate potential diseases or safety hazards.
 - ii. The applicant shall demonstrate that the hazard cannot be eliminated by pruning, crown thinning, or other technique that retains some of the tree's ecological function.
 - iii. The removed tree or vegetation should be left near the location it was removed from unless the Administrator or qualified professional warrants its removal to avoid spreading disease or pests.
 - iv. Any removed tree shall be replaced within one year with new trees using a mitigation ratio of 2:1 and in accordance with an approved replacement plan. Replacement trees shall be species that provide similar ecological functions as the removed tree and have a minimum 1 inch DBH.
 - v. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned prior to receiving expedited review provided that within 14 days following such action, the responsible party shall submit a restoration plan that demonstrates compliance with the provisions of this Chapter.
- c. Weed Control. Removal or control of invasive or noxious weeds included on the Skamania County Noxious Weed List is encouraged subject to the following standards and guidelines:
- i. Coordination with the Skamania County and Washington State Noxious Weed Control Program is encouraged prior to undertaking removal projects to ensure that the control and disposal technique is appropriate.
 - ii. Removal of invasive species and noxious weeds within geologically hazardous areas and areas exceeding 15,000 square feet shall not be granted expedited review under this section.
 - iii. Removal shall occur using hand labor or light mechanical methods that do not result in substantial ground disturbance;
 - iv. Where removal results in bare soils that may be subject to erosion or recolonization by invasive or noxious species, the impacted area shall be stabilized using BMPs and planted with native species according to the planting standards of SMC 18.13.057(E).
- d. Fire Safety. Pruning vegetation for fire safety is encouraged subject to the following limitations:
- i. Pruning of the tree canopy cover shall be limited to those branches and foliage less than 10 feet from the ground.
 - ii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iii. Pruning shall not result in the removal of a significant tree.
 - iv. While removal of understory vegetation may be allowed under this section, groundcover vegetation shall remain present in a non-degraded state.
2. Emergencies. Emergency activities requiring immediate remediation or preventative action to avoid threatening the public health, safety, and welfare, or risking damages to private or public property, are eligible under this section, provided:
- a. That emergency related activities that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, the activities must have the least possible impact to the critical area and/or its buffer;
 - b. That the person or agency undertaking such action shall notify the City within one working day following the commencement of the emergency activity. Following such notification, the City shall determine if the action taken was within the scope of the emergency actions allowed in this subsection. If the City determines that the action taken or part of the action taken is beyond the scope of allowed emergency actions, enforcement action is authorized, as outlined in section 18.13.075 of this Chapter;

- c. That after the emergency, the person or agency undertaking the action shall fully restore and/or mitigate any impacts to the critical area and buffers resulting from the emergency action in accordance with the approved critical area report and mitigation plan prepared in accordance with the procedures outlined in this Chapter for a new development permit; and
- d. That within 30 days after the emergency, the person or agency undertaking the action shall consult with the City and any applicable state/federal agency to determine and schedule any needed follow up actions for restoration, mitigation, or modification of emergency work;
3. Utilities. Repair, operation, maintenance, replacement, reconstruction, and relocation of the utilities and works listed herein, provided:
 - a. That any such activity occurs within an improved right-of-way and/or does not extend outside the previously disturbed area;
 - b. That if the City initiates the activity, it is consistent with the Comprehensive Plan and/or anticipated in another duly approved infrastructure plan;
 - c. That all persons, utility providers, public agencies, or homeowners' associations file memoranda of agreement with the City specifying best management practices to be used in situations of emergency and usual and customary repair, operation, and maintenance;
 - d. That the Administrator determines that no reasonable alternative exists, based on environmental and topographic conditions; and
 - e. That utility and works eligible for this exemption include:
 - i. Existing below- or aboveground public utilities, facilities, and improvements, such as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, navigational aids, utility lines, domestic water systems, storm and sanitary sewer systems, open space, and parks and recreational facilities,
 - ii. Existing private roads, streets, driveways, and utility lines and facilities, and
 - iii. Existing, intentionally created artificial wetlands or surface water systems including irrigation and drainage ditches, grass-lined swales and canals, detention facilities, farm ponds, and landscape or ornamental amenities;
4. Trails. Trails less than 8 feet wide used for non-motorized travel, provided:
 - a. That the trail surface shall meet all other requirements, including water quality standards set forth in the Stormwater Management Manual for Western Washington (Ecology Publication # 14-10-055), as amended; and
 - b. That trails must be located within the outer 25% of the most protective applicable critical area buffer and designed to avoid erosion hazard areas and to avoid damage to or removal of significant trees;
5. Site Investigation. Minimal site investigative work required by a city, state or federal agency, or any other applicant such as surveys, soil logs, percolation tests, and other related activities;
6. Activities Subsequent to Previous Review. Development permits and approvals that involve both discretionary land use approvals (such as subdivisions, rezones, or conditional use permits), and construction approvals (such as building permits) if all of the following conditions have been met:
 - a. The provisions of this Chapter have been previously addressed as part of another approval;
 - b. There have been no material changes in the potential impact to the critical area or buffer since the prior review;
 - c. There is no new information available that is applicable to any critical area review of the site or particular critical area;
 - d. The permit or approval has not expired or, if no expiration date, no more than 5 years has elapsed since the issuance of that permit or approval; and
 - e. Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured.

SMC 18.13.035 Critical Areas Permit – Application.

- A. Pre-Application Conference.** Prior to finalizing plans for a regulated activity and applying for permits, the applicant is encouraged to contact the Administrator to discuss permits, exemptions, exceptions, and critical areas on, near, or likely affected by regulated activities on the subject property. To the extent of available resources and information, the Administrator shall assist the applicant in determining how this Chapter may affect regulated activities on the subject property. This preliminary review is advisory only and is not binding on the applicant or the City. No charge shall be made by the City for assistance rendered during the pre-application conference.
- B. Approvals Required.** All persons proposing a regulated activity within the City of Stevenson shall first request and obtain a critical areas permit, expedited review, or exception pursuant to this Chapter. All such requests shall be submitted on application forms provided by the City.
- C. Submittal Requirements.** At a minimum, applications shall include:
1. The name and contact information of the applicant and landowner (if different),
 2. The street address and tax lot number of the site proposed for regulated activity,
 3. A written authorization allowing City staff to have reasonable access for purposes of examining the critical areas proposal and carrying out the administrative duties of this Chapter,
 4. The signatures of the applicant and landowner.
- D. Critical Area Reports, Required.** When required by this Chapter, applications shall be accompanied by critical area reports meeting the standards of SMC 18.13.050 and the regulations specific to the critical area.
- E. Expedited Review Submittal Requirements.** In addition to the information required above, applications requesting expedited review shall:
- a. Specify the type of expedited review requested;
 - b. Provide a site plan depicting the general location of the proposed activity, all existing development on the property, and all critical areas suspected on and/or near the subject property;
 - c. Submit any technical reports or assessments necessary to verify that all applicable criteria of SMC 18.13.025 have been met; and
 - d. Certify the applicant's understanding of the limitations associated with approval of expedited review activities.
- F. Reasonable Use Allowance Submittal Requirements.** In addition all other information required in this section, applications requesting a reasonable use allowance shall provide a Reasonable Use Technical Assessment, including:
- a. A description of the amount of the site which is within the setbacks and buffers required under this Chapter and SMC 17- Zoning,
 - b. An analysis of the impact that the proposed regulated activity would have on all applicable critical areas,
 - c. An analysis of whether any other reasonable use is possible that would result in less impact on critical areas and associated buffers,
 - d. An analysis of the modifications needed to the standards of this Chapter to accommodate the proposed regulated activity,
 - e. A description of any modifications needed to the required front, side, and rear setbacks; and buffer widths to provide for a reasonable use of the site while providing greater protection to critical areas,
 - f. A design of the proposal so that the amount of development proposed as reasonable use will have the least impact practicable on critical areas,
 - g. Such other information as the City determines is reasonably necessary to evaluate the issue of reasonable use as it relates to the proposed regulated activity.
- G. Determination of Completeness.** No application shall be deemed complete until the Administrator is satisfied that all provisions of this section have been met. The review period for applications shall not begin, no applications will be accepted, and no proposal will be considered vested, until an application is deemed complete.
- H. Third-Party Review.** When an application is deemed complete, the City may request third-party peer review of any critical area report, assessment, delineation, or mitigation plan by a qualified professional and/or state or federal resource management agency. Such request shall be accompanied by findings supporting the City's decision, which is appealable. The Administrator may incorporate recommendations from such third-party reports in findings

approving or denying an application. In general, the cost of any third-party review will be the responsibility of the applicant; however, where a project would provide a beneficial public amenity or service, on a case-by-case basis by City Council action, costs may be shared by the City.

SMC 18.13.040 Critical Areas Permit – Review & Approval. The Administrator shall review all applications for critical areas permits, expedited review permits, and reasonable use allowances.

A. Critical Areas Permit.

1. The Administrator shall issue a Critical Areas Permit for land use and development proposals, provided that such proposal meets all applicable criteria established in this Chapter.
2. The Administrator may attach conditions to ensure that land use and development will adequately mitigate the impacts on critical areas and fully comply with the provisions of this Chapter.
3. The Administrator shall deny land use and development proposals which do not adequately mitigate the impacts on the critical area and/or does not comply with the provisions of this Chapter.

B. Expedited Review Permits. The Administrator shall issue an Expedited Review Permit for land use and development proposals, provided that such proposal satisfactorily meets the criteria established in SMC 18.13.025. The Administrator shall deny land use and development proposals which do not comply with the provisions of that section. Application fees associated with a denied Expedited Review Permit may be credited toward a full Critical Areas Permit request, provided that, if within 6 months of such denial, the applicant submits a complete application for such permit.

C. Reasonable Use Allowance. The Administrator shall issue a Reasonable Use Allowance for land use and development proposals, provided that:

1. An applicant asserts that the application of this Chapter would deny all reasonable economic use of a legal lot and result in an unconstitutional taking without just compensation;
2. The City Council determines compensation is not an appropriate remedy for such taking;
3. Such taking cannot be remedied by other authorized techniques or means;
4. The proposed remedy meets the Reasonable Use Allowance criteria established in SMC 18.13.025; and
5. The Administrator may attach specific conditions to the Reasonable Use Allowance that will serve to meet the goals, objectives, and policies of this Chapter, including the preparation and implementation of a mitigation and monitoring plan.

D. Permit Processing.

1. Findings. The Administrator shall review all of the matters relating to the application and written findings shall be included in issuance of a permit or denial under this Chapter. All decisions and associated findings shall be kept on file with the City and communicated to the applicant in writing.
2. Expedited Review Permits. If the Administrator has not issued a permit or denial on an application for expedited review within 7 days of the submittal of a complete application, the proposed activity is authorized as if the Administrator had issued a written decision consistent with 1, above.
3. Permit Duration. Permits shall be valid for a period of one year from the date of issuance and shall expire at the end of that time unless a longer or shorter time limit is specified by the City upon issuance of the permit.
4. Extensions. An extension of an original permit may be granted upon written request from the original permit holder or successor in title. An extension shall be granted only where the proposal remains consistent with all land use and development regulations of the City in force at the time of the extension. Prior to granting an extension, the City may require updated reports if, in the Administrator's judgment, the original intent or the circumstances relevant to the review and issuance of the original permit have changed substantially, or if the applicant failed to abide by the terms of the original permit.

E. Burden of Proof. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

SMC 18.13.050 Critical Area Reports—Requirements.

- A. Qualified Professional.** When required by this Chapter, the applicant shall submit a critical area report prepared by, or under the direct supervision of, a qualified professional as defined herein.
- B. Best Available Science.** The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and all probable impacts to critical areas in accordance with the provisions of this Chapter.
- C. Minimum Report Contents.** At a minimum, the report shall contain the following:
1. The name and contact information of the applicant and landowner (if different);
 2. The street address and tax lot number of the site proposed for the regulated activity;
 3. A description of the proposal and identification of the permit requested;
 4. A detailed plan of the proposal site and all adjoining areas within 100 feet, drawn to a standard engineering scale and submitted on 8 ½"x11" or 11"x17" paper, showing:
 - a. The location and description of all critical areas and buffers,
 - b. The existing conditions of the property including all property boundary lines, public and private roads, structures, utilities, easements, septic tanks and drainfield areas, wells, and other improvements,
 - c. The location, species and diameter of all significant trees,
 - d. The location and extent of all proposed regulated activities, and
 - e. Details related to the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
 5. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 6. Identification and characterization of all critical areas, wetlands, water bodies, and buffers adjacent to the proposed project area. For areas off site of the project site, estimate conditions within 300 feet of the project boundaries using the best available information;
 7. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
 8. A discussion of the regulatory standards applicable to the critical area and proposed activity;
 9. A description of reasonable efforts made to apply mitigation sequencing pursuant to SMC 18.13.055, including any specific avoidance, minimization, compensation, and preservation measures proposed for the critical areas; and
 10. Any additional information required for the critical area as specified in the corresponding section.
- D.** Unless otherwise provided, a critical areas report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the Administrator.

SMC 18.13.051 Critical Area Reports—Modifications to Requirements.

- A. Limitations to Study Area.** The Administrator may limit the required geographic area of the critical area report as appropriate if:
1. The applicant, with assistance from the City, cannot obtain permission to access properties adjacent to the project area; or
 2. The proposed activity will affect only a limited part of the subject site.
- B. Modifications to Required Contents.** The applicant may consult with the Administrator prior to or during preparation of the critical area report to obtain City approval of modifications to the required contents of the report where:
1. In the judgment of a qualified professional, more or less information is required to adequately address the potential critical area impacts and required mitigation; or
 2. Existing information is on file with the City that addresses the impacts.
- C. Additional Information Requirements.** The Administrator may require additional information to be included in the critical area report when determined to be necessary to the review of the proposed activity in accordance with this Chapter. Additional information that may be required, includes, but is not limited to:
1. Historical data, including original and subsequent mapping, aerial photographs, data compilations and summaries, and available reports and records relating to the site or past operations at the site;
 2. Grading and drainage plans; and
 3. Information specific to the type, location, and nature of the critical area.

SMC 18.13.055 Mitigation Sequencing. Before impacting any critical area, applicants shall demonstrate that the following actions have been taken. Actions are listed in the order of priority. Applicants shall consider and apply lower priority measures only where higher priority measures are determined to be infeasible or inapplicable.

- A. Avoid.** Avoid the impact altogether by not taking an action or parts of an action.
- B. Minimize.** Minimize impacts by limiting the degree or magnitude of the action or its implementation by using appropriate technology or by taking affirmative steps such as project redesign, relocation, or timing to avoid or reduce impacts.
- C. Rectify.** Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project or activity.
- D. Reduce Over Time.** Reduce or eliminate the impact or hazard over time by preservation and maintenance operations during the life of the action.
- E. Compensate.** Compensate for the impact by replacing, enhancing, or providing substitute resources or environments.
- F. Monitor.** Monitor the impact and the compensation projects and take remedial or corrective measures when necessary.

SMC 18.13.057 Protective Buffers—Standards. Whenever protective buffers are required by this chapter, the following standards apply:

- A. Construction Staking.** The outer edge of the buffer area shall be clearly staked, flagged, and fenced in the field and maintained throughout the duration of any construction activities. The markers may be combined with temporary erosion control fencing and shall be clearly visible, durable, and posted in the ground.
- B. Notice on Deed.** A conservation covenant shall be recorded in a form approved by the City Attorney as adequate to incorporate the restrictions of this chapter and to give notice of the requirements for engaging in regulated activities.
 - 1. In the case of plats, short plats, and recorded site plans, the boundaries of critical areas and any protective buffers and a reference to the separately recorded conservation covenant shall be included on the face of such instrument.
 - 2. At the Administrator’s discretion, a deed notice in a form approved by the City Attorney may be accepted in lieu of a conservation covenant.
- C. Permanent Demarcation.**
 - 1. A permanent and perpetual physical demarcation along the outer boundary of the buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the Administrator.
 - 2. In the case of plats or short plats, the administrator may require that critical areas and buffers be placed in a separate tract which may be held by an appropriate natural land resource manager, such as a land trust.
 - 3. Permanent signs along the boundary of a buffer are required.
 - a. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability. Signs must be posted at an interval of one every 50 feet, or one per lot if the lot is less than 50 feet wide, and must be maintained by the property owner in perpetuity. The signs shall be worded as follows or with alternative language approved by the Administrator: “Protected Area. Do Not Disturb. Contact the City of Stevenson Regarding Uses, Restrictions, and Opportunities for Stewardship.”
 - b. The signage provisions above may be modified as necessary to assure protection of sensitive features or wildlife. For highly visible areas or areas located along a public right-of-way, interpretive signs may be required in lieu of other signage.
- D. Fencing.**
 - 1. The applicant shall install a permanent fence around a critical area or buffer when domestic grazing animals are present or may be introduced on site.
 - 2. Fencing installed as part of a proposed activity or as required in this section shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to critical areas.
- E. Planting.** Whenever planting is required within a protective buffer, the following standards shall apply unless other standards are recommended by a qualified professional and approved as part of a restoration or mitigation plan:
 - 1. Native plant material should be used.
 - 2. Mitigation areas shall be planted within 1 year of any vegetation removal.
 - 3. The minimum plant density should be 2 trees and 5 shrubs per 400 square feet.
 - 4. Bare root plants at least 24 inches long and/or containerized stock at least 1 gallon in size are preferred for mitigation planting. Live stakes at least 36 inches long may be used for willow, dogwood and cottonwood species. Hydroseeding may be used as an alternative when the above planting methods are demonstrated to be unadvisable.
 - 5. The base of each plant should be mulched at least 3 inches deep for a radius of at least 1 foot to inhibit weed growth, conserve water, and moderate soil temperature. The mulch should not be in contact with the plant stem.
- F. Maintenance.**
 - 1. Except as otherwise specified or allowed in accordance with this Code, buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the monitoring period.

2. Unless waived by the Administrator, a temporary irrigation system shall be installed for newly planted buffer areas. Such areas shall receive at least one inch of water once a week from April 15 to September 15 for the first 2 years of the monitoring period.

SMC 18.13.059 Performance & Monitoring Standards

Whenever monitoring is required by this chapter, the following standards apply:

- A. Performance Standards.** Measureable standards for success or failure of critical areas permits shall be established in accordance with a plan prepared by a qualified professional. Such standards should be quantitative in nature and may include water quality standards, survival rates of planted vegetation, species abundance and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria as appropriate.
- B. Maintenance Plan.** A qualified professionals shall provide a discussion of ongoing management and maintenances practices, including a schedule of actions proposed by year to protect the critical area after a development project has been implemented.
- C. Monitoring Plan.** The success or failure of any proposed mitigation action under this Chapter shall be monitored according to a Monitoring Plan prepared by a qualified professional. Monitoring Plans shall include the following, at a minimum:
 - 1. Data collection dates during the first, second, third, and fifth years of the monitoring period.
 - 2. Photo station locations to evaluate changes over time and vegetation community response,
 - 3. Vegetation plots to track changes in plant survival, species composition, and density over time,
 - 4. Hydrologic monitoring stations within any wetland creation areas to verify if wetland hydrology has been successfully created.
- D. Contingency Plan.** The monitoring program shall also include a Contingency Plan which identifies potential courses of action and any corrective measures to be taken when monitoring or evaluation indicates project performance standards are not being met.
- E. Monitoring Period.**
 - 1. All projects requiring monitoring shall be monitored for a minimum period of 5 years.
 - 2. At the Administrator's discretion and where woody vegetation (forested or scrub-shrub wetlands) is the intended result, the monitoring period may be increased to 10 years with additional data collection dates occurring during the seventh and tenth years.
 - 3. If the mitigation goals are not obtained within the initial monitoring period, the applicant remains responsible for the success of the approved mitigation action, and the monitoring period shall be extended until the mitigation goals agreed to in the mitigation plan are achieved.

SMC 18.13.060 Financial Surety to Ensure Mitigation, Maintenance, and Monitoring.

- A. Surety Required.** When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, such as final plat approval or final building inspection, the City shall require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the City. Also, if the development proposal is subject to mitigation, the applicant shall post a mitigation performance bond or other security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional. At the Administrator's discretion, the surety required in this section may be waived.
- B. Amount.** The surety shall be in the amount of 125% of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater and the cost of maintenance and monitoring for a 5-year minimum period.
- C. Form.** The surety shall be in the form of a surety bond, performance bond, assignment of savings account, or an irrevocable letter of credit guaranteed by an acceptable financial institution, with terms and conditions acceptable to the City Attorney.
- D. Term.** Bonds or other security authorized by this section shall remain in effect until the City determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the City for a minimum of 5 years to ensure that the required mitigation has been fully implemented and demonstrated to function, and may be held for longer periods when necessary.
- E. Relief Limited.** Depletion, failure, or collection of surety funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.
- F. Public Project Exception.** Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring, or restoration.
- G. Recovery of Funds.** Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within 30 days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the City may demand payment of any financial guarantees or require other action authorized by the City code or any other law.
- H. Use of Recovered Funds.** Any funds recovered pursuant to this section shall be used to complete the required mitigation, maintenance, or monitoring.

SMC 18.13.065 Appeals.**A. Appeals Authorized.**

1. Any interpretation or decision made by the Critical Areas Administrator in the administration of this Chapter is final and conclusive unless appealed to the City of Stevenson Board of Adjustment as authorized by SMC 2.14 – Board of Adjustment.
2. Any person aggrieved by a decision of the Administrator may, within 30 days following the date of the Administrator's written decision, submit an appeal of the decision. The burden of proof in any appeal is the responsibility of the appellant. Any appeal shall be in written form and filed with the City together with a fee as established by resolution by the City Council. Any appeal shall minimally contain statements:
 - a. Describing why the appellant believes the decision of the Administrator is in error and the specific relief sought,
 - b. Showing why granting an appeal will not negate the functions of a critical area, the goals, objectives and policies of the Growth Management Act, and the purposes of this Chapter.
 - c. Describing any mitigation measures the appellant proposes to assure that the function of the critical area will not be irrevocably jeopardized in the event the appeal is successful.

B. Appeals Administrative Procedure.

1. Notice of appeal shall be provided as set forth in SMC 2.14.050 – Appeal and Variance Procedures.
2. The Administrator may provide the Board of Adjustment with additional information related to any material or facts not available prior to the Administrator's decision.
3. The Board of Adjustment shall determine if the appeal should be granted, granted subject to conditions, or denied.
4. Within 10 days after the public hearing, the Board of Adjustment shall issue a written decision, including findings of fact on which the decision is based. Such written decision shall be transmitted to the appellant and made available to the public upon request.
5. The action by the Board of Adjustment on an appeal from the decision of an administrative official shall be final and conclusive unless, within 10 days from the date of such action, the original applicant or an adverse party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

SMC 18.13.070 Fees.

- A. An application for an approval under this chapter shall be accompanied by an application fee payable to the City in an amount established and periodically adjusted by resolution of the City Council.
- B. Fees are not refundable.
- C. Payment of an application fee does not guarantee that a permit will be issued.

SMC 18.13.075 Violation—Penalty. Violations of this chapter are subject to enforcement according to SMC Chapter 17.52 – Violation and Penalty.

SMC 18.13.095 Critical Area – Fish and Wildlife Habitat Conservation Areas.

- A. Purpose.** The purpose of this section is to protect environmentally distinct, fragile, and valuable fish and wildlife habitat conservation areas. Fish and wildlife conservation areas include riparian areas where overwhelming evidence exists supporting the use of riparian buffers of adequate size to maintain healthy, productive fish and wildlife habitat. Although riparian areas comprise only a small portion of the surface landscape, approximately 90% of Washington's land based vertebrate species prefer, or are dependent upon, riparian habitat for essential life.
- B. Classification & Designation.**
1. Map Inventory. The City will maintain a habitat map inventory under SMC 18.13.020. The City consulted the following sources to identify critical fish and wildlife habitat areas:
 - a. Water Type Reference Maps, Washington Department of Natural Resources,
 - b. Natural Heritage Data Base, Washington Department of Natural Resources,
 - c. Priority Habitats and Species Program and Priority Habitat Species Maps, Washington Department of Fish and Wildlife,
 - d. Water Resource Inventory Areas (WRIA), Washington State Department of Ecology,
 - e. Field studies performed by qualified natural resource specialists.
 2. Classification. Fish and wildlife habitat conservation areas are divided into 6 basic categories as outlined below:
 - a. Riparian areas- Riparian areas shall be classified according to the water type of adjacent waters. The following classifications shall be used based on the water typing system established in WAC 222-16-030:
 - i. Type S: Shoreline- Type S Waters are streams and waterbodies that are designated “shorelines of the state” as defined in chapter 90.58.030 RCW.
 - ii. Type F: Fish- Type F Waters are streams and waterbodies that are known to be used by fish, or meet the physical criteria to be potentially used by fish. Fish streams may or may not have flowing water all year; they may be perennial or seasonal.
 - iii. Type Np: Non-Fish- Type Np Waters are streams that have flow year round and may have spatially intermittent dry reaches downstream of perennial flow. Type Np streams do not meet the physical criteria of a Type F stream. This also includes streams that have been proven not to contain fish using methods described in Forest Practices Board Manual Section 13.
 - iv. Type Ns: Non-Fish- Type Ns Waters are streams that do not have surface flow during at least some portion of the year, and do not meet the physical criteria of a Type F stream.
 - v. Irrigation ditches, canals, stormwater run-off devices, or other entirely artificial watercourses, except where they exist in a natural watercourse that has been altered by humans are not assigned a water type and are therefore not regulated as riparian habitat areas.
 - b. Areas With Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association-
 - i. Federally-designated endangered and threatened species are identified by the US Fish and Wildlife Service and the National Marine Fisheries Service, and each agency should be consulted for current listing status.
 - ii. State-designated endangered, threatened, and sensitive species are identified by WDFW. WDFW should be consulted to provide a technical review and an advisory role in the decision making process.
 - c. State Priority Habitats and Areas Associated with State Priority Species- WDFW has identified habitats and/or species considered to be priorities for conservation and management. Priority habitat types have unique or significant value to many species. Priority species require protective measures and/or management guidelines to ensure their perpetuation. WDFW has identified PHS areas within the city limits of Stevenson that if altered may reduce the likelihood that the species will maintain and reproduce over the long term. Maps showing the locations of PHS areas are on file at the City. WDFW should be consulted to provide a technical review and an advisory role in the decision making process.

- d. Areas of Rare Plant Species and High Quality Ecosystems. Areas of rare plant species and high quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program.
- e. Local Species and Habitats of Importance-
 - i. Species of local importance are those species that are of local concern that, due to their population status or their sensitivity to habitat manipulation, warrant protection.
 - ii. Habitats of local importance include a seasonal range or habitat element with which a given species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. They might also include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
 - iii. Local habitat areas include those areas specifically identified as local habitat areas in the City’s adopted Critical Areas Map Inventory and background maps used to prepare the map inventory. The Administrator keeps the Critical Areas Map Inventory on file.
- f. Other Required Areas. Fish and wildlife habitat conservation areas also include commercial and recreational shellfish; smelt spawning areas; naturally occurring ponds under 20 acres and submerged aquatic beds that provide fish or wildlife habitat; water of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and state natural area preserves and natural resource conservation areas.

C. FWHCA Reports.

- 1. Preliminary Assessments- In order to determine the extent of the appropriate buffers on a site when the nature of the fish and wildlife habitat conservation area is unclear, the applicant may submit a preliminary habitat assessment report as prepared by a qualified professional in accordance with SMC 18.13.050 – Critical Area Reports— Requirements. This report shall suffice for the purpose of the development application if no habitat buffer impacts are proposed. In addition to the minimum requirements for critical area reports contained in SMC 18.13.050, a preliminary FWHCA report should also contain the following information:
 - a. Confirmation or correction of the classifications for the FWHCA and/or stream type as defined in this Chapter,
 - b. Characterization of riparian (streamside) vegetation species, composition, and habitat function,
 - c. Description of the soil types adjacent to and underlying the stream, using the Soil Conservation Service soil classification system,
 - d. Identification of the qualities of the area that are essential to maintain feeding, breeding, and nesting, and an assessment of potential project impacts to the use of the site by the species,
 - e. A discussion of any federal, state, or local species/habitat management recommendations, including the WDFW habitat management recommendations that have been developed for the identified species or habitat,
 - f. Recent photographs of the property, including detailed photographs of the habitat resource in question,
 - g. An outline of standard buffer widths, available buffer reductions, or potential opportunities for enhancement/mitigation.

D. Habitat Buffer Widths.

- 1. Base Buffer Widths. The following buffer widths have been established in accordance with the best available science. They are based on category of fish and wildlife habitat conservation area. Required buffer widths are detailed in tables 18.13.095-1:

TABLE 18.13.095-1 – FISH & WILDLIFE HABITAT CONSERVATION AREA PROTECTIVE BUFFER WIDTHS			
FWHCA Category¹	Subcategory	Example²	Buffer Width (ft)
Riparian Areas	Type S	Columbia River, Rock Cove, Rock Creek	150’ ³

	Type F	Foster Creek, Kanaka Creek, Vallett Creek	125'
	Type Np		50'
	Type Ns		50' ⁴
Endangered, Threatened & Sensitive Species			Use BAS for Species
Priority Habitat & Species			Use BAS for Species
Natural Heritage Program			Use BAS for Species
Local Species & Habitats of Importance		n/a	Use BAS for Species
Other Required Areas			Use BAS.
<p>1 – If a FWHCA meets more than one of the characteristics of this table, the buffer to protect it is the widest one. 2 – Examples are for illustrative purposes. Additional site-specific evaluation may be needed to confirm or modify the information shown in this table. FWHCA type will be determined at time of project review using the best available site-specific information. 3 – A greater or lesser base buffer width may be established for a Type S stream, provided a preliminary habitat assessment is performed and indicates such greater or lesser width is necessary for the performance of functions occurring at the reach-scale for the shoreline in question. The maximum base buffer width in such cases shall not be wider than the shoreline jurisdiction, typically 200'. See also SMC 18.08 for additional regulatory standards and procedures related to Type S streams. 4 – The outer 15' of the 50' base buffer for Type Ns streams is intended to protect the bank stabilization function of the riparian area. If a geotechnical assessment is performed and indicates that areas of the base buffer between 35' and 50' do not provide significant bank stabilization functions, the width of such areas shall be excluded from the base buffer width. In no case shall the base buffer width be less than 35'.</p>			

2. **Buffer Averaging.** Buffer averaging to allow reasonable use of a parcel may be permitted when all of the following are met:
 - a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 - b. The averaged buffer will not result in degradation of the FWHCA's functions and values as demonstrated by the FWHCA report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than 75% of the required base buffer width.
3. **Functionally Isolated Buffers.** Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a FWHCA and do not protect the FWHCA from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this Chapter. If existing developments cause the width of the remaining buffer to be less than 50% of the base buffer, both of the following conditions shall apply:
 - a. If the reduced buffer exists in a degraded condition, the reduced buffer shall be enhanced in accordance with 18.13.095.D.5. unless the area in question is utilized for activities consistent with water dependent uses.
 - b. The buffer cannot be further reduced through averaging or on-site mitigation.
4. **Non-Riparian Buffer Reductions.** Each case involving the reduction of buffers for endangered species points, priority habitats and species, and other non-riparian buffers will be handled individually. In general, applications for a buffer reduction shall include a habitat mitigation plan that demonstrates:
 - a. The suggested buffer setbacks or best management practices to protect the FWHCA as described in the scientific literature,
 - b. A detailed description of the limitations of the property, proposed project, or other regulations that necessitate a departure from the suggested buffer or best management practices.
 - c. An analysis, based on BAS, that demonstrates that the proposed project will not negatively impact the FWHCA.
5. **Riparian Habitat Buffer Reduction through On-Site Mitigation.** Riparian habitat buffers that exist in a degraded [SMC 18.13.010(B)(15)] condition can be reduced to 70% of the base buffer width through the enhancement [SMC 18.13.010(B)(18)] or restoration [SMC 18.13.010(B)(43)] of the remaining portions of the buffer or preservation [SMC 18.13.010(B)(38)] of additional areas. Applications for a buffer reduction through on-site mitigation shall include a habitat mitigation plan that demonstrates:
 - a. Mitigation in the buffers will be consistent with the compensatory mitigation and buffer standards requirements, below.

- b. On-site mitigation involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all on-site mitigation.
 - d. The proposed reduction in buffer width will not result in a net loss of existing buffer functions.
6. Riparian Habitat Buffer Reduction through Off-Site Mitigation. Base riparian habitat buffers can be reduced to 33% of the base buffer area through off-site mitigation subject to the following:
- a. Mitigation in the buffers will be consistent with the compensatory mitigation and buffer standards requirements, below.
 - b. On-site mitigation occurs and involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all off-site mitigation.
 - d. The proposal shall not result in a net loss of existing buffer functions.
 - e. To aid in the implementation of off-site mitigation, the City may develop a Shoreline Restoration Plan or other program which prioritizes habitat corridors for use as mitigation and/or allows payment in lieu of providing mitigation on a development site. Such other program shall be developed and approved through a public process and should address:
 - i. The identification of sites within the City of Stevenson Urban Area that are suitable for use as off-site mitigation. Site suitability shall take into account hydrologic and biologic functions, potential for habitat fragmentation and degradation, and potential for urban growth and service expansion, and
 - ii. The use of fees for mitigation on available sites that have been identified as suitable and prioritized.

E. Buffer Standards.

- 1. Buffers associated with riparian areas shall be measured perpendicularly outward from the OHWM as determined by a qualified professional.
- 2. All proposals involving FWHCA buffers shall be subject to SMC 18.13.057 – Protective Buffers—Standards.
- 3. Vegetation Removal in Buffer Areas. The Administrator may waive the requirement to prepare a FWHCA Mitigation Plan for a proposed project that is solely related to vegetation removal and includes mitigation consistent with Table 18.13.095-2.

TABLE 18.13.095-2 – MITIGATION FOR VEGETATION REMOVAL WITHIN RIPARIAN HABITAT AREAS		
Location of Vegetation Removal	Type of Vegetation Removal	Mitigation Action Required^{1,2,3}
Anywhere	Invasive or noxious vegetation	Native or non-native, noninvasive replacement planting at 1:1 mitigation ratio
	Hazard tree	Similar species replacement planting at 2:1 mitigation ratio
50 Feet or Less from OHWM	Grass, pasture, non-woody, or non-native vegetation (excluding invasive or noxious vegetation)	Native or non-native replacement planting at 1:1 mitigation ratio
	Native groundcover and understory	Native replacement planting at 2:1 mitigation ratio
	Native trees <12 inches DBH	Similar species replacement planting at 2:1 mitigation ratio
	Significant trees	Similar species replacement planting at 3:1 mitigation ratio
More than 50 Feet from OHWM	Any non-native vegetation	Native or noninvasive replacement planting at 1:1 mitigation ratio
	Native groundcover or understory	Native replacement planting at 1:1 mitigation ratio
	Any native tree	Native tree replacement planting at 2:1 mitigation ratio
Outside Oregon White Oak Woodland Dripline	Any removal of native or non-native vegetation	Temporary tree protection fencing required prior to ground disturbance. No clearing, grading, trenching staging, boring, or any other activity is allowed within the dripline of the oak woodlands.
Inside, Entirely or Partially, Oregon White Oak Woodland Dripline	No oak removal and no significant damage to health of the oak trees as	Install temporary tree protection fencing required prior to ground disturbance at the extent of proposed activity to ensure that no clearing, grading, trenching, staging,

	<p>demonstrated by arborist’s report.</p>	<p>boring or any other activity will occur within the dripline of oak woodlands beyond what has been recommended by an arborist. Require mitigation for lost scrub/shrub vegetation, if appropriate. Conservation covenant or other mechanism is required to protect the oak woodland from future development.</p>
	<p>Oak removal or removal involving significant damage to the health of oak trees as demonstrated by arborist’s report.</p>	<p>At a minimum, replace oak trees based on area impacted with new Oregon white oak trees and contact WDFW for additional mitigation.</p>
<p>1 – The standards listed in SMC 18.13.057 apply to activities undertaken based on this table. A conservation covenant may be required if future development is likely to impact the mitigation area. 2 – Replacement planting involves like-for-like replacement of either 1) the species removed or 2) the vegetative layer (strata) as that removed. No invasive vegetation shall be used for replacement purposes. 3 – To assist applicants with in determining appropriate mitigation, the City may maintain a list of native vegetation that provide groundcover, understory, and tree canopy cover functions in riparian areas.</p>		

F. Habitat Mitigation.

1. **Compensatory Mitigation, Required.** Compensatory mitigation for impacts to FWHCA’s shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater functions as those affected by the proposed project. Out-of-kind replacement of FWHCA type or functions may be considered if the applicant demonstrates it will best meet watershed goals formally identified by the City, such as replacement of historically diminished FWHCA types.
2. **FWHCA Mitigation Plan.** When a project involves FWHCA or FWHCA buffer impacts, enhancements, or reductions, a Habitat Mitigation Plan by a qualified professional shall be required. At a minimum, the Habitat Mitigation Plan must contain the following information:
 - a. **Baseline Information.** All the information required in the FWHCA Report prepared under SMC 18.13.095(C).
 - b. **Site Plan.** A copy of the site plan for the development proposal showing identified critical areas, buffers, and dimensions and limits of any areas to be cleared. This plan should include the proposed construction sequencing, grading and excavation details, erosion and sedimentation control features, and detailed site diagrams and any other drawings appropriate to show construction techniques or anticipated final outcome.
 - c. **Project Impacts and Mitigation.** A description of the mitigation sequence developed for the project according to SMC 18.13.055. This should involve a description of the existing and estimated future conditions of the enhancement area and/or compensatory mitigation site, including location and rationale for selection. Include an assessment of all appropriate technical information necessary to assess the compensatory mitigation proposed.
 - d. **Goals and Objectives.** The environmental goals and objectives of the mitigation, and the goals and objectives must be related to the functions and values of the impacted critical area.
 - e. **Monitoring and Maintenance Program.** A proposed Monitoring Program compliant with SMC 18.13.059 – Performance & Monitoring Standards.
 - f. A bond estimate for the entire enhancement and/or compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to 5 years, annual monitoring field work and reporting, and contingency actions for the monitoring period established under SMC 18.13.059 – Performance & Monitoring Standards.
 - g. Where proposed activities, uses, and alterations are located below the OHWM, identification of how the preservation and enhancement of anadromous fish habitat will be achieved including, but not limited to, the following:
 - i. The allowable work window as designated by the WDFW.
 - ii. Alternative alignments or locations for the activity that were determined infeasible.
 - iii. Stream width and flow rate, stability of the channel including erosion or aggradation potential, type of substratum, discussions of infiltration capacity

and biofiltration before and after alteration, presence of hydrologically associated wetlands, analysis of fish and wildlife habitat, and any proposed floodplain limits.

- iv. Methods to minimize the degradation of the downstream functions or values of the fish habitat or other critical areas.

3. FWHCA Mitigation Ratios.

TABLE 18.13.095-3 – RIPARIAN HABITAT MITIGATION RATIOS			
Location & Type of Mitigation¹	Enhancement	Restoration	Preservation
On-Site	1:1	2:1	4:1
Off-Site (Preferred Locations)	2.5:1	5:1	10:1
Off-Site (Non-Preferred Locations)	5:1	10:1	20:1

1 – Compensatory mitigation for buffers shall replace those buffer functions lost from development.

- 4. Mitigation Location. Preferred locations for off-site mitigation include areas within the City of Stevenson Urban Area or locations within the same drainage sub-basin as the proposed development site.

SMC 18.13.100 Critical Area – Wetlands.

- A. Purpose.** Wetlands constitute important natural resources which provide significant environmental functions including the control of flood waters, maintenance of summer stream flows, filtration of pollutants, recharge of groundwater, and provisions of significant habitat areas for fish and wildlife. Uncontrolled urban-density development in and adjacent to wetlands can eliminate or significantly reduce their ability to provide these important functions, thereby detrimentally affecting public health, safety, and general welfare.
- B. Classification & Designation.**
1. Identification & Delineation. Identification of wetlands and delineation of their boundaries shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplement. All areas within the City meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter.
 2. Map Inventory. The City will maintain a wetlands map under SMC 18.13.020. To facilitate long-range planning using a landscape approach, the Administrator may identify and pre-delineate wetlands to facilitate protection, restoration, and enhancement. The Administrator will prepare maps of wetlands that have been pre-delineated in this manner.
 3. Rating. Wetlands shall be rated according to “Washington State Wetland Rating System for Western Washington” (Ecology Publication #14-06-029), as amended. The Rating System contains the definitions and methods for determining whether the criteria below are met.
 - a. Wetland ratings shall be classified according to the following categories:
 - i. Category I- Category I wetlands are a) relatively undisturbed estuarine wetlands larger than 1 acre; b) wetlands of high conservation value that are identified by scientists of the Washington Natural Heritage Program/DNR; c) bogs; d) mature and old growth forested wetlands larger than 1 acre; e) wetlands in coastal lagoons; f) interdunal wetlands that score 8 or 9 habitat points and are larger than 1 acre; g) wetlands that perform many functions well (scoring 23 points or more). These wetlands a) represent unique or rare wetland types; b) are more sensitive to disturbance than most wetlands; c) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or d) provide a high level of functions.
 - ii. Category II- Category II wetlands are a) estuarine wetlands smaller than 1 acre or disturbed estuarine wetlands larger than 1 acre; b) interdunal wetlands larger than 1 acre or those found in a mosaic of wetlands; or c) wetlands with a moderately high level of functions (scoring between 20 and 22 points).
 - iii. Category III- Category III wetlands are: a) wetlands with a moderate level of functions (scoring between 16 and 19 points); b) can often be adequately replaced with a well-planned mitigation project; and c) interdunal wetlands between 0.1 and 1 acre. Wetlands scoring between 16 and 19 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
 - iv. Category IV- Category IV wetlands have the lowest levels of functions (scoring fewer than 16 points) and are often heavily disturbed. They are wetlands that we should be able to replace, or in some cases to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.
 4. Exempt Wetlands- The following wetlands may be exempt from the mitigation sequence requirement of SMC 18.13.055 to avoid impacts, and they may be filled if the impacts are fully mitigated based on the remaining actions in the mitigation sequence. In order to verify the following conditions, a Wetland Report must be submitted.
 - a. All isolated Category IV wetlands less than 4,000 square feet that:
 - i. Are not associated with riparian areas or their buffers;
 - ii. Are not associated with shorelines of the state or their associated buffers;
 - iii. Are not part of a wetland mosaic;

- iv. Do not score 6 or more points for habitat function based on the Rating System; and
 - v. Do not contain a) a Priority Habitat or Priority Area for Priority Species identified by the Washington Department of Fish and Wildlife, b) federally listed species or their critical habitat, or c) species of local importance identified in SMC 18.13.095.
- b. Wetlands less than 1,000 square feet that meet the above criteria and do not contain federally listed species or their critical habitat are exempt from the buffer provisions contained in this chapter.

C. Wetland Reports.

1. Wetland Report—Required. If the Administrator determines that the site of a proposed development includes, is likely to include, or is adjacent to a wetland, a Wetland Report, prepared by a qualified professional shall be required.
2. Wetland Report—Contents. Qualified professionals should use “Wetland Guidance for CAO Updates (Western Washington)” (Ecology Publication #16-06-001) for guidance in determining the necessary technical information to be provided. In addition to the minimum requirements for critical area reports contained in SMC 18.13.050, the written report and the accompanying plan sheets shall contain the following information, at a minimum:
 - a. The written report shall include:
 - i. Documentation of any fieldwork performed on the site, including field data sheets for delineations, rating system forms, baseline hydrologic data, etc.
 - ii. A description of the methodologies used to conduct the wetland delineations, wetland ratings, or impact analyses, including references.
 - iii. For each wetland identified on site and within 300 feet of the project boundary, provide: a) the wetland rating, including a description of and score for each functions; b) required buffers; c) wetland acreage based on a professional survey from the field delineation; and d) all other technical information necessary to assess wetland functions.
 - iv. A description of the proposed actions, including an estimation of acreages of impacts to wetlands and buffers based on the field delineation and survey and options for site development alternatives.
 - v. An assessment of the probable cumulative impacts to the wetlands and buffers resulting from the proposed development.
 - b. The site plan shall include:
 - i. Maps (to scale) depicting delineated and surveyed wetland and required buffers on site, including buffers for off-site critical areas that extend onto the project site; the development proposal; other critical areas; grading and clearing limits; and areas of proposed impacts to wetlands and/or buffers (include square footage estimates).
 - ii. A depiction of the proposed stormwater management facilities and outlets (to scale) for the development, including estimated areas of intrusion into the buffers of any critical areas.
3. Responsibility. The wetland delineation is the responsibility of the applicant. In addition, the applicant must arrange for the wetland boundaries to be reviewed for accuracy by the US Army Corps of Engineers prior to impacting any wetland. Wetland delineations are valid for 5 years; after such date the City shall determine whether a revision or additional assessment is necessary.

D. Wetland Buffer Widths.

1. Base Buffer Widths. The following buffer widths have been established in accordance with the best available science. They are based on category of wetland, habitat score, and land use intensity as determined by a qualified professional wetland scientist using the Rating System. Required buffers are included in SMC Table 18.13.100-1:

TABLE 18.13.100-1 – WETLAND PROTECTIVE BUFFER WIDTHS			
Wetland Category ^{1,2,3,4}	Category IV Wetland Buffers (ft)	Category III Wetland Buffers (ft)	Category I & II Wetland Buffers (ft)

Land Use Intensity ⁵		Low			Medium			High		
		Low	Medium	High	Low	Medium	High	Low	Medium	High
Habitat Score	5 or less ⁶				40	60	80	50	75	100
	6 to 7	25	40	50	75	110	150	75	110	150
	8 to 9 ^{7,8}				150	225	300	150	225	300

1 – Table modified from tables 8C-4, 8C-5, 8C-6, and 8C-7: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System, as amended.
 2 – If a wetland meets more than one of the characteristics of this table, the buffer to protect the wetland is the widest one.
 3 – For wetlands with special characteristics not covered by this table, standards are adopted based on the regulatory recommendations of Option 3 contained in Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System, as amended.
 4 – Any wetland or wetland mitigation site created, restored, or enhanced as compensation for approved wetland alteration shall have the standard buffer required for the category, habitat score, and land-use intensity of the created wetland expected at the end of the monitoring period.
 5 – See Table 18.13.100-2 – Wetland Adjacent Land Use Intensity for explanation.
 6 – In addition to other standards, wetland with water quality ratings of 8 or 9 shall also be protected from additional surface discharges of untreated runoff.
 7 – In addition to other standards, wetlands with habitat ratings of 8 or 9 shall also maintain connections to other habitat areas.
 8 – In addition to other standards, all degraded parts of the protective buffer for Category I & II wetlands with habitat ratings of 8 or 9 shall be restored.

Intensity ^{1,2,3}	Low	Medium	High
Commercial & Industrial	N/A	N/A	All site development
Residential	N/A	Density less than 1 unit per acre	Density 1 unit per acre or more
Streets & Roads	N/A	Residential driveways and access roads	Public and private streets, security fencing, retaining walls
Utilities	Underground and overhead utility lines, manholes, power poles (without footings)	Maintenance access roads, vegetation management needs	Paved or concrete surfaces, structures, facilities, pump stations, towers, vaults, security fencing, etc.
Parks & Recreation	Natural fields and grass areas, viewing areas, split rail fencing	Impervious trails, engineered fields, fairways	Greens, tees, structures, parking, lighting, concrete or gravel pads, security fencing

1 – Table modified from Table 8C-3: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.
 2 – Where characteristics of proposed development are not listed in this table, the Administrator shall determine the intensity categories applicable to the proposal.
 3 – Intensity is measured at the landscape-scale and must include the development proposal in the determination of intensity made under the Rating System.

2. Increased Buffer Widths. Buffer widths shall be increased on a case-by-case basis as determined by the Administrator when a larger buffer is necessary to protect wetland functions and values. This determination shall be supported by appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland.
3. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:
 - a. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded component.
 - b. The buffer is increased adjacent to the higher-functioning area of habitat or more-sensitive portion of the wetland and decreases adjacent to the lower-functioning or less-sensitive portion as demonstrated in the wetland report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than either 75% of the required width or the narrowest buffer listed for the appropriate wetland category in Table 18.13.100-1, whichever is greater.
4. Buffer averaging to allow reasonable use of a parcel may be permitted when all of the following are met:
 - a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 - b. The averaged buffer will not result in degradation of the wetland’s functions and values as demonstrated by the wetland report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than either 75% of the required width or the narrowest buffer listed for the appropriate wetland category in Table 18.13.100-1, whichever is greater.

5. Reduced Buffer Width. Base wetland buffer widths may be decreased under the following circumstances.
 - a. Functionally Isolated Buffers- Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a wetland and do not protect the wetland from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this Chapter.
 - b. Reduction in Land Use Intensity- High intensity buffers may be reduced to moderate intensity buffers, and moderate intensity buffers may be reduced to low intensity buffers, if the mitigation measures listed in SMC Table 18.13.100-3 are applied to the greatest extent practicable. In no case shall high intensity buffers be reduced to low intensity buffers.

TABLE 18.13.100-3 – EXAMPLE MEASURES TO REDUCE IMPACTS TO WETLANDS		
Disturbance	Typical Cause of Disturbance	Example Minimization Measures
Lights	<ul style="list-style-type: none"> • Parking Lots • Warehouses • Manufacturing • Residential 	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise	<ul style="list-style-type: none"> • Manufacturing • Residential 	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland
Stormwater & Toxic Runoff ²	<ul style="list-style-type: none"> • Parking Lots • Roads • Manufacturing • Commercial • Residential Areas • Landscaping 	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters buffers • Establish covenants limiting use of pesticides within 150 of wetland • Apply integrated pest management
Change in Water Regime	<ul style="list-style-type: none"> • Impermeable Surfaces • Lawns • Filling & Grading 	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns • Ensure wetland is not dewatered
Pets & Human Disturbance	<ul style="list-style-type: none"> • Residential Areas 	<ul style="list-style-type: none"> • Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract
Dust	<ul style="list-style-type: none"> • Land Development 	<ul style="list-style-type: none"> • Use best management practices to control dust

1 - Table modified from Table 8C-8: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.
 2 – These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.

E. Wetland Buffer Standards.

1. All buffers shall be measured perpendicularly from the wetland boundary as surveyed in the field.
2. Buffers must be fully vegetated in order to be included in buffer area calculations.
3. All proposals requiring wetland buffers shall be subject to SMC 18.13.057 – Protective Buffers—Standards.

