



City of Stevenson

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

December 2020 Planning Commission Meeting

Monday, December 14, 2020

6:00 PM

A. Preliminary Matters

1. **Public Comment Expectations:** Chair Selects Public Comment Option
Webinar: <https://us02web.zoom.us/j/87629933680>
Conference Call: +1 253 215 8782 or +1 346 248 7799
ID #: 873 299 33 680
Tools: *6 to raise hand & *9 to unmute
2. **Minutes:** November 9th, 2020 Planning Commission Meeting Minutes
3. **Public Comment Period:** (For items not located elsewhere on the agenda)

B. New Business

4. **Planning Commission Bylaws:** General Overview
5. **Planning Commission Minutes:** Reviewing Planning Commission expectations for style/detail of draft minutes.

C. Old Business

6. **Land Division Code Amendment:** Reviewing Past Efforts and Future Expectations
7. **Zoning Amendment: Increasing Residential Building Capacity:** Reviewing Staff Suggestion Related to Pedestrian Visibility

D. Discussion

8. **Staff & Commission Reports:** 1st Street Overlook/Columbia Street Realignment, C1 Parking Amendments, Surface Water Quality Issue
9. **Thought of the Month:**

E. Adjournment

Stevenson Planning Commission Meeting

Monday, November 9, 2020 6:00 PM

Held Remotely. Conference Call Info: (253) 215-8782 or (312) 626-6799 and PIN
Online: <https://us02web.zoom.us/j/83482269900>

Attending

- Planning Commission members PC Chair Valerie Hoy-Rhodehamel; Mike Beck, Jeff Breckel, Auguste Zettler, David Ray
- City Staff: Community Development Director Ben Shumaker
- Public attendees: Humaira Falkenberg, Brian McKenzie

PC Chair Valerie Hoy-Rhodehamel opened the meeting at 6:01 p.m.

A. Preliminary Matters

1. Public Comment Expectations: Chair Selects Public Comment Option for Meeting

Chair Hoy-Rhodehamel asked participants to limit their comments to 3 minutes or less due to the length of the agenda and packet and Zoom's limitations.

2. Minutes: October 12th, 2020 Planning Commission Meeting Minutes

MOTION to accept minutes from October as presented was made by **Commissioner Breckel** with a second by **Commissioner Beck**.

- Voting aye: Commissioners **PC Chair Valerie Hoy-Rhodehamel, Mike Beck, Jeff Breckel, Auguste Zettler, David Ray**
- Voting no: None.

3. Public Comment Period: (For items not located elsewhere on the agenda)

Community Development Director Ben Shumaker shared information for participants on how to provide comments and mute/unmute their phones or microphones.

>**PC Chair Valerie Hoy-Rhodehamel** reported she would be using the Beta version of the Starlink satellite internet service at her residence.

No public comments were received.

B. New Business

No new business was considered.

C. Old Business

4. Zoning Amendment: Increasing Residential Building Capacity

Shumaker explained the information provided in the memo to Planning Commissioners as a continuation of the October 2020 PC discussion of text amendments for R3 multifamily district. He noted the Planning Commission had come to provisional agreements on 4 out of 5 text amendment policy discussions, with one area left to consider on Dimensional Flexibility within the R3 district.

The remaining question before the Commission focused mainly on the minimum front-yard setback and its relationship with vehicular/pedestrian sight distance.

Commission members held an extensive discussion where they reviewed a number of options. Safety of bicyclists and pedestrians using sidewalks was held to be critical. Various configurations of setbacks and sight lines, and existing City Public Works standards were considered. Adding graphics to clarify the amendment language was suggested.

>During the discussion Humaira Falkenberg provided public comment on harmonizing design and road standards. She encouraged reducing some street development requirements and the addition of staff flexibility within the Public Works standards to help achieve additional housing development.

An initial consensus was reached among Commission members approving a 15' setback for the first level of a building in the R3 multifamily zone, with a 10' setback for upper building levels. If the Public Works Director and the Zoning Administrator determine the pedestrian sight distance is not an issue, then the minimum setback required for the first level of the building would be 10'.

>Brian McKenzie offered public comment that as a developer he was waiting on Planning Commission changes before he began future building projects. He asked for and received clarification regarding the setbacks under discussion.

Shumaker then addressed two additional issues to be considered-eliminating the lot coverage standard and allowing of vegetable gardens and other plant-related uses within the usage section for R3 properties. The proposed change would have personal vegetable gardens allowed as an accessory uses as well as allowances for horticultural and nursery uses. All Commissioners agreed those changes were acceptable as drafted.