F. Wetland Compensatory Mitigation.

1. Compensatory Mitigation, Required.
 - a. Compensatory mitigation for alterations to wetlands shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with “Wetland Mitigation in Washington State-Part 2: Developing Mitigation Plans-Version 1” (Ecology Publication #06-06-011b), as revised and “Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington)” (Ecology Publication #09-06-32), as revised.
 - b. Mitigation ratios shall be consistent with SMC Table 18.13.100-4.
 - c. As an alternative, mitigation requirements may also be determined using the credit/debit tool described in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication #10-06-011), or as revised.

2. Compensating for Lost or Affected Functions. Compensatory mitigation shall address the functions affected by the proposed project, with an intention to achieve functional equivalency or improvement of functions. The goal shall be for the compensatory mitigation to provide similar wetland functions as those lost, except when either:
 - a. The lost wetland provides minimal functions, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limiting within a watershed through a formal Washington state watershed assessment plan or protocol; or
 - b. Out-of-kind replacement of wetland type or functions will best meet watershed goals formally identified by the City, such as replacement of historically diminished wetland types.
3. Approaches to Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on the approaches listed below.
 - a. Permittee-Responsible Mitigation. In this situation, the permittee performs the mitigation after the permit is issued and is ultimately responsible for implementation and success of the mitigation. Permittee-responsible mitigation may occur at the site of the permitted impacts or at an off-site location within the same watershed.
4. Wetland Mitigation Plan- When a project involves wetland and/or buffer impacts, a Wetland Mitigation Plan by a qualified professional shall be required. Qualified professionals should use “Wetland Guidance for CAO Updates (Western Washington)” (Ecology Publication #16-06-001) for guidance in determining the necessary technical information to be provided. At a minimum, the Wetland Mitigation Plan must contain the following information:
 - a. Baseline Information. All the information required in the Wetland Report prepared under SMC 18.13.100(C).
 - b. Written Report. The contents of the written report shall include:
 - i. Description of the existing and estimated future conditions of the compensatory mitigation site, including location and rationale for selection. Include an assessment of all appropriate technical information necessary to assess the compensatory mitigation proposed.
 - ii. Description of the proposed actions for compensation of wetland and upland areas affected by the project. Include overall goals of the proposed mitigation, including a description of the targeted functions, hydrogeomorphic classification, and categories of wetlands.
 - iii. Description of the proposed mitigation construction activities and timing of activities.
 - iv. A proposed Monitoring Program compliant with SMC 18.13.059.
 - v. A bond estimate for the entire compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to 5 years, annual monitoring field work and reporting, and contingency actions for the monitoring period established under SMC 18.13.059 –Monitoring Standards.
 - c. Detailed Construction Plan. The scaled plan sheets for the Wetland Mitigation Plan shall include, at a minimum:
 - i. Surveyed edges of the existing wetland and buffers, proposed areas of wetland and/or buffer impacts, location of proposed wetland and/or buffer compensation actions.
 - ii. Existing and proposed topography and cross sections, ground-proofed, at 2-foot contour intervals in wetland and buffer areas where the compensation proposes grading activity.
 - iii. A planting plan for the compensation area, including all species by proposed community type and water regime, size and type of plant material to be installed, spacing of plants, typical clustering patterns, total number of each species by community type, and timing of installation.
5. Types of Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on a type listed below in order of preference. A lower-preference form of mitigation shall be used only if the applicant’s Wetland Mitigation

Plan demonstrates to the City’s satisfaction that all higher-ranked types of mitigation are not viable, consistent with the criteria of this section. All types of compensatory mitigation are defined in SMC 18.13.010.

- a. Restoration. For the purpose of tracking net gains in wetland areas, restoration is divided into re-establishment and rehabilitation.
- b. Establishment (Creation). If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the City may authorize creation of a wetland and buffer upon demonstration by the Wetland Mitigation Plan that:
 - i. The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;
 - ii. Adjacent land uses and site conditions do not jeopardize the viability of the proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light, or other impacts); and
 - iii. The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.
- c. Enhancement. Applicants proposing to enhance wetlands or associated buffers shall demonstrate how the proposed enhancement will increase the wetland’s/buffer’s functions, how this increase in function will adequately compensate for the impacts, and how existing wetland functions at the mitigation site will be protected.
- d. Protection/Maintenance (Preservation). Permanent protection of a Category I or II wetland and associated buffer at risk of degradation can be used only if:
 - i. The City determines that the proposed preservation is the best mitigation option;
 - ii. The proposed preservation site is under threat of undesirable ecological change due to permitted, planned, or likely actions that will not be adequately mitigated under existing regulations;
 - iii. The area proposed for preservation is of high quality or critical for the health of the watershed or basin due to its location. Some of the following features may be indicative of high-quality sites:
 - 1. Category I or II wetland rating (using the Rating System);
 - 2. Rare or irreplaceable wetland type (for example, bogs, mature forested wetlands) or aquatic habitat that is rare or a limited resource in the area;
 - 3. The presence of habitat for priority or locally important wildlife species;
 - 4. Areas that provide biological and/or hydrological connectivity;
 - 5. Priority sites in adopted watershed plan;
 - iv. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by an appropriate natural land resource manager, such as a land trust;
 - v. The City may approve other legal and administrative mechanisms in lieu of a conservation easement if it determines they are adequate to protect the site;
 - vi. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being preserved. Ratios for preservation as the sole means of mitigation generally start at 20:1.

6. Wetland Mitigation Ratios.

TABLE 18.13.100-4 – WETLAND MITIGATION RATIOS			
Category & Type of Wetland¹	Creation or Re-Establishment	Rehabilitation	Enhancement
Category I: Bog, Natural Heritage Site	Not Considered Possible	Case by case	Case by case
Category I: Mature Forested	6:1	12:1	24:1
Category I: Based on Function	4:1	8:1	16:1
Category II	3:1	6:1	12:1

Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1
Wetland Buffers²	1:1	1:1	1:1
1 - Table modified from Table 8C-11: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.			
2 – Compensatory mitigation for buffers shall replace those buffer functions lost from development.			

7. **Compensatory Mitigation Location.** Compensatory mitigation actions shall generally be conducted within the same sub-drainage basin and on the site of the alteration except when the applicant can demonstrate that off-site mitigation is ecologically preferable. The following criteria will be evaluated when determining whether the proposal is ecologically preferable. When considering off-site mitigation, preference should be given to using alternative mitigation, such as advance mitigation.
 - a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and required widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).
 - b. On-site mitigation would require elimination of high-quality upland habitat.
 - c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions that the altered wetland.
 - d. Off-site locations shall be in the same sub-drainage basin unless established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.
 - e. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland.
 - f. Wetland mitigation sites shall be located such that the new associated wetland buffer does not cross onto adjacent property unless the applicant has established easement, conservation covenant, fee-title, or some other legal right to the adjacent property.
 8. **Compensatory Mitigation Timing.** It is preferred that compensatory mitigation projects be completed prior to activities that will impact wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
 - a. The Administrator may authorize a one-time temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified professional wetland scientist as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay should not be injurious to the health, safety, or general welfare of the public.
 - b. **Advance Mitigation.** Mitigation for projects with pre-identified impacts to wetlands may be constructed in advance of the impacts if the mitigation is implemented according to federal rules, state policy on advance mitigation, and state water quality regulations consistent with “Interagency Regulatory Guide: Advance permittee-Responsible Mitigation” (Ecology Publication #12-06-015), as amended.
 9. In order to ensure the completion and success of the planned mitigation, the City may require a performance and/or maintenance bond to be posted as detailed in 18.13.060.
- C. Revocation.** In addition to other remedies provided for elsewhere, the City may suspend or revoke a permit if the applicant or permittee has not complied with any of the conditions or limitations set forth in the permit, has exceeded the scope of work set forth in the permit, or has failed to undertake the project in the manner set forth in the permit.

SMC 18.13.110 Critical Area – Critical Aquifer Recharge Areas

- A. Classification & Designation.** All lands identified in SMC 13.30.150(1) – Critical Aquifer Recharge Areas are designated as critical aquifer recharge areas under this Chapter.
- B. Performance Standards.** All regulated activities within designated critical aquifer recharge areas shall comply with SMC 13.30 – Drinking Water Resource Protection, as now or hereafter amended.

Chapter 13.30

DRINKING WATER RESOURCE PROTECTION**Sections:**

13.30.010	Purpose.
13.30.050	Authority, interpretation.
13.30.100	Definitions.
13.30.125	Adoption of manual.
13.30.150	Designation, scope and applicability.
13.30.175	Discharges to drinking water resources.
13.30.200	Minimum requirements.
13.30.300	Application of greater standards.
13.30.325	Greater standards for hazardous materials operations.
13.30.350	Restrictions in critical aquifer recharge areas.
13.30.400	Administrative programs.
13.30.500	Enforcement.
13.30.600	Trade secrets and confidential records.
13.30.700	Alternative practices.
13.30.725	Adjustments.
13.30.750	Special exceptions.
13.30.800	Appeals.
13.30.900	Halogenated solvent table.

Section 13.30.010 Purpose.

A. The purpose of this chapter is to protect drinking water resources in the City by establishing development regulations and minimum requirements to reduce the risks of contaminants entering drinking water resources [SMC 13.30.100(Q)].

B. In furtherance of this purpose, the City prohibits the discharge of contaminants to drinking water resources as set forth in SMC 13.30.175 and requires certain operations to utilize best management practices as set forth in SMC sections 13.30.200, .300, and .325.

C. The City also recognizes that achieving successful pollution control must include a drinking water resources pollution prevention education component for agencies, businesses, industries, and the general public. Enforcement actions will normally be implemented when:

1. Education and technical assistance measures are unsuccessful at protecting the public interest;
2. Best management practices are not followed; or
3. Persons willfully contaminate the drinking water resources of the City.

D. It is not the intent of this chapter to have the City pursue enforcement actions against businesses, industries, or persons whose actions or activities result in the discharge of de minimus amounts [SMC 13.30.100(K)] of contaminants into the drinking water resources of the City.

E. The City finds this chapter is necessary to protect the health, safety and welfare of the residents of the City and the integrity of the drinking water resources for the benefit of all by:

1. Minimizing or eliminating surface and ground water quality degradation;
2. Preserving and enhancing the suitability of waters for drinking, recreation, fishing, wildlife habitat, aquatic life, and other beneficial uses; and
3. Preserving and enhancing the aesthetic quality and biotic integrity of the water.

F. The City recognizes the importance of maintaining economic viability while providing necessary environmental protection. This chapter helps achieve both goals.

G. The enforceable mechanisms and the application of best management practices (BMPs) within this chapter ensure compliance with state and federal water quality programs, including the Washington Growth Management Act's requirement for Critical Aquifer Recharge Areas.

Section 13.30.050 Authority, interpretation.

A. The City shall retain the authority to require implementation of any portion of this chapter, as defined herein and as necessary to protect drinking water resources when the City becomes aware of and documents specific circumstances concerning an operation that demonstrate that the measures are necessary to protect public health and safety. The City may impose additional requirements whenever documented specific circumstances applicable to an operation threaten drinking water resources.

B. The provisions of this chapter shall be liberally construed by the City to serve the purposes of this chapter. Where provisions of this chapter or the stormwater manual adopted under this section conflict with other provisions of the Stevenson Municipal Code, the more stringent requirements, which have the most protective effect on drinking water quality, shall apply.

Section 13.30.100 Definitions.

For the purposes of this chapter, the following definitions shall apply. The 2005 Stormwater Management Manual for Western Washington may be used for guidance interpreting any words or phrases not defined herein. Other words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable interpretation and application.

A. "Aquifer Recharge Areas" means areas having a critical recharging effect on aquifers that are a source of drinking water and vulnerable to contamination that would affect the certifiable potability of the water.

B. "Best Management Practices" or "BMPs" means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology and/or the City of Stevenson that, when used singly or in combination, control, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

C. "Bulk Petroleum Fuel Operation" means an operation that manages a cumulative total of 12,000 gallons or more of petroleum fuel on-site in tanks capable of holding volumes of at least 4,000 gallons.

D. "Chemical Lagoons and Pits" means any earthen basin or uncovered concrete basin or depression containing hazardous materials.

E. "City" means the City of Stevenson.

F. "Closure of Operation" means the cessation of activity such that hazardous materials are no longer managed at the operation. For the purposes of this chapter, an operation is considered closed if it has been non-operational for a continuous period of 2 years.

G. "Connection" means a link or channel between two otherwise separate conveyance systems whereby there may be flow from one system to the other.

H. "Connection, Illicit" means any man-made conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include, but are not limited to, sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, or outlets that are connected directly to the stormwater drainage system [SMC 13.30.100(MM)].

I. “Container” means any portable device in which a material is stored, transported, treated, disposed of, or otherwise handled.

J. “Dangerous Waste” means waste designated in the Washington State Dangerous Waste Regulations (WAC 173-303) as dangerous or extremely hazardous due to its physical, chemical or biological properties.

K. “De Minimus Amounts” means a small or miniscule amount of contaminant in a discharge that is demonstrated to be non-harmful to the environment.

L. “Direct Infiltration Facility” means, for the purposes of this chapter, any mechanism that is intended to direct stormwater or process wastewater [SMC 13.30.100(GG)] directly into the ground without providing treatment. Examples include, but are not limited to, drywells [SMC 13.30.100(R)], ponds, trenches and perforated pipe systems.

M. “Discharge” means, for purposes of this chapter only, the release of materials such that the materials may enter or be emitted to the air, land, or drinking water resources.

N. “Discharge, Illicit” means any discharge to a municipal separate storm sewer that is not composed entirely of storm water except discharges pursuant to a NPDES permit (other than the NPDES permit for discharges from the municipal separate storm sewer) and discharges resulting from fire fighting activities.

O. “Disposal” means discharging, discarding, or abandoning materials into or on any land, air, or water resources.

P. “Disposal Site” means an area of land or an excavation in which wastes are placed for permanent disposal, and which is not a land application site [SMC 13.30.100(V)], surface impoundment, injection well, or waste pile.

Q. “Drinking Water Resources” means the surface water or ground water supply for any Group A water system.

R. “Drywell” means a precast concrete manhole with perforations and installed with drain rock or other material for exfiltration of surface water runoff or other drainage to the subsurface.

S. “Ground Water” means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

T. “Hard Chrome Plating” means chrome plating applied in a sufficient thickness to provide a hardened protective surface rather than merely a decorative surface. A hard chrome shop is more likely to be a large single-purpose plating shop with higher quantities of hazardous plating materials onsite, whereas facilities which do decorative plating may do so as just one of the steps in their manufacturing process.

U. “Hazardous Material” means any product, substance, commodity, or waste in liquid, solid or gaseous form that exhibits a characteristic that presents a risk to drinking water resources. Risk may be due to ignitability, toxicity, reactivity, instability, corrosivity or persistence. This definition extends to all “dangerous wastes” and “hazardous substances” that are defined in WAC 173-303 (State Dangerous Waste Regulations). It also includes the chemicals and/or substances that are defined in the federal Emergency Planning and Community Right to Know Act (EPCRA) and/or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

V. “Land Application Site” means a place where wastes such as sludge or gray water are applied to the land.

W. “Leachable Constituents” means constituents determined using the Toxicity Characteristic Leaching Procedure (TCLP), Test Method 1311 in “Test Methods for Evaluating Solid Waste, Physical/Chemical Methods,” EPA Publication SW-846.

X. “Manage” means a general term that includes, but is not limited to, the use, transfer, storage, processing and re-packaging of materials. This does not include the active or immediate transportation of materials.

Y. “Municipal Waste” means general residential and commercial wastes including the waste collected by garbage haulers and the waste delivered to transfer or disposal sites by the waste generators themselves (self-haul).

Z. “National Pollutant Discharge Elimination System” or “NPDES” means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under sections 307, 402, 318, and 405 of the Federal Clean Water Act, for the discharge of pollutants to surface waters of the state [SMC 13.30.100(TT)] from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington State Department of Ecology.

AA. “Operation(s)” means industrial, commercial, institutional, or residential activity that may be publicly or privately-owned and operated, and may involve the use of stationary facilities, equipment, transport vehicles, or transfer equipment. To the extent allowed by state or federal law, this definition includes all federal, state, or local government entities.

BB. “Operation, Classified” means any operation that at any time within a one year time period will or do manage over 220 pounds in total of hazardous materials, including mixtures thereof that contain the following:

1. Constituents referenced in the Code of Federal Regulations, 40 CFR 302.4 (referenced in Section 103(a) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA));
2. Materials that exhibit the characteristic of toxicity [SMC 13.30.100(RR)] because they contain leachable constituents [SMC 13.30.100(W)] from the Toxicity Characteristic List of WAC 173-303-090(8) as amended; or
3. Constituents that are referenced on the Halogenated Solvent List set forth in SMC Table 13.30.900-1.

CC. “Outdoor Wood Preservation” means the act of pressure treating wood products for weather resistance and outdoor use, using organic-based preservatives such as creosote or pentachlorophenol, typically used to treat poles or heavy timbers, and inorganic-based preservatives such as chromium, copper and arsenic, typically used to treat dimension lumber.

DD. “Permeable Surface” means soil or other ground cover with a sufficiently rapid infiltration rate so as to eliminate surface runoff.

EE. “Person” means any human being, firm, labor organization, partnership, corporation, unincorporated association, trustee, trustee in bankruptcy, receiver, or any other legally recognized entity.

FF. “Potentially Harmful Materials” means hazardous materials [SMC 13.30.100(U)] as well as other materials including, but not limited to, the following which, if discharged or improperly disposed, may present a risk to drinking water resources:

Petroleum products including but not limited to petroleum fuel and petroleum based coating and preserving materials; oils containing PCBs; antifreeze and other liquid automotive products; metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; radioactive material; used batteries; corrosives, acids, alkalis, or bases; paints, stains, resins, lacquers or varnishes; degreasers; solvents; construction materials; drain cleaners and other toxic liquid household products; pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; steam cleaning and carpet cleaning wastes; pressure cleaning wastes; car wash water; laundry wastewater; soaps, detergents, ammonia; swimming pool backwash; chlorine, bromine, and other disinfectants; heated water; domestic animal wastes; sewage;

recreational vehicle waste; animal carcasses, excluding salmonids; food wastes; collected lawn clippings, leaves or branches; trash or debris; silt, sediment, or gravel; dyes; and untreated or unapproved wastewater from industrial processes.

GG. “Process Wastewater” means wastewater discharged from one or more industrial processes or industrial cleanup procedures.

HH. “Qualified Professional” means an engineer, licensed in the State of Washington, holding a current specialty license in hydrogeology, other scientist with experience in preparing hydrogeologic assessments, or a person who can be otherwise considered a qualified scientific expert with expertise appropriate for critical aquifer recharge areas in accordance with WAC 365-195-905(4).

II. “Releasing” or “Release” means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including but not limited to the abandonment or discarding of barrels, containers, and other closed receptacles.

JJ. “Responsible Government Official” means a person employed by the federal, state, or a local government with authority to protect the public health and safety or water resources. Examples include, but are not limited to, persons employed by the police and fire departments, and employees of the Washington State Department of Ecology, the United States Environmental Protection Agency, Skamania County, and the City of Stevenson.

KK. “Sewage Disposal Cesspool” means a lined excavation in the ground which receives the discharge of a drainage system, designed to retain solids and organic matter while permitting liquids to seep through the sides and bottom.

LL. “Stormwater” means runoff during and following precipitation and snowmelt events, including surface runoff and drainage.

MM. “Stormwater Drainage System” means constructed and natural features that function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat, or filter stormwater.

NN. “Stormwater Manual” means the Stormwater Management Manual for Western Washington (Ecology Publication #14-10-055), as amended, prepared by the Washington State Department of Ecology for use by local governments that contains BMPs to prevent, control, or treat pollution in stormwater.

OO. “Stormwater Treatment Facility” means a stormwater facility that is intended to remove pollutants from stormwater. Stormwater treatment facilities include, but are not limited to, wetponds, oil/water separators, biofiltration swales, and constructed wetlands.

PP. “Surface Water” means water that flows across the land surface, in channels, or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.

QQ. “Tank” means a stationary device designed to contain liquids used or stored at an operation which may include hazardous materials, chemicals or dangerous wastes, and which is constructed primarily of non-earthen materials to provide structural support.

RR. “Toxicity” means having properties that cause or significantly contribute to death, injury, or illness in humans or wildlife. A material exhibits the characteristic of toxicity if it contains certain leachable constituents [SMC 13.30.100(W)] at sufficient concentrations to be considered dangerous to human health and the environment. Leachable constituents [SMC 13.30.100(W)] and toxicity concentrations are referenced in the Toxicity Characteristic List of WAC 173-303-090(8) as amended.

SS. “Underground Injection Control” or “UIC well” means a manmade subsurface fluid distribution system designed to discharge fluids into the ground, consisting of an assemblage of perforated pipes, drain tiles, or other similar mechanisms, or a dug hole that is deeper than the largest

surface dimension. Subsurface infiltration systems include drywells [SMC 13.30.100(R)], pipe or french drains, drain fields, and other similar devices.

TT. "Waters of the State" means all lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington.

Section 13.30.125 Adoption of Manual.

A. For purposes of regulation of activities subject to this chapter, the City hereby adopts as its Stormwater Manual the 2005 Stormwater Management Manual for Western Washington.

B. At least one copy of the manual adopted in this section shall be filed in the Office of the City Clerk for use and examination by the public. The manual may also be made available for use and examination by the public at the Office of the Public Works Director, or on the City website.

C. Any reference to "Stormwater Management Manual" or "Puget Sound Erosion Control Manual" or "Washington Department of Ecology's Stormwater Management Manual for the Puget Sound" or "Puget Sound Water Quality Manual" or "BMP's approved by the Western Washington Stormwater Manual" or "Department of Ecology alternative paving Best Management Practices," wherever found within the Stevenson Municipal Code, shall refer to this chapter and to the equivalent manuals as adopted in this chapter.

Section 13.30.150 Designation, scope and applicability.

A. Designated Areas: The following areas are designated Drinking Water Resource Protection Areas:

1. Critical Aquifer Recharge Areas: The City designates the following as Critical Aquifer Recharge Areas, pursuant to WAC 365-190 and Chapter 36.70A RCW, for the protection of drinking water resources. The City shall apply development restrictions as defined in SMC 13.30.350 to activities inside Critical Aquifer Recharge Areas.
 - a. Wellhead Protection Areas. Wellhead protection areas shall be defined by the boundaries of the 10-year time of ground water travel, or boundaries established using alternate criteria approved by the Department of Health in those settings where ground water time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135 for Group A water systems.
 - b. Sole Source Aquifers. Sole source aquifers are areas that have been designated by the U.S. Environmental Protection Agency pursuant to the Federal Safe Drinking Water Act. As of 2016, no Sole Source Aquifers are designated within Skamania County.
 - c. Susceptible Ground Water Management Areas. Susceptible ground water management areas that have been designated as moderately or highly vulnerable or susceptible in an adopted ground water management program developed pursuant to Chapter 173-100 WAC. As of 2016, no Susceptible Ground Water Management Areas are designated within Skamania County.
 - d. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090. As of 2016, no special protection areas are defined within Skamania County.
2. Surface Water Protection Areas. The City designates all Surface Water Protection Systems identified by the Washington Department of Health for any Group A water system as Surface Water Protection Areas.

B. Mapping.

1. The approximate location and extent of designated Drinking Water Resource Protection

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Areas are shown on the adopted critical areas map.

2. These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new Drinking Water Resource Protection Areas are identified in their Source Water Assessment Program (SWAP) map. The maps are a reference only and do not provide a final critical area designation.
- C. Operations: All operations are subject to the provisions of this chapter. Each operation shall meet the Minimum Requirements defined in SMC 13.30.200. Operations that manage hazardous materials may also be required to meet the Greater Standards for Hazardous Materials Management, as defined in SMC sections 13.30.300 and .325.
- D. Prohibitions: Regardless of operating status or location, the following uses and activities shall be prohibited within the City:
1. Hard Chrome Plating [SMC 13.30.100(T)] Operations [SMC 13.30.100(AA)]
 2. Outdoor Wood Preservation [SMC 13.30.100(CC)] Operations [SMC 13.30.100(AA)]
 3. Chemical Lagoons and Pits [SMC 13.30.100(D)]
 4. Sewage Disposal Cesspools [SMC 13.30.100(KK)]
 5. Hazardous Material [SMC 13.30.100(U)] Disposal Sites [SMC 13.30.100(P)]
 6. Radioactive Waste Disposal Sites [SMC 13.30.100(P)]
 7. Municipal Waste [SMC 13.30.100(Y)] Disposal Sites [SMC 13.30.100(P)]
- E. Emergency Response Exclusion: Emergency response activities shall be excluded from the requirements of this chapter, if such an activity is initiated and completed within a timeframe too short to allow for full compliance with this chapter. This exclusion shall only apply to immediate actions that are undertaken in response to an imminent threat to drinking water resources, public health or safety. This exclusion shall not apply unless a responsible government official [SMC 13.30.100(JJ)] is notified and agrees that the event is a qualifying emergency.

Section 13.30.175 Discharges to Drinking Water Resources.

- A. Prohibited Discharges: No person or operation shall discharge any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City. Persons or operations shall use all known, available, and reasonable means to prevent the discharge of any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City.
- B. Illicit Connections:
1. Any connection that could allow conveyance of any solid, liquid, or gas material not composed entirely of surface and storm water directly to drinking water resources is considered an illicit connection and is prohibited, except:
 - a. Connections conveying allowable discharges as set forth at SMC 13.30.175.C and D herein;
 - b. Connections conveying discharges pursuant to a National Pollutant Discharge Elimination System (NPDES) permit or a state waste discharge permit; and
 - c. Connections conveying effluent from permitted or authorized onsite sewage disposal systems to subsurface soils.
 2. Floor drains shall not be installed inside an operation which stores or uses hazardous materials unless approved by the City for connection to sanitary sewer. Existing floor drains connected to storm drains or to surface water drains located in or near indoor hazardous material storage or use areas are considered unauthorized connections and shall be sealed or removed to prevent liquid entry, piped to the sanitary sewer (with approval and appropriate shut-off valves), be routed to blind sumps, or be directed to additional containment or treatment systems meeting the standards of this chapter.
- C. Allowable Discharges to Stormwater Drainage System: The following types of discharges

shall be permitted unless the City determines that these discharges (whether singly or in combination with others) are causing significant contamination of drinking water resources:

1. Uncontaminated water from crawl space pumps or footing drains;
2. Materials placed as part of an approved habitat restoration or bank stabilization project;
3. Natural uncontaminated surface water or ground water;
4. Flows from riparian habitats and wetlands;
5. City-approved dye testing following verbal notification to the City at least one day prior to the date of test. The City and the Skamania County Environmental Health and Public Works departments are exempt from this requirement;
6. Any discharge allowed by an operation's National Pollutant Discharge Elimination System (NPDES) permit or other authorized discharge permit;
7. Any discharge specifically allowed in writing by a local, state or federal agency for remedial action in an agreed order, a consent decree or in a voluntary cleanup effort.

D. Allowable Discharges to Permeable Surfaces. The following types of discharges shall be permitted onto a permeable surface [SMC 13.30.100(DD)] unless the City determines that these discharges (whether singly or in combination with others) contain greater than de minimus amounts [SMC 13.30.100(K)] of contaminants:

1. All allowable discharges specified in SMC 13.30.175.C;
2. Potable water;
3. Potable water line flushing;
4. Landscape watering;
5. Residential car and boat washing;
6. Residential swimming pool and spa water;
7. Common discharge practices from water well disinfection.

E. Non-stormwater Discharges to the Stormwater Drainage System Prohibited Unless Conditions Met. The following categories of non-stormwater discharges are prohibited discharges to any Stormwater Drainage System [SMC 13.30.100(MM)] located within a Critical Aquifer Recharge Area unless the stated conditions are met:

1. Discharges from potable water sources, including water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be de-chlorinated to a concentration of 0.1 ppm or less, pH-adjusted, if necessary, and volumetrically and velocity controlled to prevent re-suspension of sediments in the Stormwater Drainage System [SMC 13.30.100(MM)].
2. Discharges from landscape watering and other irrigation runoff. These shall be minimized through, at a minimum, public education activities and water conservation efforts.
3. Dechlorinated swimming pool discharges. The discharges shall be dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted and reoxygenized if necessary, volumetrically and velocity controlled to prevent re-suspension of sediments in the Stormwater Drainage System [SMC 13.30.100(MM)]. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the Stormwater Drainage System [SMC 13.30.100(MM)].
4. Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents. The City shall reduce these discharges through, at a minimum, public education activities and/or water conservation efforts. To avoid washing pollutants into the Stormwater Drainage System [SMC 13.30.100(MM)], the City must minimize the amount of street wash and dust control water used.
5. Other non-stormwater discharges. The discharges shall be in compliance with the requirements of the stormwater pollution prevention plan received by the City, which addresses control of construction site de-watering discharges.

F. A UIC well [SMC 13.30.100(SS)] may be used to manage stormwater when pollutant concentrations that reach ground water are not expected to exceed Washington state ground water quality standards (chapter 173- 200WAC). This section shall not be construed to authorize any discharge to a UIC that does not conform to the requirements of WAC 173-218 – Underground Injection Control Program.

Section 13.30.200 Minimum requirements.

- A. Operational Best Management Practices (BMPs): All operations shall adopt the following best management practices to ensure their operations minimize potential risks to drinking water resources.
1. Precautions: The owner/operator shall take precautions to prevent accidental releases of hazardous materials. Hazardous materials shall be separated and prevented from entering Stormwater Drainage Systems [SMC 13.30.100(MM)], septic systems, and drywells [SMC 13.30.100(R)].
 2. Hazardous Materials Management: Hazardous materials shall be managed so that they do not threaten human health or the environment, or enter drinking water resources.
 3. Hazardous Material Releases: All hazardous materials that have been released shall be contained and abated immediately, and the hazardous materials recycled or disposed of properly. The City shall be notified of any release of hazardous materials that clearly impact drinking water resources, as soon as possible but no later than 24 hours after the release. The Stormwater Manual provides applicable operational BMPs for spills of oils and hazardous substances.
 4. Oil/Water Separators: Oil/water separators shall be inspected, cleaned and maintained as stipulated in the Stormwater Manual. The City may allow an operation to modify the regularity of cleanouts if the operation can demonstrate to the City's satisfaction that the separator operates effectively at less frequent cleaning intervals.
 5. Pesticide and Fertilizer Management. All pesticides, herbicides, fungicides and fertilizers shall be applied and managed according to the applicable BMPs for landscaping and lawn/vegetation management in the Stormwater Manual and SMC 18.13 Critical Areas and Natural Resource Lands.
 6. Stormwater Treatment Systems: Stormwater Drainage Systems [SMC 13.30.100(MM)] and treatment facilities, in Critical Aquifer Recharge Areas including, but not limited to, catch basins, wetponds and vaults, biofilters, settling basins, and infiltration systems, shall be cleaned and maintained by the responsible party according to the applicable operational BMPs for the maintenance of stormwater, drainage and treatment systems in the Stormwater Manual.
 7. Decommissioning Water Wells: Any water well which is unusable, abandoned, or whose use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned according to the provisions of the Washington Administrative Code WAC 173-160-381 and physically disconnected from any public water system used to replace the well. Any person decommissioning a water well shall consult with the City regarding consolidation of that well's water right with the municipal system.
 8. Operation Closure: At the closure of an operation [SMC 13.30.100(F)], all hazardous materials shall be removed from the closing portion of the operation and disposed of in accordance with local, state and federal laws.
 9. Mobile Washing and Pressure Cleaning: Operations which engage in activities such as pressure washing, carpet cleaning, and equipment and vehicle washing shall apply best management practices according to applicable BMPs for washing and steam cleaning in the Stormwater Manual. Mobile washing operations shall ensure that all of their employees are knowledgeable of proper discharge practices. Washwater from such operations shall be captured and directed to an approved discharge location. Non-

approved washwater shall not be discharged into the City's Stormwater Drainage System [SMC 13.30.100(MM)].

B. Commercial Operations Requiring Additional BMPs: Operations which engage in the following commercial operations shall implement the applicable source control BMPs from the Stormwater Manual: commercial animal handling, commercial composting, printing operations, fueling stations, log sorting, railroad yards, recyclers, scrap yards, and wood treatment facilities.

C. Specific Activities Requiring Additional BMPs: Operations performing the following activities shall implement the applicable source control BMPs from the Stormwater Manual and shall comply with the requirements of SMC 18.13 Critical Areas and Natural Resource Lands: construction/repair/maintenance of boats/ships, airfield/street deicing, dust control, landscaping, loading/unloading of trucks and railcars, repair/maintenance/parking of vehicles/equipment, erosion control at industrial sites, maintenance of utility corridors, maintenance of roadside ditches/culverts, outdoor manufacturing, mobile fueling of vehicles/equipment, painting/coating of vehicles/buildings/equipment, storing dangerous wastes, managing raw materials.

Section 13.30.300 Application of greater standards.

A. Classification: Certain non-residential operations present a greater potential risk to drinking water resources because of the volume and type of hazardous materials that are managed. These Classified Operations [SMC 13.30.100(BB)] are subject to the stipulated actions defined in this section.

B. Stipulated Actions and Timelines: Classified operations shall adopt the Greater Standards for Hazardous Material Operations defined in SMC 13.30.325, according to the following stipulations:

1. New Operations: New classified operations shall adopt the Greater Standards beginning the date of issuance of certificate of occupancy or as otherwise specified in accordance with the provisions of this chapter.
2. Existing Operations: Existing classified operations shall adopt the Greater Standards (or some portion thereof), within a time period specified by the City, if the City becomes aware of and documents specific circumstances which demonstrate that Greater Standards (or some portion thereof) are necessary to protect public health and safety, or reduce the risk of contamination to drinking water resources.
3. Change of Class or Tenant: The City shall be notified as soon as possible and no later than 30 days after:
 - a. The amount of hazardous materials managed by an operation increases above the thresholds established in SMC 13.30.100(BB).
 - b. Occupation of an existing classified operation by a new tenant.

C. Declassification: An operation shall no longer be classified if:

1. The constituents contained in a product or waste are individually present at less than 1% by weight for non-carcinogenic hazardous materials, and less than 0.1% by weight for known or suspected carcinogenic hazardous materials. (Operators should review the Material Safety Data Sheet for the hazardous materials to make this determination);
2. Both of the following conditions are met:
 - a. The operation is focused on research, education, distribution or consumer oriented activities, including but not limited to laboratories, hospitals, schools, cargo handlers, distributors, warehouses, or retailers; and
 - b. Products containing classified hazardous materials are managed in closed containers or sealed bags with individual capacities of no more than 10 gallons for a liquid material and no more than 80 pounds for a dry or solid material;
3. The reason for classification is due to the operation's management of solid metals and solid metal alloys, including but not limited to roll stock, bar stock, sheet stock, and manufactured articles such as equipment, parts, building materials, and piping, that

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contain one or more metals listed in 40 CFR 302.4 or WAC 173-303-090(8); EXCEPT, that where machining, forming, grinding, cutting, melting, or other activities produce residues such as shavings, grindings, swarf, fume, or other finely divided particulate forms of a listed metal or metal alloy that may present a threat to drinking water resources, such residues shall not be declassified; or

4. The reason for classification is due to the presence of personal and commercial vehicles that are designed to or do hold quantities of fuel that would otherwise cause them to be classified under this section (SMC 13.30.300.A).

Section 13.30.325 Greater standards for hazardous materials operations.

- A. Best Management Practices (BMPs):
 1. Design and Construction: Operations shall be designed, constructed, maintained and operated to minimize the possibility of an unplanned release of hazardous materials to soil or drinking water resources.
 2. Container/Tank Management: A container or tank holding a hazardous material shall always be closed, except to add or remove materials. Hazardous materials shall also be managed so that they do not damage the structural integrity of the operation or devices containing the material.
 3. Container/Tank Condition: All containers and tanks shall be maintained in such a manner as to assure effective operation and prevent the release of hazardous materials.
 4. Container/Tank Identification: The owner/operator shall label all containers and tanks containing hazardous materials to identify the major risk(s) associated with the contents. This labeling shall conform to applicable sections of the Uniform Fire Code, Occupational Safety and Health standards, and/or the State of Washington's Dangerous Waste Regulations.
 5. Ancillary Equipment: Any leaking pipe, pump, or other ancillary equipment shall be repaired or replaced promptly. Ancillary equipment associated with hazardous materials shall be supported and protected against physical damage and excessive stress.
 6. Compatibility: The owner/operator shall use a container or tank made of or lined with materials which are compatible with the hazardous materials to be stored.
 7. Containment: Container and tank storage areas shall have a containment system that is capable of collecting and holding spills and leaks. This containment shall:
 - a. Be constructed of an impervious surface with sealed joints.
 - b. Joints between concrete slabs and slab/foundation interfaces should be eliminated or minimized in the operation;
 - c. Provide pollution control measures to protect drinking water resources, including run-off collection and discharge from active areas;
 - d. Be designed to provide secondary containment of 110% of the container's or tank's capacity; or in areas with multiple tanks, 110% of the largest tank or 10% of the aggregate tank volumes, whichever is larger. Secondary containment shall be provided in all areas where hazardous materials are loaded/unloaded, transferred, accumulated or stored;
 - e. Be compatible with the materials that are being handled; and
 - f. Be routinely inspected as defined at SMC 13.30.325C.
 8. Loading Areas: Loading and unloading areas shall be designed, constructed, operated and maintained to:
 - a. Contain spills and leaks that might occur during loading/unloading;
 - b. Prevent releases of hazardous materials to drinking water resources;
 - c. Contain wash waters (if any) resulting from the cleaning of contaminated transport vehicles and load/unload equipment; and
 - d. Allow for removal as soon as possible any collected hazardous materials

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resulting from spills, leaks, and equipment cleaning.

9. Closure: At closure of an operation [SMC 13.30.100(F)], all remaining structures, containers, tanks, liners, and soil containing or contaminated with hazardous materials at concentrations above state and federal regulatory thresholds shall be decontaminated and properly disposed of or managed.
- B. Spill and Emergency Response Plan (SERP):
 1. A Spill and Emergency Response Plan (SERP) shall be developed, implemented, and maintained on site, and shall be made available to the City upon request.
 2. The SERP shall be updated at least every 5 years or as needed to reflect significant changes in operation or practices.
 3. At a minimum, the SERP shall include the following information:
 - a. Spill Prevention.
 - i. Drawings including the layout of the operation, a floor plan, direction of drainage, entrance and exit routes, and areas where hazardous materials are received, stored, transported, handled or used in operations.
 - ii. Listings of all hazardous materials on site including types, volumes, locations and container types and sizes.
 - iii. Spill prevention related equipment including equipment which serves to detect releases of potential drinking water resources contaminants.
 - b. Emergency Response.
 - i. Chain of command and procedures for spill response.
 - ii. Phone list of response agencies including federal, state and city emergency contact numbers and environmental cleanup companies.
 - iii. Procedures for treating and disposing of spilled hazardous materials.
 - c. Certification. The SERP shall include a certification signed by an authorized representative of the operation stating: "I certify that the information provided in this document is to the best of my knowledge true and complete, and the spill prevention equipment and emergency response measures described herein are as stated." The signed certificate shall include the authorized representative's name (printed), title, and contact information.
- C. Operational Inspections:
 1. Schedule: The owner/operator shall develop a written schedule for inspecting all monitoring equipment, safety or emergency equipment, security devices, and any other equipment that helps prevent, detect, or respond to drinking water resource-related hazards.
 2. Regular Inspections: The owner/operator shall perform site inspections to identify malfunctions and deterioration of equipment or containers, operator errors, discharges, or any other condition that may cause or lead to the release of hazardous materials to drinking water resources. The owner/operator shall conduct these inspections often enough to identify problems in time to correct them before they impact drinking water resources. Inspections shall be completed in all areas where hazardous materials are managed and a written record of those inspections made at least annually.
 3. Water Resource-Related Hazard Mitigation: The owner/operator shall remedy any problems revealed by the inspection. Where a drinking water resource-related hazard is imminent or has already occurred, remedial action shall be taken immediately.
- D. Engineering and Operating Report: When the City recognizes and demonstrates a need for additional information on an operation's practices, the City may require the operation to submit an engineering and operating report to accommodate the City's review of operations and to prevent releases of hazardous materials to drinking water resources. If required, the report shall provide the following:
 1. The type of industry or business including the kind and quantity of finished products.

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2. A process flow diagram illustrating the process flow of water and materials in a normal operating day. This will include details on the operation's plumbing and piping and where specific chemicals are added to processes.
 3. A discussion of any discharges to the Stormwater Drainage System [SMC 13.30.100(MM)].
 4. A discussion of any discharges through land applications, including seepage lagoons, irrigation, and subsurface disposal. As applicable, this discussion should also include the depth to ground water and anticipated overall effects of the operations on the quality of drinking water resources.
 5. Provisions for any plans for future expansion or intensification.
 6. A certification signed and dated by an authorized representative of the operation stating: "I certify that the information provided in this document is to the best of my knowledge true and complete." The signed certificate shall include the authorized representative's name (printed), title, and contact information.
- E. Records & Reports:
1. Operations shall maintain records of required inspection, cleaning and maintenance events. Where operations are otherwise required by the City or another agency to maintain such records, those records shall satisfy this requirement. All operations shall maintain these records on site for at least 3 years and shall make them available to the City upon request.
 2. Plans, reports or other documentation concerning the management of hazardous materials shall also be made available to the City upon request.
 3. Information provided to the City will be available to the public. Information may be claimed as confidential by the operation as outlined at SMC 13.30.600. If no claim is made at the time of submission, the City will make the information available to the public when requested.
- F. Protections for Stormwater: All new classified operations shall implement the applicable structural Best Management Practices (BMPs) of the Stormwater Manual.
- G. Completion Timeline: All new classified operations shall implement the greater standards of this section shall be completed **prior to/within 90 days** after the date of issuance of the certificate of occupancy. Operations that change in classification from unclassified to classified shall implement the provisions of this section within 90 days of change in classification. Other operations may also be required to implement these provisions if the city determines this action will help prevent releases of hazardous materials to drinking water resources.

Section 13.30.350 Restrictions in critical aquifer recharge areas.

- A. Development Limitation:
1. New Operations. The City shall not approve applications for the following in Critical Aquifer Recharge Areas as designated in SMC 13.30.150(A):
 - a. New underground heating oil tank;
 - b. New bulk petroleum fuel operations [SMC 13.30.100(C)]; or
 - c. New classified operations [SMC 13.30.100(BB)], EXCEPT a new classified operation may occupy an existing structure or facility appropriate for the use when:
 - i. All applicable provisions of this chapter are met; and
 - ii. The owner or operator provides an Engineering and Operating Report described in SMC 13.30.325(F) to the City's satisfaction.
 2. Existing Operations.
 - a. Existing bulk petroleum fuel operations [SMC 13.30.100(C)] are nonconforming uses. However, existing bulk petroleum fuel operations [SMC 13.30.100(C)] throughout

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the Special Protection areas may become conforming by:

- i. Filing such a request with the City; and
- ii. Taking the necessary action(s) to meet all applicable provisions of this chapter to the City's satisfaction.

b. Existing classified operations are nonconforming uses. However, an existing classified operation may become conforming by:

- i. Filing such a request with the City; and
- ii. Taking the necessary action(s) to meet all applicable provisions of this chapter to the City's satisfaction.

B. Septic Systems:

1. The City shall accept no application for approval of a project in the Critical Aquifer Recharge Area designated at SMC 13.30.150(A) relying upon installation of a septic system until the system has been approved by Skamania County Environmental Health or a successor agency responsible for permitting of septic systems.
2. New septic systems and replacement of existing septic systems shall not be permitted in Critical Aquifer Recharge Areas. An owner/operator may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional [SMC 13.30.100(HH)] to the City's satisfaction of the potential for ground water contamination at the site. This analysis may include a soils and ground water evaluation if deemed necessary by the City.
3. The City shall not approve a project relying upon installation of a septic system in a Critical Aquifer Recharge Area unless all of the following findings are made:
 - a. Connection to an existing sewer line is impossible or impracticable; and
 - b. The property cannot be reasonably developed without use of a septic system; and
 - c. The septic system design poses no significant risk of ground water contamination.
4. The City's decision may be appealed to the Board of Adjustment in accordance with SMC 2.14.

C. Direct Infiltration Facilities:

1. New direct infiltration facilities [SMC 13.30.100(L)], and replacement of existing direct infiltration facilities [SMC 13.30.100(L)] shall not be allowed for classified operations in Critical Aquifer Recharge Areas. An operation may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional [SMC 13.30.100(HH)] to the City's satisfaction of the potential for ground water contamination at the site. This analysis may include a soils and ground water evaluation if deemed necessary by the City.
2. The City's decision may be appealed to the Board of Adjustment in accordance with SMC 2.14.

Section 13.30.400 Administrative programs.**A. Educational and Technical Assistance Program.**

1. The City will work in conjunction with other agencies to implement an Education and Technical Assistance Program to assist property owners, business and industry owners and managers, residents, and other interested parties in understanding the importance of protecting the City's drinking water resources and in employing best management practices in pursuit of that goal.
2. The Education and Technical Assistance Program will include but not be limited to:
 - a. Technical assistance visits, informational fact sheets, or self-audits for businesses and industries,
 - b. Education on the proper use of pesticides, herbicides, fungicides, and fertilizers;
 - c. Discussions of the impacts of unauthorized discharges to drywells [SMC

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13.30.100(R)], catch basins, storm basins and sanitary sewer; and

d. Activities to explain and promote the proper management and disposal of used oil and other contaminants.

B. Compliance Inspections:

1. City personnel may inspect any operation in the City that is known to manage (or may potentially manage) hazardous materials or is reasonably believed to be a potential source of an illicit discharge.
2. Inspections may be initiated as the result of a complaint or referral, or as defined by a routine schedule for compliance. Inspections will be used to determine if there is any risk to drinking water resources, and to determine if an operation is in compliance with this chapter.
3. Inspections may involve a review of process equipment, structures, and operating practices; records or plan review; interviews with operators; photo documentation and sampling. As such, operators shall allow representatives of the City, upon presentation of credentials, to:
 - a. Enter the premises where hazardous materials are being managed, or where records may be kept under the provisions of this chapter. The owner/operator shall make necessary arrangements to allow access without delay. Unreasonable delay may constitute a violation of this chapter;
 - b. Have access to and copy, at reasonable times, any records that must be kept under the provisions of this chapter;
 - c. Inspect at reasonable times any facilities, equipment (e.g., safety, monitoring, operating, or other equipment), practices or operations regulated or required under the provisions of this chapter;
 - d. Sample and monitor at reasonable times, any substances or parameters at any location for the purposes of assuring compliance or as otherwise authorized by the provisions of this chapter. This requirement may involve the City's installation or erection of equipment to conduct sampling, inspection, compliance monitoring or metering operations. As such, at the written or verbal request of the City, operators shall remove any temporary or permanent obstruction to safe and easy access to an operation to be inspected and/or sampled. The operator shall not replace such an obstruction without the City's consent.

Section 13.30.500 Enforcement.

- A. Enforcement. It shall be unlawful to violate the provisions of this chapter.
- B. Supplemental Enforcement Provisions for Drinking Water Resources Protection. In addition to civil and criminal enforcement as authorized elsewhere in the Stevenson Municipal Code, enforcement of this chapter may utilize the following authority:
 1. The City Council of the City of Stevenson finds that an operation not in compliance with the requirements of this chapter constitutes a public nuisance under RCW 7.48, Nuisances.
 2. The City may use field notes, observations, photo documentation, sample logs, analytical results or other information to define risk and to establish that an operation is in violation of this chapter.
 3. The City may require the implementation of the operational or structural best management practices, as defined through the provisions of this chapter. The City may also require the operator to sample and analyze any discharge, surface and storm water, ground water and/or sediment, in accordance with sampling and analytical procedures or requirements determined by the City. If the operator is required to complete this sampling and analysis, a copy of the analysis shall be provided to the City.

4. The City may impose additional requirements whenever documented specific circumstances (applicable to the operation) threaten drinking water resources.
5. Notwithstanding any other provisions of this chapter, whenever it appears to the City that conditions regulated by this chapter require immediate action to protect the public health and/or safety, the City is authorized to enter such property for the purpose of inspecting and investigating such emergency conditions.

Section 13.30.600 Trade secrets and confidential records.

Generally, information submitted to demonstrate compliance with this chapter will be freely available to the public. Users may have certain information, however, withheld as confidential if the following process is followed.

A. When a User submits information to the Public Works Director, or provides information to inspectors, Users may request that specific information be maintained as confidential. Users must promptly identify the specific information in writing, and describe why the release would divulge information, processes, or methods of production entitled to protection as trade secrets or confidential business information under applicable State or Federal laws.

B. The Public Works Director shall review and approve or deny such requests. When approved, the information shall not be available as public records and shall be marked Confidential.

C. All other information submitted to the City and obtained from the City's oversight shall be available to the public subject to the City records review policy.

D. Information held as confidential may not be withheld from governmental agencies for uses related to this chapter, the NPDES program, state water quality monitoring and enforcement, and other enforcement proceedings involving the person furnishing the report.

E. Federal rules prevent wastewater constituents and characteristics and other effluent data, as defined by 40 CFR 2.302 from being recognized as confidential information.

Section 13.30.700 Alternative practices.

A. Where appropriate, the City may accept other local, state or federal approvals, permits or other authorization as satisfying certain provisions defined through this chapter. The City retains the authority to review plans, permits and operating conditions to determine compliance.

B. The City will accept an alternative practice, system, plan or structure only if the owner/operator can demonstrate to the City that the alternative will produce the same or a greater level of drinking water resource protection.

SMC 13.30.725 Adjustments

A. An Adjustment is a technical variation in the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Adjustments to this chapter, only, under this section. No other Adjustments are authorized under this section.

B. Adjustment Approval Process. Adjustments to the Minimum Requirements may be granted administratively by the City, provided that a written finding of fact is prepared showing compliance with these criteria:

1. The Adjustment provides substantially equivalent environmental protection.
2. Based on sound engineering practices, the objectives of safety, function, environmental protection and facility maintenance are met.
3. The Adjustment will not result in non-compliance with other Minimum Requirements.
4. No Adjustment shall be used in place of an Exception procedure under SMC 13.30.750,

where such procedure is applicable.

- C. The City shall maintain a record of such decisions and associated findings.

Section 13.30.750 Special Exceptions.

The City may grant Special Exceptions to this chapter under this section.

A. A Special Exception is a waiver of the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Special Exceptions to this chapter, only, under this section. No other Exceptions are authorized under this section.

B. Special Exception Approval Process. Special Exceptions from a Minimum Requirement may be granted by the Board of Adjustment, provided that written findings of fact is prepared showing compliance with the criteria in this section.

C. Special Exception Approval Criteria. The City may grant Special Exceptions to this chapter, if application of this chapter imposes a severe and unexpected economic hardship on a project applicant.

1. The following must be documented with written findings of fact:
 - a. The current (pre-project) use of the site, and
 - b. How the application of this chapter restricts the proposed use of the site compared to the restrictions that existed prior to the adoption of this chapter; and
 - c. The possible remaining uses of the site if the Special Exception were not granted; and
 - d. The uses of the site that would have been allowed prior to the adoption of this chapter; and
 - e. A comparison of the estimated amount and percentage of value loss as a result of the requirements of this chapter versus the estimated amount and percentage of value loss as a result of requirements that existed prior to adoption of the requirements of this chapter; and
 - f. The feasibility for the owner to alter the project to apply the requirements of this chapter.
2. In addition any exception must meet the following criteria:
 - a. The exception will not increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state [SMC 13.30.100(TT)]; and
 - b. The exception is the least possible exception that could be granted to comply with the intent of this chapter. This criteria is met by evidence that the owner/operator has employed measures to avoid and minimize impacts, such as:
 - i. Limiting the degree or magnitude of the regulated use or activity;
 - ii. Implementing best management practices;
 - iii. Phasing or limiting implementation;
 - iv. Changing the timing of activities; or
 - v. Revising site plans.

D. Administration. The Board of Adjustment shall not act on a request for a Special Exception until an open record hearing is held. Hearings under SMC 13.30.750 relating to Special Exceptions shall be consolidated with any required open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required. The City shall maintain a record of any such hearings, decisions, and associated findings made under this section.

Section 13.30.800 Appeals.

- A. Appeals of enforcement of this chapter under SMC 13.30.500 shall be governed by SMC

2.14.

B. Appeals under SMC 13.30.350 relating to critical aquifer recharge areas shall be consolidated with any open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required.

Section 13.30.900 Halogenated solvent table.

TABLE 13.30.900-1 Halogenated Solvent Table		
Solvent	Synonym(s)	CAS No.
Benzyl chloride	Chloromethylbenzene	100-44-7
Bis(2-chloroethyl)ether	Bis(-chloroethyl)ether	111-44-4
Bis(2-chloroisopropyl)ether	Bis(-chloroisopropyl)ether	108-60-1
Bromobenzene	Phenyl bromide	108-86-1
Bromochloromethane	Chlorobromomethane	74-97-5
Bromodichloromethane	Dichlorobromomethane	75-27-4
Bromoethane	Ethyl bromide	74-96-4
Bromoform	Tribromomethane	75-25-2
Carbon tetrachloride	Tetrachloromethane	56-23-5
Chlorobenzene	Benzene chloride	108-90-7
2-Chloroethyl vinyl ether	(2-Chlorethoxy)ethane	110-75-8
Chloroform	Trichloromethane	67-66-3
1-Chloro-1-nitropropane	Chloronitropropane	600-25-9
2-Chlorophenol	o-Chlorophenol	95-57-8
4-Chlorophenyl phenyl ether	p-Chlorodiphenyl ether	7005-72-3
Chloropicrin	Trichloronitromethane	76-06-2
m-Chlorotoluene		108-41-8
o-Chlorotoluene	2-Chloro-1-methylbenzene	95-45-8
p-Chlorotoluene		106-43-4
Dibromochloromethane	Chlorodibromomethane	124-48-1
1,2-Dibromo-3-chloropropane	DPCP	96-12-8
Dibromodifluoromethane	Freon 12-B2	75-61-6
1,2-Dichlorobenzene	o-Dichlorobenzene	95-50-1
1,3-Dichlorobenzene	m-Dichlorobenzene	541-73-1
1,1-Dichloroethane	1,1-DCA	75-34-3
1,2-Dichloroethane	Ethylene dichloride, 1,2-DCA	107-06-2
1,1-Dichloroethene	Vinylidene chloride 1,1-DCE	75-35-4

trans-1,2-Dichloroethylene	trans-1.2-DCE	156-60-5
1,2-Dichloropropane	Propylene dichloride	78-87-5
cis-1,3-Dichloropropene	cis-1,3-Dichloropropylene	10061-01-5
trans-1.3-Dichloropropene	trans-1,3-Dichloropropylene	10061-02-0
Ethylene dibromide	1,2-Dibromoethane, EDB	106-93-4
Hexachlorobutadiene	HCBD	87-68-3
Hexachlorocyclopentadiene	HCCPD	77-47-4
Methylene chloride	Dichloromethane	75-09-2
Pentachloroethane	Ethane pentachloride	76-01-7
1,1,2,2-Tetrabromoethane	Acetylene tetrabromide	79-27-6
1,1,2,2-Tetrachloroethane	Acetylene tetrachloride	79-34-5
Tetrachloroethylene	Perchloroethylene, PCE	127-18-4
1,2,4-Trichlorobenzene	1,2,4-TCB	120-82-1
1,1,1-Trichloroethane	Methyl chloroform, 1,1,1-TCA	71-55-6
1,1,2-Trichloroethane	1,1,2-TCA	79-00-5
Trichloroethylene	TCE	79-01-6
1,1,2-Trichlorofluoromethane	Freon 11	75-69-4
1,2,3-Trichloropropane	Allyl trichloride	96-18-4
Trichlorotrifluoroethane	Freon 113	76-13-1

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SMC 15.24 Floodplain Management Regulations

SMC 15.24.010 Statement of Purpose. (No Amendment)

SMC 15.24.020 Definitions. Unless specifically defined in this section, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application...

“Basement” means any area of the building having its floor sub-grade (below ground level) on all sides.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

“Elevation Certificate” means the official form (FEMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by Community Officials.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

SMC 15.24.030 Lands to which this Chapter Applies. (No Amendment)

SMC 15.24.040 Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration as Zone A as shown on the Flood Insurance Rate Map for City of Stevenson, WA, Community No. 530161 A, Panels 01-02, dated July 17, 1986 and Skamania County Washington, Community No. 530160, Panel 425, dated August 5, 1986, including any revisions thereto, and any revisions hereafter, are adopted by reference and declared to be a part of this chapter. The Flood Insurance Rate Map is on file at ~~the~~ City Hall, 7121 East Loop Road, Stevenson, WA.

SMC 15.24.050 Establishment of Development Permit. (No Amendment)

SMC 15.24.060 Designated of the Permit Administrator. (No Amendment)

SMC 15.24.070 Duties and Responsibilities of the Permit Administrator.

Duties of the permit administrator shall include, but not be limited to:

- A. Permit Review. (No Amendment)
- B. Use of Other Base Flood Date. (No Amendment)

C. Information to be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood Insurance Study, [FIRM](#), or required, as in subsection B of this section, obtain and record the actual [\(as-built\) elevation](#) (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. [Recorded on a current elevation certificate \(FF 81-31\) with Section B completed by the local official;](#)
2. For all new or substantially improved flood-proofed [nonresidential](#) structures [where base flood elevation data is provided through the FIS, FIRM, or as required in subsection B of this section:](#)
 - a. ~~Verify~~ [Obtain](#) and record the ~~actual~~ elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - b. Maintain the floodproofing certifications required in Section 15.24.050(B)(3);
3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration of Watercourses.

1. Notify adjacent communities and the ~~State Coordinating Office~~ [Department of Ecology](#) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. (No Amendment)

E. Interpretation of FIRM Boundaries. (No Amendment)

SMC 15.24.075 Variance Procedure. (No Amendment)

SMC 15.24.080 General Standards for Flood Hazard Reduction. (No Amendment)

SMC 15.24.090 Specific Standards for Flood Hazard Reduction.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.24.080(B), the following provisions shall apply:

- A. Residential Construction. (No Amendment)
- B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated ~~to the level of~~ [one foot or more above](#) the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 1. Be floodproofed so that below [one foot or more above](#) the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.24.070(C)(2).
 4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space ~~below~~ [below](#) the lowest floor as described in subsection (A)(2) of this section.

5. Applicants who are floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level). Floodproofing the building an additional foot will reduce insurance premiums significantly.

C. Manufactured Homes.

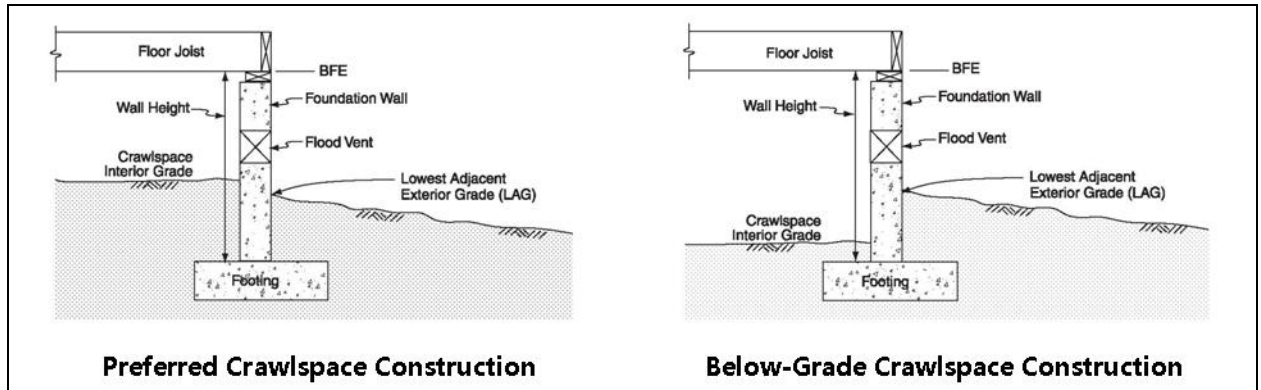
1. All manufactured homes to be placed or substantially improved on sites shall be elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. within Zones A1-30, AH, and AE on the community's FIRM on sites located:
 - ~~a. Outside of a manufactured home park or subdivision;~~
 - ~~b. In a new manufactured home park or subdivision;~~
 - ~~c. In an expansion to an existing manufactured home park or subdivision; or~~
 - ~~d. In an existing manufactured home park or subdivision on which a manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement, in accordance with the provisions of Section 15.24.080(A).~~
- ~~2. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (C)(1) of this section shall be elevated so that either:~~
 - ~~a. The lowest floor of the manufactured home is at or above the base flood elevation, or;~~
 - ~~b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to the foundation system to resist flotation, collapse, and lateral movement.~~
- ~~3.2.~~ A plan for evacuating residents of all manufactured home parks or subdivisions located within flood prone areas shall be developed and filed with and approved by appropriate community emergency management authorities.

D. Recreational Vehicles. (No Amendment)

E. Below-Grade Crawlspace.

1. The interior grad of a crawlspace below the BFE must not be more than 2 feet below the lowest adjacent exterior grade, shown in FEMA Technical Bulletin 11-01 and SMC Figure 15.24.090 – 1.

Figure 15.24.090 – 1: Crawlspace Construction



2. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed 4 feet at any point.
 - a. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas. This limitation will also prevent these crawlspaces from being converted into habitable spaces.
3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means.
4. The velocity of floodwaters at the site should not exceed 5 feet per second for any crawlspace. For velocities in excess of 5 feet per second, other foundation types should be used.
5. Below-grade crawlspace construction in accordance with the requirements listed above will not be considered basements.
6. Buildings constructed with subgrade crawlspace in the Special Flood Hazard Area may have a 20% increase in flood insurance premiums.

SMC 15.24.092 AE and A1-30 Zones with Base Flood Elevation by No Floodways. In areas with base flood elevations (but a regulated floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

SMC 15.24.094 Floodways. Located within areas of special flood hazard established in SMC 15.24.040 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

Exhibit U

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area, and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50% of the market value of the structure either (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50%.
- C. If section A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter.

SMC 15.24.100 Encroachments. (No Amendment)

SMC 15.24.110 Repeal of Conflicting Ordinances and Provisions. (No Amendment)

Ben Shumaker

From: Johnson, Deborah L (DOH)
Sent: Tuesday, July 03, 2018 4:01 PM
To: ben@ci.stevenson.wa.us
Cc: Hayes, Corina M (DOH); Sayrs, Brian A (DOH); Dixel, Michael (DOH); Walsh, Brian (DOH)
Subject: 60-day review comments - critical areas amendments

Good afternoon,

In keeping with the [interagency correspondence principles](#), I am providing you with the following draft comments on Stevenson's proposed critical areas amendments (Commerce Material ID #25006):

Chapter 13.30 SMC (generally). We note in several places throughout this chapter that cross-references to the definitions within the individual regulations are "off." It seems probable this is due to the addition of definitions over time which caused the list in SMC 13.30.100 to be reorganized & renumbered. We recommend that you check all of them for accuracy.

SMC 13.30.150.A.1.a & B. For your purposes in keeping your maps up to date & administering permits, please use our [Source Water Assessment Program \(SWAP\) map](#). As you click on each WHPA it will pop up the identifying label showing the system information.

SMC 13.30.700.A. Please evaluate whether the use of "shall" compels the City to accept other approvals regardless of whether it determines compliance or whether the provisions of ss. B are met.

SMC 13.30.750.C.2.a. "Waters of the state" is undefined. You may wish to include a definition or cross-reference to [RCW 90.48.020](#), noting that groundwater is included.

SMC 18.13.025.C.3.c. While recognizing this is fairly standard language in reasonable use criteria, "minimum necessary" implies that some degree of degradation to an aquifer is acceptable. Allowing even a limited degree of harm to an aquifer could result in the water source becoming unusable. This proviso should not imply that some degree of degradation is viable in all types of critical areas. Similarly, the same comment applies to ss. g. We *strongly discourage* the notion of mitigation as applied to CARAs. Mitigation would not be capable of restoring this type of resource or making up for its loss. The compensatory mitigation provisions of WAC 365-196-830 are carried through to only two specific critical areas types: geohazard (WAC 365-190-120) & wetlands (WAC 365-190-090). They are not carried through to critical aquifer recharge areas (clause is not contained in WAC 365-190-100).

SMC 18.13.035.H. We support the inclusion of third-party review; this isn't something we often encounter in codes. (As an aside, in practice please keep in mind the designated [agencies with environmental expertise](#) for project-specific consultations.)

SMC 18.13.050.A (ties to SMC 18.13.010.B.40 & 13.30.100.HH). We'd like to suggest that, as applied to CARAs, a qualified professional be someone who is a currently licensed Washington State geologist holding a current specialty license in hydrogeology. A general practice geologist or PE, or one whose specialty lies in another area, may or may not have appropriate background to perform this work. (See Ch. 18.220 RCW & Ch. 308-15 WAC, generally, & specifically WAC 308-15-053 & -055.)

###

Thank you for considering our comments. I will be out of the office July 4 through 13, returning on the 16th. Please let me know if you have any questions or need additional information, & I'll plan on finalizing the comments when I return. Have a happy & safe Fourth of July!

Deborah Johnson

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CITY OF STEVENSON

ORDINANCE NO. 2018-1123

AN ORDINANCE OF THE CITY OF STEVENSON THE STEVENSON AMENDING THE CRITICAL AREAS CODE; ALIGNING IT WITH THE CITY'S OTHER REGULATORY PROGRAMS; AND REPEALING PORTIONS OF ORDINANCE 1022.

RECITALS

WHEREAS, the State of Washington has, in RCW 36.70A (the Growth Management Act [GMA]), authorized and required the City of Stevenson (City) to adopt, and periodically update, development regulations ensuring the conservation of agricultural, forest, and mineral resource lands and precluding land uses or developments that are incompatible with critical areas.

WHEREAS, critical areas are valuable and fragile natural resources with significant development constraints that, in their natural state, provide many valuable social and ecological functions;

WHEREAS, the City relied on syntheses performed by Jefferson County in 2009, ~~and~~ the City of Woodinville in 2013, and the City of Bingen in 2015 as the best available science on which to protect the functions and values of critical areas;

WHEREAS, the attendant buffers of critical areas are essential to the maintenance and protection of the functions and values of important critical areas;

WHEREAS, adverse impacts of land use and development contribute to the loss of the social and ecological functions provided by critical areas;

WHEREAS, The loss of social and ecological functions provided by critical areas—especially wetlands, riparian zones, geologically hazardous areas, critical aquifer recharge areas, and fish and wildlife habitat—results in a detriment to public safety and welfare;

WHEREAS, the regulations promulgated below have been evaluated and determined to implement Objectives 2.2, 2.3, 2.6, 2.14, and 3.6 of the Stevenson Comprehensive Plan;

WHEREAS, the City Planning Commission, after soliciting, receiving, and evaluating public input and comment on the proposed regulations, has considered and recommended City Council approval of this ordinance; and

WHEREAS, the City has reached a Determination of Non-Significance under the State Environmental Policy Act;

AND, WHEREAS, the City Council has conducted a public hearing on the proposed update the critical areas ordinance;

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

THAT, SMC Chapter 18.13- "Critical Areas and Natural Resource Lands"²² be amended as follows:

Section 1 – Section SMC 18.13.005 (a portion of Ordinance 1022) is repealed and replaced with Exhibit A, attached hereto and made a part hereof.

Section 22 – Section SMC 18.13.115 (a portion of Ordinance 1022) is repealed in its entirety.

Section 23 – Exhibit T, attached hereto and made a part hereof, shall be added as SMC 13.30—Drinking Water Resource Protection, new chapter of the Stevenson Municipal Code.

Section 24 – Chapter SMC 15.24—Floodplain Management Regulations (a portion of Ordinance 864, Section 1) shall be amended as described in Exhibit U.

Section 23 – This ordinance affects SMC 18.13 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of SMC 18.13 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 24 – If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance shall take effect and be in force ~~five (5) days after its publication according to law~~ on October 1st, 2018.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this _____ day of _____, 2018.

Mayor of the City of Stevenson

APPROVED AS TO FORM:

ATTEST:

KEN WOODRICH, Attorney for the City of Stevenson

Clerk of the City of Stevenson

SMC 18.13.010 Definitions

- A. General Definitions.** Unless defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable interpretation and application.
1. The definitions provided in SMC 1.08.010 shall apply to this Chapter.
 2. Where interpretation of words and phrases related to wetlands is necessary, the definitions provided in "Wetland Guidance for CAO Updates (Western Washington)" (Ecology Publication #16-06-001) shall apply.
- B. Specific Definitions.** For the purposes of this Chapter the definitions set forth below shall apply.
1. "Alteration" means any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, vegetation clearing, vegetation pruning or removal, planting nonnative vegetation, construction, compaction, excavation, applying pesticides, fertilizers and/or other chemicals, or any other activity that changes the character of the critical area.
 2. "Anadromous fish" means fish that are born in freshwater, migrate to and live a portion of their lives in saltwater, and then return to freshwater to reproduce.
 3. "Applicant" is the person or entity who files an application for a permit under this Chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.
 4. "Aquifer recharge areas" means areas having a critical recharging effect on aquifers that are a source of drinking water and vulnerable to contamination that would affect the certifiable potability of the water.
 5. "Best Available Science" (BAS) means current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through -925, as amended.
 6. "BMP's" mean Best Management Practices and include conservation practices or systems of practices and management measures that adhere to the standards of this Chapter.
 7. "Buffer" means ~~an area that surrounds and protects critical area functions from adverse impacts~~ the zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.
 8. "Canopy Cover" means the collection of branches and foliage of a single tree or group of trees forming an aggregate or collective tree crown. Canopy cover is often expressed in terms of percentage of a site. Covered areas are measured by including the area within the drip line of an individual tree and, for a stand of multiple trees, it is the sum of the area within the drip line of each tree less any overlap.
 9. "City" is the City of Stevenson.
 10. "City Council" means the City Council of the City of Stevenson.
 11. "Conservation covenant" means a recorded instrument entered into as a condition of approval or permit issued under this Chapter.
 12. "Critical Areas" mean any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70.A and designated by this Chapter.
 13. "Critical Areas Administrator" or "Administrator" means the person appointed by the Mayor or the Mayor's designee to administer the provisions of this Chapter.
 14. "DBH" means diameter at breast height, 4.5 feet above existing grade.
 15. "Degraded" in terms of critical area buffers means areas of vegetation dominated by more than 30% aerial coverage of noxious or invasive vegetation. Non-vegetated areas dominated by fill, gravel, debris, or other non-native material will also be considered degraded. Measurement of degraded areas shall be based on the base buffer width.
 16. "Development" means activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of

- likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. They also might include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
27. "Hazard tree" means a tree with a high probability of falling due to a debilitating disease, a structural defect, or a rootball more than 50% exposed, and where there is an occupied building or accessory structure within a tree length of the base of the trunk, or where there is a risk to public safety or property.
 28. "Intermittent stream" means surface streams with no measurable flow during 30 consecutive days in a normal water year.
 29. "JARPA" means the Joint Aquatic Resource Permits Application required by the Department of Ecology.
 30. "Legal lot of record" means a parcel which was in compliance with both the platting, if applicable, and zoning laws in existence when the parcel was originally created or segregated, or which is otherwise determined to be consistent with the criteria of the Stevenson Municipal Code and State statutes. Owners of such lots shall be eligible to apply for development permits pursuant to the municipal code. Parcels segregated for tax purposes are not lots of record unless they comply with both platting and zoning laws in existence at the time that an application for segregation is received by the County Assessor, or are otherwise determined to be consistent with the Stevenson Municipal Code.
 31. "Local habitat area" means an area that contains sufficient food, water, or cover for native terrestrial or aquatic species identified by the City in this Chapter as being of significant local concern.
 32. "Mitigation" means actions that the approving agency shall require so as to avoid or compensate for impacts to critical areas resulting from the proposed project activity.
 33. "Mitigation Ratio" means a ratio expressing the amount of mitigation required based on the impact sustained by a critical area. The first number of a mitigation ratio specifies the number or area required for replacement, and the second specifies the number or area impacted.
 34. "Native," when referring to plants or plant communities, means those species or communities that are indigenous to the watershed, including extirpated species.
 35. "Natural Resource Lands" mean any areas which are not already characterized by urban growth and that have long-term significance for a) commercial production of food or other agricultural products, b) commercial production of timber, and c) extraction of minerals defined in RCW 36.70.A and this Chapter.
 36. "Ordinary High Water Mark (OHWM)" on all lakes, streams, and tidal water ~~is~~ means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years, as to mark upon the soil, a character distinct from that of the abutting upland in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or department: PROVIDED, That in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining fresh water shall be line of high water. (RCW 90.58.030(2)(b)).
 37. "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or any agency of the state or local governmental unit however designated.
 38. "Preservation (Protection/Maintenance)" means removing a threat to, or preventing the decline of the functions and values of critical areas by an action in or near a critical area. Preservation does not result in a gain of critical area acres, may result in a gain in functions, and can be used as a mitigation technique only in exceptional circumstances.
 39. "Priority habitat and species areas", as defined by Washington State Department of Fish and Wildlife (WDFW), are areas requiring protective measures for the perpetuation of fish and wildlife species due to their population status, their sensitivity to habitat alteration, and/or their recreational, commercial, or tribal importance.

40. "Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.
- a. A qualified professional for critical aquifer recharge areas must meet the definition included at SMC 13.30.050.
- ~~a-b.~~ _____ A qualified professional for a geologic hazard must be a professional engineer or geologist, licensed in the State of Washington.
- ~~b-c.~~ _____ A qualified professional for habitats must have a degree in biology and professional experience related to the subject species.
- ~~c-d.~~ _____ A qualified professional for wetlands should be a professional wetland scientist with at least 2 years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans.
41. "Reasonable" means agreeable to reason, just, proper, ordinary or usual.
42. "Regulated activities" means those alterations [SMC 18.13.010(B)(1)] and developments [SMC 18.13.010(B)(14)] that would be subject to review by the city. This definition includes but is not limited to, proposals regulated under:
- SMC Title 12 – Streets, Sidewalks, and Public Places;
 - SMC Title 13 – Public Utilities;
 - SMC Title 15 – Building and Construction;
 - SMC Title 16 – Subdivision;
 - SMC Title 17 – Zoning;
 - SMC Title 18 – Environmental Protection.
43. "Restoration" means the manipulation of physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland or habitat area. Restoration is divided into the following two classes:
- Re-establishment* is the manipulation of physical, chemical, or biological characteristics with the goal of returning natural or historic functions to a former wetland and/or habitat area. Re-establishment results in a net gain of wetland and/or habitat acres.
 - Rehabilitation* is the manipulation of physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland and/or habitat area. Rehabilitation results in the gain in wetland and/or habitat function but does not result in a gain in wetland and/or habitat acres.
44. "Riparian habitat area" is defined as areas adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. See Figure 13.13.010.R-1 for an example of the riparian habitat area.

within the state without cooperative management or the removal of threats. Threatened species are legally designated in WAC 232-12-011.

53. "Understory" means the vegetative layer of shrubs and trees between the canopy cover and the groundcover. Characteristics of the understory are often described based on the species, area of coverage, and the height of the vegetation, typically ranging between 3 to 15 feet.
54. "Vegetation" means aquatic and terrestrial plant life growing below, at, and above the soil or water surface. Terrestrial vegetation includes woody and herbaceous [plant life](#) and occurs at multiple layers (e.g., canopy, understory, groundcover).
55. "Water-dependent" means a use or a portion of a use that requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations. Examples of water-dependent uses include: public and private boat launches, public water access facilities, fish hatcheries, commercial docks, and water related research facilities.
56. "Watershed" means the area draining to the Columbia River known as WRIA 29A.
57. "Wetland(s)" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland in order to mitigate conversion of wetlands.

SMC 18.13.015 Administrative Provisions**A. Administrative Authority**

1. As provided herein, the Critical Areas Administrator is given the authority to interpret and apply, and the responsibility to enforce, this Chapter to accomplish the stated purpose.
2. The City shall regulate, and may withhold, condition, or deny permits or approvals for regulated activities to ensure that the proposed action is consistent with the requirements of this Chapter.

B. Title. This Chapter shall be known and may be cited as the Stevenson Critical Areas Code.

C. Relationship to Other Regulations.

1. These critical areas regulations shall apply as an overlay and in addition to zoning and other regulations adopted by the City.
2. Compliance with the provisions of this Chapter does not constitute compliance with other local, state, or federal reviews, regulations, or permit requirements (e.g., SEPA, SMP, HPA, etc.). The applicant is responsible for complying with such requirements, apart from the process established in this Chapter.
3. Regulated activities subject to this Chapter shall be routed to appropriate state and federal agencies for review and comment as required through the SEPA and/or JARPA review process. [A list of such agencies is available at WAC 197-11-920.](#)
4. These regulations shall apply concurrently with review under SEPA, and any conditions required pursuant to this Chapter shall be included in the SEPA review and threshold determination.
5. When any provision of this Chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.

beyond the critical area perimeter as determined by a qualified professional, provided all of the following criteria are met:

- a. All requirements of SMC 18.13.057 – Protective Buffer Standards are satisfied
 - b. The applicant demonstrates that a variance to the Zoning Code’s density and dimensional standards is not possible or would be insufficient to permit the proposed development, and
 - c. Any degraded areas of the remaining buffer are restored according to an approved mitigation plan.
3. Reasonable Use Allowance. If the application of this Chapter would deny all reasonable economic use of the subject property, the City shall determine if compensation is an appropriate action, or the property owner may apply for an exception pursuant to this Section. Nothing in this Chapter is intended to preclude a constitutional diminution in value of property caused by application of this Chapter, provided some economically viable use remains. A Reasonable Use Allowance shall be allowed only after the applicant demonstrates all of the following criteria are met:
- a. The proposed regulated activity is consistent with the permitted and allowed uses of the underlying zone;
 - b. The proposed regulated activity will not precipitate a threat to the public health, safety, or welfare on or off the site;
 - c. Any alteration of critical areas is the minimum necessary to allow for an economically viable use of the property;
 - d. The proposed regulated activity will not result in a “take” of a threatened or endangered species;
 - e. The inability of the applicant to derive an economically viable use of the property is not the result of actions taken by the applicant or immediate predecessor in interest, after the effective date of this Chapter, in subdividing the property or adjusting a boundary line, or otherwise creating the undevelopable condition;
 - f. The application of this Chapter is unduly oppressive on the landowner, and whether the regulation is narrowly applied to achieve its purpose, including an analysis of the nature of harm sought to be avoided; the availability and effectiveness of less drastic protection measures; and the economic loss suffered by the property owner. Factors for this analysis include, on the public’s side, the seriousness of the public problem; the extent to which the owner’s land contributes to it; the degree to which the regulation solves it; and the feasibility of less oppressive solutions, and on the owner’s side, the amount and percentage of value lost; the extent of remaining use; past, present and future uses; the temporary or permanent nature of the regulation; the extent to which the owner should have anticipated such regulation; and the feasibility of the owner altering present or currently planned uses; and
 - g. The proposal mitigates the impacts on critical areas to the maximum extent possible, while still allowing an economically viable use of the site.

D. Expedited Reviews. The following developments, activities, and associated uses require a Critical Areas Permit under this chapter but shall be exempt from the requirement to provide a Critical Area Report under SMC 18.13.050:

1. **Vegetation Removal.** When located in areas other than a wetland or wetland buffer, the following types of vegetation removal are eligible under this section, provided the removal is conducted as stated below.
 - a. View Maintenance. Selective pruning of trees to maintain, create, or expand views shall be subject to all of the following requirements:
 - i. Pruning shall not include removal of understory vegetation;
 - ii. Pruning shall not involve the topping of trees;
 - iii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iii-iv. Pruning shall not include the removal of more than 10% of the canopy cover over the property’s critical areas and protective buffers.
 - iv-v. Pruning shall not compromise the health of the tree(s); and
 - v-vi. Pruning shall not occur more frequently than once every 5 years.

- b. Hazard Tree Removal. A hazard tree may be removed or converted to a wildlife snag subject to the following standards:
- i. Where not immediately apparent to the Administrator, a written report by a certified arborist or other qualified professional is required to evaluate potential diseases or safety hazards.
 - ii. The applicant shall demonstrate that the hazard cannot be eliminated by pruning, crown thinning, or other technique that retains some of the tree's ecological function.
 - iii. The removed tree or vegetation should be left near the location it was removed from unless the Administrator or qualified professional warrants its removal to avoid spreading disease or pests.
 - iv. Any removed tree ~~or vegetation~~ shall be replaced within one year with new trees using a mitigation ratio of 2:1 and in accordance with an approved replacement plan. Replacement trees shall be species that provide similar ecological functions as the removed tree and have a minimum 1 inch DBH.
 - v. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned prior to receiving expedited review provided that within 14 days following such action, the responsible party shall submit a restoration plan that demonstrates compliance with the provisions of this Chapter.
- c. Weed Control. Removal or control of invasive or noxious weeds included on the Skamania County Noxious Weed List is encouraged subject to the following standards and guidelines:
- i. Coordination with the Skamania County and Washington State Noxious Weed Control Program is encouraged prior to undertaking removal projects to ensure that the control and disposal technique is appropriate.
 - ii. Removal of invasive species and noxious weeds within geologically hazardous areas and areas exceeding 15,000 square feet shall not be granted expedited review under this section.
 - iii. Removal shall occur using hand labor or light mechanical methods that do not result in substantial ground disturbance;
 - iv. Where removal results in bare soils that may be subject to erosion or recolonization by invasive or noxious species, the impacted area shall be stabilized using BMPs and planted with native species according to the planting standards of SMC 18.13.057(E).
- d. Fire Safety. Pruning vegetation for fire safety is encouraged subject to the following limitations:
- i. Pruning of the tree canopy cover shall be limited to those branches and foliage less than 10 feet from the ground.
 - ii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iii. Pruning shall not result in the removal of a significant tree.
 - iv. While removal of understory vegetation may be allowed under this section, groundcover vegetation shall remain is present in a non-degraded state.
2. Emergencies. Emergency activities requiring immediate remediation or preventative action to avoid threatening the public health, safety, and welfare, or risking damages to private or public property, are eligible under this section, provided:
- a. That emergency related activities that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, the activities must have the least possible impact to the critical area and/or its buffer;
 - b. That the person or agency undertaking such action shall notify the City within one working day following the commencement of the emergency activity. Following such notification, the City shall determine if the action taken was within the scope of the emergency actions allowed in this subsection. If the City determines that the action taken or part of the action taken is beyond the scope of allowed emergency actions, enforcement action is authorized, as outlined in section 18.13.075 of this Chapter;

SMC 18.13.057 Protective Buffers—Standards. Whenever protective buffers are required by this chapter, the following standards apply:

- A. Construction Staking.** The outer edge of the buffer area shall be clearly staked, flagged, and fenced in the field and maintained throughout the duration of any construction activities. The markers may be combined with temporary erosion control fencing and shall be clearly visible, durable, and posted in the ground.
- B. Notice on Deed.** A conservation covenant shall be recorded in a form approved by the City Attorney as adequate to incorporate the restrictions of this chapter and to give notice of the requirements for engaging in regulated activities.
1. In the case of plats, short plats, and recorded site plans, the boundaries of critical areas and any protective buffers and a reference to the separately recorded conservation covenant shall be included on the face of such instrument.
 2. At the Administrator's discretion, a deed notice in a form approved by the City Attorney may be accepted in lieu of a conservation covenant.
- C. Permanent Demarcation.**
1. A permanent and perpetual physical demarcation along the outer boundary of the buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the Administrator.
 2. In the case of plats or short plats, the administrator may require that critical areas and buffers be placed in a separate tract which may be held by an appropriate natural land resource manager, such as a land trust.
 3. Permanent signs along the boundary of a buffer are required.
 - a. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability. Signs must be posted at an interval of one every 50 feet, or one per lot if the lot is less than 50 feet wide, and must be maintained by the property owner in perpetuity. The signs shall be worded as follows or with alternative language approved by the Administrator: "Protected Area. Do Not Disturb. Contact the City of Stevenson Regarding Uses, Restrictions, and Opportunities for Stewardship."
 - b. The signage provisions above may be modified as necessary to assure protection of sensitive features or wildlife. For highly visible areas or areas located along a public right-of-way, interpretive signs may be required in lieu of other signage.
- D. Fencing.**
1. The applicant shall install a permanent fence around a critical area or buffer when domestic grazing animals are present or may be introduced on site.
 2. Fencing installed as part of a proposed activity or as required in this section shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to critical areas.
- E. Planting.** Whenever planting is required within a protective buffer, the following standards shall apply unless other standards are recommended by a qualified professional and approved as part of a restoration or mitigation plan:
1. Native plant material should be used.
 2. Mitigation areas shall be planted within 1 year of any vegetation removal.
 - ~~2-3.~~ The minimum plant density should be 2 trees and 5 shrubs per 400 square feet.
 - ~~3-4.~~ Bare root plants at least 24 inches long and/or containerized stock at least 1 gallon in size are preferred for mitigation planting. Live stakes at least 36 inches long may be used for willow, dogwood and cottonwood species. Hydroseeding may be used as an alternative when the above planting methods are demonstrated to be unadvisable.
 - ~~4-5.~~ The base of each plant should be mulched at least 3 inches deep for a radius of at least 1 foot to inhibit weed growth, conserve water, and moderate soil temperature. The mulch should not be in contact with the plant stem.
- F. Maintenance.**
1. Except as otherwise specified or allowed in accordance with this Code, buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the monitoring period.

- d. Areas of Rare Plant Species and High Quality Ecosystems. Areas of rare plant species and high quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program.
- e. Local Species and Habitats of Importance-
 - i. Species of local importance are those species that are of local concern that, due to their population status or their sensitivity to habitat manipulation, warrant protection.
 - ii. Habitats of local importance include a seasonal range or habitat element with which a given species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. They might also include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
 - iii. Local habitat areas include those areas specifically identified as local habitat areas in the City’s adopted Critical Areas Map Inventory and background maps used to prepare the map inventory. The Administrator keeps the Critical Areas Map Inventory on file.
- f. Other Required Areas. Fish and wildlife habitat conservation areas also include commercial and recreational shellfish; smelt spawning areas; naturally occurring ponds under 20 acres and submerged aquatic beds that provide fish or wildlife habitat; water of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and state natural area preserves and natural resource conservation areas.

C. FWHCA Reports.

- 1. Preliminary Assessments- In order to determine the extent of the appropriate buffers on a site when the nature of the fish and wildlife habitat conservation area is unclear, the applicant may submit a preliminary habitat assessment report as prepared by a qualified professional in accordance with SMC 18.13.050 – Critical Area Reports— Requirements. This report shall suffice for the purpose of the development application if no habitat buffer impacts are proposed. In addition to the minimum requirements for critical area reports contained in SMC 18.13.050, a preliminary FWHCA report should also contain the following information:
 - a. ~~A~~ Confirmation or correction of the classifications for the FWHCA and/or stream type as defined in this Chapter,
 - b. Characterization of riparian (streamside) vegetation species, composition, and habitat function, A detailed description of the critical area in question and a qualitative analysis of its general condition and vegetation types,
 - ~~b-c.~~ Description of the soil types adjacent to and underlying the stream, using the Soil Conservation Service soil classification system,
 - d. Identification of the qualities of the area that are essential to maintain feeding, breeding, and nesting, and an assessment of potential project impacts to the use of the site by the species,
 - e. A discussion of any federal, state, or local species/habitat management recommendations, including the WDFW habitat management recommendations that have been developed for the identified species or habitat,
 - ~~e-f.~~ Recent photographs of the property, including detailed photographs of the habitat resource in question,
 - ~~d-g.~~ An outline of standard buffer widths, available buffer reductions, or potential opportunities for enhancement/mitigation.

D. Habitat Buffer Widths.

- 1. Base Buffer Widths. The following buffer widths have been established in accordance with the best available science. They are based on category of fish and wildlife habitat conservation area. Required buffer widths are detailed in tables 18.13.095-1:

TABLE 18.13.095-1 – FISH & WILDLIFE HABITAT CONSERVATION AREA PROTECTIVE BUFFER WIDTHS			
FWHCA Category ¹	Subcategory	Example ²	Buffer Width (ft)
Riparian Areas	Type S	Columbia River, Rock Cove, Rock Creek	150’ ³

- b. On-site mitigation involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all on-site mitigation.
 - d. The proposed reduction in buffer width will not result in a net loss of existing buffer functions.
6. Riparian Habitat Buffer Reduction through Off-Site Mitigation. Base riparian habitat buffers can be reduced to 33% of the base buffer area through off-site mitigation subject to the following:
- a. Mitigation in the buffers will be consistent with the compensatory mitigation and buffer standards requirements, below.
 - b. On-site mitigation occurs and involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all off-site mitigation.
 - d. The proposal shall not result in a net loss of existing buffer functions.
 - e. To aid in the implementation of off-site mitigation, the City may develop a Shoreline Restoration Plan or other program which prioritizes habitat corridors for use as mitigation and/or allows payment in lieu of providing mitigation on a development site. Such other program shall be developed and approved through a public process and should address:
 - i. The identification of sites within the City of Stevenson Urban Area that are suitable for use as off-site mitigation. Site suitability shall take into account hydrologic and biologic functions, potential for habitat fragmentation and degradation, and potential for urban growth and service expansion, and
 - ii. The use of fees for mitigation on available sites that have been identified as suitable and prioritized.

E. Buffer Standards.

- 1. Buffers associated with riparian areas shall be measured perpendicularly outward from the OHWM as determined by a qualified professional.
- 2. All proposals involving FWHCA buffers shall be subject to SMC 18.13.057 – Protective Buffers—Standards.
- 3. Vegetation Removal in Buffer Areas. The Administrator may waive the requirement to prepare a FWHCA Mitigation Plan for a proposed project that is solely related to vegetation removal and includes mitigation consistent with Table 18.13.095-2.

TABLE 18.13.095-2 – MITIGATION FOR VEGETATION REMOVAL WITHIN RIPARIAN HABITAT AREAS		
Location of Vegetation Removal	Type of Vegetation Removal	Mitigation Action Required ^{1,2,3}
Anywhere	Invasive or noxious vegetation	Native or non-native, <u>noninvasive</u> replacement planting at 1:1 mitigation ratio
	Hazard tree	Similar species replacement planting at 2:1 mitigation ratio
50 Feet or Less from OHWM	Grass, pasture, non-woody, or non-native vegetation (excluding invasive or noxious vegetation)	Native or non-native replacement planting at 1:1 mitigation ratio
	Native groundcover and understory	Native replacement planting at 2:1 mitigation ratio
	Native trees <12 inches DBH	Similar species replacement planting at 2:1 mitigation ratio
	Significant trees	Similar species replacement planting at 3:1 mitigation ratio
More than 50 Feet from OHWM	Any non-native vegetation	Native or noninvasive replacement planting at 1:1 mitigation ratio
	Native groundcover or understory	Native replacement planting at 1:1 mitigation ratio
	Any native tree	Native tree replacement planting at 2:1 mitigation ratio
Outside Oregon White Oak Woodland Dripline	Any removal of native or non-native vegetation	Temporary tree protection fencing required prior to ground disturbance. No clearing, grading, trenching staging, boring, or any other activity is allowed within the dripline of the oak woodlands.
Inside, Entirely or Partially, Oregon White Oak Woodland Dripline	No oak removal and no significant damage to health of the oak trees as	Install temporary tree protection fencing required prior to ground disturbance at the extent of proposed activity to ensure that no clearing, grading, trenching, staging,

	demonstrated by arborist’s report.	boring or any other activity will occur within the dripline of oak woodlands beyond what has been recommended by an arborist. Require mitigation for lost scrub/shrub vegetation, if appropriate. Conservation covenant or other mechanism is required to protect the oak woodland from future development.
	Oak removal or removal involving significant damage to the health of oak trees as demonstrated by arborist’s report.	At a minimum, replace oak trees based on area impacted with new Oregon white oak trees and contact WDFW for additional mitigation.
<p>1 – The standards listed in SMC 18.13.057 apply to activities undertaken based on this table. A conservation covenant may be required if future development is likely to impact the mitigation area.</p> <p>2 – Replacement planting involves like-for-like replacement of either 1) the species removed or 2) the vegetative layer (strata) as that removed. No invasive vegetation shall be used for replacement purposes.</p> <p>3 – To assist applicants with in determining appropriate mitigation, the City may maintain a list of native vegetation that provide groundcover, understory, and tree canopy cover functions in riparian areas.</p>		

F. Habitat Mitigation.

1. **Compensatory Mitigation, Required.** Compensatory mitigation for impacts to FWHCA’s shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater functions as those affected by the proposed project. Out-of-kind replacement of FWHCA type or functions may be considered if the applicant demonstrates it will best meet watershed goals formally identified by the City, such as replacement of historically diminished FWHCA types.
2. **FWHCA Mitigation Plan.** When a project involves FWHCA or FWHCA buffer impacts, enhancements, or reductions, a Habitat Mitigation Plan by a qualified professional shall be required. At a minimum, the Habitat Mitigation Plan must contain the following information:
 - a. **Baseline Information.** All the information required in the FWHCA Report prepared under SMC 18.13.095(C).
 - b. **Site Plan.** A copy of the site plan for the development proposal showing identified critical areas, buffers, and dimensions and limits of any areas to be cleared. This plan should include the proposed construction sequencing, grading and excavation details, erosion and sedimentation control features, and detailed site diagrams and any other drawings appropriate to show construction techniques or anticipated final outcome.
 - c. **Project Impacts and Mitigation.** A description of the mitigation sequence developed for the project according to SMC 18.13.055. This should involve a description of the existing and estimated future conditions of the enhancement area and/or compensatory mitigation site, including location and rationale for selection. Include an assessment of all appropriate technical information necessary to assess the compensatory mitigation proposed.
 - d. **Goals and Objectives.** The environmental goals and objectives of the mitigation, and the goals and objectives must be related to the functions and values of the impacted critical area.
 - e. **Monitoring and Maintenance Program.** A proposed Monitoring Program compliant with SMC 18.13.059 – Performance & Monitoring Standards.
 - f. A bond estimate for the entire enhancement and/or compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to 5 years, annual monitoring field work and reporting, and contingency actions for the monitoring period established under SMC 18.13.059 – Performance & Monitoring Standards.
 - g. Where proposed activities, uses, and alterations are located below the OHWM, identification of how the preservation and enhancement of anadromous fish habitat will be achieved including, but not limited to, the following:
 - i. The allowable work window as designated by the WDFW.
 - ii. Alternative alignments or locations for the activity that were determined infeasible.
 - iii. Stream width and flow rate, stability of the channel including erosion or aggradation potential, type of substratum, discussions of infiltration capacity

and biofiltration before and after alteration, presence of hydrologically associated wetlands, analysis of fish and wildlife habitat, and any proposed floodplain limits.

f.iv. Methods to minimize the degradation of the downstream functions or values of the fish habitat or other critical areas.

3. FWHCA Mitigation Ratios.

TABLE 18.13.095-3 – RIPARIAN HABITAT MITIGATION RATIOS			
Location & Type of Mitigation¹	Enhancement	Restoration	Preservation
On-Site	1:1	2:1	4:1
Off-Site (Preferred Locations)	2.5:1	5:1	10:1
Off-Site (Non-Preferred Locations)	5:1	10:1	20:1

1 – Compensatory mitigation for buffers shall replace those buffer functions lost from development.

4. Mitigation Location. Preferred locations for off-site mitigation include areas within the City of Stevenson Urban Area or locations within the same drainage sub-basin as the proposed development site.

X. “Manage” means a general term that includes, but is not limited to, the use, transfer, storage, processing and re-packaging of materials. This does not include the active or immediate transportation of materials.

Y. “Municipal Waste” means general residential and commercial wastes including the waste collected by garbage haulers and the waste delivered to transfer or disposal sites by the waste generators themselves (self-haul).

Z. “National Pollutant Discharge Elimination System” or “NPDES” means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under sections 307, 402, 318, and 405 of the Federal Clean Water Act, for the discharge of pollutants to surface waters of the state [SMC 13.30.100(TT)] from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington State Department of Ecology.

AA. “Operation(s)” means industrial, commercial, institutional, or residential activity that may be publicly or privately-owned and operated, and may involve the use of stationary facilities, equipment, transport vehicles, or transfer equipment. To the extent allowed by state or federal law, this definition includes all federal, state, or local government entities.

BB. “Operation, Classified” means any operation that at any time within a one year time period will or do manage over 220 pounds in total of hazardous materials, including mixtures thereof that contain the following:

1. Constituents referenced in the Code of Federal Regulations, 40 CFR 302.4 (referenced in Section 103(a) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA));
2. Materials that exhibit the characteristic of toxicity [SMC 13.30.100(RR)] because they contain leachable constituents [SMC 13.30.100(W)] from the Toxicity Characteristic List of WAC 173-303-090(8) as amended; or
3. Constituents that are referenced on the Halogenated Solvent List set forth in SMC Table 13.30.900-1.

CC. “Outdoor Wood Preservation” means the act of pressure treating wood products for weather resistance and outdoor use, using organic-based preservatives such as creosote or pentachlorophenol, typically used to treat poles or heavy timbers, and inorganic-based preservatives such as chromium, copper and arsenic, typically used to treat dimension lumber.

DD. “Permeable Surface” means soil or other ground cover with a sufficiently rapid infiltration rate so as to eliminate surface runoff.

EE. “Person” means any human being, firm, labor organization, partnership, corporation, unincorporated association, trustee, trustee in bankruptcy, receiver, or any other legally recognized entity.

FF. “Potentially Harmful Materials” means hazardous materials [SMC 13.30.100(U)] as well as other materials including, but not limited to, the following which, if discharged or improperly disposed, may present a risk to drinking water resources:

Petroleum products including but not limited to petroleum fuel and petroleum based coating and preserving materials; oils containing PCBs; antifreeze and other liquid automotive products; metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; radioactive material; used batteries; corrosives, acids, alkalis, or bases; paints, stains, resins, lacquers or varnishes; degreasers; solvents; construction materials; drain cleaners and other toxic liquid household products; pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; steam cleaning and carpet cleaning wastes; pressure cleaning wastes; car wash water; laundry wastewater; soaps, detergents, ammonia; swimming pool backwash; chlorine, bromine, and other disinfectants; heated water; domestic animal wastes; sewage;

recreational vehicle waste; animal carcasses, excluding salmonids; food wastes; collected lawn clippings, leaves or branches; trash or debris; silt, sediment, or gravel; dyes; and untreated or unapproved wastewater from industrial processes.

GG. “Process Wastewater” means wastewater discharged from one or more industrial processes or industrial cleanup procedures.

HH. “Qualified Professional” means an engineer, licensed in the State of Washington, holding a current specialty license in hydrogeology, hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments, or a person who can be otherwise considered a qualified scientific expert with expertise appropriate for critical aquifer recharge areas in accordance with WAC 365-195-905(4).

II. “Releasing” or “Release” means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including but not limited to the abandonment or discarding of barrels, containers, and other closed receptacles.

JJ. “Responsible Government Official” means a person employed by the federal, state, or a local government with authority to protect the public health and safety or water resources. Examples include, but are not limited to, persons employed by the police and fire departments, and employees of the Washington State Department of Ecology, the United States Environmental Protection Agency, Skamania County, and the City of Stevenson.

KK. “Sewage Disposal Cesspool” means a lined excavation in the ground which receives the discharge of a drainage system, designed to retain solids and organic matter while permitting liquids to seep through the sides and bottom.

LL. “Stormwater” means runoff during and following precipitation and snowmelt events, including surface runoff and drainage.

MM. “Stormwater Drainage System” means constructed and natural features that function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat, or filter stormwater.

NN. “Stormwater Manual” means the Stormwater Management Manual for Western Washington (Ecology Publication #14-10-055), as amended, prepared by the Washington State Department of Ecology for use by local governments that contains BMPs to prevent, control, or treat pollution in stormwater.

OO. “Stormwater Treatment Facility” means a stormwater facility that is intended to remove pollutants from stormwater. Stormwater treatment facilities include, but are not limited to, wetponds, oil/water separators, biofiltration swales, and constructed wetlands.

PP. “Surface Water” means water that flows across the land surface, in channels, or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.

QQ. “Tank” means a stationary device designed to contain liquids used or stored at an operation which may include hazardous materials, chemicals or dangerous wastes, and which is constructed primarily of non-earthen materials to provide structural support.

RR. “Toxicity” means having properties that cause or significantly contribute to death, injury, or illness in humans or wildlife. A material exhibits the characteristic of toxicity if it contains certain leachable constituents [SMC 13.30.100(W)] at sufficient concentrations to be considered dangerous to human health and the environment. Leachable constituents [SMC 13.30.100(W)] and toxicity concentrations are referenced in the Toxicity Characteristic List of WAC 173-303-090(8) as amended.