MOTION: Commissioner Beck moved to adopt the zoning code changes as presented in the packet with the addition allowing a 10' setback in upper levels in the R3 district, and allowing flexibility to preserve public safety, with a note to allow consideration for a reduced or increased setback as may be deemed necessary by the Administrator in the review of the project.

Commissioner Zettler provided a second.

>Prior to the vote Brian McKenzie asked for clarification regarding a definition of the second level. He noted posts are often used to support a second level.

Shumaker related there were no definitions in the present code. He suggested that Planning staff could develop language for two Planning Commissioners to review prior to sending the information to the City Council.

Commissioner Zettler explained the intent was to provide flexibility to allow more building space at the upper level while maintaining a safety triangle for a sight line. If posts obscure the site line of the triangle then the requirement is not met.

- Voting aye: **Chair Hoy-Rhodehamel; Commissioner Zettler, Breckel, Ray, Beck**
- Voting nay: **None**

D. Discussion

5. Staff & Commission Reports:

Columbia Street Realignment

Shumaker shared information on work progress of the Columbia Street project. There will be a meeting with the consultants to review more of the brownfield investigations in area. Following

that a public meeting regarding the work will take place within the neighborhood. Information on the First Street Overlook and sidewalk project along First Street will also be discussed. **Shumaker** related he is anticipating a decision regarding a grant for sidewalk and paving along First Street. The decision is due by the end of November. **Commissioner Ray** asked to be provided with the project documents for his review.

Shumaker related he recently issued a zoning interpretation for an unlisted usage in a Trade District using the authority provided to him by the Planning Commission. He reviewed a proposal for a shed on a property used for multi-family purposes and determined it was an allowable accessory use. **PC Chair Valerie Hoy-Rhodehamel** expressed appreciation at seeing the process work as intended.

6. Thought of the Month:

Air Quality

E. PC Chair Valerie Hoy-Rhodehamel declared the meeting adjourned at 7:13 p.m.

DRAFT



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: December 14th, 2020
SUBJECT: Planning Commission Bylaws

Introduction

This memo provides a copy of the Planning Commission Bylaws for review/discussion. The bylaws were last updated in 2014. No specific action is anticipated as a result of this discussion.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- 1 City of Stevenson Planning Commission Bylaws, August 11, 2014

Stevenson Planning Commission

Statement of Purpose

August 11, 2014

The purpose of the Planning Commission is:

To study and plan for the physical development and needs of the community through comprehensive planning; initiatives;

To consider the community's Cornerstone Principles (High Quality of Life, Natural/Scenic Beauty, Healthy Economy, Active Waterfront) when developing land use plans, development standards and ordinances, and establishing goals and policies for future development;

To thoughtfully review all development proposals (whether public or private) fairly, openly and on their merits;

To provide the Mayor and City Council with sound advice and guidance concerning development proposals and community planning matters;

To be receptive to the community's directions and changes and to be willing to reexamine plans, procedures and rules so they address the present;

To be well informed and in close touch with the staff, to have high expectations and to remain independently critical;

To perform such other powers and duties specified in RCW 35A.63 or assigned to the Commission by ordinance of the City Council.

Bylaws

City of Stevenson Planning Commission

We, the members of the Planning Commission of the City of Stevenson, State of Washington, pursuant to Ordinance 1029 passed on June 18th, 2009 by the City of Stevenson, do hereby adopt, publish and declare the following bylaws:

Article I – Membership, Terms and Vacancies

- A. At least four members shall be residents of the City, and one [member residing elsewhere in Skamania County and nonresident member](#) having some business or other interest in the planning and development of the City may be appointed in an “at-large” capacity
- B. In the case of a vacancy of a Commission position, after advertizing for interested parties in accordance with SMC 2.12.020(E), the Commission shall submit the name of a candidate to the Mayor and City Council for approval.
- C. The six (6) year terms of office shall be reviewed annually at the time of election of officers..
- D. Ex officio members appointed to the Commission by the Mayor are non-voting members, except as discussed in RCW 35A.63.020.

Article II – Organization, Meetings and Records

- A. Officers
 1. The Chair and Vice-Chair of the Commission shall be elected as the first order of business at the first meeting in January of each year.
- B. Meetings
 1. All meetings of the Commission shall be open to the public.
 2. Pursuant to Resolution 243a adopted by the City of Stevenson, regular meetings shall be held at 6:00 PM on the second Monday of each month. At the discretion of the Chair, meetings lasting later than 8:30 may be continued from such a meeting to a stated later date.
 3. Official or continued meetings may be adjusted to avoid conflict with a major or legal holiday. Special meetings may be called by the Chair as provided by RCW 42.30.080.
 4. Meeting location shall be at Stevenson City Hall unless prior public notice of an alternate location is advertised.
 5. Meetings may be cancelled due to lack of an agenda with the approval of the Chair.
 6. Official action of the Commission shall be made by vote, and only at official meetings.
- C. Quorum
 1. A quorum consists of a majority of the membership (excluding vacant seats). Actions are taken by the majority vote of the members present, a quorum being present. A member present may abstain from voting for cause.
- D. Agenda
 1. Agendas will be finalized and made available by 12:00PM on the Thursday prior to the meeting. The agenda will be posted on the City’s website and at City Hall and provided to the Commission

in advance of the meeting to allow the Commission members an opportunity to review prior to the meeting.

2. The suggested format for the agenda is as follows:
 - a. Introduction of Invited Guests
 - b. Minutes
 - c. Public Comment Period
 - d. New Business
 - e. Old Business
 - f. Staff Reports
 - g. Discussion
 - h. Adjournment
3. The printed agenda of a regular meeting may be modified, supplemented or revised by the majority affirmative vote of the Commission members present. The agenda may be divided into sections and scheduled for continued meetings when it is apparent that one meeting will not be able to complete the eligible cases.

E. Attendance

1. Attendance at regular meetings is expected of all Commission members.
2. Occasionally a Commission member will not be able to physically attend a meeting due to personal or work conflicts. Provided that the Commission member received a full meeting packet and is prepared, interested, and able to participate in the meeting, the Chair may allow the member to participate via conference call, video conference, or similar electronic mechanism.
3. Any member anticipating absence from an official meeting should notify staff in advance.
4. Any absence may be excused by the Chair even for an extended period. After three (3) consecutively missed regular meetings, the members will be contacted and asked to reaffirm to their fellow Commission members their desire to remain on the Commission

F. Operation

1. Meeting operations are carried out according to RCW 42.30-Open Public Meetings, RCW 42.32-Meetings, and RCW42.36-Appearance of Fairness Doctrine—Limitations.
2. Under the Open Public Meetings Act the public must be allowed to attend Commission meetings, but the Act does not require the public be allowed to speak during Commission meetings. To foster both public participation and meeting efficiency, the Chair shall select one of the following public participation options prior to commencing any meeting or agenda item:
 - a. Option 1- Each speaker will be offered three (3) minutes to express their thoughts during the general public comment period and tree (3) minutes to comment during each public hearing period. Under certain circumstances the Chair may announce a change in a meeting's time limits. Speakers may not convey or donate their allotted time to another speaker. Written comments may also be submitted for the record.
 - b. Option 2- After being acknowledged by the Chair, any member of the public may participate in discussion throughout the meeting. Participants should keep comments brief, respectfully, and related to the agenda topic. Written comments may also be submitted for the record.
3. Certain decisions of the Commission, such as decisions on conditional uses, variances, and subdivision recommendations are quasi-judicial in nature. In these cases, the Commission acts "as if it were a judge" and must base its decisions on the "record" of the matter. The "record" consists of all testimony or comment presented at the hearing and all documents and exhibits that

have been submitted. In quasi-judicial hearings, Commission members shall comply with all applicable laws and be guided by Appendix A of these bylaws.

G. Records

1. Official files and records of the Commission shall be maintained in accordance with the State records retention schedule.

H. Official Action

1. The Commission shall act as a body in making its decisions and in announcing them. The Chair or the Chair's designated spokesman will speak for the group in a public meeting.
2. All Commission discussions and motions may be guided by Robert's Rules of Order, Newly Revised at the Chair's discretion.
3. Method of presenting official recommendations to the City Council:
 - a. An official recommendation to the City Council must be moved, seconded and passed by majority vote of the Commission.
 - b. Official recommendations shall be recorded by staff in the Commission minutes.
 - c. Official recommendations shall be transmitted to the City Council for their next scheduled meeting.
 - d. Special reports or recommendations to the City Council may be made by a designated Commission member or staff person.
 - e. The Chair or a member may be designated to represent the Commission at special functions, seminars or meetings of interest to the Commission.
 - f. Minority reports may accompany any report or recommendation of the Commission to the City Council.

Article III – Committees

- A. From time to time the Commission will identify the need for greater citizen participation on a wide variety of subjects. Advisory committees may be created in these instances to aid the Commission's decision making process. Advisory committees should contain at least one Commission member but shall never contain a quorum of the Commission.