SS. “Underground Injection Control” or “UIC well” means a manmade subsurface fluid distribution system designed to discharge fluids into the ground, consisting of an assemblage of

perforated pipes, drain tiles, or other similar mechanisms, or a dug hole that is deeper than the largest surface dimension. Subsurface infiltration systems include drywells [SMC 13.30.100(R)], pipe or french drains, drain fields, and other similar devices.

SS-TT. “Waters of the State” means all lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington.

Section 13.30.125 Adoption of Manual.

A. For purposes of regulation of activities subject to this chapter, the City hereby adopts as its Stormwater Manual the 2005 Stormwater Management Manual for Western Washington.

B. At least one copy of the manual adopted in this section shall be filed in the Office of the City Clerk for use and examination by the public. The manual may also be made available for use and examination by the public at the Office of the Public Works Director, or on the City website.

C. Any reference to “Stormwater Management Manual” or “Puget Sound Erosion Control Manual” or “Washington Department of Ecology's Stormwater Management Manual for the Puget Sound” or “Puget Sound Water Quality Manual” or “BMP’s approved by the Western Washington Stormwater Manual” or “Department of Ecology alternative paving Best Management Practices,” wherever found within the Stevenson Municipal Code, shall refer to this chapter and to the equivalent manuals as adopted in this chapter.

Section 13.30.150 Designation, scope and applicability.

A. Designated Areas: The following areas are designated Drinking Water Resource Protection Areas:

1. Critical Aquifer Recharge Areas: The City designates the following as Critical Aquifer Recharge Areas, pursuant to WAC 365-190 and Chapter 36.70A RCW, for the protection of drinking water resources. The City shall apply development restrictions as defined in SMC 13.30.350 to activities inside Critical Aquifer Recharge Areas.
 - a. Wellhead Protection Areas. Wellhead protection areas shall be defined by the boundaries of the 10-year time of ground water travel, or boundaries established using alternate criteria approved by the Department of Health in those settings where ground water time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135 for Group A water systems.
 - b. Sole Source Aquifers. Sole source aquifers are areas that have been designated by the U.S. Environmental Protection Agency pursuant to the Federal Safe Drinking Water Act. As of 2016, no Sole Source Aquifers are designated within Skamania County.
 - c. Susceptible Ground Water Management Areas. Susceptible ground water management areas that have been designated as moderately or highly vulnerable or susceptible in an adopted ground water management program developed pursuant to Chapter 173-100 WAC. As of 2016, no Susceptible Ground Water Management Areas are designated within Skamania County.
 - d. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090. As of 2016, no special protection areas are defined within Skamania County.
2. Surface Water Protection Areas. The City designates all Surface Water Protection Systems identified by the Washington Department of Health for any Group A water system as Surface Water Protection Areas.

B. Mapping.

Stevenson Municipal Code

13.30

1. The approximate location and extent of designated Drinking Water Resource Protection Areas are shown on the adopted critical areas map.
 2. These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new Drinking Water Resource Protection Areas are identified in their Source Water Assessment Program (SWAP) map. The maps are a reference only and do not provide a final critical area designation.
- C. Operations: All operations are subject to the provisions of this chapter. Each operation shall meet the Minimum Requirements defined in SMC 13.30.200. Operations that manage hazardous materials may also be required to meet the Greater Standards for Hazardous Materials Management, as defined in SMC sections 13.30.300 and .325.
- D. Prohibitions: Regardless of operating status or location, the following uses and activities shall be prohibited within the City:
1. Hard Chrome Plating [SMC 13.30.100(T)] Operations [SMC 13.30.100(AA)]
 2. Outdoor Wood Preservation [SMC 13.30.100(CC)] Operations [SMC 13.30.100(AA)]
 3. Chemical Lagoons and Pits [SMC 13.30.100(D)]
 4. Sewage Disposal Cesspools [SMC 13.30.100(KK)]
 5. Hazardous Material [SMC 13.30.100(U)] Disposal Sites [SMC 13.30.100(P)]
 6. Radioactive Waste Disposal Sites [SMC 13.30.100(P)]
 7. Municipal Waste [SMC 13.30.100(Y)] Disposal Sites [SMC 13.30.100(P)]
- E. Emergency Response Exclusion: Emergency response activities shall be excluded from the requirements of this chapter, if such an activity is initiated and completed within a timeframe too short to allow for full compliance with this chapter. This exclusion shall only apply to immediate actions that are undertaken in response to an imminent threat to drinking water resources, public health or safety. This exclusion shall not apply unless a responsible government official [SMC 13.30.100(JJ)] is notified and agrees that the event is a qualifying emergency.

Section 13.30.175 Discharges to Drinking Water Resources.

- A. Prohibited Discharges: No person or operation shall discharge any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City. Persons or operations shall use all known, available, and reasonable means to prevent the discharge of any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City.
- B. Illicit Connections:
1. Any connection that could allow conveyance of any solid, liquid, or gas material not composed entirely of surface and storm water directly to drinking water resources is considered an illicit connection and is prohibited, except:
 - a. Connections conveying allowable discharges as set forth at SMC 13.30.175.C and D herein;
 - b. Connections conveying discharges pursuant to a National Pollutant Discharge Elimination System (NPDES) permit or a state waste discharge permit; and
 - c. Connections conveying effluent from permitted or authorized onsite sewage disposal systems to subsurface soils.
 2. Floor drains shall not be installed inside an operation which stores or uses hazardous materials unless approved by the City for connection to sanitary sewer. Existing floor drains connected to storm drains or to surface water drains located in or near indoor hazardous material storage or use areas are considered unauthorized connections and shall be sealed or removed to prevent liquid entry, piped to the sanitary sewer (with approval and appropriate shut-off valves), be routed to blind sumps, or be directed to additional containment or treatment systems meeting the standards of this chapter.

4. The City may impose additional requirements whenever documented specific circumstances (applicable to the operation) threaten drinking water resources.
5. Notwithstanding any other provisions of this chapter, whenever it appears to the City that conditions regulated by this chapter require immediate action to protect the public health and/or safety, the City is authorized to enter such property for the purpose of inspecting and investigating such emergency conditions.

Section 13.30.600 Trade secrets and confidential records.

Generally, information submitted to demonstrate compliance with this chapter will be freely available to the public. Users may have certain information, however, withheld as confidential if the following process is followed.

A. When a User submits information to the Public Works Director, or provides information to inspectors, Users may request that specific information be maintained as confidential. Users must promptly identify the specific information in writing, and describe why the release would divulge information, processes, or methods of production entitled to protection as trade secrets or confidential business information under applicable State or Federal laws.

B. The Public Works Director shall review and approve or deny such requests. When approved, the information shall not be available as public records and shall be marked Confidential.

C. All other information submitted to the City and obtained from the City's oversight shall be available to the public subject to the City records review policy.

D. Information held as confidential may not be withheld from governmental agencies for uses related to this chapter, the NPDES program, state water quality monitoring and enforcement, and other enforcement proceedings involving the person furnishing the report.

E. Federal rules prevent wastewater constituents and characteristics and other effluent data, as defined by 40 CFR 2.302 from being recognized as confidential information.

Section 13.30.700 Alternative practices.

A. Where appropriate, the City ~~shall~~ may accept other local, state or federal approvals, permits or other authorization as satisfying certain provisions defined through this chapter. The City retains the authority to review plans, permits and operating conditions to determine compliance.

B. The City will accept an alternative practice, system, plan or structure only if the owner/operator can demonstrate to the City that the alternative will produce the same or a greater level of drinking water resource protection.

SMC 13.30.725 Adjustments

A. An Adjustment is a technical variation in the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Adjustments to this chapter, only, under this section. No other Adjustments are authorized under this section.

B. Adjustment Approval Process. Adjustments to the Minimum Requirements may be granted administratively by the City, provided that a written finding of fact is prepared showing compliance with these criteria:

1. The Adjustment provides substantially equivalent environmental protection.
2. Based on sound engineering practices, the objectives of safety, function, environmental protection and facility maintenance are met.
3. The Adjustment will not result in non-compliance with other Minimum Requirements.
4. No Adjustment shall be used in place of an Exception procedure under SMC 13.30.750,

where such procedure is applicable.

- C. The City shall maintain a record of such decisions and associated findings.

Section 13.30.750 Special Exceptions.

The City may grant Special Exceptions to this chapter under this section.

A. A Special Exception is a waiver of the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Special Exceptions to this chapter, only, under this section. No other Exceptions are authorized under this section.

B. Special Exception Approval Process. Special Exceptions from a Minimum Requirement may be granted by the Board of Adjustment, provided that written findings of fact is prepared showing compliance with the criteria in this section.

C. Special Exception Approval Criteria. The City may grant Special Exceptions to this chapter, if application of this chapter imposes a severe and unexpected economic hardship on a project applicant.

1. The following must be documented with written findings of fact:
 - a. The current (pre-project) use of the site, and
 - b. How the application of this chapter restricts the proposed use of the site compared to the restrictions that existed prior to the adoption of this chapter; and
 - c. The possible remaining uses of the site if the Special Exception were not granted; and
 - d. The uses of the site that would have been allowed prior to the adoption of this chapter; and
 - e. A comparison of the estimated amount and percentage of value loss as a result of the requirements of this chapter versus the estimated amount and percentage of value loss as a result of requirements that existed prior to adoption of the requirements of this chapter; and
 - f. The feasibility for the owner to alter the project to apply the requirements of this chapter.
2. In addition any exception must meet the following criteria:
 - a. The exception will not increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state [\[SMC 13.30.100\(TT\)\]](#); and
 - b. The exception is the least possible exception that could be granted to comply with the intent of this chapter. This criteria is met by evidence that the owner/operator has employed measures to avoid and minimize impacts, such as:
 - i. Limiting the degree or magnitude of the regulated use or activity;
 - ii. Implementing best management practices;
 - iii. Phasing or limiting implementation;
 - iv. Changing the timing of activities; or
 - v. Revising site plans.

D. Administration. The Board of Adjustment shall not act on a request for a Special Exception until an open record hearing is held. Hearings under SMC 13.30.750 relating to Special Exceptions shall be consolidated with any required open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required. The City shall maintain a record of any such hearings, decisions, and associated findings made under this section.

Section 13.30.800 Appeals.

- A. Appeals of enforcement of this chapter under SMC 13.30.500 shall be governed by SMC

CITY OF STEVENSON

ORDINANCE NO. 2018-1123

AN ORDINANCE OF THE CITY OF STEVENSON THE STEVENSON AMENDING THE CRITICAL AREAS CODE; ALIGNING IT WITH THE CITY’S OTHER REGULATORY PROGRAMS; AND REPEALING PORTIONS OF ORDINANCE 1022.

RECITALS

WHEREAS, the State of Washington has, in RCW 36.70A (the Growth Management Act [GMA]), authorized and required the City of Stevenson (City) to adopt, and periodically update, development regulations ensuring the conservation of agricultural, forest, and mineral resource lands and precluding land uses or developments that are incompatible with critical areas.

WHEREAS, critical areas are valuable and fragile natural resources with significant development constraints that, in their natural state, provide many valuable social and ecological functions;

WHEREAS, the City relied on syntheses performed by Jefferson County in 2009, the City of Woodinville in 2013, and the City of Bingen in 2015 as the best available science on which to protect the functions and values of critical areas;

WHEREAS, the attendant buffers of critical areas are essential to the maintenance and protection of the functions and values of important critical areas;

WHEREAS, adverse impacts of land use and development contribute to the loss of the social and ecological functions provided by critical areas;

WHEREAS, The loss of social and ecological functions provided by critical areas—especially wetlands, riparian zones, geologically hazardous areas, critical aquifer recharge areas, and fish and wildlife habitat—results in a detriment to public safety and welfare;

WHEREAS, the regulations promulgated below have been evaluated and determined to implement Objectives 2.2, 2.3, 2.6, 2.14, and 3.6 of the Stevenson Comprehensive Plan;

WHEREAS, the City Planning Commission, after soliciting, receiving, and evaluating public input and comment on the proposed regulations, has considered and recommended City Council approval of this ordinance; and

WHEREAS, the City has reached a Determination of Non-Significance under the State Environmental Policy Act;

AND, WHEREAS, the City Council has conducted a public hearing on the proposed update the critical areas ordinance;

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

THAT, SMC Chapter 18.13- “Critical Areas and Natural Resource Lands” be amended as follows:

Section 1 – Section SMC 18.13.005 (a portion of Ordinance 1022) is repealed and replaced with Exhibit A, attached hereto and made a part hereof.

Section 2 – Section SMC 18.13.010 (a portion of Ordinance 1022) is repealed and replaced with Exhibit B, attached hereto and made a part hereof.

Section 3 – Section SMC 18.13.015 (a portion of Ordinance 1022) is repealed and replaced with Exhibit C, attached hereto and made a part hereof.

Section 4 – Section SMC 18.13.020 (a portion of Ordinance 1022) is repealed and replaced with Exhibit D, attached hereto and made a part hereof.

Section 5 – Section SMC 18.13.025 (a portion of Ordinance 1022) is repealed and replaced with Exhibit E, attached hereto and made a part hereof.

Section 6 – Section SMC 18.13.030 (a portion of Ordinance 1022) is repealed in its entirety.

Section 7 – Section SMC 18.13.035 (a portion of Ordinance 1022) is repealed and replaced with Exhibit F, attached hereto and made a part hereof.

Section 8 – Section SMC 18.13.040 (a portion of Ordinance 1022) is repealed and replaced with Exhibit G, attached hereto and made a part hereof.

Section 9 – Section SMC 18.13.050 (a portion of Ordinance 1022) is repealed and replaced with Exhibit H, attached hereto and made a part hereof.

Section 10 – Exhibit I, attached hereto and made a part hereof, shall be added as SMC 18.13.051, new section of the Stevenson Municipal Code.

Section 11 – Section SMC 18.13.055 (a portion of Ordinance 1022) is repealed and replaced with Exhibit J, attached hereto and made a part hereof.

Section 12 – Exhibit K, attached hereto and made a part hereof, shall be added as SMC 18.13.057, new section of the Stevenson Municipal Code.

Section 13 – Exhibit L, attached hereto and made a part hereof, shall be added as SMC 18.13.059, new section of the Stevenson Municipal Code.

Section 14 – Section SMC 18.13.060 (a portion of Ordinance 1022) is repealed and replaced with Exhibit M, attached hereto and made a part hereof.

Section 15 – Section SMC 18.13.065 (a portion of Ordinance 1022) is repealed and replaced with Exhibit N, attached hereto and made a part hereof.

Section 16 – Section SMC 18.13.070 (a portion of Ordinance 1022) is repealed and replaced with Exhibit O, attached hereto and made a part hereof.

Section 17 – Section SMC 18.13.075 (a portion of Ordinance 1022) is repealed and replaced with Exhibit P, attached hereto and made a part hereof.

Section 18 – Section SMC 18.13.085 (a portion of Ordinance 1022) is repealed in its entirety.

Section 19 – Section SMC 18.13.095 (a portion of Ordinance 1022) is repealed and replaced with Exhibit Q, attached hereto and made a part hereof.

Section 20 – Section SMC 18.13.100 (a portion of Ordinance 1022) is repealed and replaced with Exhibit R, attached hereto and made a part hereof.

Section 21 – Section SMC 18.13.110 (a portion of Ordinance 1022) is repealed and replaced with Exhibit S, attached hereto and made a part hereof.

Section 22 – Section SMC 18.13.115 (a portion of Ordinance 1022) is repealed in its entirety.

Section 23 – Exhibit T, attached hereto and made a part hereof, shall be added as SMC 13.30—Drinking Water Resource Protection, new chapter of the Stevenson Municipal Code.

Section 24 – Chapter SMC 15.24—Floodplain Management Regulations (a portion of Ordinance 864, Section 1) shall be amended as described in Exhibit U.

Section 23 – This ordinance affects SMC 18.13 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of SMC 18.13 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 24 – If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

This Ordinance shall take effect and be in force on October 1st, 2018.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this _____ day of _____, 2018.

Mayor of the City of Stevenson

APPROVED AS TO FORM:

ATTEST:

KEN WOODRICH, Attorney for the City of Stevenson

Clerk of the City of Stevenson

Stevenson Critical Areas Code**SMC 18.13 Critical Areas & Natural Resource Lands****SMC 18.13.005 Purpose & Intent****A. Purpose.** The purpose of SMC 18.13, herein referred to as the Chapter, is to:

1. Protect the public health, safety, and welfare by preventing adverse impacts of land use and development on the functions and values of critical areas;
2. Protect the public and public resources and facilities from injury, loss of life, property damage, or financial loss due to flooding, erosion, landslides, soils subsidence, or steep slope failure;
3. Further the public's interest in the conservation and wise use of our lands;
4. Implement, using the best available science, the goals, policies, guidelines, and requirements of the City's Comprehensive Plan and Washington's GMA;
5. Classify and designate critical areas;
6. Protect and conserve water resource areas, water quality, and water quantity, in support of human uses and enjoyment, fish and wildlife habitat, and to prevent degradation through direct or cumulative effect;
7. Protect and maintain the viability of natural fish and wildlife habitat for the long-term sustainable use and enjoyment of the public, and for a healthful quality of life for the citizens of Stevenson, through the development of strategies to avoid impacts to, mitigate impacts on, and enhance the functions of designated critical areas;
8. Preserve, protect, and/or enhance critical areas—with special consideration given to anadromous fisheries, as required by the GMA—by regulating activities within and adjacent to them, while allowing for the reasonable use of private property.

B. Intent.

1. The regulations of this Chapter are intended to protect critical areas in accordance with the GMA and through the application of the best available science, as determined according to WAC 365-190-900 through 365-190-925, and in consultation with state and federal agencies and other qualified professionals.
2. This Chapter is intended to be administered with flexibility and attention to site-specific characteristics. However, in the interpretation and application of these regulations, the provisions of this Chapter are considered to be the minimum requirements necessary, are to be liberally construed to serve the purposes stated above, and are not to be deemed to limit or repeal any other provisions under state statute.
3. It is not the intent of this Chapter to:
 - a. Make a parcel of property unusable by denying its owner reasonable economic use of the property, or
 - b. Prevent the provision of public facilities and services at levels of service determined by the City Council as necessary to support existing and planned development.

SMC 18.13.010 Definitions

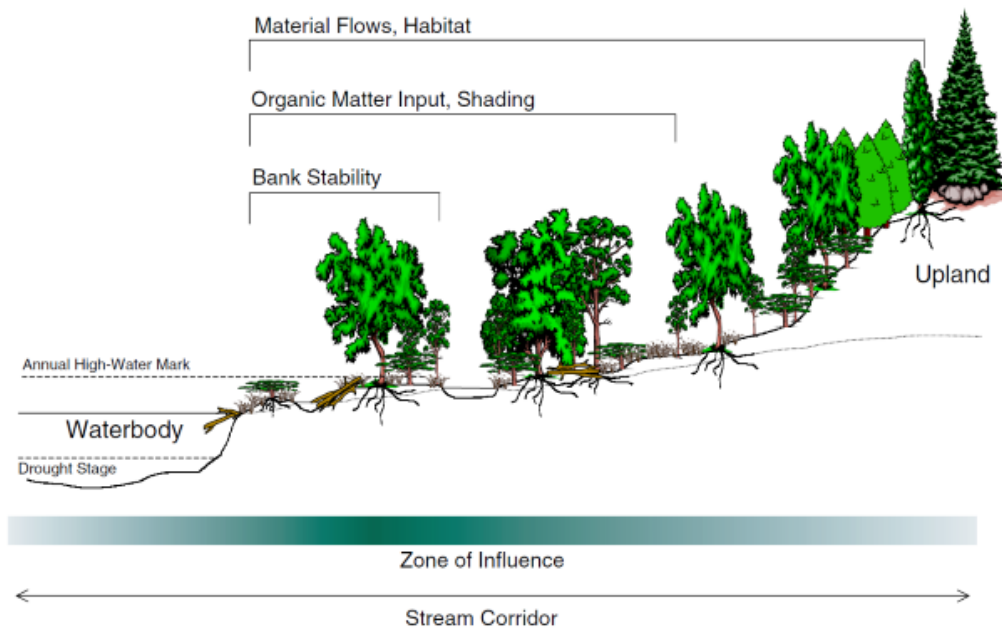
- A. General Definitions.** Unless defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable interpretation and application.
1. The definitions provided in SMC 1.08.010 shall apply to this Chapter.
 2. Where interpretation of words and phrases related to wetlands is necessary, the definitions provided in "Wetland Guidance for CAO Updates (Western Washington)" (Ecology Publication #16-06-001) shall apply.
- B. Specific Definitions.** For the purposes of this Chapter the definitions set forth below shall apply.
1. "Alteration" means any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, vegetation clearing, vegetation pruning or removal, planting nonnative vegetation, construction, compaction, excavation, applying pesticides, fertilizers and/or other chemicals, or any other activity that changes the character of the critical area.
 2. "Anadromous fish" means fish that are born in freshwater, migrate to and live a portion of their lives in saltwater, and then return to freshwater to reproduce.
 3. "Applicant" is the person or entity who files an application for a permit under this Chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.
 4. "Aquifer recharge areas" means areas having a critical recharging effect on aquifers that are a source of drinking water and vulnerable to contamination that would affect the certifiable potability of the water.
 5. "Best Available Science" (BAS) means current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through -925, as amended.
 6. "BMP's" mean Best Management Practices and include conservation practices or systems of practices and management measures that adhere to the standards of this Chapter.
 7. "Buffer" means the zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.
 8. "Canopy Cover" means the collection of branches and foliage of a single tree or group of trees forming an aggregate or collective tree crown. Canopy cover is often expressed in terms of percentage of a site. Covered areas are measured by including the area within the drip line of an individual tree and, for a stand of multiple trees, it is the sum of the area within the drip line of each tree less any overlap.
 9. "City" is the City of Stevenson.
 10. "City Council" means the City Council of the City of Stevenson.
 11. "Conservation covenant" means a recorded instrument entered into as a condition of approval or permit issued under this Chapter.
 12. "Critical Areas" mean any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70.A and designated by this Chapter.
 13. "Critical Areas Administrator" or "Administrator" means the person appointed by the Mayor or the Mayor's designee to administer the provisions of this Chapter.
 14. "DBH" means diameter at breast height, 4.5 feet above existing grade.
 15. "Degraded" in terms of critical area buffers means areas of vegetation dominated by more than 30% aerial coverage of noxious or invasive vegetation. Non-vegetated areas dominated by fill, gravel, debris, or other non-native material will also be considered degraded. Measurement of degraded areas shall be based on the base buffer width.
 16. "Development" means activity upon the land consisting of construction or alteration of structures, earth movement, dredging, dumping, grading, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, clearing of vegetation, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing use. Development also includes

- approvals issued by the City that binds land to specific patterns of use, including but not limited to, subdivisions, short subdivisions, zone changes, conditional use permits, and binding site plans. Development does not include the following activities:
- a. Interior building improvements.
 - b. Exterior structure maintenance activities, including painting and roofing.
 - c. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning, and weeding.
 - d. Maintenance of the following existing facilities that does not expand the affected area: septic tanks, (routine cleaning); wells, individual utility service connections; and individual cemetery plots in established and approved cemeteries.
17. "Endangered species" means fish and wildlife species native to Washington that are seriously threatened with extinction throughout all or a significant part of their ranges within the state. State-listed endangered species are legally designated in WAC 232-12-014.
 18. "Enhancement" means the manipulation of the physical, chemical, or biological characteristics of a particular site in order to increase, heighten, intensify, or improve specific functions. Enhancement of critical areas or their buffers typically results in a net increase of the overall function of the critical area.
 19. "Feasible" means an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (1) the action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (2) the action provides a reasonable likelihood of achieving its intended purpose; and (3) the action does not physically preclude achieving the project's primary intended legal use. In cases where certain actions are required unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the City and State may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.
 20. "Fish and Wildlife Habitat Conservation Areas" or "FWHCA" mean areas with which anadromous fish, threatened and endangered species, priority species, and species of local importance have a primary association. Such areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.
 21. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters; and/or (2) the unusual and rapid accumulation of runoff of surface waters from any source.
 22. "Functions and Values" means the beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control, wave attenuation; protection from hazards; historical, archeological, and aesthetic value protection; educational opportunities; and recreation.
 23. "Geologically hazardous areas" means areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, may not be suited to the siting of commercial, residential, or industrial development consistent with public health or safety.
 24. "Groundcover" means the low growing evergreen or deciduous vegetation, typically less than 3 feet in height at maturity, that provide relatively complete ground coverage beneath or between the canopy and/or understory.
 25. "Habitat" means the environment occupied by individuals of a particular species, population, or community.
 26. "Habitats of local importance" include a seasonal range or habitat element with which a given species has a primary association, and that, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include

- areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. They also might include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
27. "Hazard tree" means a tree with a high probability of falling due to a debilitating disease, a structural defect, or a rootball more than 50% exposed, and where there is an occupied building or accessory structure within a tree length of the base of the trunk, or where there is a risk to public safety or property.
 28. "Intermittent stream" means surface streams with no measurable flow during 30 consecutive days in a normal water year.
 29. "JARPA" means the Joint Aquatic Resource Permits Application required by the Department of Ecology.
 30. "Legal lot of record" means a parcel which was in compliance with both the platting, if applicable, and zoning laws in existence when the parcel was originally created or segregated, or which is otherwise determined to be consistent with the criteria of the Stevenson Municipal Code and State statutes. Owners of such lots shall be eligible to apply for development permits pursuant to the municipal code. Parcels segregated for tax purposes are not lots of record unless they comply with both platting and zoning laws in existence at the time that an application for segregation is received by the County Assessor, or are otherwise determined to be consistent with the Stevenson Municipal Code.
 31. "Local habitat area" means an area that contains sufficient food, water, or cover for native terrestrial or aquatic species identified by the City in this Chapter as being of significant local concern.
 32. "Mitigation" means actions that the approving agency shall require so as to avoid or compensate for impacts to critical areas resulting from the proposed project activity.
 33. "Mitigation Ratio" means a ratio expressing the amount of mitigation required based on the impact sustained by a critical area. The first number of a mitigation ratio specifies the number or area required for replacement, and the second specifies the number or area impacted.
 34. "Native," when referring to plants or plant communities, means those species or communities that are indigenous to the watershed, including extirpated species.
 35. "Natural Resource Lands" mean any areas which are not already characterized by urban growth and that have long-term significance for a) commercial production of food or other agricultural products, b) commercial production of timber, and c) extraction of minerals defined in RCW 36.70.A and this Chapter.
 36. "Ordinary High Water Mark (OHWM)" on all lakes, streams, and tidal water means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years, as to mark upon the soil, a character distinct from that of the abutting upland in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or department: PROVIDED, That in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining fresh water shall be line of high water. (RCW 90.58.030(2)(b)).
 37. "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or any agency of the state or local governmental unit however designated.
 38. "Preservation (Protection/Maintenance)" means removing a threat to, or preventing the decline of the functions and values of critical areas by an action in or near a critical area. Preservation does not result in a gain of critical area acres, may result in a gain in functions, and can be used as a mitigation technique only in exceptional circumstances.
 39. "Priority habitat and species areas", as defined by Washington State Department of Fish and Wildlife (WDFW), are areas requiring protective measures for the perpetuation of fish and wildlife species due to their population status, their sensitivity to habitat alteration, and/or their recreational, commercial, or tribal importance.
 40. "Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate

- for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.
- a. A qualified professional for critical aquifer recharge areas must meet the definition included at SMC 13.30.050.
 - b. A qualified professional for a geologic hazard must be a professional engineer or geologist, licensed in the State of Washington.
 - c. A qualified professional for habitats must have a degree in biology and professional experience related to the subject species.
 - d. A qualified professional for wetlands should be a professional wetland scientist with at least 2 years of full-time work experience as a wetlands professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans.
41. "Reasonable" means agreeable to reason, just, proper, ordinary or usual.
 42. "Regulated activities" means those alterations [SMC 18.13.010(B)(1)] and developments [SMC 18.13.010(B)(14)] that would be subject to review by the city. This definition includes but is not limited to, proposals regulated under:
 - a. SMC Title 12 – Streets, Sidewalks, and Public Places;
 - b. SMC Title 13 – Public Utilities;
 - c. SMC Title 15 – Building and Construction;
 - d. SMC Title 16 – Subdivision;
 - e. SMC Title 17 – Zoning;
 - f. SMC Title 18 – Environmental Protection.
 43. "Restoration" means the manipulation of physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland or habitat area. Restoration is divided into the following two classes:
 - a. *Re-establishment* is the manipulation of physical, chemical, or biological characteristics with the goal of returning natural or historic functions to a former wetland and/or habitat area. Re-establishment results in a net gain of wetland and/or habitat acres.
 - b. *Rehabilitation* is the manipulation of physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland and/or habitat area. Rehabilitation results in the gain in wetland and/or habitat function but does not result in a gain in wetland and/or habitat acres.
 44. "Riparian habitat area" is defined as areas adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other. See Figure 13.13.010.R-1 for an example of the riparian habitat area.

Figure 18.13.010.R-1



Source: "Riparian Areas: Functions and Strategies for Management", National Research Council (2002).

45. "Seep" means a spot where water oozes from the earth, often forming the source of a small stream.
46. "Sensitive species" are species native to Washington that are vulnerable or declining, and are likely to become endangered or threatened in a significant portion of their ranges within the state, without cooperative management or the removal of the threats. These species are designated in WAC 232-12-011.
47. "SEPA" means State Environmental Policy Act, RCW 42.21C and WAC 197-11.
48. "Significant tree" means any tree that is at least 12 inches DBH. A tree growing with multiple stems shall be considered significant if at least one of the stems, measured at a point 6 inches from the point where the stems digress from the main trunk, is at least 8 inches in diameter. Any tree that is planted to fulfill requirements set forth by this Chapter shall be considered significant, regardless of size or species.
49. "Start of construction" means the date the building permit was issued, provided the actual start of construction, placement of a manufactured home on a foundation or other permanent construction beyond the stage of excavation, was within 180 days of the permit date.
 - a. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.
 - b. Permanent construction does not include:
 - i. Land preparation, such as clearing, grading and filling,
 - ii. Installation of streets and/or walkways,
 - iii. Excavation for a basement, footings, piers, or foundation or the erection of temporary forms,
 - iv. Construction of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
50. "Stormwater management facilities" include biofiltration swales, filter strips, bubbler diffusers, detention ponds, retention ponds, wet ponds, and similar facilities designed and intended to control and treat stormwater, but not including ditches designed and intended primarily for conveyance.
51. "Streams" means any portion of a watercourse, either perennial or intermittent, where surface water flow is sufficient to produce a defined channel or bed. Streams also include natural watercourses modified by humans. Streams do not include irrigation ditches, canals, stormwater run-off facilities, or other entirely artificial watercourses.
52. "Threatened" species are native to the state of Washington and likely to become endangered in the foreseeable future throughout a significant portion of its range

within the state without cooperative management or the removal of threats. Threatened species are legally designated in WAC 232-12-011.

53. "Understory" means the vegetative layer of shrubs and trees between the canopy cover and the groundcover. Characteristics of the understory are often described based on the species, area of coverage, and the height of the vegetation, typically ranging between 3 to 15 feet.
54. "Vegetation" means aquatic and terrestrial plant life growing below, at, and above the soil or water surface. Terrestrial vegetation includes woody and herbaceous plant life and occurs at multiple layers (e.g., canopy, understory, groundcover).
55. "Water-dependent" means a use or a portion of a use that requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations. Examples of water-dependent uses include: public and private boat launches, public water access facilities, fish hatcheries, commercial docks, and water related research facilities.
56. "Watershed" means the area draining to the Columbia River known as WRIA 29A.
57. "Wetland(s)" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland in order to mitigate conversion of wetlands.

SMC 18.13.015 Administrative Provisions**A. Administrative Authority**

1. As provided herein, the Critical Areas Administrator is given the authority to interpret and apply, and the responsibility to enforce, this Chapter to accomplish the stated purpose.
2. The City shall regulate, and may withhold, condition, or deny permits or approvals for regulated activities to ensure that the proposed action is consistent with the requirements of this Chapter.

B. Title. This Chapter shall be known and may be cited as the Stevenson Critical Areas Code.

C. Relationship to Other Regulations.

1. These critical areas regulations shall apply as an overlay and in addition to zoning and other regulations adopted by the City.
2. Compliance with the provisions of this Chapter does not constitute compliance with other local, state, or federal reviews, regulations, or permit requirements (e.g., SEPA, SMP, HPA, etc.). The applicant is responsible for complying with such requirements, apart from the process established in this Chapter.
3. Regulated activities subject to this Chapter shall be routed to appropriate state and federal agencies for review and comment as required through the SEPA and/or JARPA review process. A list of such agencies is available at WAC 197-11-920.
4. These regulations shall apply concurrently with review under SEPA, and any conditions required pursuant to this Chapter shall be included in the SEPA review and threshold determination.
5. When any provision of this Chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this Chapter, that which provides more protection to the critical areas shall apply.

SMC 18.13.020 Applicability; Critical Areas & Natural Resource Lands Designated**A. Applicability**

1. The provisions of this Chapter apply to all lands within the Stevenson corporate limits.
2. The provisions of this Chapter apply to all persons and all land uses, alterations, developments and other regulated activities that are within, adjacent to, or likely to affect one or more critical areas or their buffers. No person shall alter a critical area or buffer except as consistent with the purposes and requirements of this Chapter.
3. Where a site contains two or more critical areas, the site shall meet the minimum standards and requirements for each identified critical area as set forth in this Chapter.
4. Approval of a permit or development proposal pursuant to the provisions of this Chapter does not discharge the obligation of the applicant to comply with the provisions of this Chapter.

B. Designation of Critical Areas.

1. The following critical areas are designated under RCW 36.70A.170 and regulated by this Chapter:
 - a. Geologically Hazardous Areas,
 - b. Fish and Wildlife Habitat Conservation Areas,
 - c. Wetlands,
 - d. Frequently Flooded Areas,
 - e. Critical Aquifer Recharge Areas (CARA).
2. Buffers- For the purpose of this Chapter, critical areas include their protective buffer areas as established herein.
3. Critical Areas Location. The City of Stevenson has designated critical areas by defining their characteristics. The precise limits of critical areas and their attendant buffers on a particular parcel of land shall be the responsibility of the applicant and subject to confirmation or concurrence by the City or appropriate agency prior to final approval of regulated activities on the subject property.
4. Critical Areas Map Inventory-
 - a. As an aid to both compliance and enforcement, a map inventory showing the approximate location and extent of known and likely critical areas will be displayed on various inventory maps available at City Hall. The Critical Areas Administrator shall keep the Critical Areas Map Inventory on permanent file and update it from time to time as required by the GMA.
 - b. Maps and inventory lists are neither precise nor complete and are to be considered only as guides to the general location and extent of critical areas. Maps will be used for a preliminary determination to suggest the presence or absence of a critical area.

C. Designation of Natural Resource Lands.

1. No lands within the City are designated as natural resource lands under RCW 36.70A.170(1).
2. No lands adjacent to the City are currently designated as natural resource lands under RCW 36.70A.170(1). Future annexation of territory may result in natural resource lands that are adjacent to the City.

SMC 18.13.025 Exemptions, Exceptions & Expedited Reviews

- A. Impact Avoidance and Minimization.** All activities described in this section shall use reasonable methods to avoid potential impacts to critical areas. An allowance under this section does not give permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the approved activity shall be restored, rehabilitated, or replaced at the responsible party's expense.
- B. Exemptions.** The following developments, activities, and associated uses shall be exempt from the provisions of this Chapter, provided that they are otherwise consistent with the provisions of this section and other local, state, and federal laws and requirements:
1. Forest Practices. The growing and harvesting of timber, forest products and associated management activities in accordance with the Washington Forest Practices Act of 1974, as amended, and regulations adopted pursuant thereto; including, but not limited to, road construction and maintenance; aerial operations; applications of fertilizers and pesticides; helispots; and other uses specific to growing and harvesting timber, forest products and management activities, except those Forest Practices designated as "Class IV- General Forest Practices" under the authority of the "Washington State Forest Practices Act Rules and Regulations", WAC 222-16-030. Compliance with this Chapter is required for all new construction, grading, land clearing, other land uses and developments, and any Class IV Conversion Permit pursuant to the State Forest Practices Act, which involves conversion to a Permit Required Use.
 2. Agricultural Activities. Existing and ongoing agricultural activities. Exempt agricultural practices include: pasture, vineyards, Christmas tree farms, gardens, etc., but do not include machine-intensive row crop production;
 3. Seismic Hazard. Development occurring within a seismic hazard area as described in this Chapter and containing no other critical area as defined by this Chapter;
 4. Volcanic Hazard. Development occurring within a volcanic hazard area as described in this Chapter and containing no other critical area as defined by this Chapter;
 5. Critical Aquifer Recharge Areas. Regulated activities occurring within critical aquifer recharge areas and containing no other critical area as defined by this Chapter, provided the development meets the requirements of SMC 13.30 – Drinking Water Resource Protection.
 6. Frequently Flooded Areas. Regulated activities occurring within frequently flooded areas and containing no other critical area as defined by this Chapter, provided the development meets the requirements of Stevenson Municipal Code Chapter 15.24- Floodplain Management Regulations;
 7. Recreation. Passive outdoor recreational uses, sport fishing, scientific or educational review, or similar minimum impact, non-development activities.
- C. EXCEPTIONS.** Within the critical areas designated by this Chapter, there exist land uses, developments, and lots of record that were lawfully established or approved but which would be prohibited, regulated, or restricted under the terms of this Chapter. The following exceptions are available to ensure this Chapter allows reasonable use of private property.
1. Nonconforming Uses.
 - a. Any use or development existing on the effective date of this Chapter may continue so long as it is used in an equivalent or less intensive manner, footprint, and location and for the same purpose;
 - b. If a use or structure is abandoned for a period of 1 year, it shall be presumed to be abandoned and shall be subject to all provisions of this Chapter; and
 - c. Any existing building or structure damaged or destroyed by fire or other casualty not regulated by this Chapter may be replaced so long as it is used in an equivalent or less intensive manner, footprint, and location and for the same purpose, if a completed application is filed within 1 year of the date of such damage.
 2. Legal Lots of Record. On a legal lot of record where protective buffer areas are required, the buffer areas shall be limited to no more than 50% of the lot area located

beyond the critical area perimeter as determined by a qualified professional, provided all of the following criteria are met:

- a. All requirements of SMC 18.13.057 – Protective Buffer Standards are satisfied
 - b. The applicant demonstrates that a variance to the Zoning Code’s density and dimensional standards is not possible or would be insufficient to permit the proposed development, and
 - c. Any degraded areas of the remaining buffer are restored according to an approved mitigation plan.
3. Reasonable Use Allowance. If the application of this Chapter would deny all reasonable economic use of the subject property, the City shall determine if compensation is an appropriate action, or the property owner may apply for an exception pursuant to this Section. Nothing in this Chapter is intended to preclude a constitutional diminution in value of property caused by application of this Chapter, provided some economically viable use remains. A Reasonable Use Allowance shall be allowed only after the applicant demonstrates all of the following criteria are met:
- a. The proposed regulated activity is consistent with the permitted and allowed uses of the underlying zone;
 - b. The proposed regulated activity will not precipitate a threat to the public health, safety, or welfare on or off the site;
 - c. Any alteration of critical areas is the minimum necessary to allow for an economically viable use of the property;
 - d. The proposed regulated activity will not result in a “take” of a threatened or endangered species;
 - e. The inability of the applicant to derive an economically viable use of the property is not the result of actions taken by the applicant or immediate predecessor in interest, after the effective date of this Chapter, in subdividing the property or adjusting a boundary line, or otherwise creating the undevelopable condition;
 - f. The application of this Chapter is unduly oppressive on the landowner, and whether the regulation is narrowly applied to achieve its purpose, including an analysis of the nature of harm sought to be avoided; the availability and effectiveness of less drastic protection measures; and the economic loss suffered by the property owner. Factors for this analysis include, on the public’s side, the seriousness of the public problem; the extent to which the owner’s land contributes to it; the degree to which the regulation solves it; and the feasibility of less oppressive solutions, and on the owner’s side, the amount and percentage of value lost; the extent of remaining use; past, present and future uses; the temporary or permanent nature of the regulation; the extent to which the owner should have anticipated such regulation; and the feasibility of the owner altering present or currently planned uses; and
 - g. The proposal mitigates the impacts on critical areas to the maximum extent possible, while still allowing an economically viable use of the site.

D. Expedited Reviews. The following developments, activities, and associated uses require a Critical Areas Permit under this chapter but shall be exempt from the requirement to provide a Critical Area Report under SMC 18.13.050:

1. **Vegetation Removal.** When located in areas other than a wetland or wetland buffer, the following types of vegetation removal are eligible under this section, provided the removal is conducted as stated below.
 - a. View Maintenance. Selective pruning of trees to maintain, create, or expand views shall be subject to all of the following requirements:
 - i. Pruning shall not include removal of understory vegetation;
 - ii. Pruning shall not involve the topping of trees;
 - iii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iv. Pruning shall not include the removal of more than 10% of the canopy cover over the property’s critical areas and protective buffers.
 - v. Pruning shall not compromise the health of the tree(s); and
 - vi. Pruning shall not occur more frequently than once every 5 years.

- b. Hazard Tree Removal. A hazard tree may be removed or converted to a wildlife snag subject to the following standards:
- i. Where not immediately apparent to the Administrator, a written report by a certified arborist or other qualified professional is required to evaluate potential diseases or safety hazards.
 - ii. The applicant shall demonstrate that the hazard cannot be eliminated by pruning, crown thinning, or other technique that retains some of the tree's ecological function.
 - iii. The removed tree or vegetation should be left near the location it was removed from unless the Administrator or qualified professional warrants its removal to avoid spreading disease or pests.
 - iv. Any removed tree shall be replaced within one year with new trees using a mitigation ratio of 2:1 and in accordance with an approved replacement plan. Replacement trees shall be species that provide similar ecological functions as the removed tree and have a minimum 1 inch DBH.
 - v. Hazard trees determined to pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned prior to receiving expedited review provided that within 14 days following such action, the responsible party shall submit a restoration plan that demonstrates compliance with the provisions of this Chapter.
- c. Weed Control. Removal or control of invasive or noxious weeds included on the Skamania County Noxious Weed List is encouraged subject to the following standards and guidelines:
- i. Coordination with the Skamania County and Washington State Noxious Weed Control Program is encouraged prior to undertaking removal projects to ensure that the control and disposal technique is appropriate.
 - ii. Removal of invasive species and noxious weeds within geologically hazardous areas and areas exceeding 15,000 square feet shall not be granted expedited review under this section.
 - iii. Removal shall occur using hand labor or light mechanical methods that do not result in substantial ground disturbance;
 - iv. Where removal results in bare soils that may be subject to erosion or recolonization by invasive or noxious species, the impacted area shall be stabilized using BMPs and planted with native species according to the planting standards of SMC 18.13.057(E).
- d. Fire Safety. Pruning vegetation for fire safety is encouraged subject to the following limitations:
- i. Pruning of the tree canopy cover shall be limited to those branches and foliage less than 10 feet from the ground.
 - ii. Pruning shall not include the removal of more than 1/3rd of the limbs of an individual tree;
 - iii. Pruning shall not result in the removal of a significant tree.
 - iv. While removal of understory vegetation may be allowed under this section, groundcover vegetation shall remain present in a non-degraded state.
2. Emergencies. Emergency activities requiring immediate remediation or preventative action to avoid threatening the public health, safety, and welfare, or risking damages to private or public property, are eligible under this section, provided:
- a. That emergency related activities that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, the activities must have the least possible impact to the critical area and/or its buffer;
 - b. That the person or agency undertaking such action shall notify the City within one working day following the commencement of the emergency activity. Following such notification, the City shall determine if the action taken was within the scope of the emergency actions allowed in this subsection. If the City determines that the action taken or part of the action taken is beyond the scope of allowed emergency actions, enforcement action is authorized, as outlined in section 18.13.075 of this Chapter;

- c. That after the emergency, the person or agency undertaking the action shall fully restore and/or mitigate any impacts to the critical area and buffers resulting from the emergency action in accordance with the approved critical area report and mitigation plan prepared in accordance with the procedures outlined in this Chapter for a new development permit; and
- d. That within 30 days after the emergency, the person or agency undertaking the action shall consult with the City and any applicable state/federal agency to determine and schedule any needed follow up actions for restoration, mitigation, or modification of emergency work;
3. Utilities. Repair, operation, maintenance, replacement, reconstruction, and relocation of the utilities and works listed herein, provided:
 - a. That any such activity occurs within an improved right-of-way and/or does not extend outside the previously disturbed area;
 - b. That if the City initiates the activity, it is consistent with the Comprehensive Plan and/or anticipated in another duly approved infrastructure plan;
 - c. That all persons, utility providers, public agencies, or homeowners' associations file memoranda of agreement with the City specifying best management practices to be used in situations of emergency and usual and customary repair, operation, and maintenance;
 - d. That the Administrator determines that no reasonable alternative exists, based on environmental and topographic conditions; and
 - e. That utility and works eligible for this exemption include:
 - i. Existing below- or aboveground public utilities, facilities, and improvements, such as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, navigational aids, utility lines, domestic water systems, storm and sanitary sewer systems, open space, and parks and recreational facilities,
 - ii. Existing private roads, streets, driveways, and utility lines and facilities, and
 - iii. Existing, intentionally created artificial wetlands or surface water systems including irrigation and drainage ditches, grass-lined swales and canals, detention facilities, farm ponds, and landscape or ornamental amenities;
4. Trails. Trails less than 8 feet wide used for non-motorized travel, provided:
 - a. That the trail surface shall meet all other requirements, including water quality standards set forth in the Stormwater Management Manual for Western Washington (Ecology Publication # 14-10-055), as amended; and
 - b. That trails must be located within the outer 25% of the most protective applicable critical area buffer and designed to avoid erosion hazard areas and to avoid damage to or removal of significant trees;
5. Site Investigation. Minimal site investigative work required by a city, state or federal agency, or any other applicant such as surveys, soil logs, percolation tests, and other related activities;
6. Activities Subsequent to Previous Review. Development permits and approvals that involve both discretionary land use approvals (such as subdivisions, rezones, or conditional use permits), and construction approvals (such as building permits) if all of the following conditions have been met:
 - a. The provisions of this Chapter have been previously addressed as part of another approval;
 - b. There have been no material changes in the potential impact to the critical area or buffer since the prior review;
 - c. There is no new information available that is applicable to any critical area review of the site or particular critical area;
 - d. The permit or approval has not expired or, if no expiration date, no more than 5 years has elapsed since the issuance of that permit or approval; and
 - e. Compliance with any standards or conditions placed upon the prior permit or approval has been achieved or secured.

SMC 18.13.035 Critical Areas Permit – Application.

- A. Pre-Application Conference.** Prior to finalizing plans for a regulated activity and applying for permits, the applicant is encouraged to contact the Administrator to discuss permits, exemptions, exceptions, and critical areas on, near, or likely affected by regulated activities on the subject property. To the extent of available resources and information, the Administrator shall assist the applicant in determining how this Chapter may affect regulated activities on the subject property. This preliminary review is advisory only and is not binding on the applicant or the City. No charge shall be made by the City for assistance rendered during the pre-application conference.
- B. Approvals Required.** All persons proposing a regulated activity within the City of Stevenson shall first request and obtain a critical areas permit, expedited review, or exception pursuant to this Chapter. All such requests shall be submitted on application forms provided by the City.
- C. Submittal Requirements.** At a minimum, applications shall include:
1. The name and contact information of the applicant and landowner (if different),
 2. The street address and tax lot number of the site proposed for regulated activity,
 3. A written authorization allowing City staff to have reasonable access for purposes of examining the critical areas proposal and carrying out the administrative duties of this Chapter,
 4. The signatures of the applicant and landowner.
- D. Critical Area Reports, Required.** When required by this Chapter, applications shall be accompanied by critical area reports meeting the standards of SMC 18.13.050 and the regulations specific to the critical area.
- E. Expedited Review Submittal Requirements.** In addition to the information required above, applications requesting expedited review shall:
- a. Specify the type of expedited review requested;
 - b. Provide a site plan depicting the general location of the proposed activity, all existing development on the property, and all critical areas suspected on and/or near the subject property;
 - c. Submit any technical reports or assessments necessary to verify that all applicable criteria of SMC 18.13.025 have been met; and
 - d. Certify the applicant's understanding of the limitations associated with approval of expedited review activities.
- F. Reasonable Use Allowance Submittal Requirements.** In addition all other information required in this section, applications requesting a reasonable use allowance shall provide a Reasonable Use Technical Assessment, including:
- a. A description of the amount of the site which is within the setbacks and buffers required under this Chapter and SMC 17- Zoning,
 - b. An analysis of the impact that the proposed regulated activity would have on all applicable critical areas,
 - c. An analysis of whether any other reasonable use is possible that would result in less impact on critical areas and associated buffers,
 - d. An analysis of the modifications needed to the standards of this Chapter to accommodate the proposed regulated activity,
 - e. A description of any modifications needed to the required front, side, and rear setbacks; and buffer widths to provide for a reasonable use of the site while providing greater protection to critical areas,
 - f. A design of the proposal so that the amount of development proposed as reasonable use will have the least impact practicable on critical areas,
 - g. Such other information as the City determines is reasonably necessary to evaluate the issue of reasonable use as it relates to the proposed regulated activity.
- G. Determination of Completeness.** No application shall be deemed complete until the Administrator is satisfied that all provisions of this section have been met. The review period for applications shall not begin, no applications will be accepted, and no proposal will be considered vested, until an application is deemed complete.
- H. Third-Party Review.** When an application is deemed complete, the City may request third-party peer review of any critical area report, assessment, delineation, or mitigation plan by a qualified professional and/or state or federal resource management agency. Such request shall be accompanied by findings supporting the City's decision, which is appealable. The Administrator may incorporate recommendations from such third-party reports in findings

approving or denying an application. In general, the cost of any third-party review will be the responsibility of the applicant; however, where a project would provide a beneficial public amenity or service, on a case-by-case basis by City Council action, costs may be shared by the City.

SMC 18.13.040 Critical Areas Permit – Review & Approval. The Administrator shall review all applications for critical areas permits, expedited review permits, and reasonable use allowances.