Article IV – Public Relations

- A. The Commission should, in most cases, defer to the City Council to represent the City in the press and other public spheres.
- B. If a Commission member appears on behalf of the Commission before another governmental agency, community organization, or through the media, for the purpose of commenting on an issue, the Commission member shall state the majority position of the Commission, if known, on such issues. Personal opinions and comments that differ from the Commission majority may be expressed if the Commission member clarifies that these statements do not represent the Commission's position.
- C. Commission members shall have other Commissioner members' concurrence before officially representing any Commission member's views. As a matter of courtesy, any letters to the editor, interviews or other communication by a Commission member of a controversial nature that do not reflect the Commission's majority opinion should be presented to the Commission and City Council prior to publication so that the Commission and Council members may be prepared.

Article V – Expenditures

- A. The expenditures of the Commission shall be within the budget appropriations for the Commission and with the approval by the Council.

Article VI – Duties and Powers of the Commission

A. Chair

1. Shall preside at all Commission meetings and have the powers generally assigned such office in conducting the meetings.
2. Shall see that the transaction of Commission business is in accord with law, ordinances, these Bylaws and Roberts' Rules of Order.
3. May appoint standing committees or special committees and assign one or more members to such committees.
4. Shall, at the opening of the hearing on each subject, state the purpose of the hearing and may read aloud any pertinent written communications contained in the case file. Prior to a presentation, the Chair may establish a time limit on discussion on any said subject.

B. Vice-Chair

1. Shall assume the duties and power of the Chair in the Chair's absence, vacancy or attendance by conference call.

C. City Staff

1. The staff shall ensure that the following tasks are accomplished:
 - a. Keep the minutes of all regular and special meetings of the Commission.
 - b. Give notice of all special meetings to all Commission members at least 24 hours prior to the meeting.
 - c. Prepare an agenda for all special and regular meetings.
 - d. Serve proper and legal notice of all public hearings.
 - e. Draft the routine correspondence of the Commission.
 - f. Maintain files of all studies, plans, reports, recommendations and official records of the Commission.
 - g. Maintain records of Commission expenses.
2. The Planning Director shall attend all regular meetings of the Commission unless excused. If the Planning Director has an excused absence, a staff person shall be designated to attend in the Director's absence. The Planning Director may make recommendations to the Commission and take part in discussions but shall have no vote.
3. The City Attorney may be invited to attend certain quasi-judicial or other meetings to provide opinions, answer legal questions, or ensure the Commission adheres to appropriate legal procedures.

D. Commission Voting Members

1. Shall informally elect a Chair Pro-tem in the absence of the Chair and Vice-Chair.

Article VII – Conflict of Interest

- A. Any member of the Commission who, in that member's own opinion, has an interest in any matter before the Commission that would tend to prejudice the member's actions shall so publicly indicate and shall step down and refrain from voting.

Article VIII – Amendments

- A. These Bylaws may be amended at any regular meeting by the affirmative vote of three (3) members of the Planning Commission; provided that the proposed amendments have been submitted in writing at the previous regular meeting.

Adopted in regular session this _____ day of _____, _____.

Chair

Secretary

Ayes:

Nays:

Appendix A – Public Hearing Procedures Script for Quasi-Judicial Issues

The following represents a recommended procedure as a general instruction for the conduct of quasi-judicial hearings and may be followed or departed from in the Chair's discretion. Failure to follow this recommended procedure shall not constitute a *prima facie* failure of Due Process.

Opening

- The Chair shall open the public hearing by stating the name of the application.
- The Chair shall direct any persons wishing to be heard to sign in on the sign-in sheet.

Rules of Order Presented by the Chair

- The Chair shall explain that the public hearing will proceed in an orderly manner and ask that members of the public respect the process.
- The Chair shall ensure that everyone will be given an opportunity to be heard. The Chair shall ask that all comments be made standing, at a speaker's rostrum if available, or in an otherwise noticeable fashion. All speakers must first give their name and address for the officially recorded transcript of the hearing. The Chair shall further explain that if there is an appeal, the court must make its decision on the basis of what is said at this meeting.
- The Chair shall ascertain if anyone will require special accommodation in order to speak so that arrangements can be made.
- In fairness to all in attendance, each person wishing to speak will be given an opportunity to address the Commission. Depending on the number of people in attendance, the Chair may limit the initial period of time allowed. If additional time is needed, the Chair may allow additional time after all interested parties have had an opportunity to speak.
- There should be no demonstrations (clapping, cheering, booing) during or at the conclusion of anyone's presentation.
- This public hearing is the time for presentation of testimony, not an opportunity for debate between or among the presenter, the applicant, or the Commission.
- The Commission is interested in promoting an orderly public hearing to give all persons in attendance an opportunity to be heard.