A. Critical Areas Permit.

1. The Administrator shall issue a Critical Areas Permit for land use and development proposals, provided that such proposal meets all applicable criteria established in this Chapter.
2. The Administrator may attach conditions to ensure that land use and development will adequately mitigate the impacts on critical areas and fully comply with the provisions of this Chapter.
3. The Administrator shall deny land use and development proposals which do not adequately mitigate the impacts on the critical area and/or does not comply with the provisions of this Chapter.

B. Expedited Review Permits. The Administrator shall issue an Expedited Review Permit for land use and development proposals, provided that such proposal satisfactorily meets the criteria established in SMC 18.13.025. The Administrator shall deny land use and development proposals which do not comply with the provisions of that section.

Application fees associated with a denied Expedited Review Permit may be credited toward a full Critical Areas Permit request, provided that, if within 6 months of such denial, the applicant submits a complete application for such permit.

C. Reasonable Use Allowance. The Administrator shall issue a Reasonable Use Allowance for land use and development proposals, provided that:

1. An applicant asserts that the application of this Chapter would deny all reasonable economic use of a legal lot and result in an unconstitutional taking without just compensation;
2. The City Council determines compensation is not an appropriate remedy for such taking;
3. Such taking cannot be remedied by other authorized techniques or means;
4. The proposed remedy meets the Reasonable Use Allowance criteria established in SMC 18.13.025; and
5. The Administrator may attach specific conditions to the Reasonable Use Allowance that will serve to meet the goals, objectives, and policies of this Chapter, including the preparation and implementation of a mitigation and monitoring plan.

D. Permit Processing.

1. Findings. The Administrator shall review all of the matters relating to the application and written findings shall be included in issuance of a permit or denial under this Chapter. All decisions and associated findings shall be kept on file with the City and communicated to the applicant in writing.
2. Expedited Review Permits. If the Administrator has not issued a permit or denial on an application for expedited review within 7 days of the submittal of a complete application, the proposed activity is authorized as if the Administrator had issued a written decision consistent with 1, above.
3. Permit Duration. Permits shall be valid for a period of one year from the date of issuance and shall expire at the end of that time unless a longer or shorter time limit is specified by the City upon issuance of the permit.
4. Extensions. An extension of an original permit may be granted upon written request from the original permit holder or successor in title. An extension shall be granted only where the proposal remains consistent with all land use and development regulations of the City in force at the time of the extension. Prior to granting an extension, the City may require updated reports if, in the Administrator's judgment, the original intent or the circumstances relevant to the review and issuance of the original permit have changed substantially, or if the applicant failed to abide by the terms of the original permit.

E. Burden of Proof. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

SMC 18.13.050 Critical Area Reports—Requirements.

- A. Qualified Professional.** When required by this Chapter, the applicant shall submit a critical area report prepared by, or under the direct supervision of, a qualified professional as defined herein.
- B. Best Available Science.** The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and all probable impacts to critical areas in accordance with the provisions of this Chapter.
- C. Minimum Report Contents.** At a minimum, the report shall contain the following:
1. The name and contact information of the applicant and landowner (if different);
 2. The street address and tax lot number of the site proposed for the regulated activity;
 3. A description of the proposal and identification of the permit requested;
 4. A detailed plan of the proposal site and all adjoining areas within 100 feet, drawn to a standard engineering scale and submitted on 8 ½"x11" or 11"x17" paper, showing:
 - a. The location and description of all critical areas and buffers,
 - b. The existing conditions of the property including all property boundary lines, public and private roads, structures, utilities, easements, septic tanks and drainfield areas, wells, and other improvements,
 - c. The location, species and diameter of all significant trees,
 - d. The location and extent of all proposed regulated activities, and
 - e. Details related to the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
 5. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site;
 6. Identification and characterization of all critical areas, wetlands, water bodies, and buffers adjacent to the proposed project area. For areas off site of the project site, estimate conditions within 300 feet of the project boundaries using the best available information;
 7. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
 8. A discussion of the regulatory standards applicable to the critical area and proposed activity;
 9. A description of reasonable efforts made to apply mitigation sequencing pursuant to SMC 18.13.055, including any specific avoidance, minimization, compensation, and preservation measures proposed for the critical areas; and
 10. Any additional information required for the critical area as specified in the corresponding section.
- D.** Unless otherwise provided, a critical areas report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the Administrator.

SMC 18.13.051 Critical Area Reports—Modifications to Requirements.

- A. Limitations to Study Area.** The Administrator may limit the required geographic area of the critical area report as appropriate if:
1. The applicant, with assistance from the City, cannot obtain permission to access properties adjacent to the project area; or
 2. The proposed activity will affect only a limited part of the subject site.
- B. Modifications to Required Contents.** The applicant may consult with the Administrator prior to or during preparation of the critical area report to obtain City approval of modifications to the required contents of the report where:
1. In the judgment of a qualified professional, more or less information is required to adequately address the potential critical area impacts and required mitigation; or
 2. Existing information is on file with the City that addresses the impacts.
- C. Additional Information Requirements.** The Administrator may require additional information to be included in the critical area report when determined to be necessary to the review of the proposed activity in accordance with this Chapter. Additional information that may be required, includes, but is not limited to:
1. Historical data, including original and subsequent mapping, aerial photographs, data compilations and summaries, and available reports and records relating to the site or past operations at the site;
 2. Grading and drainage plans; and
 3. Information specific to the type, location, and nature of the critical area.

SMC 18.13.055 Mitigation Sequencing. Before impacting any critical area, applicants shall demonstrate that the following actions have been taken. Actions are listed in the order of priority. Applicants shall consider and apply lower priority measures only where higher priority measures are determined to be infeasible or inapplicable.

- A. Avoid.** Avoid the impact altogether by not taking an action or parts of an action.
- B. Minimize.** Minimize impacts by limiting the degree or magnitude of the action or its implementation by using appropriate technology or by taking affirmative steps such as project redesign, relocation, or timing to avoid or reduce impacts.
- C. Rectify.** Rectify the impact by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project or activity.
- D. Reduce Over Time.** Reduce or eliminate the impact or hazard over time by preservation and maintenance operations during the life of the action.
- E. Compensate.** Compensate for the impact by replacing, enhancing, or providing substitute resources or environments.
- F. Monitor.** Monitor the impact and the compensation projects and take remedial or corrective measures when necessary.

SMC 18.13.057 Protective Buffers—Standards. Whenever protective buffers are required by this chapter, the following standards apply:

- A. Construction Staking.** The outer edge of the buffer area shall be clearly staked, flagged, and fenced in the field and maintained throughout the duration of any construction activities. The markers may be combined with temporary erosion control fencing and shall be clearly visible, durable, and posted in the ground.
- B. Notice on Deed.** A conservation covenant shall be recorded in a form approved by the City Attorney as adequate to incorporate the restrictions of this chapter and to give notice of the requirements for engaging in regulated activities.
1. In the case of plats, short plats, and recorded site plans, the boundaries of critical areas and any protective buffers and a reference to the separately recorded conservation covenant shall be included on the face of such instrument.
 2. At the Administrator's discretion, a deed notice in a form approved by the City Attorney may be accepted in lieu of a conservation covenant.
- C. Permanent Demarcation.**
1. A permanent and perpetual physical demarcation along the outer boundary of the buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the Administrator.
 2. In the case of plats or short plats, the administrator may require that critical areas and buffers be placed in a separate tract which may be held by an appropriate natural land resource manager, such as a land trust.
 3. Permanent signs along the boundary of a buffer are required.
 - a. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post or another non-treated material of equal durability. Signs must be posted at an interval of one every 50 feet, or one per lot if the lot is less than 50 feet wide, and must be maintained by the property owner in perpetuity. The signs shall be worded as follows or with alternative language approved by the Administrator: "Protected Area. Do Not Disturb. Contact the City of Stevenson Regarding Uses, Restrictions, and Opportunities for Stewardship."
 - b. The signage provisions above may be modified as necessary to assure protection of sensitive features or wildlife. For highly visible areas or areas located along a public right-of-way, interpretive signs may be required in lieu of other signage.
- D. Fencing.**
1. The applicant shall install a permanent fence around a critical area or buffer when domestic grazing animals are present or may be introduced on site.
 2. Fencing installed as part of a proposed activity or as required in this section shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes impacts to critical areas.
- E. Planting.** Whenever planting is required within a protective buffer, the following standards shall apply unless other standards are recommended by a qualified professional and approved as part of a restoration or mitigation plan:
1. Native plant material should be used.
 2. Mitigation areas shall be planted within 1 year of any vegetation removal.
 3. The minimum plant density should be 2 trees and 5 shrubs per 400 square feet.
 4. Bare root plants at least 24 inches long and/or containerized stock at least 1 gallon in size are preferred for mitigation planting. Live stakes at least 36 inches long may be used for willow, dogwood and cottonwood species. Hydroseeding may be used as an alternative when the above planting methods are demonstrated to be unadvisable.
 5. The base of each plant should be mulched at least 3 inches deep for a radius of at least 1 foot to inhibit weed growth, conserve water, and moderate soil temperature. The mulch should not be in contact with the plant stem.
- F. Maintenance.**
1. Except as otherwise specified or allowed in accordance with this Code, buffers shall be retained in an undisturbed or enhanced condition. In the case of compensatory mitigation sites, removal of invasive non-native weeds is required for the duration of the monitoring period.

2. Unless waived by the Administrator, a temporary irrigation system shall be installed for newly planted buffer areas. Such areas shall receive at least one inch of water once a week from April 15 to September 15 for the first 2 years of the monitoring period.

SMC 18.13.059 Performance & Monitoring Standards

Whenever monitoring is required by this chapter, the following standards apply:

- A. Performance Standards.** Measureable standards for success or failure of critical areas permits shall be established in accordance with a plan prepared by a qualified professional. Such standards should be quantitative in nature and may include water quality standards, survival rates of planted vegetation, species abundance and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria as appropriate.
- B. Maintenance Plan.** A qualified professionals shall provide a discussion of ongoing management and maintenances practices, including a schedule of actions proposed by year to protect the critical area after a development project has been implemented.
- C. Monitoring Plan.** The success or failure of any proposed mitigation action under this Chapter shall be monitored according to a Monitoring Plan prepared by a qualified professional. Monitoring Plans shall include the following, at a minimum:
 - 1. Data collection dates during the first, second, third, and fifth years of the monitoring period.
 - 2. Photo station locations to evaluate changes over time and vegetation community response,
 - 3. Vegetation plots to track changes in plant survival, species composition, and density over time,
 - 4. Hydrologic monitoring stations within any wetland creation areas to verify if wetland hydrology has been successfully created.
- D. Contingency Plan.** The monitoring program shall also include a Contingency Plan which identifies potential courses of action and any corrective measures to be taken when monitoring or evaluation indicates project performance standards are not being met.
- E. Monitoring Period.**
 - 1. All projects requiring monitoring shall be monitored for a minimum period of 5 years.
 - 2. At the Administrator's discretion and where woody vegetation (forested or scrub-shrub wetlands) is the intended result, the monitoring period may be increased to 10 years with additional data collection dates occurring during the seventh and tenth years.
 - 3. If the mitigation goals are not obtained within the initial monitoring period, the applicant remains responsible for the success of the approved mitigation action, and the monitoring period shall be extended until the mitigation goals agreed to in the mitigation plan are achieved.

SMC 18.13.060 Financial Surety to Ensure Mitigation, Maintenance, and Monitoring.

- A. Surety Required.** When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, such as final plat approval or final building inspection, the City shall require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the City. Also, if the development proposal is subject to mitigation, the applicant shall post a mitigation performance bond or other security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional. At the Administrator's discretion, the surety required in this section may be waived.
- B. Amount.** The surety shall be in the amount of 125% of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater and the cost of maintenance and monitoring for a 5-year minimum period.
- C. Form.** The surety shall be in the form of a surety bond, performance bond, assignment of savings account, or an irrevocable letter of credit guaranteed by an acceptable financial institution, with terms and conditions acceptable to the City Attorney.
- D. Term.** Bonds or other security authorized by this section shall remain in effect until the City determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the City for a minimum of 5 years to ensure that the required mitigation has been fully implemented and demonstrated to function, and may be held for longer periods when necessary.
- E. Relief Limited.** Depletion, failure, or collection of surety funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.
- F. Public Project Exception.** Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring, or restoration.
- G. Recovery of Funds.** Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within 30 days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the City may demand payment of any financial guarantees or require other action authorized by the City code or any other law.
- H. Use of Recovered Funds.** Any funds recovered pursuant to this section shall be used to complete the required mitigation, maintenance, or monitoring.

SMC 18.13.065 Appeals.**A. Appeals Authorized.**

1. Any interpretation or decision made by the Critical Areas Administrator in the administration of this Chapter is final and conclusive unless appealed to the City of Stevenson Board of Adjustment as authorized by SMC 2.14 – Board of Adjustment.
2. Any person aggrieved by a decision of the Administrator may, within 30 days following the date of the Administrator's written decision, submit an appeal of the decision. The burden of proof in any appeal is the responsibility of the appellant. Any appeal shall be in written form and filed with the City together with a fee as established by resolution by the City Council. Any appeal shall minimally contain statements:
 - a. Describing why the appellant believes the decision of the Administrator is in error and the specific relief sought,
 - b. Showing why granting an appeal will not negate the functions of a critical area, the goals, objectives and policies of the Growth Management Act, and the purposes of this Chapter.
 - c. Describing any mitigation measures the appellant proposes to assure that the function of the critical area will not be irrevocably jeopardized in the event the appeal is successful.

B. Appeals Administrative Procedure.

1. Notice of appeal shall be provided as set forth in SMC 2.14.050 – Appeal and Variance Procedures.
2. The Administrator may provide the Board of Adjustment with additional information related to any material or facts not available prior to the Administrator's decision.
3. The Board of Adjustment shall determine if the appeal should be granted, granted subject to conditions, or denied.
4. Within 10 days after the public hearing, the Board of Adjustment shall issue a written decision, including findings of fact on which the decision is based. Such written decision shall be transmitted to the appellant and made available to the public upon request.
5. The action by the Board of Adjustment on an appeal from the decision of an administrative official shall be final and conclusive unless, within 10 days from the date of such action, the original applicant or an adverse party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

SMC 18.13.070 Fees.

- A. An application for an approval under this chapter shall be accompanied by an application fee payable to the City in an amount established and periodically adjusted by resolution of the City Council.
- B. Fees are not refundable.
- C. Payment of an application fee does not guarantee that a permit will be issued.

SMC 18.13.075 Violation—Penalty. Violations of this chapter are subject to enforcement according to SMC Chapter 17.52 – Violation and Penalty.

SMC 18.13.095 Critical Area – Fish and Wildlife Habitat Conservation Areas.

- A. Purpose.** The purpose of this section is to protect environmentally distinct, fragile, and valuable fish and wildlife habitat conservation areas. Fish and wildlife conservation areas include riparian areas where overwhelming evidence exists supporting the use of riparian buffers of adequate size to maintain healthy, productive fish and wildlife habitat. Although riparian areas comprise only a small portion of the surface landscape, approximately 90% of Washington's land based vertebrate species prefer, or are dependent upon, riparian habitat for essential life.
- B. Classification & Designation.**
1. Map Inventory. The City will maintain a habitat map inventory under SMC 18.13.020. The City consulted the following sources to identify critical fish and wildlife habitat areas:
 - a. Water Type Reference Maps, Washington Department of Natural Resources,
 - b. Natural Heritage Data Base, Washington Department of Natural Resources,
 - c. Priority Habitats and Species Program and Priority Habitat Species Maps, Washington Department of Fish and Wildlife,
 - d. Water Resource Inventory Areas (WRIA), Washington State Department of Ecology,
 - e. Field studies performed by qualified natural resource specialists.
 2. Classification. Fish and wildlife habitat conservation areas are divided into 6 basic categories as outlined below:
 - a. Riparian areas- Riparian areas shall be classified according to the water type of adjacent waters. The following classifications shall be used based on the water typing system established in WAC 222-16-030:
 - i. Type S: Shoreline- Type S Waters are streams and waterbodies that are designated “shorelines of the state” as defined in chapter 90.58.030 RCW.
 - ii. Type F: Fish- Type F Waters are streams and waterbodies that are known to be used by fish, or meet the physical criteria to be potentially used by fish. Fish streams may or may not have flowing water all year; they may be perennial or seasonal.
 - iii. Type Np: Non-Fish- Type Np Waters are streams that have flow year round and may have spatially intermittent dry reaches downstream of perennial flow. Type Np streams do not meet the physical criteria of a Type F stream. This also includes streams that have been proven not to contain fish using methods described in Forest Practices Board Manual Section 13.
 - iv. Type Ns: Non-Fish- Type Ns Waters are streams that do not have surface flow during at least some portion of the year, and do not meet the physical criteria of a Type F stream.
 - v. Irrigation ditches, canals, stormwater run-off devices, or other entirely artificial watercourses, except where they exist in a natural watercourse that has been altered by humans are not assigned a water type and are therefore not regulated as riparian habitat areas.
 - b. Areas With Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association-
 - i. Federally-designated endangered and threatened species are identified by the US Fish and Wildlife Service and the National Marine Fisheries Service, and each agency should be consulted for current listing status.
 - ii. State-designated endangered, threatened, and sensitive species are identified by WDFW. WDFW should be consulted to provide a technical review and an advisory role in the decision making process.
 - c. State Priority Habitats and Areas Associated with State Priority Species- WDFW has identified habitats and/or species considered to be priorities for conservation and management. Priority habitat types have unique or significant value to many species. Priority species require protective measures and/or management guidelines to ensure their perpetuation. WDFW has identified PHS areas within the city limits of Stevenson that if altered may reduce the likelihood that the species will maintain and reproduce over the long term. Maps showing the locations of PHS areas are on file at the City. WDFW should be consulted to provide a technical review and an advisory role in the decision making process.

- d. Areas of Rare Plant Species and High Quality Ecosystems. Areas of rare plant species and high quality ecosystems are identified by the Washington State Department of Natural Resources through the Natural Heritage Program.
- e. Local Species and Habitats of Importance-
 - i. Species of local importance are those species that are of local concern that, due to their population status or their sensitivity to habitat manipulation, warrant protection.
 - ii. Habitats of local importance include a seasonal range or habitat element with which a given species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. They might also include habitats that are of limited availability or high vulnerability to alteration such as cliffs, talus, and wetlands.
 - iii. Local habitat areas include those areas specifically identified as local habitat areas in the City’s adopted Critical Areas Map Inventory and background maps used to prepare the map inventory. The Administrator keeps the Critical Areas Map Inventory on file.
- f. Other Required Areas. Fish and wildlife habitat conservation areas also include commercial and recreational shellfish; smelt spawning areas; naturally occurring ponds under 20 acres and submerged aquatic beds that provide fish or wildlife habitat; water of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and state natural area preserves and natural resource conservation areas.

C. FWHCA Reports.

- 1. Preliminary Assessments- In order to determine the extent of the appropriate buffers on a site when the nature of the fish and wildlife habitat conservation area is unclear, the applicant may submit a preliminary habitat assessment report as prepared by a qualified professional in accordance with SMC 18.13.050 – Critical Area Reports— Requirements. This report shall suffice for the purpose of the development application if no habitat buffer impacts are proposed. In addition to the minimum requirements for critical area reports contained in SMC 18.13.050, a preliminary FWHCA report should also contain the following information:
 - a. Confirmation or correction of the classifications for the FWHCA and/or stream type as defined in this Chapter,
 - b. Characterization of riparian (streamside) vegetation species, composition, and habitat function,
 - c. Description of the soil types adjacent to and underlying the stream, using the Soil Conservation Service soil classification system,
 - d. Identification of the qualities of the area that are essential to maintain feeding, breeding, and nesting, and an assessment of potential project impacts to the use of the site by the species,
 - e. A discussion of any federal, state, or local species/habitat management recommendations, including the WDFW habitat management recommendations that have been developed for the identified species or habitat,
 - f. Recent photographs of the property, including detailed photographs of the habitat resource in question,
 - g. An outline of standard buffer widths, available buffer reductions, or potential opportunities for enhancement/mitigation.

D. Habitat Buffer Widths.

- 1. Base Buffer Widths. The following buffer widths have been established in accordance with the best available science. They are based on category of fish and wildlife habitat conservation area. Required buffer widths are detailed in tables 18.13.095-1:

TABLE 18.13.095-1 – FISH & WILDLIFE HABITAT CONSERVATION AREA PROTECTIVE BUFFER WIDTHS			
FWHCA Category¹	Subcategory	Example²	Buffer Width (ft)
Riparian Areas	Type S	Columbia River, Rock Cove, Rock Creek	150’ ³

	Type F	Foster Creek, Kanaka Creek, Vallett Creek	125'
	Type Np		50'
	Type Ns		50' ⁴
Endangered, Threatened & Sensitive Species			Use BAS for Species
Priority Habitat & Species			Use BAS for Species
Natural Heritage Program			Use BAS for Species
Local Species & Habitats of Importance		n/a	Use BAS for Species
Other Required Areas			Use BAS.
<p>1 – If a FWHCA meets more than one of the characteristics of this table, the buffer to protect it is the widest one. 2 – Examples are for illustrative purposes. Additional site-specific evaluation may be needed to confirm or modify the information shown in this table. FWHCA type will be determined at time of project review using the best available site-specific information. 3 – A greater or lesser base buffer width may be established for a Type S stream, provided a preliminary habitat assessment is performed and indicates such greater or lesser width is necessary for the performance of functions occurring at the reach-scale for the shoreline in question. The maximum base buffer width in such cases shall not be wider than the shoreline jurisdiction, typically 200'. See also SMC 18.08 for additional regulatory standards and procedures related to Type S streams. 4 – The outer 15' of the 50' base buffer for Type Ns streams is intended to protect the bank stabilization function of the riparian area. If a geotechnical assessment is performed and indicates that areas of the base buffer between 35' and 50' do not provide significant bank stabilization functions, the width of such areas shall be excluded from the base buffer width. In no case shall the base buffer width be less than 35'.</p>			

2. **Buffer Averaging.** Buffer averaging to allow reasonable use of a parcel may be permitted when all of the following are met:
 - a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 - b. The averaged buffer will not result in degradation of the FWHCA's functions and values as demonstrated by the FWHCA report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than 75% of the required base buffer width.
3. **Functionally Isolated Buffers.** Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a FWHCA and do not protect the FWHCA from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this Chapter. If existing developments cause the width of the remaining buffer to be less than 50% of the base buffer, both of the following conditions shall apply:
 - a. If the reduced buffer exists in a degraded condition, the reduced buffer shall be enhanced in accordance with 18.13.095.D.5. unless the area in question is utilized for activities consistent with water dependent uses.
 - b. The buffer cannot be further reduced through averaging or on-site mitigation.
4. **Non-Riparian Buffer Reductions.** Each case involving the reduction of buffers for endangered species points, priority habitats and species, and other non-riparian buffers will be handled individually. In general, applications for a buffer reduction shall include a habitat mitigation plan that demonstrates:
 - a. The suggested buffer setbacks or best management practices to protect the FWHCA as described in the scientific literature,
 - b. A detailed description of the limitations of the property, proposed project, or other regulations that necessitate a departure from the suggested buffer or best management practices.
 - c. An analysis, based on BAS, that demonstrates that the proposed project will not negatively impact the FWHCA.
5. **Riparian Habitat Buffer Reduction through On-Site Mitigation.** Riparian habitat buffers that exist in a degraded [SMC 18.13.010(B)(15)] condition can be reduced to 70% of the base buffer width through the enhancement [SMC 18.13.010(B)(18)] or restoration [SMC 18.13.010(B)(43)] of the remaining portions of the buffer or preservation [SMC 18.13.010(B)(38)] of additional areas. Applications for a buffer reduction through on-site mitigation shall include a habitat mitigation plan that demonstrates:
 - a. Mitigation in the buffers will be consistent with the compensatory mitigation and buffer standards requirements, below.

- b. On-site mitigation involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all on-site mitigation.
 - d. The proposed reduction in buffer width will not result in a net loss of existing buffer functions.
6. Riparian Habitat Buffer Reduction through Off-Site Mitigation. Base riparian habitat buffers can be reduced to 33% of the base buffer area through off-site mitigation subject to the following:
- a. Mitigation in the buffers will be consistent with the compensatory mitigation and buffer standards requirements, below.
 - b. On-site mitigation occurs and involves restoration or enhancement of all remaining buffers in order to take advantage of the relevant reduction in buffer width.
 - c. Conservation covenants shall, and performance bonds may, be required as a part of all off-site mitigation.
 - d. The proposal shall not result in a net loss of existing buffer functions.
 - e. To aid in the implementation of off-site mitigation, the City may develop a Shoreline Restoration Plan or other program which prioritizes habitat corridors for use as mitigation and/or allows payment in lieu of providing mitigation on a development site. Such other program shall be developed and approved through a public process and should address:
 - i. The identification of sites within the City of Stevenson Urban Area that are suitable for use as off-site mitigation. Site suitability shall take into account hydrologic and biologic functions, potential for habitat fragmentation and degradation, and potential for urban growth and service expansion, and
 - ii. The use of fees for mitigation on available sites that have been identified as suitable and prioritized.

E. Buffer Standards.

- 1. Buffers associated with riparian areas shall be measured perpendicularly outward from the OHWM as determined by a qualified professional.
- 2. All proposals involving FWHCA buffers shall be subject to SMC 18.13.057 – Protective Buffers—Standards.
- 3. Vegetation Removal in Buffer Areas. The Administrator may waive the requirement to prepare a FWHCA Mitigation Plan for a proposed project that is solely related to vegetation removal and includes mitigation consistent with Table 18.13.095-2.

TABLE 18.13.095-2 – MITIGATION FOR VEGETATION REMOVAL WITHIN RIPARIAN HABITAT AREAS		
Location of Vegetation Removal	Type of Vegetation Removal	Mitigation Action Required^{1,2,3}
Anywhere	Invasive or noxious vegetation	Native or non-native, noninvasive replacement planting at 1:1 mitigation ratio
	Hazard tree	Similar species replacement planting at 2:1 mitigation ratio
50 Feet or Less from OHWM	Grass, pasture, non-woody, or non-native vegetation (excluding invasive or noxious vegetation)	Native or non-native replacement planting at 1:1 mitigation ratio
	Native groundcover and understory	Native replacement planting at 2:1 mitigation ratio
	Native trees <12 inches DBH	Similar species replacement planting at 2:1 mitigation ratio
	Significant trees	Similar species replacement planting at 3:1 mitigation ratio
More than 50 Feet from OHWM	Any non-native vegetation	Native or noninvasive replacement planting at 1:1 mitigation ratio
	Native groundcover or understory	Native replacement planting at 1:1 mitigation ratio
	Any native tree	Native tree replacement planting at 2:1 mitigation ratio
Outside Oregon White Oak Woodland Dripline	Any removal of native or non-native vegetation	Temporary tree protection fencing required prior to ground disturbance. No clearing, grading, trenching staging, boring, or any other activity is allowed within the dripline of the oak woodlands.
Inside, Entirely or Partially, Oregon White Oak Woodland Dripline	No oak removal and no significant damage to health of the oak trees as	Install temporary tree protection fencing required prior to ground disturbance at the extent of proposed activity to ensure that no clearing, grading, trenching, staging,

	<p>demonstrated by arborist’s report.</p>	<p>boring or any other activity will occur within the dripline of oak woodlands beyond what has been recommended by an arborist. Require mitigation for lost scrub/shrub vegetation, if appropriate. Conservation covenant or other mechanism is required to protect the oak woodland from future development.</p>
	<p>Oak removal or removal involving significant damage to the health of oak trees as demonstrated by arborist’s report.</p>	<p>At a minimum, replace oak trees based on area impacted with new Oregon white oak trees and contact WDFW for additional mitigation.</p>
<p>1 – The standards listed in SMC 18.13.057 apply to activities undertaken based on this table. A conservation covenant may be required if future development is likely to impact the mitigation area. 2 – Replacement planting involves like-for-like replacement of either 1) the species removed or 2) the vegetative layer (strata) as that removed. No invasive vegetation shall be used for replacement purposes. 3 – To assist applicants with in determining appropriate mitigation, the City may maintain a list of native vegetation that provide groundcover, understory, and tree canopy cover functions in riparian areas.</p>		

F. Habitat Mitigation.

1. **Compensatory Mitigation, Required.** Compensatory mitigation for impacts to FWHCA’s shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater functions as those affected by the proposed project. Out-of-kind replacement of FWHCA type or functions may be considered if the applicant demonstrates it will best meet watershed goals formally identified by the City, such as replacement of historically diminished FWHCA types.
2. **FWHCA Mitigation Plan.** When a project involves FWHCA or FWHCA buffer impacts, enhancements, or reductions, a Habitat Mitigation Plan by a qualified professional shall be required. At a minimum, the Habitat Mitigation Plan must contain the following information:
 - a. **Baseline Information.** All the information required in the FWHCA Report prepared under SMC 18.13.095(C).
 - b. **Site Plan.** A copy of the site plan for the development proposal showing identified critical areas, buffers, and dimensions and limits of any areas to be cleared. This plan should include the proposed construction sequencing, grading and excavation details, erosion and sedimentation control features, and detailed site diagrams and any other drawings appropriate to show construction techniques or anticipated final outcome.
 - c. **Project Impacts and Mitigation.** A description of the mitigation sequence developed for the project according to SMC 18.13.055. This should involve a description of the existing and estimated future conditions of the enhancement area and/or compensatory mitigation site, including location and rationale for selection. Include an assessment of all appropriate technical information necessary to assess the compensatory mitigation proposed.
 - d. **Goals and Objectives.** The environmental goals and objectives of the mitigation, and the goals and objectives must be related to the functions and values of the impacted critical area.
 - e. **Monitoring and Maintenance Program.** A proposed Monitoring Program compliant with SMC 18.13.059 – Performance & Monitoring Standards.
 - f. A bond estimate for the entire enhancement and/or compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to 5 years, annual monitoring field work and reporting, and contingency actions for the monitoring period established under SMC 18.13.059 – Performance & Monitoring Standards.
 - g. Where proposed activities, uses, and alterations are located below the OHWM, identification of how the preservation and enhancement of anadromous fish habitat will be achieved including, but not limited to, the following:
 - i. The allowable work window as designated by the WDFW.
 - ii. Alternative alignments or locations for the activity that were determined infeasible.
 - iii. Stream width and flow rate, stability of the channel including erosion or aggradation potential, type of substratum, discussions of infiltration capacity

and biofiltration before and after alteration, presence of hydrologically associated wetlands, analysis of fish and wildlife habitat, and any proposed floodplain limits.

- iv. Methods to minimize the degradation of the downstream functions or values of the fish habitat or other critical areas.

3. FWHCA Mitigation Ratios.

TABLE 18.13.095-3 – RIPARIAN HABITAT MITIGATION RATIOS			
Location & Type of Mitigation¹	Enhancement	Restoration	Preservation
On-Site	1:1	2:1	4:1
Off-Site (Preferred Locations)	2.5:1	5:1	10:1
Off-Site (Non-Preferred Locations)	5:1	10:1	20:1

1 – Compensatory mitigation for buffers shall replace those buffer functions lost from development.

- 4. Mitigation Location. Preferred locations for off-site mitigation include areas within the City of Stevenson Urban Area or locations within the same drainage sub-basin as the proposed development site.

SMC 18.13.100 Critical Area – Wetlands.

- A. Purpose.** Wetlands constitute important natural resources which provide significant environmental functions including the control of flood waters, maintenance of summer stream flows, filtration of pollutants, recharge of groundwater, and provisions of significant habitat areas for fish and wildlife. Uncontrolled urban-density development in and adjacent to wetlands can eliminate or significantly reduce their ability to provide these important functions, thereby detrimentally affecting public health, safety, and general welfare.
- B. Classification & Designation.**
1. Identification & Delineation. Identification of wetlands and delineation of their boundaries shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplement. All areas within the City meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter.
 2. Map Inventory. The City will maintain a wetlands map under SMC 18.13.020. To facilitate long-range planning using a landscape approach, the Administrator may identify and pre-delineate wetlands to facilitate protection, restoration, and enhancement. The Administrator will prepare maps of wetlands that have been pre-delineated in this manner.
 3. Rating. Wetlands shall be rated according to “Washington State Wetland Rating System for Western Washington” (Ecology Publication #14-06-029), as amended. The Rating System contains the definitions and methods for determining whether the criteria below are met.
 - a. Wetland ratings shall be classified according to the following categories:
 - i. Category I- Category I wetlands are a) relatively undisturbed estuarine wetlands larger than 1 acre; b) wetlands of high conservation value that are identified by scientists of the Washington Natural Heritage Program/DNR; c) bogs; d) mature and old growth forested wetlands larger than 1 acre; e) wetlands in coastal lagoons; f) interdunal wetlands that score 8 or 9 habitat points and are larger than 1 acre; g) wetlands that perform many functions well (scoring 23 points or more). These wetlands a) represent unique or rare wetland types; b) are more sensitive to disturbance than most wetlands; c) are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or d) provide a high level of functions.
 - ii. Category II- Category II wetlands are a) estuarine wetlands smaller than 1 acre or disturbed estuarine wetlands larger than 1 acre; b) interdunal wetlands larger than 1 acre or those found in a mosaic of wetlands; or c) wetlands with a moderately high level of functions (scoring between 20 and 22 points).
 - iii. Category III- Category III wetlands are: a) wetlands with a moderate level of functions (scoring between 16 and 19 points); b) can often be adequately replaced with a well-planned mitigation project; and c) interdunal wetlands between 0.1 and 1 acre. Wetlands scoring between 16 and 19 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.
 - iv. Category IV- Category IV wetlands have the lowest levels of functions (scoring fewer than 16 points) and are often heavily disturbed. They are wetlands that we should be able to replace, or in some cases to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions, and should be protected to some degree.
 4. Exempt Wetlands- The following wetlands may be exempt from the mitigation sequence requirement of SMC 18.13.055 to avoid impacts, and they may be filled if the impacts are fully mitigated based on the remaining actions in the mitigation sequence. In order to verify the following conditions, a Wetland Report must be submitted.
 - a. All isolated Category IV wetlands less than 4,000 square feet that:
 - i. Are not associated with riparian areas or their buffers;
 - ii. Are not associated with shorelines of the state or their associated buffers;
 - iii. Are not part of a wetland mosaic;

- iv. Do not score 6 or more points for habitat function based on the Rating System; and
 - v. Do not contain a) a Priority Habitat or Priority Area for Priority Species identified by the Washington Department of Fish and Wildlife, b) federally listed species or their critical habitat, or c) species of local importance identified in SMC 18.13.095.
- b. Wetlands less than 1,000 square feet that meet the above criteria and do not contain federally listed species or their critical habitat are exempt from the buffer provisions contained in this chapter.

C. Wetland Reports.

1. Wetland Report—Required. If the Administrator determines that the site of a proposed development includes, is likely to include, or is adjacent to a wetland, a Wetland Report, prepared by a qualified professional shall be required.
2. Wetland Report—Contents. Qualified professionals should use “Wetland Guidance for CAO Updates (Western Washington)” (Ecology Publication #16-06-001) for guidance in determining the necessary technical information to be provided. In addition to the minimum requirements for critical area reports contained in SMC 18.13.050, the written report and the accompanying plan sheets shall contain the following information, at a minimum:
 - a. The written report shall include:
 - i. Documentation of any fieldwork performed on the site, including field data sheets for delineations, rating system forms, baseline hydrologic data, etc.
 - ii. A description of the methodologies used to conduct the wetland delineations, wetland ratings, or impact analyses, including references.
 - iii. For each wetland identified on site and within 300 feet of the project boundary, provide: a) the wetland rating, including a description of and score for each functions; b) required buffers; c) wetland acreage based on a professional survey from the field delineation; and d) all other technical information necessary to assess wetland functions.
 - iv. A description of the proposed actions, including an estimation of acreages of impacts to wetlands and buffers based on the field delineation and survey and options for site development alternatives.
 - v. An assessment of the probable cumulative impacts to the wetlands and buffers resulting from the proposed development.
 - b. The site plan shall include:
 - i. Maps (to scale) depicting delineated and surveyed wetland and required buffers on site, including buffers for off-site critical areas that extend onto the project site; the development proposal; other critical areas; grading and clearing limits; and areas of proposed impacts to wetlands and/or buffers (include square footage estimates).
 - ii. A depiction of the proposed stormwater management facilities and outlets (to scale) for the development, including estimated areas of intrusion into the buffers of any critical areas.
3. Responsibility. The wetland delineation is the responsibility of the applicant. In addition, the applicant must arrange for the wetland boundaries to be reviewed for accuracy by the US Army Corps of Engineers prior to impacting any wetland. Wetland delineations are valid for 5 years; after such date the City shall determine whether a revision or additional assessment is necessary.

D. Wetland Buffer Widths.

1. Base Buffer Widths. The following buffer widths have been established in accordance with the best available science. They are based on category of wetland, habitat score, and land use intensity as determined by a qualified professional wetland scientist using the Rating System. Required buffers are included in SMC Table 18.13.100-1:

TABLE 18.13.100-1 – WETLAND PROTECTIVE BUFFER WIDTHS			
Wetland Category ^{1,2,3,4}	Category IV Wetland Buffers (ft)	Category III Wetland Buffers (ft)	Category I & II Wetland Buffers (ft)

Land Use Intensity ⁵		Low			Medium			High		
		Low	Medium	High	Low	Medium	High	Low	Medium	High
Habitat Score	5 or less ⁶				40	60	80	50	75	100
	6 to 7	25	40	50	75	110	150	75	110	150
	8 to 9 ^{7,8}				150	225	300	150	225	300

1 – Table modified from tables 8C-4, 8C-5, 8C-6, and 8C-7: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System, as amended.
 2 – If a wetland meets more than one of the characteristics of this table, the buffer to protect the wetland is the widest one.
 3 – For wetlands with special characteristics not covered by this table, standards are adopted based on the regulatory recommendations of Option 3 contained in Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System, as amended.
 4 – Any wetland or wetland mitigation site created, restored, or enhanced as compensation for approved wetland alteration shall have the standard buffer required for the category, habitat score, and land-use intensity of the created wetland expected at the end of the monitoring period.
 5 – See Table 18.13.100-2 – Wetland Adjacent Land Use Intensity for explanation.
 6 – In addition to other standards, wetland with water quality ratings of 8 or 9 shall also be protected from additional surface discharges of untreated runoff.
 7 – In addition to other standards, wetlands with habitat ratings of 8 or 9 shall also maintain connections to other habitat areas.
 8 – In addition to other standards, all degraded parts of the protective buffer for Category I & II wetlands with habitat ratings of 8 or 9 shall be restored.

Intensity ^{1,2,3}	Low	Medium	High
Commercial & Industrial	N/A	N/A	All site development
Residential	N/A	Density less than 1 unit per acre	Density 1 unit per acre or more
Streets & Roads	N/A	Residential driveways and access roads	Public and private streets, security fencing, retaining walls
Utilities	Underground and overhead utility lines, manholes, power poles (without footings)	Maintenance access roads, vegetation management needs	Paved or concrete surfaces, structures, facilities, pump stations, towers, vaults, security fencing, etc.
Parks & Recreation	Natural fields and grass areas, viewing areas, split rail fencing	Impervious trails, engineered fields, fairways	Greens, tees, structures, parking, lighting, concrete or gravel pads, security fencing

1 – Table modified from Table 8C-3: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.
 2 – Where characteristics of proposed development are not listed in this table, the Administrator shall determine the intensity categories applicable to the proposal.
 3 – Intensity is measured at the landscape-scale and must include the development proposal in the determination of intensity made under the Rating System.

2. Increased Buffer Widths. Buffer widths shall be increased on a case-by-case basis as determined by the Administrator when a larger buffer is necessary to protect wetland functions and values. This determination shall be supported by appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland.
3. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:
 - a. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded component.
 - b. The buffer is increased adjacent to the higher-functioning area of habitat or more-sensitive portion of the wetland and decreases adjacent to the lower-functioning or less-sensitive portion as demonstrated in the wetland report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than either 75% of the required width or the narrowest buffer listed for the appropriate wetland category in Table 18.13.100-1, whichever is greater.
4. Buffer averaging to allow reasonable use of a parcel may be permitted when all of the following are met:
 - a. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
 - b. The averaged buffer will not result in degradation of the wetland’s functions and values as demonstrated by the wetland report.
 - c. The total buffer area after averaging is equal to the area required without averaging.
 - d. The buffer at its narrowest point is never less than either 75% of the required width or the narrowest buffer listed for the appropriate wetland category in Table 18.13.100-1, whichever is greater.

5. Reduced Buffer Width. Base wetland buffer widths may be decreased under the following circumstances.
 - a. Functionally Isolated Buffers- Lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a wetland and do not protect the wetland from adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this Chapter.
 - b. Reduction in Land Use Intensity- High intensity buffers may be reduced to moderate intensity buffers, and moderate intensity buffers may be reduced to low intensity buffers, if the mitigation measures listed in SMC Table 18.13.100-3 are applied to the greatest extent practicable. In no case shall high intensity buffers be reduced to low intensity buffers.

TABLE 18.13.100-3 – EXAMPLE MEASURES TO REDUCE IMPACTS TO WETLANDS		
Disturbance	Typical Cause of Disturbance	Example Minimization Measures
Lights	<ul style="list-style-type: none"> • Parking Lots • Warehouses • Manufacturing • Residential 	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise	<ul style="list-style-type: none"> • Manufacturing • Residential 	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland
Stormwater & Toxic Runoff²	<ul style="list-style-type: none"> • Parking Lots • Roads • Manufacturing • Commercial • Residential Areas • Landscaping 	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters buffers • Establish covenants limiting use of pesticides within 150 of wetland • Apply integrated pest management
Change in Water Regime	<ul style="list-style-type: none"> • Impermeable Surfaces • Lawns • Filling & Grading 	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns • Ensure wetland is not dewatered
Pets & Human Disturbance	<ul style="list-style-type: none"> • Residential Areas 	<ul style="list-style-type: none"> • Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract
Dust	<ul style="list-style-type: none"> • Land Development 	<ul style="list-style-type: none"> • Use best management practices to control dust

1 - Table modified from Table 8C-8: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.
 2 – These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.

E. Wetland Buffer Standards.

1. All buffers shall be measured perpendicularly from the wetland boundary as surveyed in the field.
2. Buffers must be fully vegetated in order to be included in buffer area calculations.
3. All proposals requiring wetland buffers shall be subject to SMC 18.13.057 – Protective Buffers—Standards.

F. Wetland Compensatory Mitigation.

1. Compensatory Mitigation, Required.
 - a. Compensatory mitigation for alterations to wetlands shall be used only for impacts that cannot be avoided or minimized and shall achieve equivalent or greater biologic functions. Compensatory mitigation plans shall be consistent with “Wetland Mitigation in Washington State-Part 2: Developing Mitigation Plans-Version 1” (Ecology Publication #06-06-011b), as revised and “Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington)” (Ecology Publication #09-06-32), as revised.
 - b. Mitigation ratios shall be consistent with SMC Table 18.13.100-4.
 - c. As an alternative, mitigation requirements may also be determined using the credit/debit tool described in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Western Washington: Final Report (Ecology Publication #10-06-011), or as revised.

2. Compensating for Lost or Affected Functions. Compensatory mitigation shall address the functions affected by the proposed project, with an intention to achieve functional equivalency or improvement of functions. The goal shall be for the compensatory mitigation to provide similar wetland functions as those lost, except when either:
 - a. The lost wetland provides minimal functions, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limiting within a watershed through a formal Washington state watershed assessment plan or protocol; or
 - b. Out-of-kind replacement of wetland type or functions will best meet watershed goals formally identified by the City, such as replacement of historically diminished wetland types.
3. Approaches to Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on the approaches listed below.
 - a. Permittee-Responsible Mitigation. In this situation, the permittee performs the mitigation after the permit is issued and is ultimately responsible for implementation and success of the mitigation. Permittee-responsible mitigation may occur at the site of the permitted impacts or at an off-site location within the same watershed.
4. Wetland Mitigation Plan- When a project involves wetland and/or buffer impacts, a Wetland Mitigation Plan by a qualified professional shall be required. Qualified professionals should use “Wetland Guidance for CAO Updates (Western Washington)” (Ecology Publication #16-06-001) for guidance in determining the necessary technical information to be provided. At a minimum, the Wetland Mitigation Plan must contain the following information:
 - a. Baseline Information. All the information required in the Wetland Report prepared under SMC 18.13.100(C).
 - b. Written Report. The contents of the written report shall include:
 - i. Description of the existing and estimated future conditions of the compensatory mitigation site, including location and rationale for selection. Include an assessment of all appropriate technical information necessary to assess the compensatory mitigation proposed.
 - ii. Description of the proposed actions for compensation of wetland and upland areas affected by the project. Include overall goals of the proposed mitigation, including a description of the targeted functions, hydrogeomorphic classification, and categories of wetlands.
 - iii. Description of the proposed mitigation construction activities and timing of activities.
 - iv. A proposed Monitoring Program compliant with SMC 18.13.059.
 - v. A bond estimate for the entire compensatory mitigation project, including the following elements: site preparation, plant materials, construction materials, installation oversight, maintenance twice per year for up to 5 years, annual monitoring field work and reporting, and contingency actions for the monitoring period established under SMC 18.13.059 –Monitoring Standards.
 - c. Detailed Construction Plan. The scaled plan sheets for the Wetland Mitigation Plan shall include, at a minimum:
 - i. Surveyed edges of the existing wetland and buffers, proposed areas of wetland and/or buffer impacts, location of proposed wetland and/or buffer compensation actions.
 - ii. Existing and proposed topography and cross sections, ground-proofed, at 2-foot contour intervals in wetland and buffer areas where the compensation proposes grading activity.
 - iii. A planting plan for the compensation area, including all species by proposed community type and water regime, size and type of plant material to be installed, spacing of plants, typical clustering patterns, total number of each species by community type, and timing of installation.
5. Types of Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on a type listed below in order of preference. A lower-preference form of mitigation shall be used only if the applicant’s Wetland Mitigation

Plan demonstrates to the City’s satisfaction that all higher-ranked types of mitigation are not viable, consistent with the criteria of this section. All types of compensatory mitigation are defined in SMC 18.13.010.

- a. Restoration. For the purpose of tracking net gains in wetland areas, restoration is divided into re-establishment and rehabilitation.
- b. Establishment (Creation). If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the City may authorize creation of a wetland and buffer upon demonstration by the Wetland Mitigation Plan that:
 - i. The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;
 - ii. Adjacent land uses and site conditions do not jeopardize the viability of the proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light, or other impacts); and
 - iii. The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.
- c. Enhancement. Applicants proposing to enhance wetlands or associated buffers shall demonstrate how the proposed enhancement will increase the wetland’s/buffer’s functions, how this increase in function will adequately compensate for the impacts, and how existing wetland functions at the mitigation site will be protected.
- d. Protection/Maintenance (Preservation). Permanent protection of a Category I or II wetland and associated buffer at risk of degradation can be used only if:
 - i. The City determines that the proposed preservation is the best mitigation option;
 - ii. The proposed preservation site is under threat of undesirable ecological change due to permitted, planned, or likely actions that will not be adequately mitigated under existing regulations;
 - iii. The area proposed for preservation is of high quality or critical for the health of the watershed or basin due to its location. Some of the following features may be indicative of high-quality sites:
 - 1. Category I or II wetland rating (using the Rating System);
 - 2. Rare or irreplaceable wetland type (for example, bogs, mature forested wetlands) or aquatic habitat that is rare or a limited resource in the area;
 - 3. The presence of habitat for priority or locally important wildlife species;
 - 4. Areas that provide biological and/or hydrological connectivity;
 - 5. Priority sites in adopted watershed plan;
 - iv. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by an appropriate natural land resource manager, such as a land trust;
 - v. The City may approve other legal and administrative mechanisms in lieu of a conservation easement if it determines they are adequate to protect the site;
 - vi. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being preserved. Ratios for preservation as the sole means of mitigation generally start at 20:1.

6. Wetland Mitigation Ratios.

TABLE 18.13.100-4 – WETLAND MITIGATION RATIOS			
Category & Type of Wetland¹	Creation or Re-Establishment	Rehabilitation	Enhancement
Category I: Bog, Natural Heritage Site	Not Considered Possible	Case by case	Case by case
Category I: Mature Forested	6:1	12:1	24:1
Category I: Based on Function	4:1	8:1	16:1
Category II	3:1	6:1	12:1

Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1
Wetland Buffers²	1:1	1:1	1:1
1 - Table modified from Table 8C-11: Appendix 8-C: Guidance on Widths of Buffers and Ratios for Compensatory Mitigation for Use with the Western Washington Wetland Rating System.			
2 – Compensatory mitigation for buffers shall replace those buffer functions lost from development.			

7. **Compensatory Mitigation Location.** Compensatory mitigation actions shall generally be conducted within the same sub-drainage basin and on the site of the alteration except when the applicant can demonstrate that off-site mitigation is ecologically preferable. The following criteria will be evaluated when determining whether the proposal is ecologically preferable. When considering off-site mitigation, preference should be given to using alternative mitigation, such as advance mitigation.
 - a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and required widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).
 - b. On-site mitigation would require elimination of high-quality upland habitat.
 - c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions that the altered wetland.
 - d. Off-site locations shall be in the same sub-drainage basin unless established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.
 - e. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland.
 - f. Wetland mitigation sites shall be located such that the new associated wetland buffer does not cross onto adjacent property unless the applicant has established easement, conservation covenant, fee-title, or some other legal right to the adjacent property.
 8. **Compensatory Mitigation Timing.** It is preferred that compensatory mitigation projects be completed prior to activities that will impact wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
 - a. The Administrator may authorize a one-time temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified professional wetland scientist as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay should not be injurious to the health, safety, or general welfare of the public.
 - b. **Advance Mitigation.** Mitigation for projects with pre-identified impacts to wetlands may be constructed in advance of the impacts if the mitigation is implemented according to federal rules, state policy on advance mitigation, and state water quality regulations consistent with “Interagency Regulatory Guide: Advance permittee-Responsible Mitigation” (Ecology Publication #12-06-015), as amended.
 9. In order to ensure the completion and success of the planned mitigation, the City may require a performance and/or maintenance bond to be posted as detailed in 18.13.060.
- C. Revocation.** In addition to other remedies provided for elsewhere, the City may suspend or revoke a permit if the applicant or permittee has not complied with any of the conditions or limitations set forth in the permit, has exceeded the scope of work set forth in the permit, or has failed to undertake the project in the manner set forth in the permit.

SMC 18.13.110 Critical Area – Critical Aquifer Recharge Areas

- A. Classification & Designation.** All lands identified in SMC 13.30.150(1) – Critical Aquifer Recharge Areas are designated as critical aquifer recharge areas under this Chapter.
- B. Performance Standards.** All regulated activities within designated critical aquifer recharge areas shall comply with SMC 13.30 – Drinking Water Resource Protection, as now or hereafter amended.

Chapter 13.30

DRINKING WATER RESOURCE PROTECTION**Sections:**

13.30.010	Purpose.
13.30.050	Authority, interpretation.
13.30.100	Definitions.
13.30.125	Adoption of manual.
13.30.150	Designation, scope and applicability.
13.30.175	Discharges to drinking water resources.
13.30.200	Minimum requirements.
13.30.300	Application of greater standards.
13.30.325	Greater standards for hazardous materials operations.
13.30.350	Restrictions in critical aquifer recharge areas.
13.30.400	Administrative programs.
13.30.500	Enforcement.
13.30.600	Trade secrets and confidential records.
13.30.700	Alternative practices.
13.30.725	Adjustments.
13.30.750	Special exceptions.
13.30.800	Appeals.
13.30.900	Halogenated solvent table.

Section 13.30.010 Purpose.

A. The purpose of this chapter is to protect drinking water resources in the City by establishing development regulations and minimum requirements to reduce the risks of contaminants entering drinking water resources [SMC 13.30.100(Q)].

B. In furtherance of this purpose, the City prohibits the discharge of contaminants to drinking water resources as set forth in SMC 13.30.175 and requires certain operations to utilize best management practices as set forth in SMC sections 13.30.200, .300, and .325.

C. The City also recognizes that achieving successful pollution control must include a drinking water resources pollution prevention education component for agencies, businesses, industries, and the general public. Enforcement actions will normally be implemented when:

1. Education and technical assistance measures are unsuccessful at protecting the public interest;
2. Best management practices are not followed; or
3. Persons willfully contaminate the drinking water resources of the City.

D. It is not the intent of this chapter to have the City pursue enforcement actions against businesses, industries, or persons whose actions or activities result in the discharge of de minimus amounts [SMC 13.30.100(K)] of contaminants into the drinking water resources of the City.

E. The City finds this chapter is necessary to protect the health, safety and welfare of the residents of the City and the integrity of the drinking water resources for the benefit of all by:

1. Minimizing or eliminating surface and ground water quality degradation;
2. Preserving and enhancing the suitability of waters for drinking, recreation, fishing, wildlife habitat, aquatic life, and other beneficial uses; and
3. Preserving and enhancing the aesthetic quality and biotic integrity of the water.

F. The City recognizes the importance of maintaining economic viability while providing necessary environmental protection. This chapter helps achieve both goals.

G. The enforceable mechanisms and the application of best management practices (BMPs) within this chapter ensure compliance with state and federal water quality programs, including the Washington Growth Management Act's requirement for Critical Aquifer Recharge Areas.

Section 13.30.050 Authority, interpretation.

A. The City shall retain the authority to require implementation of any portion of this chapter, as defined herein and as necessary to protect drinking water resources when the City becomes aware of and documents specific circumstances concerning an operation that demonstrate that the measures are necessary to protect public health and safety. The City may impose additional requirements whenever documented specific circumstances applicable to an operation threaten drinking water resources.

B. The provisions of this chapter shall be liberally construed by the City to serve the purposes of this chapter. Where provisions of this chapter or the stormwater manual adopted under this section conflict with other provisions of the Stevenson Municipal Code, the more stringent requirements, which have the most protective effect on drinking water quality, shall apply.

Section 13.30.100 Definitions.

For the purposes of this chapter, the following definitions shall apply. The 2005 Stormwater Management Manual for Western Washington may be used for guidance interpreting any words or phrases not defined herein. Other words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable interpretation and application.

A. "Aquifer Recharge Areas" means areas having a critical recharging effect on aquifers that are a source of drinking water and vulnerable to contamination that would affect the certifiable potability of the water.

B. "Best Management Practices" or "BMPs" means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology and/or the City of Stevenson that, when used singly or in combination, control, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.

C. "Bulk Petroleum Fuel Operation" means an operation that manages a cumulative total of 12,000 gallons or more of petroleum fuel on-site in tanks capable of holding volumes of at least 4,000 gallons.

D. "Chemical Lagoons and Pits" means any earthen basin or uncovered concrete basin or depression containing hazardous materials.

E. "City" means the City of Stevenson.

F. "Closure of Operation" means the cessation of activity such that hazardous materials are no longer managed at the operation. For the purposes of this chapter, an operation is considered closed if it has been non-operational for a continuous period of 2 years.

G. "Connection" means a link or channel between two otherwise separate conveyance systems whereby there may be flow from one system to the other.

H. "Connection, Illicit" means any man-made conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include, but are not limited to, sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, or outlets that are connected directly to the stormwater drainage system [SMC 13.30.100(MM)].

I. “Container” means any portable device in which a material is stored, transported, treated, disposed of, or otherwise handled.

J. “Dangerous Waste” means waste designated in the Washington State Dangerous Waste Regulations (WAC 173-303) as dangerous or extremely hazardous due to its physical, chemical or biological properties.

K. “De Minimus Amounts” means a small or miniscule amount of contaminant in a discharge that is demonstrated to be non-harmful to the environment.

L. “Direct Infiltration Facility” means, for the purposes of this chapter, any mechanism that is intended to direct stormwater or process wastewater [SMC 13.30.100(GG)] directly into the ground without providing treatment. Examples include, but are not limited to, drywells [SMC 13.30.100(R)], ponds, trenches and perforated pipe systems.

M. “Discharge” means, for purposes of this chapter only, the release of materials such that the materials may enter or be emitted to the air, land, or drinking water resources.

N. “Discharge, Illicit” means any discharge to a municipal separate storm sewer that is not composed entirely of storm water except discharges pursuant to a NPDES permit (other than the NPDES permit for discharges from the municipal separate storm sewer) and discharges resulting from fire fighting activities.

O. “Disposal” means discharging, discarding, or abandoning materials into or on any land, air, or water resources.

P. “Disposal Site” means an area of land or an excavation in which wastes are placed for permanent disposal, and which is not a land application site [SMC 13.30.100(V)], surface impoundment, injection well, or waste pile.

Q. “Drinking Water Resources” means the surface water or ground water supply for any Group A water system.

R. “Drywell” means a precast concrete manhole with perforations and installed with drain rock or other material for exfiltration of surface water runoff or other drainage to the subsurface.

S. “Ground Water” means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

T. “Hard Chrome Plating” means chrome plating applied in a sufficient thickness to provide a hardened protective surface rather than merely a decorative surface. A hard chrome shop is more likely to be a large single-purpose plating shop with higher quantities of hazardous plating materials onsite, whereas facilities which do decorative plating may do so as just one of the steps in their manufacturing process.

U. “Hazardous Material” means any product, substance, commodity, or waste in liquid, solid or gaseous form that exhibits a characteristic that presents a risk to drinking water resources. Risk may be due to ignitability, toxicity, reactivity, instability, corrosivity or persistence. This definition extends to all “dangerous wastes” and “hazardous substances” that are defined in WAC 173-303 (State Dangerous Waste Regulations). It also includes the chemicals and/or substances that are defined in the federal Emergency Planning and Community Right to Know Act (EPCRA) and/or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

V. “Land Application Site” means a place where wastes such as sludge or gray water are applied to the land.

W. “Leachable Constituents” means constituents determined using the Toxicity Characteristic Leaching Procedure (TCLP), Test Method 1311 in “Test Methods for Evaluating Solid Waste, Physical/Chemical Methods,” EPA Publication SW-846.

X. “Manage” means a general term that includes, but is not limited to, the use, transfer, storage, processing and re-packaging of materials. This does not include the active or immediate transportation of materials.

Y. “Municipal Waste” means general residential and commercial wastes including the waste collected by garbage haulers and the waste delivered to transfer or disposal sites by the waste generators themselves (self-haul).

Z. “National Pollutant Discharge Elimination System” or “NPDES” means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under sections 307, 402, 318, and 405 of the Federal Clean Water Act, for the discharge of pollutants to surface waters of the state [SMC 13.30.100(TT)] from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington State Department of Ecology.

AA. “Operation(s)” means industrial, commercial, institutional, or residential activity that may be publicly or privately-owned and operated, and may involve the use of stationary facilities, equipment, transport vehicles, or transfer equipment. To the extent allowed by state or federal law, this definition includes all federal, state, or local government entities.

BB. “Operation, Classified” means any operation that at any time within a one year time period will or do manage over 220 pounds in total of hazardous materials, including mixtures thereof that contain the following:

1. Constituents referenced in the Code of Federal Regulations, 40 CFR 302.4 (referenced in Section 103(a) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA));
2. Materials that exhibit the characteristic of toxicity [SMC 13.30.100(RR)] because they contain leachable constituents [SMC 13.30.100(W)] from the Toxicity Characteristic List of WAC 173-303-090(8) as amended; or
3. Constituents that are referenced on the Halogenated Solvent List set forth in SMC Table 13.30.900-1.

CC. “Outdoor Wood Preservation” means the act of pressure treating wood products for weather resistance and outdoor use, using organic-based preservatives such as creosote or pentachlorophenol, typically used to treat poles or heavy timbers, and inorganic-based preservatives such as chromium, copper and arsenic, typically used to treat dimension lumber.

DD. “Permeable Surface” means soil or other ground cover with a sufficiently rapid infiltration rate so as to eliminate surface runoff.

EE. “Person” means any human being, firm, labor organization, partnership, corporation, unincorporated association, trustee, trustee in bankruptcy, receiver, or any other legally recognized entity.

FF. “Potentially Harmful Materials” means hazardous materials [SMC 13.30.100(U)] as well as other materials including, but not limited to, the following which, if discharged or improperly disposed, may present a risk to drinking water resources:

Petroleum products including but not limited to petroleum fuel and petroleum based coating and preserving materials; oils containing PCBs; antifreeze and other liquid automotive products; metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; radioactive material; used batteries; corrosives, acids, alkalis, or bases; paints, stains, resins, lacquers or varnishes; degreasers; solvents; construction materials; drain cleaners and other toxic liquid household products; pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; steam cleaning and carpet cleaning wastes; pressure cleaning wastes; car wash water; laundry wastewater; soaps, detergents, ammonia; swimming pool backwash; chlorine, bromine, and other disinfectants; heated water; domestic animal wastes; sewage;

recreational vehicle waste; animal carcasses, excluding salmonids; food wastes; collected lawn clippings, leaves or branches; trash or debris; silt, sediment, or gravel; dyes; and untreated or unapproved wastewater from industrial processes.

GG. “Process Wastewater” means wastewater discharged from one or more industrial processes or industrial cleanup procedures.

HH. “Qualified Professional” means an engineer, licensed in the State of Washington, holding a current specialty license in hydrogeology, other scientist with experience in preparing hydrogeologic assessments, or a person who can be otherwise considered a qualified scientific expert with expertise appropriate for critical aquifer recharge areas in accordance with WAC 365-195-905(4).

II. “Releasing” or “Release” means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including but not limited to the abandonment or discarding of barrels, containers, and other closed receptacles.

JJ. “Responsible Government Official” means a person employed by the federal, state, or a local government with authority to protect the public health and safety or water resources. Examples include, but are not limited to, persons employed by the police and fire departments, and employees of the Washington State Department of Ecology, the United States Environmental Protection Agency, Skamania County, and the City of Stevenson.

KK. “Sewage Disposal Cesspool” means a lined excavation in the ground which receives the discharge of a drainage system, designed to retain solids and organic matter while permitting liquids to seep through the sides and bottom.

LL. “Stormwater” means runoff during and following precipitation and snowmelt events, including surface runoff and drainage.

MM. “Stormwater Drainage System” means constructed and natural features that function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat, or filter stormwater.

NN. “Stormwater Manual” means the Stormwater Management Manual for Western Washington (Ecology Publication #14-10-055), as amended, prepared by the Washington State Department of Ecology for use by local governments that contains BMPs to prevent, control, or treat pollution in stormwater.

OO. “Stormwater Treatment Facility” means a stormwater facility that is intended to remove pollutants from stormwater. Stormwater treatment facilities include, but are not limited to, wetponds, oil/water separators, biofiltration swales, and constructed wetlands.

PP. “Surface Water” means water that flows across the land surface, in channels, or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.

QQ. “Tank” means a stationary device designed to contain liquids used or stored at an operation which may include hazardous materials, chemicals or dangerous wastes, and which is constructed primarily of non-earthen materials to provide structural support.

RR. “Toxicity” means having properties that cause or significantly contribute to death, injury, or illness in humans or wildlife. A material exhibits the characteristic of toxicity if it contains certain leachable constituents [SMC 13.30.100(W)] at sufficient concentrations to be considered dangerous to human health and the environment. Leachable constituents [SMC 13.30.100(W)] and toxicity concentrations are referenced in the Toxicity Characteristic List of WAC 173-303-090(8) as amended.

SS. “Underground Injection Control” or “UIC well” means a manmade subsurface fluid distribution system designed to discharge fluids into the ground, consisting of an assemblage of perforated pipes, drain tiles, or other similar mechanisms, or a dug hole that is deeper than the largest

surface dimension. Subsurface infiltration systems include drywells [SMC 13.30.100(R)], pipe or french drains, drain fields, and other similar devices.

TT. "Waters of the State" means all lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington.

Section 13.30.125 Adoption of Manual.

A. For purposes of regulation of activities subject to this chapter, the City hereby adopts as its Stormwater Manual the 2005 Stormwater Management Manual for Western Washington.

B. At least one copy of the manual adopted in this section shall be filed in the Office of the City Clerk for use and examination by the public. The manual may also be made available for use and examination by the public at the Office of the Public Works Director, or on the City website.

C. Any reference to "Stormwater Management Manual" or "Puget Sound Erosion Control Manual" or "Washington Department of Ecology's Stormwater Management Manual for the Puget Sound" or "Puget Sound Water Quality Manual" or "BMP's approved by the Western Washington Stormwater Manual" or "Department of Ecology alternative paving Best Management Practices," wherever found within the Stevenson Municipal Code, shall refer to this chapter and to the equivalent manuals as adopted in this chapter.

Section 13.30.150 Designation, scope and applicability.

A. Designated Areas: The following areas are designated Drinking Water Resource Protection Areas:

1. Critical Aquifer Recharge Areas: The City designates the following as Critical Aquifer Recharge Areas, pursuant to WAC 365-190 and Chapter 36.70A RCW, for the protection of drinking water resources. The City shall apply development restrictions as defined in SMC 13.30.350 to activities inside Critical Aquifer Recharge Areas.
 - a. Wellhead Protection Areas. Wellhead protection areas shall be defined by the boundaries of the 10-year time of ground water travel, or boundaries established using alternate criteria approved by the Department of Health in those settings where ground water time of travel is not a reasonable delineation criterion, in accordance with WAC 246-290-135 for Group A water systems.
 - b. Sole Source Aquifers. Sole source aquifers are areas that have been designated by the U.S. Environmental Protection Agency pursuant to the Federal Safe Drinking Water Act. As of 2016, no Sole Source Aquifers are designated within Skamania County.
 - c. Susceptible Ground Water Management Areas. Susceptible ground water management areas that have been designated as moderately or highly vulnerable or susceptible in an adopted ground water management program developed pursuant to Chapter 173-100 WAC. As of 2016, no Susceptible Ground Water Management Areas are designated within Skamania County.
 - d. Special Protection Areas. Special protection areas are those areas defined by WAC 173-200-090. As of 2016, no special protection areas are defined within Skamania County.
2. Surface Water Protection Areas. The City designates all Surface Water Protection Systems identified by the Washington Department of Health for any Group A water system as Surface Water Protection Areas.

B. Mapping.

1. The approximate location and extent of designated Drinking Water Resource Protection

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Areas are shown on the adopted critical areas map.

2. These maps are to be used as a guide for the city, project applicants, and/or property owners, and may be continuously updated as new Drinking Water Resource Protection Areas are identified in their Source Water Assessment Program (SWAP) map. The maps are a reference only and do not provide a final critical area designation.

C. Operations: All operations are subject to the provisions of this chapter. Each operation shall meet the Minimum Requirements defined in SMC 13.30.200. Operations that manage hazardous materials may also be required to meet the Greater Standards for Hazardous Materials Management, as defined in SMC sections 13.30.300 and .325.

D. Prohibitions: Regardless of operating status or location, the following uses and activities shall be prohibited within the City:

1. Hard Chrome Plating [SMC 13.30.100(T)] Operations [SMC 13.30.100(AA)]
2. Outdoor Wood Preservation [SMC 13.30.100(CC)] Operations [SMC 13.30.100(AA)]
3. Chemical Lagoons and Pits [SMC 13.30.100(D)]
4. Sewage Disposal Cesspools [SMC 13.30.100(KK)]
5. Hazardous Material [SMC 13.30.100(U)] Disposal Sites [SMC 13.30.100(P)]
6. Radioactive Waste Disposal Sites [SMC 13.30.100(P)]
7. Municipal Waste [SMC 13.30.100(Y)] Disposal Sites [SMC 13.30.100(P)]

E. Emergency Response Exclusion: Emergency response activities shall be excluded from the requirements of this chapter, if such an activity is initiated and completed within a timeframe too short to allow for full compliance with this chapter. This exclusion shall only apply to immediate actions that are undertaken in response to an imminent threat to drinking water resources, public health or safety. This exclusion shall not apply unless a responsible government official [SMC 13.30.100(JJ)] is notified and agrees that the event is a qualifying emergency.

Section 13.30.175 Discharges to Drinking Water Resources.

A. Prohibited Discharges: No person or operation shall discharge any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City. Persons or operations shall use all known, available, and reasonable means to prevent the discharge of any potentially harmful materials [SMC 13.30.100(FF)] into the drinking water resources of the City.

B. Illicit Connections:

1. Any connection that could allow conveyance of any solid, liquid, or gas material not composed entirely of surface and storm water directly to drinking water resources is considered an illicit connection and is prohibited, except:
 - a. Connections conveying allowable discharges as set forth at SMC 13.30.175.C and D herein;
 - b. Connections conveying discharges pursuant to a National Pollutant Discharge Elimination System (NPDES) permit or a state waste discharge permit; and
 - c. Connections conveying effluent from permitted or authorized onsite sewage disposal systems to subsurface soils.
2. Floor drains shall not be installed inside an operation which stores or uses hazardous materials unless approved by the City for connection to sanitary sewer. Existing floor drains connected to storm drains or to surface water drains located in or near indoor hazardous material storage or use areas are considered unauthorized connections and shall be sealed or removed to prevent liquid entry, piped to the sanitary sewer (with approval and appropriate shut-off valves), be routed to blind sumps, or be directed to additional containment or treatment systems meeting the standards of this chapter.

C. Allowable Discharges to Stormwater Drainage System: The following types of discharges

shall be permitted unless the City determines that these discharges (whether singly or in combination with others) are causing significant contamination of drinking water resources:

1. Uncontaminated water from crawl space pumps or footing drains;
2. Materials placed as part of an approved habitat restoration or bank stabilization project;
3. Natural uncontaminated surface water or ground water;
4. Flows from riparian habitats and wetlands;
5. City-approved dye testing following verbal notification to the City at least one day prior to the date of test. The City and the Skamania County Environmental Health and Public Works departments are exempt from this requirement;
6. Any discharge allowed by an operation's National Pollutant Discharge Elimination System (NPDES) permit or other authorized discharge permit;
7. Any discharge specifically allowed in writing by a local, state or federal agency for remedial action in an agreed order, a consent decree or in a voluntary cleanup effort.

D. Allowable Discharges to Permeable Surfaces. The following types of discharges shall be permitted onto a permeable surface [SMC 13.30.100(DD)] unless the City determines that these discharges (whether singly or in combination with others) contain greater than de minimus amounts [SMC 13.30.100(K)] of contaminants:

1. All allowable discharges specified in SMC 13.30.175.C;
2. Potable water;
3. Potable water line flushing;
4. Landscape watering;
5. Residential car and boat washing;
6. Residential swimming pool and spa water;
7. Common discharge practices from water well disinfection.

E. Non-stormwater Discharges to the Stormwater Drainage System Prohibited Unless Conditions Met. The following categories of non-stormwater discharges are prohibited discharges to any Stormwater Drainage System [SMC 13.30.100(MM)] located within a Critical Aquifer Recharge Area unless the stated conditions are met:

1. Discharges from potable water sources, including water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be de-chlorinated to a concentration of 0.1 ppm or less, pH-adjusted, if necessary, and volumetrically and velocity controlled to prevent re-suspension of sediments in the Stormwater Drainage System [SMC 13.30.100(MM)].
2. Discharges from landscape watering and other irrigation runoff. These shall be minimized through, at a minimum, public education activities and water conservation efforts.
3. Dechlorinated swimming pool discharges. The discharges shall be dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted and reoxygenized if necessary, volumetrically and velocity controlled to prevent re-suspension of sediments in the Stormwater Drainage System [SMC 13.30.100(MM)]. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the Stormwater Drainage System [SMC 13.30.100(MM)].
4. Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents. The City shall reduce these discharges through, at a minimum, public education activities and/or water conservation efforts. To avoid washing pollutants into the Stormwater Drainage System [SMC 13.30.100(MM)], the City must minimize the amount of street wash and dust control water used.
5. Other non-stormwater discharges. The discharges shall be in compliance with the requirements of the stormwater pollution prevention plan received by the City, which addresses control of construction site de-watering discharges.

F. A UIC well [SMC 13.30.100(SS)] may be used to manage stormwater when pollutant concentrations that reach ground water are not expected to exceed Washington state ground water quality standards (chapter 173- 200WAC). This section shall not be construed to authorize any discharge to a UIC that does not conform to the requirements of WAC 173-218 – Underground Injection Control Program.

Section 13.30.200 Minimum requirements.

- A. Operational Best Management Practices (BMPs): All operations shall adopt the following best management practices to ensure their operations minimize potential risks to drinking water resources.
1. Precautions: The owner/operator shall take precautions to prevent accidental releases of hazardous materials. Hazardous materials shall be separated and prevented from entering Stormwater Drainage Systems [SMC 13.30.100(MM)], septic systems, and drywells [SMC 13.30.100(R)].
 2. Hazardous Materials Management: Hazardous materials shall be managed so that they do not threaten human health or the environment, or enter drinking water resources.
 3. Hazardous Material Releases: All hazardous materials that have been released shall be contained and abated immediately, and the hazardous materials recycled or disposed of properly. The City shall be notified of any release of hazardous materials that clearly impact drinking water resources, as soon as possible but no later than 24 hours after the release. The Stormwater Manual provides applicable operational BMPs for spills of oils and hazardous substances.
 4. Oil/Water Separators: Oil/water separators shall be inspected, cleaned and maintained as stipulated in the Stormwater Manual. The City may allow an operation to modify the regularity of cleanouts if the operation can demonstrate to the City's satisfaction that the separator operates effectively at less frequent cleaning intervals.
 5. Pesticide and Fertilizer Management. All pesticides, herbicides, fungicides and fertilizers shall be applied and managed according to the applicable BMPs for landscaping and lawn/vegetation management in the Stormwater Manual and SMC 18.13 Critical Areas and Natural Resource Lands.
 6. Stormwater Treatment Systems: Stormwater Drainage Systems [SMC 13.30.100(MM)] and treatment facilities, in Critical Aquifer Recharge Areas including, but not limited to, catch basins, wetponds and vaults, biofilters, settling basins, and infiltration systems, shall be cleaned and maintained by the responsible party according to the applicable operational BMPs for the maintenance of stormwater, drainage and treatment systems in the Stormwater Manual.
 7. Decommissioning Water Wells: Any water well which is unusable, abandoned, or whose use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned according to the provisions of the Washington Administrative Code WAC 173-160-381 and physically disconnected from any public water system used to replace the well. Any person decommissioning a water well shall consult with the City regarding consolidation of that well's water right with the municipal system.
 8. Operation Closure: At the closure of an operation [SMC 13.30.100(F)], all hazardous materials shall be removed from the closing portion of the operation and disposed of in accordance with local, state and federal laws.
 9. Mobile Washing and Pressure Cleaning: Operations which engage in activities such as pressure washing, carpet cleaning, and equipment and vehicle washing shall apply best management practices according to applicable BMPs for washing and steam cleaning in the Stormwater Manual. Mobile washing operations shall ensure that all of their employees are knowledgeable of proper discharge practices. Washwater from such operations shall be captured and directed to an approved discharge location. Non-

approved washwater shall not be discharged into the City's Stormwater Drainage System [SMC 13.30.100(MM)].

B. Commercial Operations Requiring Additional BMPs: Operations which engage in the following commercial operations shall implement the applicable source control BMPs from the Stormwater Manual: commercial animal handling, commercial composting, printing operations, fueling stations, log sorting, railroad yards, recyclers, scrap yards, and wood treatment facilities.

C. Specific Activities Requiring Additional BMPs: Operations performing the following activities shall implement the applicable source control BMPs from the Stormwater Manual and shall comply with the requirements of SMC 18.13 Critical Areas and Natural Resource Lands: construction/repair/maintenance of boats/ships, airfield/street deicing, dust control, landscaping, loading/unloading of trucks and railcars, repair/maintenance/parking of vehicles/equipment, erosion control at industrial sites, maintenance of utility corridors, maintenance of roadside ditches/culverts, outdoor manufacturing, mobile fueling of vehicles/equipment, painting/coating of vehicles/buildings/equipment, storing dangerous wastes, managing raw materials.

Section 13.30.300 Application of greater standards.

A. Classification: Certain non-residential operations present a greater potential risk to drinking water resources because of the volume and type of hazardous materials that are managed. These Classified Operations [SMC 13.30.100(BB)] are subject to the stipulated actions defined in this section.

B. Stipulated Actions and Timelines: Classified operations shall adopt the Greater Standards for Hazardous Material Operations defined in SMC 13.30.325, according to the following stipulations:

1. New Operations: New classified operations shall adopt the Greater Standards beginning the date of issuance of certificate of occupancy or as otherwise specified in accordance with the provisions of this chapter.
2. Existing Operations: Existing classified operations shall adopt the Greater Standards (or some portion thereof), within a time period specified by the City, if the City becomes aware of and documents specific circumstances which demonstrate that Greater Standards (or some portion thereof) are necessary to protect public health and safety, or reduce the risk of contamination to drinking water resources.
3. Change of Class or Tenant: The City shall be notified as soon as possible and no later than 30 days after:
 - a. The amount of hazardous materials managed by an operation increases above the thresholds established in SMC 13.30.100(BB).
 - b. Occupation of an existing classified operation by a new tenant.

C. Declassification: An operation shall no longer be classified if:

1. The constituents contained in a product or waste are individually present at less than 1% by weight for non-carcinogenic hazardous materials, and less than 0.1% by weight for known or suspected carcinogenic hazardous materials. (Operators should review the Material Safety Data Sheet for the hazardous materials to make this determination);
2. Both of the following conditions are met:
 - a. The operation is focused on research, education, distribution or consumer oriented activities, including but not limited to laboratories, hospitals, schools, cargo handlers, distributors, warehouses, or retailers; and
 - b. Products containing classified hazardous materials are managed in closed containers or sealed bags with individual capacities of no more than 10 gallons for a liquid material and no more than 80 pounds for a dry or solid material;
3. The reason for classification is due to the operation's management of solid metals and solid metal alloys, including but not limited to roll stock, bar stock, sheet stock, and manufactured articles such as equipment, parts, building materials, and piping, that

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contain one or more metals listed in 40 CFR 302.4 or WAC 173-303-090(8); EXCEPT, that where machining, forming, grinding, cutting, melting, or other activities produce residues such as shavings, grindings, swarf, fume, or other finely divided particulate forms of a listed metal or metal alloy that may present a threat to drinking water resources, such residues shall not be declassified; or

4. The reason for classification is due to the presence of personal and commercial vehicles that are designed to or do hold quantities of fuel that would otherwise cause them to be classified under this section (SMC 13.30.300.A).

Section 13.30.325 Greater standards for hazardous materials operations.

- A. Best Management Practices (BMPs):
 1. Design and Construction: Operations shall be designed, constructed, maintained and operated to minimize the possibility of an unplanned release of hazardous materials to soil or drinking water resources.
 2. Container/Tank Management: A container or tank holding a hazardous material shall always be closed, except to add or remove materials. Hazardous materials shall also be managed so that they do not damage the structural integrity of the operation or devices containing the material.
 3. Container/Tank Condition: All containers and tanks shall be maintained in such a manner as to assure effective operation and prevent the release of hazardous materials.
 4. Container/Tank Identification: The owner/operator shall label all containers and tanks containing hazardous materials to identify the major risk(s) associated with the contents. This labeling shall conform to applicable sections of the Uniform Fire Code, Occupational Safety and Health standards, and/or the State of Washington's Dangerous Waste Regulations.
 5. Ancillary Equipment: Any leaking pipe, pump, or other ancillary equipment shall be repaired or replaced promptly. Ancillary equipment associated with hazardous materials shall be supported and protected against physical damage and excessive stress.
 6. Compatibility: The owner/operator shall use a container or tank made of or lined with materials which are compatible with the hazardous materials to be stored.
 7. Containment: Container and tank storage areas shall have a containment system that is capable of collecting and holding spills and leaks. This containment shall:
 - a. Be constructed of an impervious surface with sealed joints.
 - b. Joints between concrete slabs and slab/foundation interfaces should be eliminated or minimized in the operation;
 - c. Provide pollution control measures to protect drinking water resources, including run-off collection and discharge from active areas;
 - d. Be designed to provide secondary containment of 110% of the container's or tank's capacity; or in areas with multiple tanks, 110% of the largest tank or 10% of the aggregate tank volumes, whichever is larger. Secondary containment shall be provided in all areas where hazardous materials are loaded/unloaded, transferred, accumulated or stored;
 - e. Be compatible with the materials that are being handled; and
 - f. Be routinely inspected as defined at SMC 13.30.325C.
 8. Loading Areas: Loading and unloading areas shall be designed, constructed, operated and maintained to:
 - a. Contain spills and leaks that might occur during loading/unloading;
 - b. Prevent releases of hazardous materials to drinking water resources;
 - c. Contain wash waters (if any) resulting from the cleaning of contaminated transport vehicles and load/unload equipment; and
 - d. Allow for removal as soon as possible any collected hazardous materials

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resulting from spills, leaks, and equipment cleaning.

9. Closure: At closure of an operation [SMC 13.30.100(F)], all remaining structures, containers, tanks, liners, and soil containing or contaminated with hazardous materials at concentrations above state and federal regulatory thresholds shall be decontaminated and properly disposed of or managed.

- B. Spill and Emergency Response Plan (SERP):
 1. A Spill and Emergency Response Plan (SERP) shall be developed, implemented, and maintained on site, and shall be made available to the City upon request.
 2. The SERP shall be updated at least every 5 years or as needed to reflect significant changes in operation or practices.
 3. At a minimum, the SERP shall include the following information:
 - a. Spill Prevention.
 - i. Drawings including the layout of the operation, a floor plan, direction of drainage, entrance and exit routes, and areas where hazardous materials are received, stored, transported, handled or used in operations.
 - ii. Listings of all hazardous materials on site including types, volumes, locations and container types and sizes.
 - iii. Spill prevention related equipment including equipment which serves to detect releases of potential drinking water resources contaminants.
 - b. Emergency Response.
 - i. Chain of command and procedures for spill response.
 - ii. Phone list of response agencies including federal, state and city emergency contact numbers and environmental cleanup companies.
 - iii. Procedures for treating and disposing of spilled hazardous materials.
 - c. Certification. The SERP shall include a certification signed by an authorized representative of the operation stating: "I certify that the information provided in this document is to the best of my knowledge true and complete, and the spill prevention equipment and emergency response measures described herein are as stated." The signed certificate shall include the authorized representative's name (printed), title, and contact information.

- C. Operational Inspections:
 1. Schedule: The owner/operator shall develop a written schedule for inspecting all monitoring equipment, safety or emergency equipment, security devices, and any other equipment that helps prevent, detect, or respond to drinking water resource-related hazards.
 2. Regular Inspections: The owner/operator shall perform site inspections to identify malfunctions and deterioration of equipment or containers, operator errors, discharges, or any other condition that may cause or lead to the release of hazardous materials to drinking water resources. The owner/operator shall conduct these inspections often enough to identify problems in time to correct them before they impact drinking water resources. Inspections shall be completed in all areas where hazardous materials are managed and a written record of those inspections made at least annually.
 3. Water Resource-Related Hazard Mitigation: The owner/operator shall remedy any problems revealed by the inspection. Where a drinking water resource-related hazard is imminent or has already occurred, remedial action shall be taken immediately.

- D. Engineering and Operating Report: When the City recognizes and demonstrates a need for additional information on an operation's practices, the City may require the operation to submit an engineering and operating report to accommodate the City's review of operations and to prevent releases of hazardous materials to drinking water resources. If required, the report shall provide the following:
 1. The type of industry or business including the kind and quantity of finished products.

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2. A process flow diagram illustrating the process flow of water and materials in a normal operating day. This will include details on the operation's plumbing and piping and where specific chemicals are added to processes.
 3. A discussion of any discharges to the Stormwater Drainage System [SMC 13.30.100(MM)].
 4. A discussion of any discharges through land applications, including seepage lagoons, irrigation, and subsurface disposal. As applicable, this discussion should also include the depth to ground water and anticipated overall effects of the operations on the quality of drinking water resources.
 5. Provisions for any plans for future expansion or intensification.
 6. A certification signed and dated by an authorized representative of the operation stating: "I certify that the information provided in this document is to the best of my knowledge true and complete." The signed certificate shall include the authorized representative's name (printed), title, and contact information.
- E. Records & Reports:
1. Operations shall maintain records of required inspection, cleaning and maintenance events. Where operations are otherwise required by the City or another agency to maintain such records, those records shall satisfy this requirement. All operations shall maintain these records on site for at least 3 years and shall make them available to the City upon request.
 2. Plans, reports or other documentation concerning the management of hazardous materials shall also be made available to the City upon request.
 3. Information provided to the City will be available to the public. Information may be claimed as confidential by the operation as outlined at SMC 13.30.600. If no claim is made at the time of submission, the City will make the information available to the public when requested.
- F. Protections for Stormwater: All new classified operations shall implement the applicable structural Best Management Practices (BMPs) of the Stormwater Manual.
- G. Completion Timeline: All new classified operations shall implement the greater standards of this section shall be completed **prior to/within 90 days** after the date of issuance of the certificate of occupancy. Operations that change in classification from unclassified to classified shall implement the provisions of this section within 90 days of change in classification. Other operations may also be required to implement these provisions if the city determines this action will help prevent releases of hazardous materials to drinking water resources.

Section 13.30.350 Restrictions in critical aquifer recharge areas.

- A. Development Limitation:
1. New Operations. The City shall not approve applications for the following in Critical Aquifer Recharge Areas as designated in SMC 13.30.150(A):
 - a. New underground heating oil tank;
 - b. New bulk petroleum fuel operations [SMC 13.30.100(C)]; or
 - c. New classified operations [SMC 13.30.100(BB)], EXCEPT a new classified operation may occupy an existing structure or facility appropriate for the use when:
 - i. All applicable provisions of this chapter are met; and
 - ii. The owner or operator provides an Engineering and Operating Report described in SMC 13.30.325(F) to the City's satisfaction.
 2. Existing Operations.
 - a. Existing bulk petroleum fuel operations [SMC 13.30.100(C)] are nonconforming uses. However, existing bulk petroleum fuel operations [SMC 13.30.100(C)] throughout

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the Special Protection areas may become conforming by:

- i. Filing such a request with the City; and
- ii. Taking the necessary action(s) to meet all applicable provisions of this chapter to the City's satisfaction.

b. Existing classified operations are nonconforming uses. However, an existing classified operation may become conforming by:

- i. Filing such a request with the City; and
- ii. Taking the necessary action(s) to meet all applicable provisions of this chapter to the City's satisfaction.

B. Septic Systems:

1. The City shall accept no application for approval of a project in the Critical Aquifer Recharge Area designated at SMC 13.30.150(A) relying upon installation of a septic system until the system has been approved by Skamania County Environmental Health or a successor agency responsible for permitting of septic systems.
2. New septic systems and replacement of existing septic systems shall not be permitted in Critical Aquifer Recharge Areas. An owner/operator may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional [SMC 13.30.100(HH)] to the City's satisfaction of the potential for ground water contamination at the site. This analysis may include a soils and ground water evaluation if deemed necessary by the City.
3. The City shall not approve a project relying upon installation of a septic system in a Critical Aquifer Recharge Area unless all of the following findings are made:
 - a. Connection to an existing sewer line is impossible or impracticable; and
 - b. The property cannot be reasonably developed without use of a septic system; and
 - c. The septic system design poses no significant risk of ground water contamination.
4. The City's decision may be appealed to the Board of Adjustment in accordance with SMC 2.14.

C. Direct Infiltration Facilities:

1. New direct infiltration facilities [SMC 13.30.100(L)], and replacement of existing direct infiltration facilities [SMC 13.30.100(L)] shall not be allowed for classified operations in Critical Aquifer Recharge Areas. An operation may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional [SMC 13.30.100(HH)] to the City's satisfaction of the potential for ground water contamination at the site. This analysis may include a soils and ground water evaluation if deemed necessary by the City.
2. The City's decision may be appealed to the Board of Adjustment in accordance with SMC 2.14.

Section 13.30.400 Administrative programs.**A. Educational and Technical Assistance Program.**

1. The City will work in conjunction with other agencies to implement an Education and Technical Assistance Program to assist property owners, business and industry owners and managers, residents, and other interested parties in understanding the importance of protecting the City's drinking water resources and in employing best management practices in pursuit of that goal.
2. The Education and Technical Assistance Program will include but not be limited to:
 - a. Technical assistance visits, informational fact sheets, or self-audits for businesses and industries,
 - b. Education on the proper use of pesticides, herbicides, fungicides, and fertilizers;
 - c. Discussions of the impacts of unauthorized discharges to drywells [SMC

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13.30.100(R)], catch basins, storm basins and sanitary sewer; and

d. Activities to explain and promote the proper management and disposal of used oil and other contaminants.

B. Compliance Inspections:

1. City personnel may inspect any operation in the City that is known to manage (or may potentially manage) hazardous materials or is reasonably believed to be a potential source of an illicit discharge.
2. Inspections may be initiated as the result of a complaint or referral, or as defined by a routine schedule for compliance. Inspections will be used to determine if there is any risk to drinking water resources, and to determine if an operation is in compliance with this chapter.
3. Inspections may involve a review of process equipment, structures, and operating practices; records or plan review; interviews with operators; photo documentation and sampling. As such, operators shall allow representatives of the City, upon presentation of credentials, to:
 - a. Enter the premises where hazardous materials are being managed, or where records may be kept under the provisions of this chapter. The owner/operator shall make necessary arrangements to allow access without delay. Unreasonable delay may constitute a violation of this chapter;
 - b. Have access to and copy, at reasonable times, any records that must be kept under the provisions of this chapter;
 - c. Inspect at reasonable times any facilities, equipment (e.g., safety, monitoring, operating, or other equipment), practices or operations regulated or required under the provisions of this chapter;
 - d. Sample and monitor at reasonable times, any substances or parameters at any location for the purposes of assuring compliance or as otherwise authorized by the provisions of this chapter. This requirement may involve the City's installation or erection of equipment to conduct sampling, inspection, compliance monitoring or metering operations. As such, at the written or verbal request of the City, operators shall remove any temporary or permanent obstruction to safe and easy access to an operation to be inspected and/or sampled. The operator shall not replace such an obstruction without the City's consent.

Section 13.30.500 Enforcement.

- A. Enforcement. It shall be unlawful to violate the provisions of this chapter.
- B. Supplemental Enforcement Provisions for Drinking Water Resources Protection. In addition to civil and criminal enforcement as authorized elsewhere in the Stevenson Municipal Code, enforcement of this chapter may utilize the following authority:
 1. The City Council of the City of Stevenson finds that an operation not in compliance with the requirements of this chapter constitutes a public nuisance under RCW 7.48, Nuisances.
 2. The City may use field notes, observations, photo documentation, sample logs, analytical results or other information to define risk and to establish that an operation is in violation of this chapter.
 3. The City may require the implementation of the operational or structural best management practices, as defined through the provisions of this chapter. The City may also require the operator to sample and analyze any discharge, surface and storm water, ground water and/or sediment, in accordance with sampling and analytical procedures or requirements determined by the City. If the operator is required to complete this sampling and analysis, a copy of the analysis shall be provided to the City.

4. The City may impose additional requirements whenever documented specific circumstances (applicable to the operation) threaten drinking water resources.
5. Notwithstanding any other provisions of this chapter, whenever it appears to the City that conditions regulated by this chapter require immediate action to protect the public health and/or safety, the City is authorized to enter such property for the purpose of inspecting and investigating such emergency conditions.

Section 13.30.600 Trade secrets and confidential records.

Generally, information submitted to demonstrate compliance with this chapter will be freely available to the public. Users may have certain information, however, withheld as confidential if the following process is followed.

A. When a User submits information to the Public Works Director, or provides information to inspectors, Users may request that specific information be maintained as confidential. Users must promptly identify the specific information in writing, and describe why the release would divulge information, processes, or methods of production entitled to protection as trade secrets or confidential business information under applicable State or Federal laws.

B. The Public Works Director shall review and approve or deny such requests. When approved, the information shall not be available as public records and shall be marked Confidential.

C. All other information submitted to the City and obtained from the City's oversight shall be available to the public subject to the City records review policy.

D. Information held as confidential may not be withheld from governmental agencies for uses related to this chapter, the NPDES program, state water quality monitoring and enforcement, and other enforcement proceedings involving the person furnishing the report.

E. Federal rules prevent wastewater constituents and characteristics and other effluent data, as defined by 40 CFR 2.302 from being recognized as confidential information.

Section 13.30.700 Alternative practices.

A. Where appropriate, the City may accept other local, state or federal approvals, permits or other authorization as satisfying certain provisions defined through this chapter. The City retains the authority to review plans, permits and operating conditions to determine compliance.

B. The City will accept an alternative practice, system, plan or structure only if the owner/operator can demonstrate to the City that the alternative will produce the same or a greater level of drinking water resource protection.

SMC 13.30.725 Adjustments

A. An Adjustment is a technical variation in the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Adjustments to this chapter, only, under this section. No other Adjustments are authorized under this section.

B. Adjustment Approval Process. Adjustments to the Minimum Requirements may be granted administratively by the City, provided that a written finding of fact is prepared showing compliance with these criteria:

1. The Adjustment provides substantially equivalent environmental protection.
2. Based on sound engineering practices, the objectives of safety, function, environmental protection and facility maintenance are met.
3. The Adjustment will not result in non-compliance with other Minimum Requirements.
4. No Adjustment shall be used in place of an Exception procedure under SMC 13.30.750,

where such procedure is applicable.

- C. The City shall maintain a record of such decisions and associated findings.

Section 13.30.750 Special Exceptions.

The City may grant Special Exceptions to this chapter under this section.

A. A Special Exception is a waiver of the application of a Minimum Requirement (SMC 13.30.200) to a particular project. The City may grant Special Exceptions to this chapter, only, under this section. No other Exceptions are authorized under this section.

B. Special Exception Approval Process. Special Exceptions from a Minimum Requirement may be granted by the Board of Adjustment, provided that written findings of fact is prepared showing compliance with the criteria in this section.

C. Special Exception Approval Criteria. The City may grant Special Exceptions to this chapter, if application of this chapter imposes a severe and unexpected economic hardship on a project applicant.

1. The following must be documented with written findings of fact:
 - a. The current (pre-project) use of the site, and
 - b. How the application of this chapter restricts the proposed use of the site compared to the restrictions that existed prior to the adoption of this chapter; and
 - c. The possible remaining uses of the site if the Special Exception were not granted; and
 - d. The uses of the site that would have been allowed prior to the adoption of this chapter; and
 - e. A comparison of the estimated amount and percentage of value loss as a result of the requirements of this chapter versus the estimated amount and percentage of value loss as a result of requirements that existed prior to adoption of the requirements of this chapter; and
 - f. The feasibility for the owner to alter the project to apply the requirements of this chapter.
2. In addition any exception must meet the following criteria:
 - a. The exception will not increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state [SMC 13.30.100(TT)]; and
 - b. The exception is the least possible exception that could be granted to comply with the intent of this chapter. This criteria is met by evidence that the owner/operator has employed measures to avoid and minimize impacts, such as:
 - i. Limiting the degree or magnitude of the regulated use or activity;
 - ii. Implementing best management practices;
 - iii. Phasing or limiting implementation;
 - iv. Changing the timing of activities; or
 - v. Revising site plans.

D. Administration. The Board of Adjustment shall not act on a request for a Special Exception until an open record hearing is held. Hearings under SMC 13.30.750 relating to Special Exceptions shall be consolidated with any required open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required. The City shall maintain a record of any such hearings, decisions, and associated findings made under this section.

Section 13.30.800 Appeals.

- A. Appeals of enforcement of this chapter under SMC 13.30.500 shall be governed by SMC

2.14.

B. Appeals under SMC 13.30.350 relating to critical aquifer recharge areas shall be consolidated with any open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required.

Section 13.30.900 Halogenated solvent table.

TABLE 13.30.900-1 Halogenated Solvent Table		
Solvent	Synonym(s)	CAS No.
Benzyl chloride	Chloromethylbenzene	100-44-7
Bis(2-chloroethyl)ether	Bis(-chloroethyl)ether	111-44-4
Bis(2-chloroisopropyl)ether	Bis(-chloroisopropyl)ether	108-60-1
Bromobenzene	Phenyl bromide	108-86-1
Bromochloromethane	Chlorobromomethane	74-97-5
Bromodichloromethane	Dichlorobromomethane	75-27-4
Bromoethane	Ethyl bromide	74-96-4
Bromoform	Tribromomethane	75-25-2
Carbon tetrachloride	Tetrachloromethane	56-23-5
Chlorobenzene	Benzene chloride	108-90-7
2-Chloroethyl vinyl ether	(2-Chlorethoxy)ethane	110-75-8
Chloroform	Trichloromethane	67-66-3
1-Chloro-1-nitropropane	Chloronitropropane	600-25-9
2-Chlorophenol	o-Chlorophenol	95-57-8
4-Chlorophenyl phenyl ether	p-Chlorodiphenyl ether	7005-72-3
Chloropicrin	Trichloronitromethane	76-06-2
m-Chlorotoluene		108-41-8
o-Chlorotoluene	2-Chloro-1-methylbenzene	95-45-8
p-Chlorotoluene		106-43-4
Dibromochloromethane	Chlorodibromomethane	124-48-1
1,2-Dibromo-3-chloropropane	DPCP	96-12-8
Dibromodifluoromethane	Freon 12-B2	75-61-6
1,2-Dichlorobenzene	o-Dichlorobenzene	95-50-1
1,3-Dichlorobenzene	m-Dichlorobenzene	541-73-1
1,1-Dichloroethane	1,1-DCA	75-34-3
1,2-Dichloroethane	Ethylene dichloride, 1,2-DCA	107-06-2
1,1-Dichloroethene	Vinylidene chloride 1,1-DCE	75-35-4

trans-1,2-Dichloroethylene	trans-1.2-DCE	156-60-5
1,2-Dichloropropane	Propylene dichloride	78-87-5
cis-1,3-Dichloropropene	cis-1,3-Dichloropropylene	10061-01-5
trans-1.3-Dichloropropene	trans-1,3-Dichloropropylene	10061-02-0
Ethylene dibromide	1,2-Dibromoethane, EDB	106-93-4
Hexachlorobutadiene	HCBD	87-68-3
Hexachlorocyclopentadiene	HCCPD	77-47-4
Methylene chloride	Dichloromethane	75-09-2
Pentachloroethane	Ethane pentachloride	76-01-7
1,1,2,2-Tetrabromoethane	Acetylene tetrabromide	79-27-6
1,1,2,2-Tetrachloroethane	Acetylene tetrachloride	79-34-5
Tetrachloroethylene	Perchloroethylene, PCE	127-18-4
1,2,4-Trichlorobenzene	1,2,4-TCB	120-82-1
1,1,1-Trichloroethane	Methyl chloroform, 1,1,1-TCA	71-55-6
1,1,2-Trichloroethane	1,1,2-TCA	79-00-5
Trichloroethylene	TCE	79-01-6
1,1,2-Trichlorofluoromethane	Freon 11	75-69-4
1,2,3-Trichloropropane	Allyl trichloride	96-18-4
Trichlorotrifluoroethane	Freon 113	76-13-1

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SMC 15.24 Floodplain Management Regulations

SMC 15.24.010 Statement of Purpose. (No Amendment)

SMC 15.24.020 Definitions. Unless specifically defined in this section, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application...

“Basement” means any area of the building having its floor sub-grade (below ground level) on all sides.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

“Elevation Certificate” means the official form (FEMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by Community Officials.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

SMC 15.24.030 Lands to which this Chapter Applies. (No Amendment)

SMC 15.24.040 Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration as Zone A as shown on the Flood Insurance Rate Map for City of Stevenson, WA, Community No. 530161 A, Panels 01-02, dated July 17, 1986 and Skamania County Washington, Community No. 530160, Panel 425, dated August 5, 1986, including any revisions thereto, and any revisions hereafter, are adopted by reference and declared to be a part of this chapter. The Flood Insurance Rate Map is on file at ~~the~~ City Hall, 7121 East Loop Road, Stevenson, WA.

SMC 15.24.050 Establishment of Development Permit. (No Amendment)

SMC 15.24.060 Designated of the Permit Administrator. (No Amendment)

SMC 15.24.070 Duties and Responsibilities of the Permit Administrator.

Duties of the permit administrator shall include, but not be limited to:

- A. Permit Review. (No Amendment)
- B. Use of Other Base Flood Date. (No Amendment)

C. Information to be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood Insurance Study, [FIRM](#), or required, as in subsection B of this section, obtain and record the actual [\(as-built\) elevation](#) (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. [Recorded on a current elevation certificate \(FF 81-31\) with Section B completed by the local official](#);
2. For all new or substantially improved flood-proofed [nonresidential](#) structures [where base flood elevation data is provided through the FIS, FIRM, or as required in subsection B of this section](#):
 - a. ~~Verify~~ [Obtain](#) and record the ~~actual~~ elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - b. Maintain the floodproofing certifications required in Section 15.24.050(B)(3);
3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration of Watercourses.

1. Notify adjacent communities and the ~~State Coordinating Office~~ [Department of Ecology](#) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
2. (No Amendment)

E. Interpretation of FIRM Boundaries. (No Amendment)

SMC 15.24.075 Variance Procedure. (No Amendment)

SMC 15.24.080 General Standards for Flood Hazard Reduction. (No Amendment)

SMC 15.24.090 Specific Standards for Flood Hazard Reduction.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.24.080(B), the following provisions shall apply:

- A. Residential Construction. (No Amendment)
- B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated ~~to the level of one foot or more above~~ the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 1. Be floodproofed so that below [one foot or more above](#) the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.24.070(C)(2).
 4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space ~~below~~ [below](#) the lowest floor as described in subsection (A)(2) of this section.

5. Applicants who are floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level). Floodproofing the building an additional foot will reduce insurance premiums significantly.

C. Manufactured Homes.

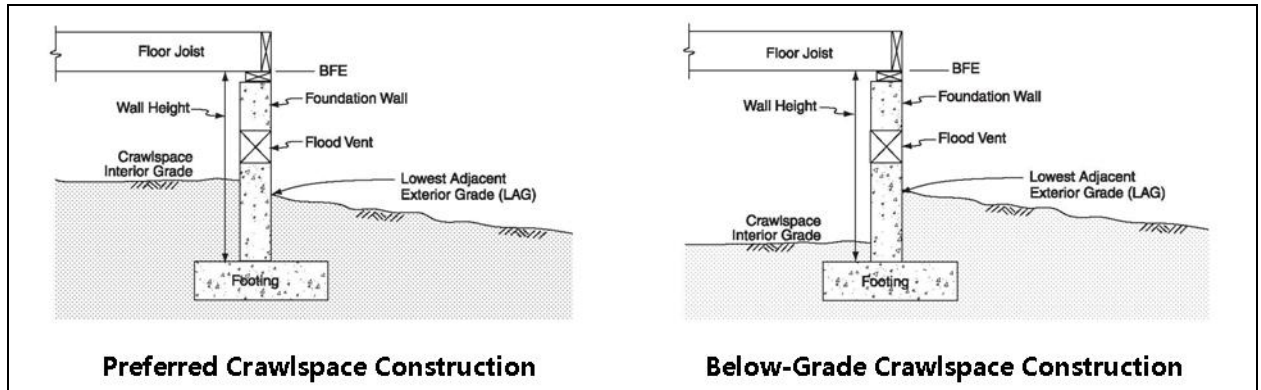
1. All manufactured homes to be placed or substantially improved on sites shall be elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. within Zones A1-30, AH, and AE on the community's FIRM on sites located:
 - ~~a. Outside of a manufactured home park or subdivision;~~
 - ~~b. In a new manufactured home park or subdivision;~~
 - ~~c. In an expansion to an existing manufactured home park or subdivision; or~~
 - ~~d. In an existing manufactured home park or subdivision on which a manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement, in accordance with the provisions of Section 15.24.080(A).~~
- ~~2. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (C)(1) of this section shall be elevated so that either:~~
 - ~~a. The lowest floor of the manufactured home is at or above the base flood elevation, or;~~
 - ~~b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to the foundation system to resist flotation, collapse, and lateral movement.~~
- ~~3.2.~~ A plan for evacuating residents of all manufactured home parks or subdivisions located within flood prone areas shall be developed and filed with and approved by appropriate community emergency management authorities.

D. Recreational Vehicles. (No Amendment)

E. Below-Grade Crawlspace.

1. The interior grad of a crawlspace below the BFE must not be more than 2 feet below the lowest adjacent exterior grade, shown in FEMA Technical Bulletin 11-01 and SMC Figure 15.24.090 – 1.

Figure 15.24.090 – 1: Crawlspace Construction



2. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed 4 feet at any point.
 - a. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas. This limitation will also prevent these crawlspaces from being converted into habitable spaces.
3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means.
4. The velocity of floodwaters at the site should not exceed 5 feet per second for any crawlspace. For velocities in excess of 5 feet per second, other foundation types should be used.
5. Below-grade crawlspace construction in accordance with the requirements listed above will not be considered basements.
- ~~D-6.~~ Buildings constructed with subgrade crawlspace in the Special Flood Hazard Area may have a 20% increase in flood insurance premiums.

SMC 15.24.092 AE and A1-30 Zones with Base Flood Elevation by No Floodways. In areas with base flood elevations (but a regulated floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

SMC 15.24.094 Floodways. Located within areas of special flood hazard established in SMC 15.24.040 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

Exhibit U

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area, and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50% of the market value of the structure either (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50%.
- C. If section A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter.

SMC 15.24.100 Encroachments. (No Amendment)

SMC 15.24.110 Repeal of Conflicting Ordinances and Provisions. (No Amendment)



P.O. Box 1099 • Stevenson, WA 98648
509/427-5484 • Fax 509/427-7984 • port@PortofSkamania.org
www.PortofSkamania.org

August 24, 2018

Leana Kinley
City of Stevenson
7121 E. Loop Rd
Stevenson, WA 98648

Regarding: Interlocal Agreement Waterfront Amenities

Dear Leana

The Port of Skamania would like to officially request consideration be given to the existing Amenities Agreement between the Port and the City of Stevenson. The present agreement includes specific amenities; for example, it lists 6 Concrete Picnic Tables. We would like to request flexibility be applied to the materials of the picnic tables thus allowing us to make greater use of grant funds

Respectfully,

Pat Albaugh, Executive Director
Port of Skamania
P.O. Box 1099
Stevenson WA 98648

**INTERLOCAL AGREEMENT BETWEEN THE PORT OF SKAMANIA COUNTY AND
THE CITY OF STEVENSON, FOR
WATERFRONT PARK AMENITIES**

This agreement made and entered into this 21st day of December, 2017 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the **Port of Skamania County**, a municipal corporation, hereinafter referred to as “Port”.

Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to design and install waterfront park amenities.
3. The Port is uniquely qualified to design and install waterfront park amenities meeting the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such projects.
4. It is in the City’s interest to contract with the Port to perform certain activities relating to the design and installation of waterfront park amenities that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance.
 - a) Port will design and install waterfront park amenities as described in Exhibit A, incorporated herein by reference, and submit requests for payment within forty-five days of each accepted task.
 - b) Port will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Port will complete the work and provide the services to be performed under this agreement on or before December 31, 2018.
3. Payment.
 - a. The City will reimburse Port up to \$30,867 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
 - b. Final invoice for this agreement must be received by the City on or before January 11, 2019. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**

- c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
4. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
5. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
6. Financial Records. Port shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
7. Status of "Port". It is hereby understood, agreed and declared that Port is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
8. Insurance and Liability. Port shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

Port further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Port employees, agents, contractors, subcontractors or other representatives.
9. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
10. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
11. Equal Opportunity and Compliance With Laws. Port shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or

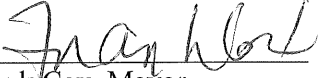
national origin. Further, Port shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

12. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
13. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
14. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Port have legal authority to enter into this agreement on behalf of City and Port respectively and have full authority to bind City and Port in a valid Agreement on the terms herein.
15. Interlocal Cooperation Act Statement. This is an interlocal agreement pursuant to RCW Ch. 39.34 and the parties make the following RCW 39.34.030 representations:
 - a. Duration. The term of this agreement shall be January 1, 2018, through December 31, 2018.
 - b. Organization. No new entity will be created to administer this agreement.
 - c. Purpose. The purpose is to enable the Port to design and install updated East Point signage.
 - d. Manner of Financing. The parties intend to finance this agreement through cash appropriations as set forth in their annual budgets.
 - e. Termination of Agreement. The parties shall have the right to terminate this agreement as provided in Section 5, above.
 - f. Other. All terms are covered by this Agreement. No additional terms are contemplated.
 - g. Selection of Administrator. The Stevenson City Administrator shall be the Administrator for this Interlocal Agreement.
 - h. Filing. Prior to its entry into force, this agreement shall be filed with the Skamania County Auditor or, alternatively, listed by subject on a public agency's web site or other electronically retrievable public source.

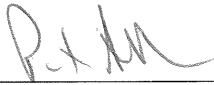
IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

PORT OF SKAMANIA COUNTY

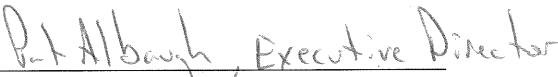


Frank Cox, Mayor




Signature

ATTEST

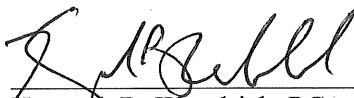


Printed Name and Title



~~Nick Hogan, City Clerk~~
Leana Johnson

APPROVED AS TO FORM:



Kenneth B. Woodrich, PC
City Attorney

Note: By signing above, the parties understand the attorney represents both the City and the Port, and agree to his acting as scrivener in this matter, and consent to him acting for both parties.

2018 TOURISM FUNDING APPLICATION FORM

Submitted by: The Port of Skamania County

Contact Person: Somer Meade

Mailing Address: PO Box 1099

Phone: (509)427-5484

Email: port@portofskamania.org

Name of Proposed Event: Waterfront Park Amenities

You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.

1. Describe your organization. Include your TIN/EIN if applicable. (FEIN:91-0877305)

The Port of Skamania County is a public agency that is governed by a 3-member Board of Commissioners who are elected by the citizens of Skamania County. As a municipal corporation, ports are designated as a "special purpose district," allowing us to conduct business in ways that enhance community and economic development. As a result, our primary mission is to drive economic growth and raise the quality of life for the citizens of our county. The Port functions primarily as a property manager, with facilities and parks in Stevenson, North Bonneville, and at the Wind River Business Park in Stabler/Carson.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

We are requesting funding for the purchase of bike racks, benches, and picnic tables to be installed at the parks along the Waterfront in Stevenson. The Port is currently working on a Stevenson Waterfront Enhancement project, with the overall goal of establishing the waterfront as a must-visit destination. Once completed, the Waterfront will offer multiple river access points for water recreaters, vistas along a newly constructed trail to view the gorge, an ADA accessible bike and walking path as well as play structures for children. The bulk of this work is scheduled to be done in 2018. We want our parks to be inviting and we want visitors to see the waterfront as an extension of all of the great things the City of Stevenson has to offer like fun shops and great restaurants.

3. How much are you requesting from City of Stevenson Lodging taxes?

We are requesting \$30,867 from City of Stevenson Lodging taxes.

4. Submit a brief revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

	Unit Cost	Quantity	Estimated Shipping	Installation & Labor Cost	Total
Bike Rack	\$202.00	5	\$232.00	\$3,850.00	\$5,092.00
Park Bench	\$1,261.00	6	\$852.00	\$4,620.00	\$13,038.00
6' ADA Cement Picnic Tables	\$1,003.00	6	\$1,799.00	\$4,920.00	\$12,737.00
					\$30,867.00

This project represents 4% of our total non-operating revenue budget and 3.8% of our total project budget.

5. Please describe your current fund raising efforts for this project.

We have been awarded grants from the Recreation and Conservation Office (RCO) and the Regional Transportation Council (RTC) to fund the restoration of the shoreline and the construction of trails, beaches, and parks. For every dollar spent on this project, we receive a dollar match from our granting agencies. This increases our total grant funding possible for the entire Waterfront Restoration and Enhancement Project which is currently expected to cost around \$800,000.

6. If your project is an on-going project (multi-year), explain how you plan to generate revenues in the future to make the project self-supporting.

The Stevenson Restoration and Enhancement project is on-going, with the goal of completion in 2019. The project we are requesting TAC funding for will specifically allow for the purchase of bike racks, benches, and picnic tables. The purchase and installation of these amenities will not be ongoing. By making the waterfront an enjoyable place for visitors to access the river, picnic, exercise, and play, we hope to see more businesses developed along the waterfront as well. The Stevenson Waterfront will become a tourist destination that will generate revenue for the various shops and restaurants throughout downtown Stevenson.

7. Describe your plans for advertising and promoting your proposed activity or facility.

The Port will advertise and promote the new amenities on our website and in the Skamania County Pioneer to get the word out. There are also several local newsletters that we would request cover the upgrades. We will also ask other agencies and organizations like the Chamber, the school district, and other community partners to make the information available on their websites and/or social media pages. Once the entire project is completed, there will be larger scale marketing and branding efforts to advertise the waterfront as a must-visit destination.

8. Explain how your activity or facility will result in increased tourism and overnight stays.

Visitors to Stevenson will find that the park space along the Waterfront is more inviting, has more space for comfortably enjoying the views and encourages more physical activity. Instead of a visitor walking out on the pier and then jumping back in their car to move to the next spot, they will have the opportunity to stop and relax at the Waterfront. Instead of being a lookout, it will be transformed into a place to stay, a place to bring your friends and family, and a place to return to. Our

improvement plan relies on adding many additional features over time, and the bike racks, benches, and tables are an important part of our cohesive plan.

9. List the number of tourists expected to attend your activity or facility in each of these categories:
- Staying overnight in paid accommodations.

The Port wants to encourage visitors to stick around. Currently, around 7,500 tourists arrive on the Sternwheeler cruises between March and November every year. Not only do we want to encourage these visitors to enjoy our parks, but we want them to plan to return and vacation exclusively in Stevenson with the amenities we offer and the environment we create.

- Traveling 50 miles or more from their place of residence or business.

The more amenities we offer, the more people from areas outside of the Gorge will want to visit and stay. The Port has hundreds of windsurfers and kite boarders who make it a point to visit the Waterfront each year, and with these enhancements, we hope to see more kayakers, swimmers, and families frequent the waterfront as well. Our goal will be to double the number of visitors by 2019.

- Traveling from another state or country.

Answers to A & B apply here as well. Because this is such a large project with huge implications for the city and Tourism, it's hard to estimate the number of tourists it will draw in, but we know that when the Waterfront Enhancement project is complete, people will want to come to Stevenson to enjoy it and they'll want to stay for longer to maximize their trip.

10. Explain how you will coordinate with the Skamania County Chamber of Commerce and/or the Stevenson Business Association for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

We have invited members from the Chamber of Commerce and the Stevenson Business Association to sit on our Waterfront Design Committee. As we meet our goals throughout the entire Waterfront Enhancement project, we will ask for help with promoting the new amenities from these organizations as well as others. We are also reaching out to City Commissioners, local residents, local business owners, and Rock Cove Designs for input on what the Waterfront Enhancement should look like and include. We are hopeful that with their input in the early stages of the project will create champions once it is completed who will help us promote the Waterfront as a place to visit.

11. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

Port facilities staff will be responsible for the installation and maintenance of these amenities. Our facilities team is in our parks everyday making sure that they are clean, free of hazards, and available for everyone to enjoy. They also provide any repairs that become necessary as a result of wear and tear from the being exposed to the elements.

12. How will the Stevenson community benefit from your project?

The Port is dedicated to the development of the Stevenson waterfront. It is our goal to make the waterfront a destination landmark that calls to visitors from all over. On the most basic level, Stevenson community members will benefit from having an environment that provides incredible

views and better river access. They will be able to be active at the waterfront and have places to relax and gather with others. Furthermore, the investment that goes towards the purchase and installation of these items will be used as leverage towards our RTC & ALEA grants that match every dollar spent. With \$30,000 from TAC funding for these amenities, the Port will receive an additional \$30,000 from ALEA & TAC to put towards other Waterfront enhancements that will benefit the community and encourage more visitors, and as a result, drive more economic development in Stevenson.

13. Sign and date your proposal.

Somer Meade
Somer Meade, Port of Skamania County

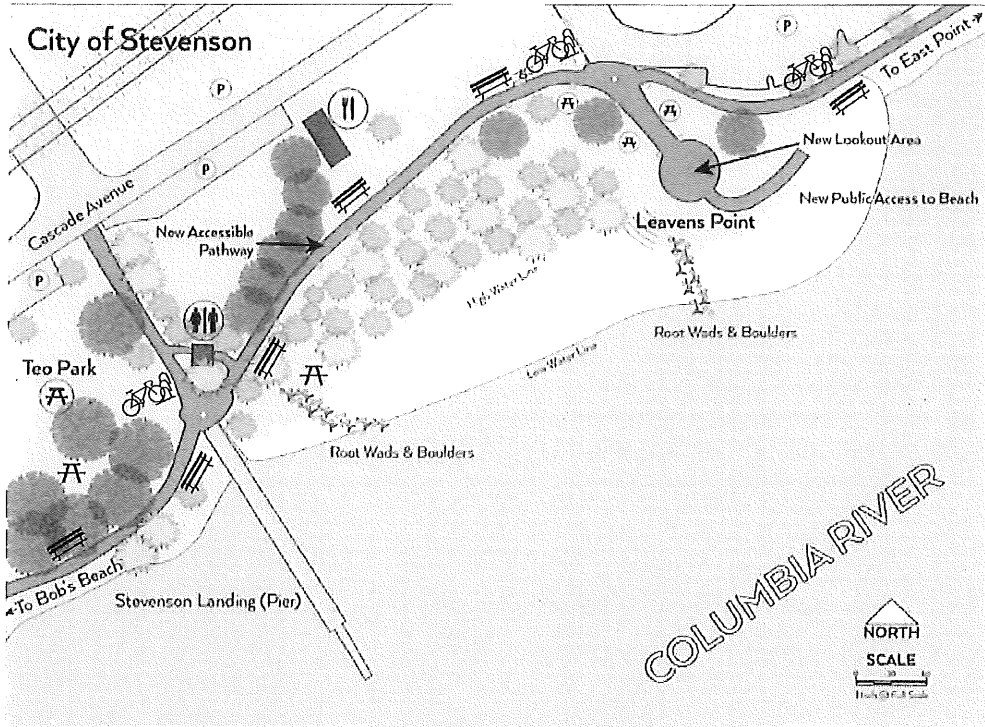
10/24/17
Date

You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.

If multiple activities are planned, please submit a separate application for each activity.

EXHIBIT A

Proposed Trail with bench, bike rack, and tables

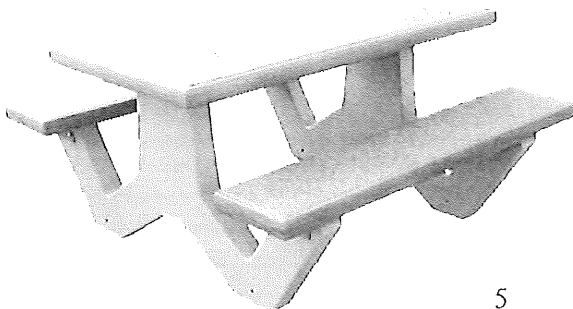


Note: The trail is planned to expand west towards Bob's Beach and east towards Pebble Beach, with additional spaces for benches, picnic tables, and bike racks spaced along the full path



Benches will be The Recycle Design from Northwest Recreation

The Port will work with the City and the County to ensure design elements are consistent with those around town.



6' ADA accessible cement picnic tables will be installed on cement pads along the trail in areas ideal for gathering

**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF STEVENSON
AND THE PORT OF SKAMANIA COUNTY RE WATERFRONT AMENITIES**

This Amendment is made and entered into this 20th day of September, 2018 between the City of Stevenson, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Port of Skamania County, a municipal corporation of the State of Washington, hereinafter referred to as “Port”.

Recitals

- 1) WHEREAS, in December, 2017 the City Council approved the expenditure of the sum of \$30,867 in Lodging Tax Fund appropriations toward the design and installation of waterfront park amenities;
- 2) WHEREAS, during design, the Port has decided to change some of the materials used in the project and requests greater flexibility with the funds while maintaining the overall intent of the project;
- 3) WHEREAS, the City’s Tourism Advisory Committee considered the project to be an asset to the City’s tourism attractions and recommended the increased flexibility to be granted.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that Section 1 Performance of the Interlocal Agreement be amended as follows:

Key: Added language underlined
Deleted language ~~strikethrough~~

1. Performance.

- a) Port will design and install waterfront amenities ~~as described in Exhibit A, incorporated herein by reference, including bike racks, park benches, and ADA picnic tables, as part of the larger Stevenson Restoration and Enhancement project~~ and submit requests for payment within forty-five days of each accepted task.

The parties ratify the above described Amendment in its entirety and accept the Agreement as amended.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

CITY OF STEVENSON

PORT OF SKAMANIA COUNTY

Scott Anderson, Mayor

Pat Albaugh, Executive Director

ATTEST:

Leana Kinley, City Administrator



City of Stevenson

Planning Department

(509)427-5970

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

TO: Stevenson City Council
FROM: Kimberly Pearson, Broadband Project Coordinator
DATE: September 20th, 2018
SUBJECT: Broadband Strategic Planning – Work Plan Update

Introduction

On February 8th, 2018, the Stevenson City Council selected broadband planning as its third highest priority for 2018 and 2019. Broadband internet is defined by the Federal Communications Commission as internet with speeds of at least 25 Megabits per second (Mbps) downloading and 3 Mbps uploading. The City hired a Broadband Project Coordinator to initiate efforts to develop a Broadband Strategic Plan (Plan) to improve broadband access and utilization by Stevenson residents, businesses, and institutions.

Work Plan

After consulting with staff, the Mayor, and various organizations, including BroadbandUSA and the Mid-Columbia Economic Development District, staff plans the following approach to broadband planning.

Task 1 – Develop a Vision, Goals, and Criteria for Success *(Completed)*

After researching potential models and plans to initiate community-led broadband efforts, staff and the Mayor of Stevenson decided to create a City of Stevenson Broadband Action Team (BAT), a 14-person advisory council. On September 4th, 2018, BAT members participated in a kick-off meeting to develop a vision, goals, strategies, and criteria to evaluate potential strategies. Participants included:

- | | |
|--|--|
| Pat Albaugh, <i>Port of Skamania</i> | Matthew Knudsen, <i>Planning Commission</i> |
| Scott Anderson, <i>City of Stevenson</i> | Leslie Naramore, <i>Washington Gorge Action Programs</i> |
| Jeff Breckel, <i>Citizen</i> | Casey Roeder, <i>Skamania County Chamber of Commerce</i> |
| Kari Fagerness, <i>Skamania Economic Development Council</i> | Melanie Sharp, <i>Skamania County Public Utility District #1</i> |
| Bob Hamlin, <i>Skamania County Commissioner</i> | |
| Eric Hansen, <i>Public Works</i> | |

Task 2 – Assess Resources, Gaps, and Needs *(Underway)*

To perform gap analyses that identify unserved and underserved areas of the community, staff plans to map broadband resources, deploy surveys, and assess municipal procedures that impact broadband.

- Map Broadband Resources: Staff met with ISPs to better understand local broadband infrastructure and will partner with Skamania County GIS Services to create a broadband map.
- Business Internet Survey & Gap Analysis: Deployed on August 1st and closed on September 1st, the survey yielded 40 responses regarding internet type, quality and ability to meet business needs. See the attachment for visualizations of the survey results. Further gap analysis planned.

- Community Internet Survey & Gap Analysis: Yet to be deployed, the survey will seek feedback on internet access, quality, and ability to meet residents’ needs, as well as residents’ demand for improved internet service. Demographic data may also help determine the extent to which different groups of constituents lack internet access or experience poor service quality.
- Assess Municipal Procedures: Review procedures, policies, rules or ordinances that impact broadband deployment. Identify potential beneficial changes to procedures to include in Plan.

Task 3 – Develop Broadband Strategic Plan *(Underway)*

Staff will synthesize information from both the BAT meeting, survey(s), broadband map, and procedure assessment to develop potential strategies to achieve the vision and goals established by BAT.

Task 4 – Engage Community & Partners *(Underway)*

Staff and the community will meet with the incumbent Internet Service Providers (ISPs) to discuss the current state of internet service in Stevenson, meeting a requirement to apply for state funding.

Task 5 – Review Strategies to Develop Broadband Network

Staff and community will review potential broadband strategies against chosen criteria for success. Staff will provide potential network designs, cost estimates, business models, and operating models.

Task 6 – Select Organizational/Business Framework

Staff will determine, in conjunction with potential partners, the best organizational/business framework to initiate and operate the selected broadband strategy. The chosen framework will define financing needs.

Task 7 – Seek Funding Options

The Stevenson broadband project may qualify for various funding opportunities, including Washington’s CERB Rural Broadband Program, which provides up to \$1,000,000 in loans and grants for broadband infrastructure projects in rural communities. The City may apply for funding in either January or March of 2019. Staff may pursue this and other funding options dependent on the strategies identified in the Plan.

Timeline

Below is a potential timeline to achieve the aforementioned tasks. These tasks are iterative and overlap.

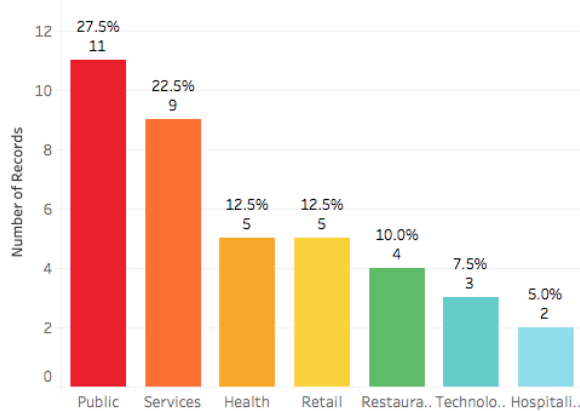
	August	September	October	November	December	January	February	March
Task 1 – Vision								
Task 2 – Assess								
Task 3 – Plan								
Task 4 – Engage								
Task 5 – Select								
Task 6 – Framework								
Task 7 – Funding								

Attachment: Business and Organization Internet Access Survey Results

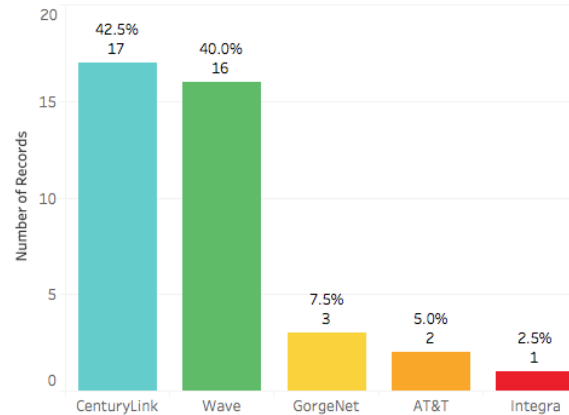
The Business and Organization Internet Access Survey received responses from 40 of around 160 businesses and organizations in Stevenson. Below please find data visualizations detailing the responses. We first asked respondents about the industry they pertain to and their Internet Service Provider, type of internet connection, speed subscribed, and internet cost. Then, the survey asked respondents to take an internet speed test at the website speedof.me. The median speeds and ranges of speeds are reported below. Note that the speeds of Skamania Lodge were not represented in the ranges because they were outliers, but they are respectively 500 Mbps speed downloading and 500 Mbps speed uploading.

In terms of internet quality, we asked respondents whether they require more bandwidth (higher internet speeds) and 50% responded that they need more bandwidth. However, 47.5% of respondents said that their use of bandwidth-intensive applications would stay the same if they had more bandwidth. When asked about the frequency with which their internet service makes it difficult to do business, 90% stated they face difficulties at some point. Lastly, 37.5% of respondents stated that improved broadband would help their business grow. For additional visualizations, visit the link on the following page.

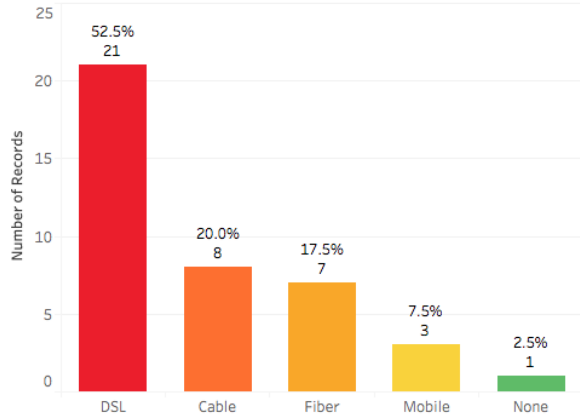
Respondents by Industry



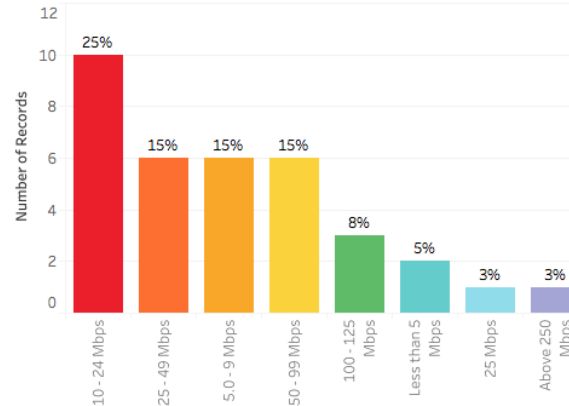
Internet Service Providers



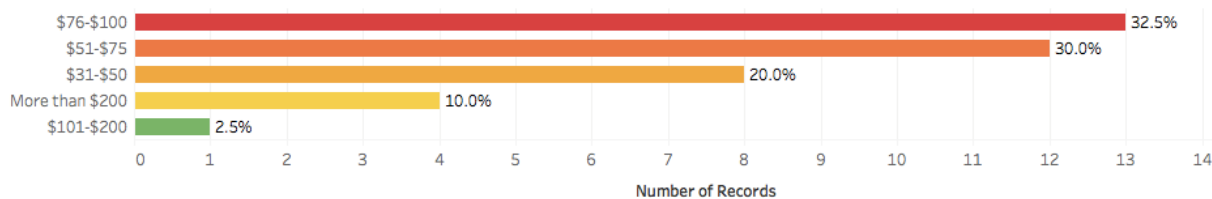
Type of Internet Connection



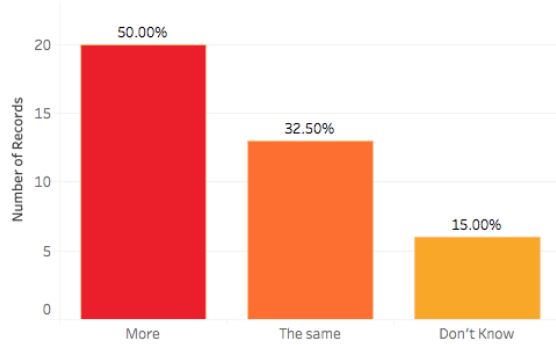
Speeds Subscribed



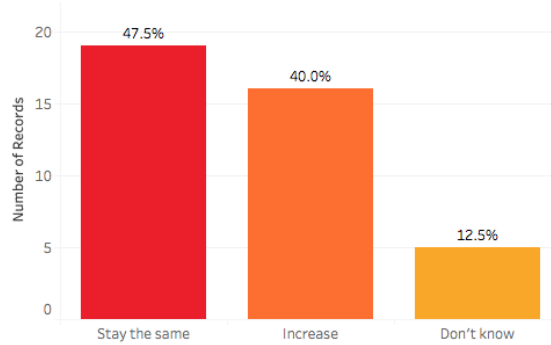
Internet Service Cost



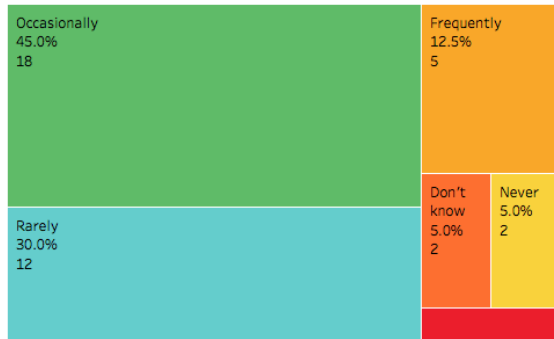
Compared to your current bandwidth, do you need more, less, or the same?



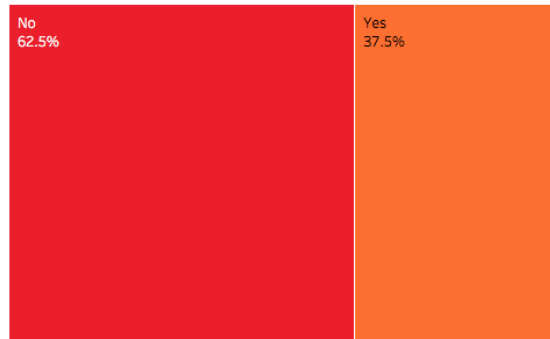
If you had more bandwidth, your use of bandwidth intensive applications would...



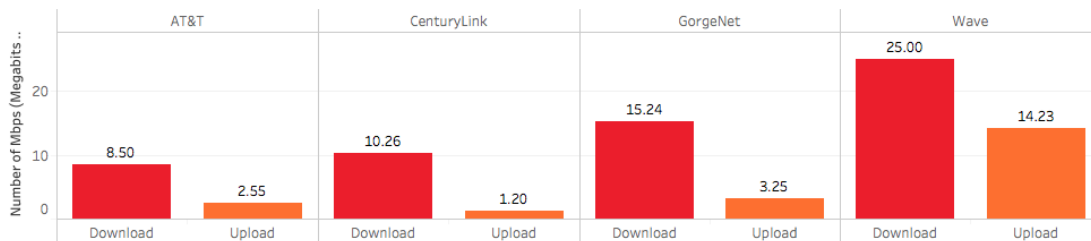
How often does your internet service make it difficult to do business?



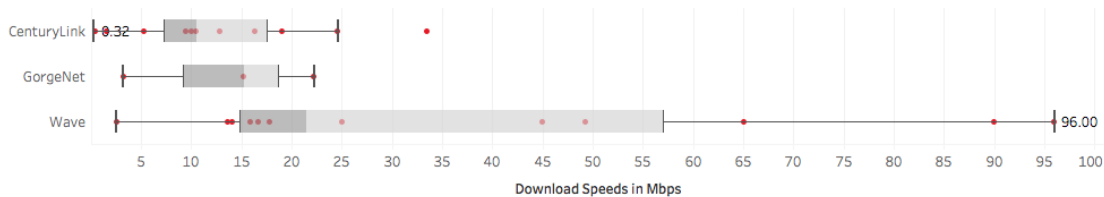
Would improved broadband access help your business grow?



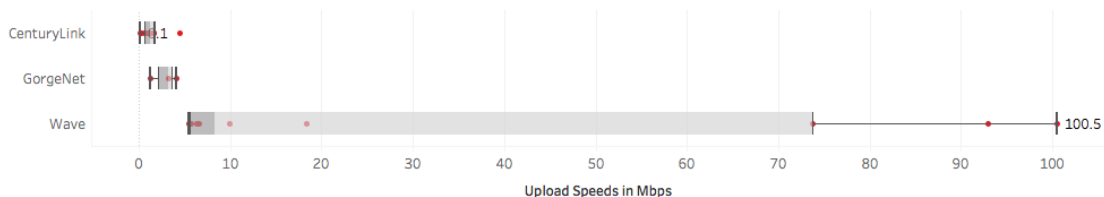
Median Download and Upload Speeds by ISP



Ranges of Download Speeds



Ranges of Upload Speeds



To view all of the visualizations, including those of speed and overall satisfaction, visit:

<https://public.tableau.com/profile/kimberly.pearson#!/vizhome/StevensonBusinessSurvey/Story1>



Skamania County Sheriff's Office

Law Total Incident Report, by Date, Nature

Date: 08/01/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Welfare Check	1
Residential Alarm	1
Suspicious Person/Circumstance	1
Medical Emergency	1
Total Incidents for This Date	5

Date: 08/02/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Abandon Vehicle Right of Way	2
Citizen Dispute	1
Wanted Person - Warrant	1
Medical Emergency	1
Violation Court Orders	1
Suspicious Person/Circumstance	1
Suspicious Substance	1
Medical Emergency	2
Total Incidents for This Date	11

Date: 08/03/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Vandalism/Mailic Misch	1
Hit & Run Accident	1
Medical Emergency	1
Domestic Violence	1
Medical Emergency	1
Suspicious Person/Circumstance	1
Citizen Assist	1
Total Incidents for This Date	7

Date: 08/04/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Structure/Building Fire	1
Medical Emergency	1
Total Incidents for This Date	3

Date: 08/05/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Child Abuse or Neglect	1
Total Incidents for This Date	1

Date: 08/06/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Abandon Vehicle Private Prop	1
Medical Emergency	1
Total Incidents for This Date	2

Date: 08/07/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Theft Other Property	1
Lost Property	1
Medical Emergency	1
Request Traffic Enforcement	1
Problems with Dogs	1
Traffic Collision Prop Damage	1
Total Incidents for This Date	7

Date: 08/08/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Traffic Collision Prop Damage	1
Problems with Dogs	1
Theft Other Property	1
Alarms oth than	1
Total Incidents for This Date	4

Date: 08/09/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	2
Total Incidents for This Date	2

Date: 08/10/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Jail Problems/Inmate Problems	1
Vandalism/Mailic Misch	1
Welfare Check	1
Medical Emergency	2
Total Incidents for This Date	5

Date: 08/11/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Criminal Mischief	1
Found Property	1
Request Traffic Enforcement	1
Traffic Collision Prop Damage	1
Intoxicated Person	1
Medical Emergency	1
Total Incidents for This Date	7

Date: 08/12/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Suspicious Person/Circumstance	1
Theft Automobile	1
Medical Emergency	1
Illegal Burning/Permit Violat	1
Total Incidents for This Date	4

Date: 08/13/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
VIN Number Inspection	1
Threats	1
Request Traffic Enforcement	1
Wild/Brush Fire	1
Total Incidents for This Date	5

Date: 08/14/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Power/Gas/Water Problems	1
Abandon Vehicle Right of Way	1
Hospice	1
Total Incidents for This Date	4

Date: 08/15/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Information Report	1
Medical Emergency	1
Total Incidents for This Date	2

Date: 08/16/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Found Property	1
Incomplete 9-1-1 Calls	1
Medical Emergency	1
Citizen Dispute	1
Information Report	1
Medical Emergency	1
Juvenile Problem	1
Total Incidents for This Date	8

Date: 08/17/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Alarms oth than	1
Disorderly Conduct	1
Medical Emergency	1
Lost Property	1
Total Incidents for This Date	5

Date: 08/18/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Property Damage, Non Vandalism	1
Suspicious Person/Circumstance	1
Smoke sighting, smell, etc	1
Suspicious Person/Circumstance	1
Request Traffic Enforcement	1
Total Incidents for This Date	6

Date: 08/19/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Information Report	1
Threats	1
Medical Emergency	1
Request Traffic Enforcement	1
Theft Other Property	1
Vandalism/Mailic Misch	1
Lost Dog	1
Medical Emergency	1
Citizen Dispute	1
Suspicious Person/Circumstance	1
Total Incidents for This Date	10

Date: 08/20/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Traffic Collision Prop Damage	1
Harrass	1
Suspicious Person/Circumstance	1
VIN Number Inspection	1
Harrass	1
DUI Alcohol or Drugs	1
Total Incidents for This Date	6

Date: 08/21/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Information Report	1
Patrol Request	1
Welfare Check	1
Wanted Person - Warrant	1
Total Incidents for This Date	4

Date: 08/22/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Traffic Stop	1
Traffic Collision Prop Damage	1
Medical Emergency	1
Suspicious Person/Circumstance	1
Total Incidents for This Date	4

Date: 08/23/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Wanted Person - Warrant	1
Suspicious Person/Circumstance	1
Total Incidents for This Date	2

Date: 08/24/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Traffic Hazard	1
Theft Other Property	1
Information Report	1
Medical Emergency	1
Total Incidents for This Date	4

Date: 08/25/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Problems with Dogs	1
Suspicious Person/Circumstance	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
Total Incidents for This Date	2

Date: 08/26/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Hospice	1
Suspicious Person/Circumstance	1
Total Incidents for This Date	2

Date: 08/27/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Burglary Non Res Forced Entry	1
Medical Emergency	1
Request Traffic Enforcement	1
Total Incidents for This Date	3

Date: 08/28/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Welfare Check	2
Theft Other Property	1
Medical Emergency	3
Theft Other Property	1
Medical Emergency	1
Suspicious Person/Circumstance	1
Total Incidents for This Date	10

Date: 08/29/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Simple Assault	1
Power/Gas/Water Problems	1
Information Report	1
Medical Emergency	1
Theft Other Property	1
Illegal Burning/Permit Violat	1
Citizen Assist	1
Total Incidents for This Date	7

Date: 08/30/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	2
Total Incidents for This Date	2

Date: 08/31/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
VIN Number Inspection	1
Harrass	1
Information Report	1
Total Incidents for This Date	4

Total reported: 148

Report Includes:

All dates between `00:00:00 08/01/18` and `00:00:00 09/01/18`, All agencies matching `SCSO`, All natures, All locations matching `21`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



Skamania County Sheriff's Office

Law Total Incident Report, by Date, Nature

Date: 08/02/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	1
Total Incidents for This Date	1

Date: 08/04/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Problems with Dogs	1
Total Incidents for This Date	1

Date: 08/05/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Patrol Request	1
Total Incidents for This Date	1

Date: 08/08/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Medical Emergency	2
Total Incidents for This Date	2

Date: 08/16/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Alarms oth than	1
Total Incidents for This Date	1

Date: 08/28/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Vagrancy	1
Total Incidents for This Date	1

Total reported: 7

Report Includes:

All dates between `00:00:00 08/01/18` and `00:00:00 09/01/18`, All agencies matching `SCSO`, All natures, All locations matching `22`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



Skamania County Sheriff's Office

Law Total Incident Report, by Date, Nature

Date: 08/15/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Information Report	1
Total Incidents for This Date	1

Date: 08/18/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Theft Other Property	1
Total Incidents for This Date	1

Date: 08/21/18

<u>Nature of Incident</u>	<u>Total Incidents</u>
Suspicious Person/Circumstance	1
Total Incidents for This Date	1

Total reported: 3

Report Includes:

All dates between `00:00:00 08/01/18` and `00:00:00 09/01/18`, All agencies matching `SCSO`, All natures, All locations matching `19`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



Skamania County Sheriff's Office

Total Traffic Citation Report, by Violation

<u>Violation</u>	<u>Description</u>	<u>Total</u>
46.16.010.1	EXP VEH TAB OV 2 MON	1
46.20.342	DR W/LIC PRIV SUSP	1
46.61.400	SPEEDING	2
46.61.670	WHLS OFF ROADWAY	1

Report Totals		5
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Report Includes:

All dates of issue between `00:00:00 08/01/18` and `00:00:00 09/01/18`, All agencies matching `SCSO`, All issuing officers, All areas matching `21`, All courts, All offense codes, All dispositions, All citation/warning types

	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Mileage													
County	18089	13534	16939	15928	16528	12195	16546	15527	0	0	0	0	124274
Stevenson	2004	2293	2101	2148	2351	1874	2401	2250	0	0	0	0	17422
N. Bonneville	1120	1066	1059	1182	1059	1182	1059	1099	0	0	0	0	9434
USFS	1831	1615	2659	2212	1244	998	952	1025	0	0	0	0	12496
Title 3	75	0	144	30	298	784	982	1439	0	0	0	0	3752
Other	0	10	96	0	191	1762	2260	2270	0	0	0	0	8359
TOTAL	21119	18326	23885	21997	23755	16622	24323	24610	0	0	0	0	175737
Hourly Report													
Vacation	229.00	0.00	50.50	105.00	205.25	71.00	208.00	301.50	0.00	0.00	0.00	0.00	1170.25
Sick Leave	47.00	34.75	8.25	59.00	10.00	20.25	30.00	20.00	0.00	0.00	0.00	0.00	229.25
Training	46.00	25.75	97.75	214.50	266.50	208.00	141.50	54.00	0.00	0.00	0.00	0.00	1054.00
Administration	52.00	55.50	68.75	60.50	55.75	76.00	63.25	73.75	0.00	0.00	0.00	0.00	505.50
Patrol/Investigations													
Schools/Com Svc	3.00	0.00	3.00	10.25	12.00	0.00	0.00	6.00	0.00	0.00	0.00	0.00	34.25
K 9	31.00	30.00	32.00	34.00	19.00	14.00	19.00	9.00	0.00	0.00	0.00	0.00	188.00
County	926.00	902.25	1282.50	885.25	1064.25	949.75	947.00	995.50	0.00	0.00	0.00	0.00	7943.50
Stevenson	427.75	402.50	425.75	391.25	434.00	406.75	449.25	471.75	0.00	0.00	0.00	0.00	3409.00
Slew Court	3.00	0.00	0.00	2.25	0.00	19.00	12.00	0.00	0.00	0.00	0.00	0.00	36.25
N. Bonneville	189.25	163.25	193.00	186.00	208.00	155.00	181.25	182.25	0.00	0.00	0.00	0.00	1457.00
District Court	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Superior Court	0.00	15.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.25
USFS	185.75	166.00	225.25	233.75	109.00	117.00	109.50	121.50	0.00	0.00	0.00	0.00	1267.75
George Scenic	66.75	68.00	88.00	68.25	92.50	49.75	91.50	82.75	0.00	0.00	0.00	0.00	607.50
Meyer/Col Timber	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dug	135.25	150.00	180.00	145.00	170.00	69.00	130.00	130.00	0.00	0.00	0.00	0.00	1109.25
SDS Patrol	12.75	16.00	12.50	18.25	11.75	10.25	8.75	9.75	0.00	0.00	0.00	0.00	100.00
Enradication County	0.00	0.00	0.00	0.00	0.00	0.00	23.25	0.00	0.00	0.00	0.00	0.00	23.25
County Traffic Enforce.	237.00	228.00	209.00	266.50	204.50	147.50	191.00	179.75	0.00	0.00	0.00	0.00	1663.25
SAR County	2.00	0.00	6.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	10.50
Title 3													
Emergency Response	3.00	0.00	5.00	7.00	10.50	23.75	15.75	16.75	0.00	0.00	0.00	0.00	81.75
SAR Missions	0.00	0.00	9.00	0.00	20.00	12.50	21.50	9.50	0.00	0.00	0.00	0.00	72.50
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Title 3 Subtotal	3.00	0.00	14.00	7.00	30.50	36.25	37.25	26.25	0.00	0.00	0.00	0.00	154.25
Sub Total Reg	2352.00	2222.50	2893.50	2527.75	2647.25	2222.00	2367.25	2371.75	0.00	0.00	0.00	0.00	19514.00
Overtime													
Schools/Com Svc	0.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00
County	50.75	17.75	16.75	45.50	31.00	51.50	65.75	44.75	0.00	0.00	0.00	0.00	323.75
Stevenson	6.00	1.75	1.00	3.25	3.00	8.25	0.00	9.00	0.00	0.00	0.00	0.00	32.25
Stevenson Court	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75
N. Bonneville	0.00	0.00	2.00	0.00	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	4.25
N. Bonneville Court	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
District Court	0.00	4.00	0.00	3.00	4.00	5.00	6.50	4.00	0.00	0.00	0.00	0.00	26.50
Superior Court	13.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
USFS	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Training	30.50	5.00	20.50	2.00	1.75	16.00	2.00	0.00	0.00	0.00	0.00	0.00	77.75
Weyer/Col Timber	0.00	0.00	0.00	0.00	0.00	7.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Drug	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DNR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enradication County	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
County Traffic Enforce.	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	5.00
Special Contracts	0.00	0.00	0.00	0.00	0.00	0.00	35.25	4.00	0.00	0.00	0.00	0.00	39.25
SAR County	0.00	0.00	27.50	8.50	0.00	0.00	0.00	6.00	0.00	0.00	0.00	0.00	42.00
SAR Title 3	0.00	0.00	0.00	0.00	12.50	5.25	28.75	62.75	0.00	0.00	0.00	0.00	109.25
Total Overtime	101.00	33.50	67.75	62.25	44.75	90.75	114.50	67.75	0.00	0.00	0.00	0.00	582.25
Total Title 3	3.00	0.00	14.00	7.00	43.00	41.50	66.00	89.00	0.00	0.00	0.00	0.00	253.50
TOT HRS	2732.00	2453.00	2944.00	2761.00	2890.25	2445.50	2784.25	2850.00	0.00	0.00	0.00	0.00	21920.00

CITY OF STEVENSON PROFESSIONAL SERVICE CONTRACT MONTHLY REPORT and INVOICE

Contractor:	Skamania County Chamber of Commerce	
Reporting Period:	August 2018	
Amount Due:	\$ 7,500.00	Monthly Contract Amount
	210.00	Program Management Time
	<u>746.89</u>	Monthly Reimbursables
	\$ 8,456.89	

VISITOR STATISTICS

	<u>Stevenson Office</u>	<u>Outpost</u>
Walk-In Visitors:	962	770
Telephone Calls:	85	
E-Mails:	27	
Business Referrals:	2,404	1,976
Tracked Overnight Stays:	292	43
Mailings (student, relocation, visitor, letters):	22	
Large Quantity Mailings (guides, brochures, etc.):	410	
Chamber Website Pageviews	5,060	
COS Website Pageviews	14,083	

CHAMBER BUSINESS

Chamber Board Meeting: The August Board meeting was held with discussion items including event recaps, visitor stats, staff recruitment, hiking access, etc.

Chamber Membership: We had four new members in August and 22 renewals.

“Columbia Currents” Monthly Electronic Newsletter: The August 2018 issue was deployed on Thursday, August 2 to over 1,000 recipients. Individuals continue to sign up for the e-newsletter via the website.

“Under Currents” Weekly E-Blast: The e-blast, consisting of three sections – Activities & Events, Announcements and Updates and New Members - is delivered weekly on Thursday afternoons.

“Chamber Break” Morning Networking Session: No Chamber Break took place in August.

Chamber Happy Hour: The August Happy Hour was hosted by Costco at Teo Park on Stevenson’s waterfront with approximately 40 in attendance. Attendees learned more about Costco discounts and member benefits.

Chamber Facebook Page: Posting updates several times per week including sharing of member events and activities. Currently at 1,548 followers. Create new posting for each new member.

Chamber Marketing, Projects, Action Items:

- Assisted freelance travel writer with suggestions for article on Skamania County to be published in The Ranger and Living Local 360.
- Assisted travel writer with content for article in Jewish in Seattle.
- Assisted visitor with complete Highway 14 itineraries.
- Assisted travel writer with information about Columbia Gorge Sternwheeler.
- Sponsored trophy for Columbia Gorge Interpretive Center Museum’s Show N’ Shine car show. Also provided gift basket for raffle prize. Created 150 goody bags for car show participants.
- Delivered Skamania County visitor guides to Pine Creek Information Station.
- Provided summer visitor statistics to The Columbian for article related to one-year anniversary of Eagle Creek Fire.
- Participated in phone interview with Pacific County contractor who was working on tourism strategies.
- Provided content for Scenic WA article on fall adventures in the Gorge.
- Updated kiosk at Cape Horn Trailhead and continue to fill with Skamania County Visitor Guides.
- Continuously post information on Chamber Facebook page, including welcome to new members. Currently at 1,548 followers.
- Organized and executed Skamania County Fair parade with over 50 entries. Provided parade results to Pioneer.
- Participated in phone interview with Gabe Kohler, OSU grad student contracted by USFS to do socio-economic study on Skamania County.
- Attended Brownfield Assessment meeting.

COUNTY ORGANIZATIONAL & PROMOTIONAL SUPPORT

Event Promotion/Assistance:

- All Stevenson Events
- Skamania County Fair
- Bigfoot Bash at Logtoberfest
- Christmas in the Gorge

LOCAL/REGIONAL/STATE MEETINGS AND PROJECTS:

Wind River Business Association (WRBA): Continue to serve as treasurer for WRBA – pay monthly bills and reconcile bank statements. Did not attend monthly meeting due to schedule conflict. Other WRBA activity included:

- Finalized set up with Umpqua Bank for WRBA/CEKC checking account.
- Logtoberfest Planning: Created display ad, solicited poster design, receiving vendor applications, revised sponsor information, etc. Held Logtoberfest planning meeting at venue. Updating Facebook page with 2077 followers.

Stevenson Business Association (SBA): Composed SBA agenda and held meeting with discussion items including fair updates, SDA developments, COS updates, etc.

Stevenson Downtown Association (SDA): August SDA meeting was cancelled.

Columbia Gorge Tourism Alliance (CGTA):

- Serve as treasurer paying bills, reconciling bank statements, completing treasurer reports.
- RARE Placement: Supervising RARE member's daily activities.
- Gorge Tourism Alliance:
 - Proofed new East Gorge Food Trail map and brochure.
 - Participated in phone interview with moderator for upcoming board development session.
 - Attended CGTA board meeting and prepared treasurer report. Substituted for secretary and took minutes.
 - Attended CGTA Tourism Summit committee meeting.
 - Solicited quotes for general insurance coverage for organization.
 - Attended day-long board development session.
 - Receiving CGTA partner applications and payments.
 - Managing CGTA Facebook page. Currently at 2866 followers.

Skamania County Fair Board: Worked information booth shift during the Fair. Served as Market Sale cashier for \$255,000 auction. Created fair schedule as advertisement and placed in regional newspapers.

US Forest Service-Gifford Pinchot National Forest: Traveled to Cascade Peaks Visitor Information Station at Windy Ridge in GPNF to discuss status of site and potential partnerships.

(The projects and tasks described below are an example of services provided to the City of Stevenson through an additional contract with the Chamber to administer their promotional programs and deliverables.)

STEVENSON/SBA MEETINGS AND PROJECTS:

- Assisted with distribution of COS broadband survey and participated in interview regarding broadband.
- Created and placed Gorge Blues & Brews Festival thank you ad.
- Met with local business owner and representative of Stevenson Firemen's Association to discuss potential spring event designed to benefit Fire Department.
- Attended good-bye party for COS retiree.
- Posted updates and announcements on Stevenson Facebook page. Currently at 3258 fans.

2018 CITY OF STEVENSON PROMOTIONAL PROGRAMS REIMBURSABLES

Program 1	Stevenson Street Enhancement		
P1C	Diebond Maintenance	\$	201.94
Program 2	Promotional Products and Projects		
P2-D1	Website		444.95
P2-D4	Other (Images)		<u>100.00</u>
		\$	746.89

2018 CITY OF STEVENSON PROMOTIONAL PROGRAMS MANAGEMENT TIME

P2-D2	Marketing (print, social media, press releases, etc.)	5 hours	150.00
P2-D4	Other	1 hour	30.00
Program 3	Stevenson Business Association Events		
P3A	Gorge Blues & Brews Festival	<u>1 hour</u>	<u>30.00</u>
		7 hours	\$ 210.00

MINUTES
PLANNING COMMISSION MEETING
Monday, August 13, 2018
6:00 PM

Planning Commission Members Present: Valerie Hoy-Rhodehamel, Karen Ashley, Matthew Knudsen, Shawn Van Pelt

Excused Absence: None

Staff Present: Community Development Director Ben Shumaker, Intern Kimberly Pearson, Mayor Scott Anderson

Community Members Present: Bernard Versari, Rick May, Mary Repar, Jeff Breckel, Auguste Zettler

Guest: None

Call to Order: 6:03 p.m.

Preliminary Matters

1. **Chair Selects Public Comment Option #2**
2. **Minutes** June 11th Meeting Minutes

MOTION: KNUDSEN moved to accept the minutes. ASHLEY seconded. Approved unanimously.

3. **Public Comment Period** None

New Business

4. **Planning Commission Vacancy** Candidate Interviews

Four candidates submitted a Statement of Interest for the open position: May, Repar, Breckel and Zettler. All candidates shared highlights from their Interests provided in the meeting packet. Candidates shared confirmation that they would be able to meet the position requirements and attend meetings regularly. May noted that he does own property in town and he stated that he would step out when appropriate if projects regarding such property are brought to the commission. Candidates also spoke on previous experience with overcoming opposition and finding middle ground. The commission discussed each candidates strengths and previous involvement in city planning.

MOTION: ASHLEY moved to recommend the City Council appointment of Auguste Zettler to serve on the Stevenson Planning Commission. KNUDSEN seconded. Approved unanimously.

5. **Shipping Container Moratorium** Kickoff-Report on issue forwarded from City Council

Shumaker confirmed that this moratorium is temporary in nature. The current moratorium covers the residential and trade districts within Stevenson. The City Council took this issue up independently from the Planning Commission. Shumaker provided three mutually exclusive options to the commission tonight as well as input on the public involvement strategy.

Mayor Anderson explained that he is pro-business and reluctant to halt establishing new business in the city. The interest is in getting ahead of the aesthetics and design standards in

Stevenson downtown so that new businesses will fit the character and fit the look and feel of the current downtown. The commission discussed the details and standards around building design and addressed that there has been open ended policies in the past that allow business owners to have flexibility in this area. The commission further discussed whether there was interest in addressing both the residential and trade districts at this time but rather focus on the downtown. Further questions were raised around how other cities are adopting similar standards, how to request the same standards of new businesses as well as the currently established and how far visual standards will move into the town as a whole or different standards within different zoning areas. VAN PELT considered that businesses need to be economically established before expecting design standards that may cost further funding and the commission discussed writing in time frames to meet basic, not specific, standards. The commission agreed to address shipping container standards throughout the city by reviewing and updating based on district.

For residential zoning, the commission reached consensus that there is no concern and should be subject to the existing regulations. The aspects considered in reaching this consensus involved: storage uses, non-storage uses, industrial appearance, area compatibility, temporary uses, emergency uses and new versus used.

For commercial/industrial/recreational zoning, the commission asked for additional time to address uses and standards after additional information is provided. Shumaker to do more research on how other communities are dealing with this issue and more information will come on how to involve the public in this process.

6. Broadband Planning Introduction to New Project

Pearson explained the Broadband Strategic Planning Work Plan. The commission asked about the current baseline of internet use and service around the city, which Pearson addressed in Task 2. Pearson explained that surveys were sent out to 150 businesses, with incentive for participating, with community surveys to likely follow Task 1 involving visioning. Community members present voiced the importance of this project and the residential need.

Old Business

7. Shorelines Management Program Restoration Plan

Shumaker addressed the changes to the second draft of the Shoreline Restoration Plan and mentioned that the document has changes throughout.

The commission agreed to change the priority for milfoil removal projects, page 18, from low to high and to change the list of degraded areas as they appear by reach. The commission also agreed to add a new project for Rock Pond clean up.

Shumaker then addressed the comments and changes made from Chapter 1, Appendix A and B and asked the commission to provide feedback on whether to move forward with all changes provided, as well as three additions from tonight's meeting, or not move forward on any given change. There was further discussion around no net loss and it was addressed that cumulative impact has been defined. The commission agreed to move forward with changes in Chapter 1, Appendix A and Appendix B. Further discussion will take place on Chapters 2 and 3 at a later date.

Discussion

8. Staff & Commission Reports Marijuana Buffer, Critical Areas Ordinance, Turkey, Direct Deposit

Shumaker explained that City Council adjusted the marijuana buffer with a decrease down to 100 feet.

The City Council will have a chance to review and approve the Critical Areas Ordinance in September.

Mary Cory was introduced, who will be replacing Candace Ford as the city deputy clerk/treasurer 1.

The Board of Adjustment will meet on the 20th of this month regarding a variance request in the downtown zone for an extension to the maximum setback standard.

Shumaker shared this recent experience on his holiday to Turkey and explained, from a land use perspective, that Istanbul reminded him of Houston, a major American city without zoning.

The city is now doing direct deposit so members can fill out the form to participate. City email addresses will soon be made available.

9. Thought of the Month None

Adjournment 8:33 p.m.

Minutes by Claire Baylor

PLANNING COMMISSION MEETING MINUTES

Monday, June 11, 2018

6:00 PM

Planning Commission Members Present: Valerie Hoy-Rhodehamel, Karen Ashley, Chris Ford, Matthew Knudsen, Shawn Van Pelt

Excused Absence: None

Staff Present: Ben Shumaker

Community Members Present: Bernard Versari, Rick May, Mary Repar

Guest: Sam Kolb, Washington Department of Fish and Wildlife

Call to Order: 6:00 p.m.

Preliminary Matters

1. Chair Selected Public Comment Option #2

2. Minutes May 14th & 29th Meeting Minutes

On the May 14th meeting minutes, **Versari** shared that he was quoted incorrectly. He asked for the sentence, “He stated that the hard copies were available for pickup on Friday this month but, again, the bylaws require by Thursday” to be stricken from the record.

MOTION: **FORD** moved to accept the minutes for May 14th with the correction. **ASHLEY** seconded. No objection. Approved unanimously.

On the May 29th meeting minutes, **Versari** highlighted discussion toward the end of the meeting and asked for additional comment to be included. During the discussion of Habitat Conservation Areas within the Critical Areas Ordinance, which included Shumaker’s assessment of the projects he looked at, Versari had made the point that only two projects led to a critical buffer change without mitigation to the buffer.

MOTION: **VAN PELT** moved to accept the minutes for May 29th with the addition. **FORD** seconded. No objection. Approved unanimously.

3. Public Comment Period

None

New Business

4. None

Old Business

5. Critical Areas Ordinance Fish & Wildlife Habitat Conservation Areas, Programmatic Consistency

Shumaker highlighted the following sections of the memo with consensus or discussion to follow.

Shumaker noted that Exhibit B is more or less the final product of the definitions added due to comments over the past few meetings as well as from the public comment period. **VAN PELT** asked if the best science piece from Jefferson County was going to be part of the final document and **Shumaker** explained that it was not the intent but there is cross section on overall page 32.

Exhibit C and D had no changes.

Exhibit E highlighted changes as anticipated in regards to the limitation on frequency of tree trimming. The current draft Shoreline Management Program (SMP) states that the Critical Areas Administrator can say whether a report is needed as a new option. Input from the Department of Ecology led to the addition of the provision for fire safety under expedited review. **HOY-RHODEHAMEL** asked if an arborist is required and **Shumaker** confirmed no. **May** asked for clarity around what permits need to look like and **Shumaker** explained that those that are requesting permits should make sure they can give the information in whatever way they are comfortable with, whether that be writing out a summary or providing a drawing with details included.

Overall page 42, under Third-Party Review, there is now “either/or” language included on who pays for third party reviews and the city can chose to share the cost. **Repar** asked whether this a matter to be discussed with the city attorney and whether cost sharing is allowed or not based on how the decisions is made. **Repar** added that it could be unclear how City Council would handle such a decision and it would have to go through them. **KNUDSEN** suggested adding language explaining that there is a right to appeal to the Board of Adjustment. **HOY-RHODEHAMEL** asked how often people go through third party review and **Shumaker** explained that it has happened once. There was a consensus to move forward with the case-by-case cost sharing.

Exhibit G indicates minor changes to the review process as previously discussed.

Exhibit H highlights changes as outcome from the May meeting. Additional changes were made throughout the document to align with where it was also discussed in other areas of the report, such as Wetlands and Off Site.

Exhibit I had no changes since May.

Overall page 46, Mitigation Sequencing has been changed to be consistent with the language in the SMP and the policy remains the same.

Exhibit K was changed to be more flexible. The “shalls” became “shoulds” and the qualified professional can make decisions on what’s most appropriate.

Exhibit L had a typo corrected.

Exhibit M, Bonds, includes language that hasn't changed since the 2008 ordinance. The “other security” within statements such as “bonds or others security” was explained with an escrow account example. Discussion continued around the issue with bonds and the requirement for a borrower to have more than the cost of the project available to acquire one. Although the bond is one option available, there was discussion around other options being more reasonable. As **May** noted, the language “amount deemed acceptable to the city” means the city can take a cost and put it into a separate bank account and pull it out as needed. **VAN PELT** added that whether to put up cash or to put up a bond is still a draw. **Shumaker** clarified that it is a bond for uncompleted mitigation and it is a bond for maintenance and insuring mitigation worked. Further, **Shumaker** noted language which demonstrates application to both completing the project before final approval and the city holds money for continued maintenance as well as penalties for not completing the project before final approval. A bond, or other security, is still required even with the money off to the side. **Shumaker** also noted overall page 59 which it explains that the qualified professional in mitigation planning needs to provide a cost estimate, which will help the applicant in knowing how much money needs to be put aside. The applicant’s qualified professional will also be responsible for the monitoring. **Shumaker** added that if loan financing is involved then city permit conditions become eligible costs to draw loan funds toward. **HOY-RHODEHAMEL** stated that the way the titles were written, it appears that some steps require bond only even though the other options are listed out within the description. She suggested changing the title to “Bonds, Financial Security” so that the section doesn’t look like just bonds. **Shumaker** suggested changing financial security in the section title and also in the A, B, C, etc. as well as the language throughout to replace “bonds” with “bonds or other funds”.

Exhibit P, Violation penalty was agreed on at the May meeting to be less specific but is otherwise the same.

Exhibit Q, The Commission discussed the habitat buffer table for riparian areas and how it applies to endangered species, this could include owls, for instance, and not just salmon. **FORD** noted that some species of salmon are endangered while others are not and this is always changing. **Shumaker** noted that for specific fish species it is in the water work and not the stream buffer. **Kolb** added that it wouldn’t be hard to argue that there is a relationship between riparian species inland and endangered species in the water and the need for buffers for both. **Shumaker** explained that there is a list of things that should occur with priority habitats and species documents and that the language in this section is meant to be general enough to evolve over time with the qualified professional determining what is best. **Kolb** explained that there are recommendations vested through best available science but it’s different for every species. **Shumaker** added that the habitat report has a list of sources used for information on mitigation planning so that will be used and then the city will call Fish and Wildlife. Table note 4 on page 56 to be changed from “unrelated to stabilization function” to “do not provide significant bank stabilization functions”.

For Exhibit R, many things were moved around to be consistent with the wetland section, including the mitigation plan was moved up as requested and the table was deleted that didn’t have a source available. The bar was raised with buffer averaging but it now makes it more flexible. **Shumaker** noted page 46 which identifies that every proposal gets reviewed and seeks to avoid and minimize impact so this avoid and minimize process should already be completed

before going to buffer averaging. The functionally isolated buffer changed to match wetlands with words on policy and is now more flexible and there is additional flexibility through the onsite mitigation already described through the enhancement explanation. The definition of “feasible”, which is already in the SMP, will be added to this report as well. The reduction through enhancement is reduced to 70% instead of reduced up to 30% to be consistent with other language. On overall page 57, offsite mitigation changes to be more flexible with the location, previously stated as urban only now it states a preference of urban. **Shumaker** explained that this change is based on a source of best available science. **Shumaker** also noted that mitigation projects haven’t been successful, on a city or state level, because there hasn’t been ongoing monitoring or a contingency plan. **HOY-RHODEHAMEL** noted that, on page 57, those who maintain buffers do so at no advantage and those who degrade get a benefit. **Shumaker** and **Kolb** noted the buffer reduction and buffer averaging. **KNUDSEN** suggested those who maintained, but don’t get a reduction, could receive a different advantage such as a tax benefit therefore encouraging a positive example. **May** questioned how this would be done and who would monitor it. **HOY-RHODEHAMEL** stated that she wanted the point to be heard but did not have an answer at this time and it was okay to move on. **Kolb** explained that buffer averaging is when, for instance, there is a cut in 25 feet in one area then bumped out 25 feet in another area. **HOY-RHODEHAMEL** suggested allowing enhancements in areas that aren’t degraded and **Kolb** suggested changing “degraded conditions” to “appropriate mitigation or enhancement”. **Shumaker** also suggested adding something about the ratio of preservation to offsite mitigation so that one could sell that area. **Shumaker** explained mitigation banking as, for instance, having a section of stream that the city has an enhancement plan then someone can pay for the impact on their property in order to improve it somewhere else. This is paying for someone else to mitigate off site. **HOY-RHODEHAMEL** noted that at a ratio of 2.5 it’s doesn’t seem likely that many people will take us up on this offer. Overall page 58, buffer standards table is generally from the SMP and deals with hard barrier habitat areas in enhanced state that you can’t do anything with and it also allows for more flexibility. **Versari** noted the hazard tree language stating similar species replacement and suggested additional flexibility on type of tree. **Kolb** added that language should be added about native species replacements. The additional text with the habitat mitigation section reflects what's in the wetlands code.

HOY-RHODEHAMEL noted page 59, part f highlights bond estimate and suggested same addition of language such as “bonds or other funds” that was discussed in review of the bond section. **Shumaker** to look at it and add if appropriate.

At this time, the Planning Commission reached consensus to move document forward to City Council, after Shumaker makes the changes discussed. Next steps include SEPA in the paper next week and, after additional comments from state and federal departments, it will be ready to bring back to Commission or move forward to City Council.

Discussion

6. Staff & Commission Reports SMP Public Comments, Sewer Value Planning, City Council looking at the Road Diet

The SMP public comments still left to address were also discussed as a part of tonight's discussion. **Shumaker** clarified that the SMP cannot be adopted until the Critical Area

Ordinance is adopted. There is work still to do on finishing the public and DOE comments and the update on the responsiveness summary to keep in the record. Last time the Commission reviewed these comments, they stopped on 53 and now the list goes to 63, based on the comments from the DOE and one from a property owner. The property owner was the one with boundary line adjustment and the Commission applied residential to the whole property and he saw staff recommendation to be natural or residential and thought natural was picked.

The city needs 12 million dollars toward a new sewer treatment plant and 10 million in collection system raises rates from \$30 in 2016 to \$115 dollars by 2021. The sewer plant is currently over rated capacity and is unable to treat the over rating means being over in affluent. We need to do improvements to reduce waste or improve ability to treat it. The city is currently working with the largest business users and the work continues with BOD testing. **Repar** added that other choices have been presented to the city during a recent value planning meeting and there will be a report written in three weeks from the Center of Sustainable Infrastructure to help consider what is most cost effective. The funding strategy is to bring in as much outside money as possible and the CERB Plan, the DOE Design Grant are money secured that won't have to come from the citizens. We are also looking into an EDA Emergency grant. The project timeline is in a domino effect which could lead to construction by 2020-2021. Compared to last year's sewer plan that was more concrete, the value planning steps back and looks into more options. **Repar** added that this process seemed to make industries feel more positive about the project and less finger pointing. **Shumaker** highlighted that Stevenson will be a case study on value planning. **Shumaker** noted that we are not the only community dealing with this issue and this planning approach may become a necessary step when faced with these issues. **Versari** asked for clarification around the expected rate increase and **Shumaker** explained that this year will be up 50% and next year another 25%. According to DOE our rates for sewer only will no longer be considered affordable when they exceed \$68. For USDA the amount is closer to \$49.

The City Council heard public comment on the road diet and the Commission's previous decision not to move forward but the Council would like to look at it in July. **Shumaker** asked if the Commission was interested in contributing. **KNUDSEN** stated that he is still holding to not touching it twice. **May** explained that the Council was going through a list of all the road projects and some citizens were upset about not getting to certain projects. Further, **May** explained that, in the interim, we're taking a lot of land to create roads and it's not necessary and needs flexibility.

Versari asked about the new trail to the waterfront. **Shumaker** explained that volunteer labor from PCTA and WTA finished it up and the to do list for the pathway now is to get the remaining gravel spread and vegetation chipped and possibly poison on the blackberries. Removing the guardrail is a long term plan as well as adding sidewalk with guardrail protection.

7. Thought of the Month

None

Adjournment 7:40 p.m. (1 hr 40 min)

Approved _____; Approved with revisions _____

Name

Date

Minutes by Claire Baylor

Stevenson Municipal Court
Summary of Cases Filed 2018
Updated 9/18/2018

<u>Charge</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
Criminal Non-Traffic												
Assault 4th Degree	-	1	-	1	-	1	1	-	-	-	-	-
Bail Jumping	-	-	-	-	1	-	-	-	-	-	-	-
Disorderly Conduct	-	-	-	-	-	-	-	-	-	-	-	-
Malicious Mischief III	-	-	-	-	-	1	-	-	-	-	-	-
Minor in Possession (Marijuana)	-	-	-	-	-	-	-	2	-	-	-	-
No Contact/Protection/Antiharass Order Vio	-	1	-	-	-	2	-	-	-	-	-	-
Resisting Arrest	-	-	-	-	-	-	-	-	-	-	-	-
Theft 3	1	1	-	2	-	1	-	2	-	-	-	-
Other Criminal Non-Traffic	-	-	-	-	-	-	-	-	-	-	-	-
Total Criminal Non-traffic	1	3	0	3	1	5	1	4	0	0	0	0
Criminal Traffic												
DUI/Physical Control	1	2	2	1	1	1	1	1	-	-	-	-
Operate Vehicle w/o Ignition Interlock	-	-	1	-	-	-	-	-	-	-	-	-
No Valid Op License or Driving While Suspended	6	4	2	2	3	2	1	1	-	-	-	-
Hit & Run	-	-	-	-	-	-	-	-	-	-	-	-
Reckless Driving	-	-	-	1	-	-	-	-	-	-	-	-
Total Criminal Traffic	7	6	5	4	4	3	2	2	0	0	0	0
Non-Traffic Infraction												
Dog Running at Large	-	-	-	-	1	-	-	-	-	-	-	-
Open/Consume Alcohol Public Place	-	1	-	-	-	-	-	-	-	-	-	-
Open/Consume Marijuana Public Place	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor Burning Violation	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Traffic Infraction	0	1	0	0	1	0	0	0	0	0	0	0
Traffic Infraction												
Vehicle Registration (Fail to Register/Expired)	2	2	6	1	-	2	1	-	-	-	-	-
Fail to Signal	-	-	-	-	-	-	-	-	-	-	-	-
Fail to Wear Safety Belt	-	-	-	-	-	-	-	1	-	-	-	-
Fail to Yield Right of Way	-	-	1	-	1	-	-	-	-	-	-	-
Following too Close	-	-	-	-	-	-	-	-	-	-	-	-
Improper Passing on Left	-	-	1	-	-	-	-	-	-	-	-	-
Leaving Unattended Veh on Roadway	-	-	-	1	-	-	-	-	-	-	-	-
Negligent Driving 2nd Degree	-	-	1	-	-	-	-	-	-	-	-	-
No Motorcycle Endorsement	-	-	-	-	1	-	-	-	-	-	-	-
No Valid Operator's License/No License on Person	-	1	-	-	2	2	2	-	-	-	-	-
Open Alcoholic Container	-	-	1	-	-	-	-	-	-	-	-	-
Op Motor Vehicle w/o Headlights when Req'd	-	-	-	-	1	-	-	-	-	-	-	-
Op Motor Vehicle w/o Insurance	2	2	2	-	1	2	1	-	-	-	-	-
Speeding	3	7	5	5	5	6	3	2	-	-	-	-
Wrong Way on One-Way Street	-	1	-	-	-	1	-	-	-	-	-	-
Total Traffic Infractions	7	13	17	7	11	13	7	3	0	0	0	0
Parking Infractions												
Illegal Parking, Standing, Stopping	-	2	2	-	-	-	-	-	-	-	-	-
Total Traffic Violations & Citations:	14	21	24	11	15	16	9	5	0	0	0	0
2018 Monthly Total Violations & Citations	15	25	24	14	17	21	10	9	0	0	0	0
2018 Year-to-Date Total Violations & Citations	15	40	64	78	95	116	126	135				
YTD Traffic related 2018 YTD:	14	35	59	70	85	101	110	115	115	115	115	115
YTD Traffic related 2017 YTD:	4	5	12	12	14	19	23	23	29	30	31	35
YTD Traffic related 2016 YTD	6	10	16	21	26	42	63	68	75	97	100	103

9/11/2018

City of Stevenson
PO Box 371
7121 E. Loop Road
Stevenson, WA 98648

I wish to thank the Mayor, the city council, the city staff and the Public Works Department for paving the upper stretch of NW Roosevelt Street on August 29th. All of the people that have occasion to use this road are quite pleased with the smooth surface. The design attention to the water runoff issue should prove to solve that problem.

I would like to also comment on the redesigned weather information available at Skamania.org. I have enjoyed the live camera feeds in the past, but the new weather information is exceptional. Thank you.

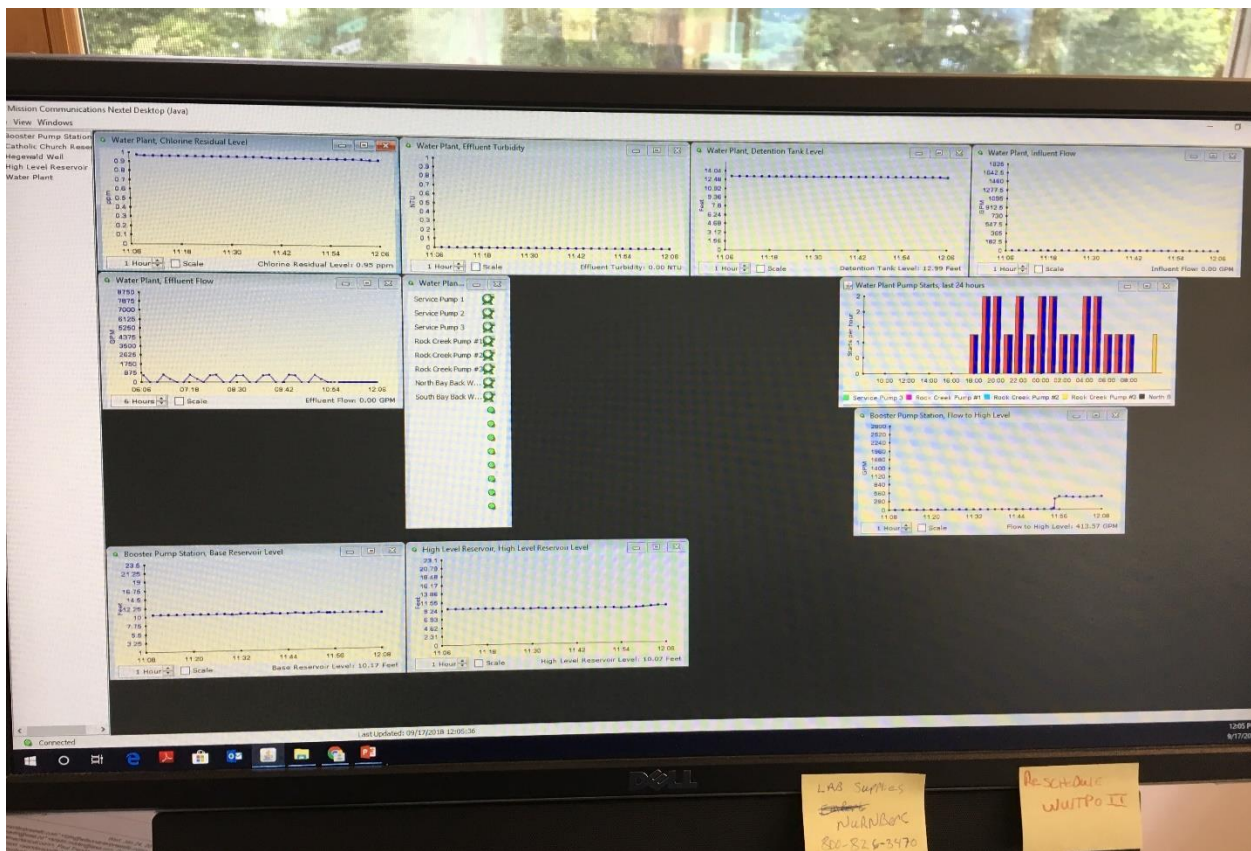
Sincerely,



Art Yeoman
293 NW Roosevelt St.
Stevenson, WA 98648



New Mission Communication with Battery Backup



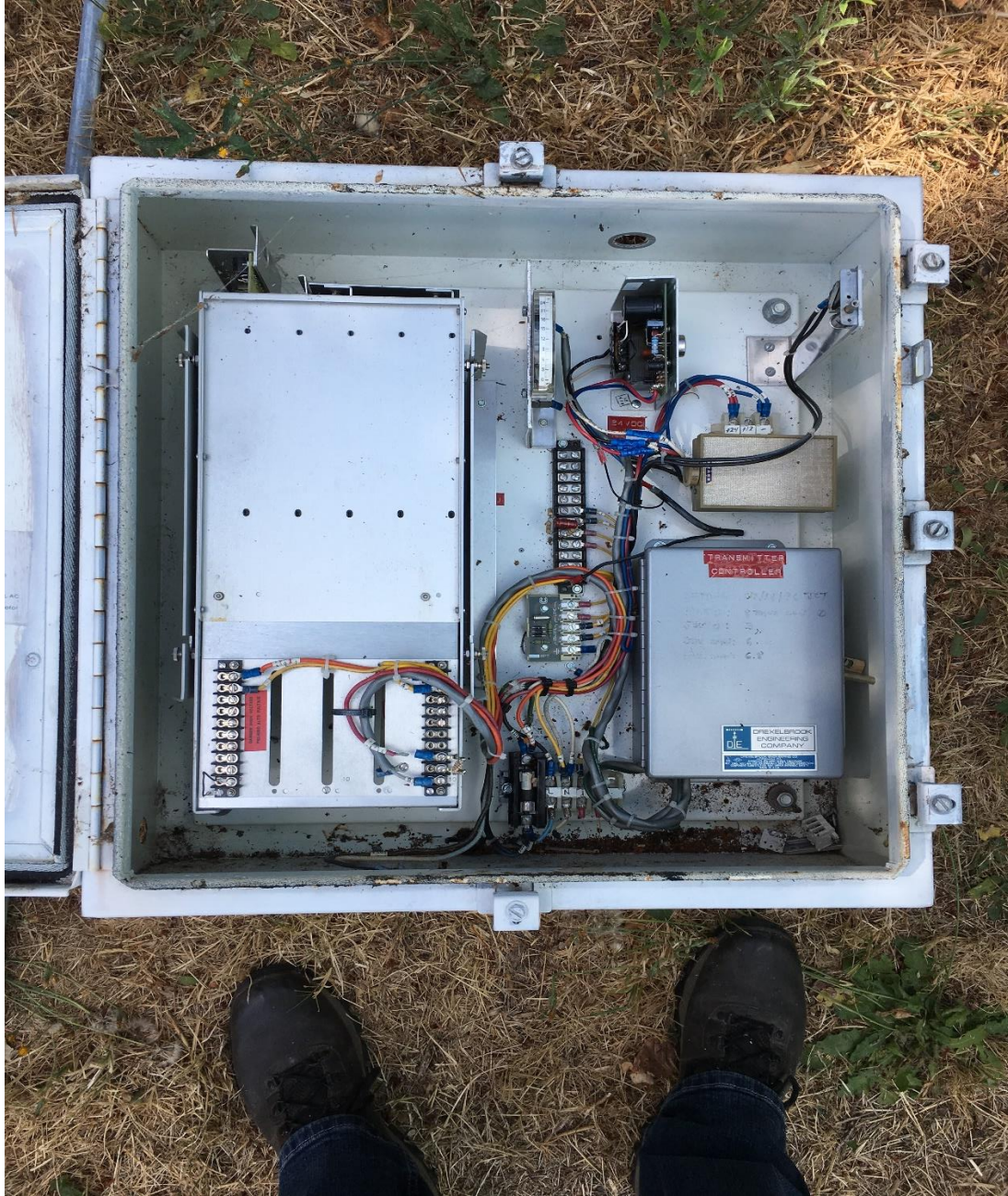
Remote Terminal Unit & Real time view screen



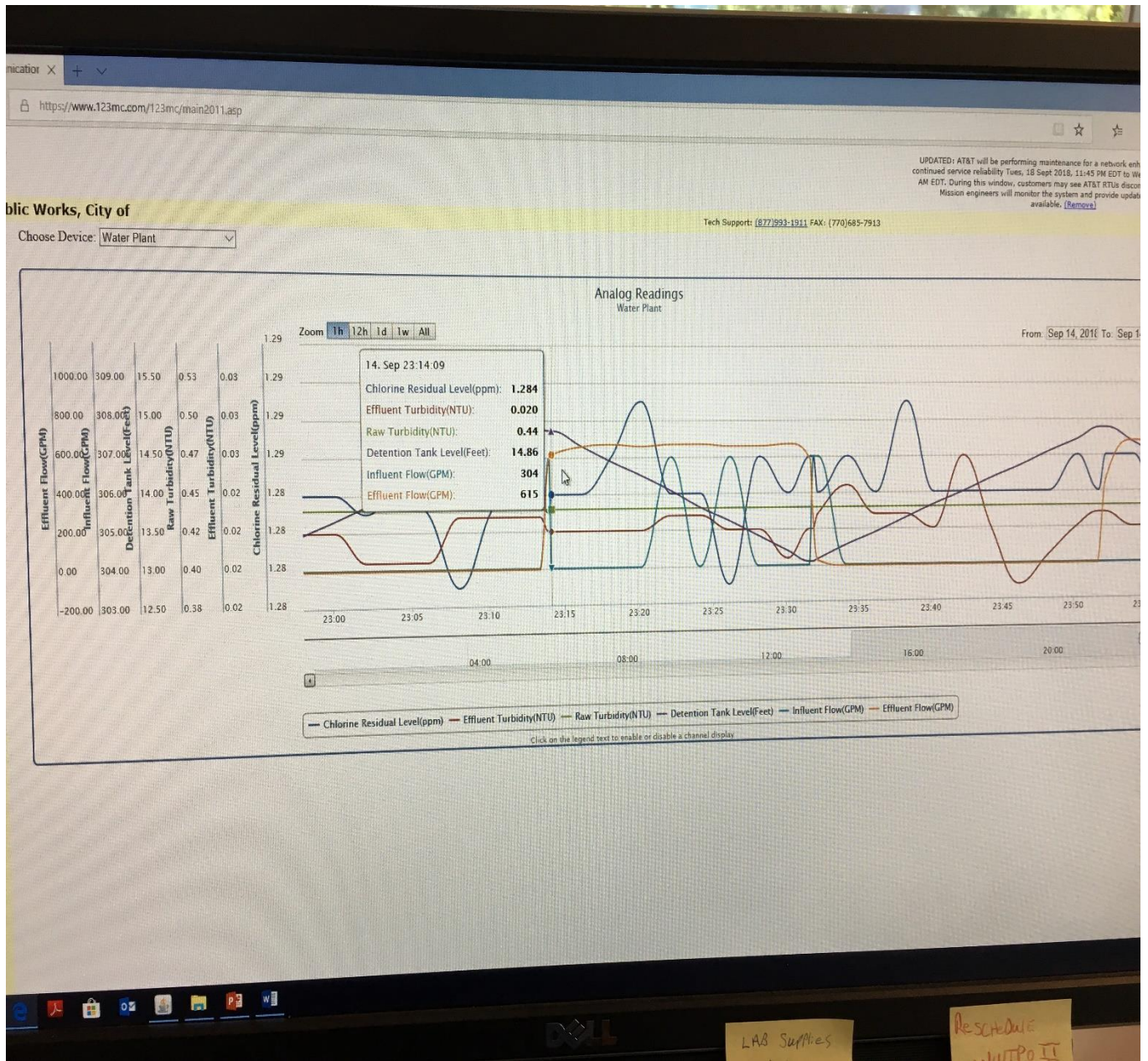
Basement Telemetry Deleted.



Telemetry lines will be taken down and pole contact fee eliminated. \$1800 annual cost savings.



Old Reservoir Telemetry. No battery Back Up



Critical information is now a smart phone away.

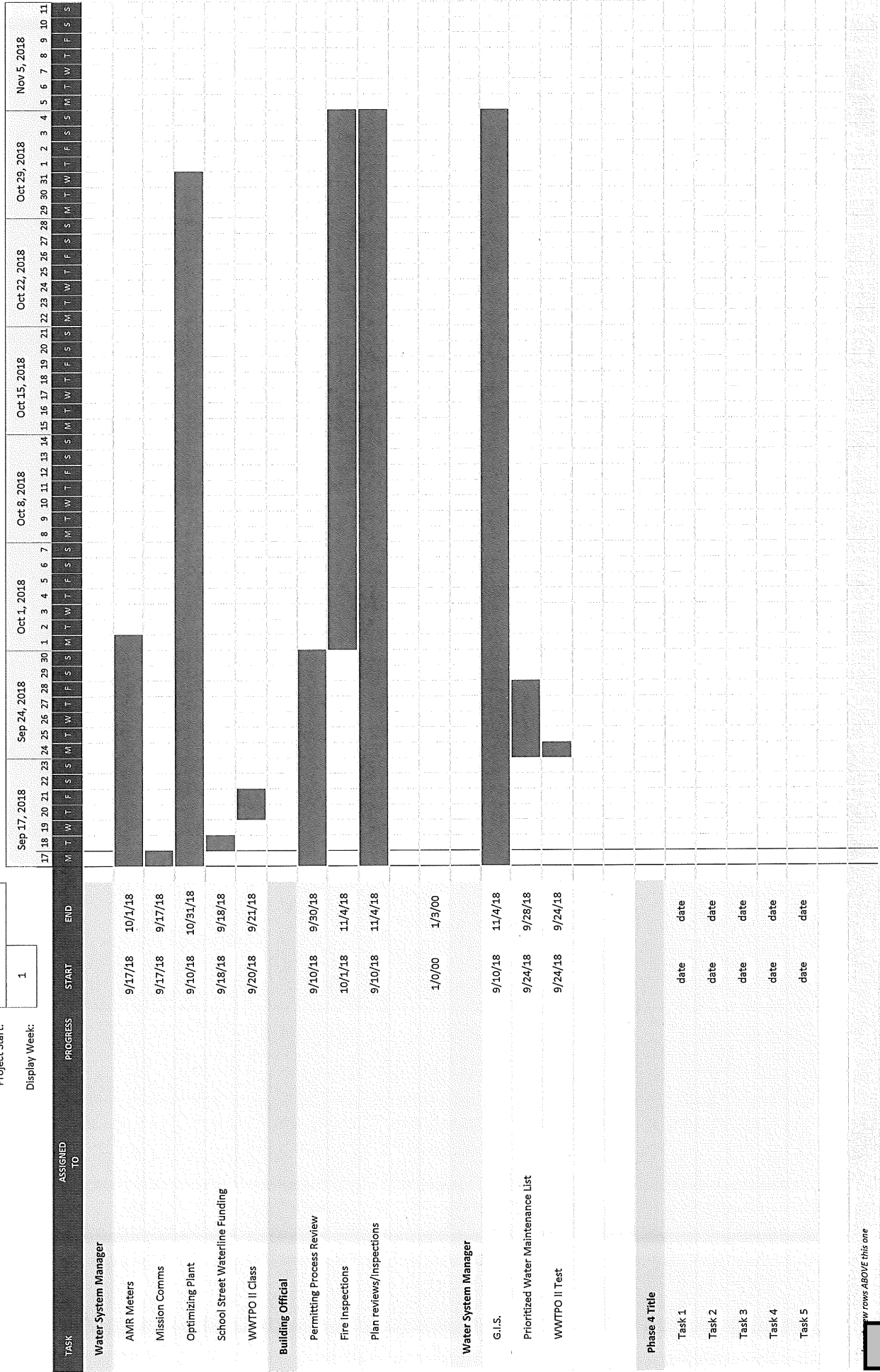
Water System Manager/Building Official

City of Stevenson
Karl Russell

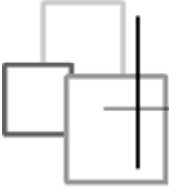
SIMPLE GANTT CHART by Vertex42.com
<https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html>

Project Start:

Display Week:



new rows ABOVE this one



A/P Check Register

Fiscal : 2018
 Period : 2018 - Sep, 2018 - Aug
 Council Date : 2018 - Sep - Sep 2018, 2018 - Aug - Aug 2018 Manual Warrants

Number	Vendor Name	Account Description	Amount
12734	CenturyLink	Fire Telephone	\$51.63
12735	Chevron & Texaco Card Service	Fire Truck Fuel FDII Gas and Oil	\$154.81 \$1,872.14
		Check Total:	\$2,026.95
12736	Dan's Top Notch	Building Permits	\$38.20
12737	US Bank	Dues & Membership - Planning Fire Equipment Repair Legislative Publishing Traffic Devices Training Travel Website - General Fund	\$394.00 \$68.32 \$357.00 \$29.47 \$955.00 \$301.98 \$20.00
		Check Total:	\$2,125.77
12756	Levanen Inc	Timber Sale Contracted Sevices	\$65,279.39
12757	Levanen Inc	Timber Sale Contracted Sevices	\$4,995.16
12758	A&J Select	Fire Supplies Fire Supplies FD II Hosting of Meetings/Events	\$25.69 \$25.68 \$20.52
		Check Total:	\$71.89
12759	Alpine Products Inc	Traffic Devices	\$1,059.10
12760	Aramark Uniform Services	Household Supplies/Repairs Repairs/Supplies Contracted	\$19.20 \$228.39
		Check Total:	\$247.59
12761	Avista Utilities	Electricity Fire Hall Heat And Lights Heat & Lights	\$63.46 \$19.58 \$39.16
		Check Total:	\$122.20
12762	Barbara Hylton	Repair (Contract Serv) T&D	\$506.19
12763	Braden Hegewald	Travel	\$60.35
12764	Brattain International Truck	Repairs/Supplies Contracted	\$80.87
12765	BSK AddyLab,LLC	Testing	\$243.00
12766	Cascade Columbia Distribution Company	Chemicals Plant	\$2,269.26
12767	CenturyLink	Central Services Telephone Fire Telephone Sewer Telephone Water Telephone	\$191.49 \$105.92 \$104.00 (\$4.14)
		Check Total:	\$397.27
12768	Centurylink Comm Inc	Central Services Telephone Sewer Telephone Water Telephone	\$38.53 \$4.33 \$0.99
		Check Total:	\$43.85
12769	CH2MHILL OMI	Operations Contract (OMI)	\$10,829.17
12770	Chevron & Texaco Card Service	Fire Truck Fuel Fire Truck Fuel FDII Gas and Oil	\$41.61 \$125.43 \$1,711.04
		Check Total:	\$1,878.08
12771	City of Stevenson	City Hall Water/Sewer	\$69.31

Number	Vendor Name	Account Description	Amount
12772	City of Vancouver	Solids Hauling & Disposal	\$1,200.00
12773	Coburn Electric, Inc.	Water Plant Improvements-Suppl	\$5,854.69
12774	Columbia Basin Water Works, Inc.	Repair-Contracted Labor	\$700.00
12775	Columbia Hardware, Inc.	Hosting of Meetings/Events	\$295.68
		Operating Supplies	\$265.00
		Repairs/Supplies Contracted	\$76.90
		Supplies	\$135.56
		Check Total:	\$773.14
12776	Columbia River Disposal	Litter Clean-Up	\$218.11
12777	Columbian, The	Legislative Publishing	\$695.00
12778	Consolidated Supply Co.	Operating Supplies	\$2,705.12
12779	Bennett Trust, Ramona	Sewer Service Income	\$44.93
		Water Sales	\$24.38
		Check Total:	\$69.31
12780	Day Wireless/CSI Communication	Repairs/Supplies Contracted	\$61.58
12781	Department of Ecology Cashiering Section	Op. Permit(DOH)/Other Fees	\$1,876.00
		Sewer Permit Fees/DOE	\$1,154.52
		Check Total:	\$3,030.52
12782	Discover Your Northwest	Discover Your Northwest	\$3,466.68
12783	Eric D Hansen	Travel	\$85.00
12784	Fastenal	Repairs/Supplies Contracted	\$32.17
12785	Grainger	Building Repair Supplies	\$250.12
		Supplies	\$278.85
		Check Total:	\$528.97
12786	Gregory S Cheney PLLC	Indigent Defense	\$817.50
12787	Hach Company, Inc	Operating Supplies	\$34.94
12788	HFI Consultants	Timber Sale Contracted Sevices	\$19,479.66
12789	Jacobs' Services Inc.	Custodial Services	\$250.00
12790	Kristi Glaze	Transcription Services	\$144.90
12791	Les Schwab Tire Center	Tires	\$311.07
12792	Mackenzie	Consulting Engineering	\$14,955.36
12793	Mid-Columbia Overhead Doo	Repairs/Supplies Contracted	\$225.00
12794	Municipal Code Corp	Legislative Publishing	\$2,200.00
12795	Munsen Paving LLC	Supplies	\$8,046.48
12796	Murraysmith, Inc	#46 WA System Plan - Engineer	\$1,689.80
12797	NAPA Auto Parts	Operating Supplies	\$3.18
		Repairs/Supplies Contracted	\$381.28
		Check Total:	\$384.46
12798	North West Graphic Works	Repairs/Supplies Contracted	\$390.48
12799	Office of State Treasurer - Cash Mgmt Division	Agency Disbursement - Court	\$766.40
		Agency Remittances - State Bldg Code	\$51.00
		Check Total:	\$817.40
12800	One Call Concepts, Inc.	Dues & Membership/Filing Fees	\$24.61
12801	Optimist Printers	Court Supplies	\$118.47
12802	Petty Cash	Household Supplies/Repairs	\$14.74
		Miscellaneous - Postage	\$38.63
		Office Supplies & Postage	\$80.04
		Office Supplies and Postage	\$80.05
		Repairs/Supplies Contracted	\$42.00
		Check Total:	\$255.46
12803	Pine Environmental Services LLC	WW Sampling Equipment Rental	\$2,106.62
12804	Pixis Labs	WW Sampling Professional Services	\$420.00
12805	Print It! Inc.	Hosting of Meetings/Events	\$96.93

Number	Vendor Name	Account Description	Amount
		Office Supplies	\$80.78
		Check Total:	\$177.71
12806	Professional Quality Roofing LLC	Base Reservoir Improv.- Contracted Services	\$4,670.00
12807	PUD No 1 of Skamania County	Dewatering Electricity Chesser	\$45.50
		Electricity	\$2,097.11
		Electricity - Street Lights	\$2,809.19
		Fire Hall Heat And Lights	\$136.06
		Heat & Lights	\$477.00
		Parks Electricity	\$68.94
		Check Total:	\$5,633.80
12808	QCL, Inc.	Dues And Membership - General Govt	\$164.80
		Medical Physicals-Required	\$243.29
		Check Total:	\$408.09
12809	Radcomp Technologies	Computer Services	\$26.30
		Computer Services/Repair	\$171.09
		Office Equip Repair& Maintenance	\$161.60
		Check Total:	\$358.99
12810	Ricoh USA, Inc	Office Equip Repair& Maintenance	\$536.34
12811	Sea-Western Inc	Fire Equipment Repair	\$322.94
		Fire Supplies	\$550.93
		Fire Supplies FD II	\$550.93
		Check Total:	\$1,424.80
12812	Skamania County Chamber of Commerce	Consultant Services, Chamber	\$7,500.00
		SBA Consultant Services	\$956.89
		Check Total:	\$8,456.89
12813	Skamania County Pioneer	Legislative Publishing	\$165.69
		Planning Publication	\$90.48
		WW Advertising	\$168.92
		Check Total:	\$425.09
12814	Skamania County Prosecutor	Prosecuting Attorney County Contract	\$1,333.00
12815	Skamania County Sheriff	Jail Services	\$2,845.00
12816	Skamania County Treasurer	Agency Disbursement - Court	\$22.00
		Building Permits	\$29.00
		Municipal Court Contract	\$1,667.00
		Police Services	\$13,613.00
		Check Total:	\$15,331.00
12817	Staples -Dept 11-05417944	Office Supplies	\$50.67
12818	State Auditor's Office	Audit Fee	\$12,209.86
12819	Traffic Safety Supply, CO	Supplies	\$215.71
		Traffic Devices	\$5,444.96
		Check Total:	\$5,660.67
12820	Tribeca Transport LLC	Solids Hauling & Disposal	\$2,485.18
12821	US Bank	Fire Supplies	\$37.69
		Fire Supplies FD II	\$37.69
		Hosting of Meetings/Events	\$269.25
		Office Supplies	\$963.15
		Operating Supplies	\$200.46
		Repairs/Supplies Contracted	\$24.75
		Website - General Fund	\$20.00
		Check Total:	\$1,552.99
12822	US Bank Safekeeping	Fiduciary Fees/VISA	\$28.00
12823	USA Bluebook	Operating Supplies	\$993.69
12824	Verizon Wireless	Building Department Telephone	\$56.09

Number	Vendor Name	Account Description	Amount
		Sewer Telephone	\$15.60
		Water Telephone	\$15.60
		Check Total:	\$87.29
12825	Vision Forms	Office Supplies	\$434.58
12826	Wallis Engineering, PLLC	Russell Ave - Engineering	\$6,616.59
		WW Sampling Professional Services	\$456.00
		Check Total:	\$7,072.59
12827	Wave Broadband	Central Services Telephone	\$75.00
12828	Woodrich, Kenneth B PC	Advisory Board Services	\$2,706.00
091804ACH	InvoiceCloud	EBPP Fees General Fund	\$11.77
		EBPP Fees Sewer	\$130.34
		EBPP Fees Water	\$130.34
		Check Total:	\$272.45
091805ACH	Department of Revenue	Sewer Taxes	\$1,200.85
		Water Taxes	\$2,048.02
		Check Total:	\$3,248.87
Grand Total			\$242,966.28
Total Accounts Payable for Checks #12734 Through #091805ACH			



Fund Transaction Summary

Transaction Type: Invoice
Fiscal: 2018 - Sep - Sep 2018

Fund Number	Description	Amount
001	General Fund	\$38,771.12
100	Street Fund	\$19,488.79
103	Tourism Promo & Develop Fund	\$13,156.50
301	Timber Harvest Fund	\$89,754.21
303	Joint Emergency Facilities Fund	\$14,955.36
309	Russell Ave	\$6,616.59
400	Water/Sewer Fund	\$52,092.63
500	Equipment Service Fund	\$3,888.53
	Count: 8	\$238,723.73