Appearance of Fairness and Conflicts of Interest

- Quasi-judicial actions are defined as actions of the Commission which determine legal rights, duties, or privileges of specific parties in a hearing. The public hearing for these actions must fair in three respects: form, substance and appearance.
- All Commission members should give consideration as to whether they have:
 - A demonstrated bias or prejudice for or against any party to the proceedings;
 - A direct or indirect monetary interest in the outcome of the proceedings;
 - A prejudgement of the issue prior to hearing the facts on the record; or
 - *Ex parte* contact with any individual, excluding administrative staff, and whether the individual supports or opposes the issue.

Each Commission member must disclose whether any of the factors listed above are at issue and respond to the question “Do you have an Appearance of Fairness or Conflict of Interest issue or disclosure to make?”

- After making any such disclosures, the members in the audience are asked if there are any objections to any Commission members’ participation in the proceedings.

Order of Speaking Presented by the Chair

- Staff presentation;
- Request to staff in there were any written materials submitted and summary of any such materials;
- Comments from applicant;
- Comments from proponents;
- Comments from opponents;
- Comments from any others wishing to speak;
- Comments from applicants in response/rebuttal. New material may not be introduced;
- Response from staff to any subjects raised by any of the speakers, or any additional clarifications;
- Questions from Commission members to any speaker or staff person who made comment;
- The Chair may ask if anyone in the audience has any comments to clarify an item raised by a Commission member’s questions. No new items can be presented nor should the speaker repeat testimony given previously. This is purely an opportunity for clarification.

Commission Discussion

- The Chair, making certain there is no further testimony, closes the public testimony portion of the hearing.
- Commission discussion is held – Commission should consider discussing issues in terms of findings and potential conditions.
- Request for any further recommendations or comments from staff.
- Chair calls on the Commission members to make a motion (take action) or postpone. If action taken, Chair directs staff to prepare findings and decision.



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: December 14th, 2020
SUBJECT: Planning Commission Minutes

Introduction

This memo asks the Planning Commission its preference on the style/type of minutes kept by the City. The City Council recently changed from a more detailed summary/narrative approach to an action-minutes approach. Request for a similar change can be accommodated by staff as well, however no change is being specifically recommended.

Prepared by,

Ben Shumaker
Community Development Director



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: December 14th, 2020
SUBJECT: Ongoing Review - Land Division Code

Introduction

This memo re-introduces the Planning Commission to the ongoing review of several sections of SMC Title 16 related to land divisions. In late 2019 and early 2020, several amendments to this title were presented for Planning Commission discussion. This memo recaps those amendments and outlines the full scope of amendments being developed by staff.

Scope

See Attachment 1 for a full list of all sections of SMC Title 16 as some select sections of SMC Title 17 – Zoning. The following will help interpret the text of this attachment:

- 1- Black text = No Amendment necessary at this time.
- 2- Red text = Sections to be repealed as part of the amendment.
- 3- Orange text = Sections to be amended.
- 4- Green text = Sections to be added as part of the amendment.
- 5- Bold text (of any color) = Sections previously reviewed by the Planning Commission for Public Release Draft

For those viewing the attachment on a screen, it is formatted at the 11x17 page size and may need to be magnified.

Intent

The amendments identified by have several broad intents:

- A- Ensure consistency between regulations,
- B- Improve implementation of regulations,
- C- Fill regulatory and/or procedural gaps.

These intents attempt to avoid several more in-depth—but potentially appropriate—policy issues that have been identified in the Comprehensive Plan or more recent discussions.

Public Involvement

At the November 2019 meeting, the Planning Commission chose to defer establishing public involvement expectations until a later date. Staff anticipates this will occur when all proposed changes are reviewed by the Planning Commission and approved as part of a single “Public Release Draft”. If the Planning Commission wishes to establish different public involvement expectations, it may do so at any time.

Next Steps

As time allows, staff will continue to provide draft amendatory sections for Planning Commission review. Unless new public involvement expectations are established in the meantime, when all sections identified in Attachment 1 are approved for the public release draft, the Planning Commission will be asked to

establish more specific public involvement expectations for staff to implement. No specific deadlines are associated with this effort.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

1 Annotated Code Section List

ARTICLE I Provisions Applicable to All Pro

SMC 16.01.005 – Purpose
 SMC 16.01.010 – Definitions
 SMC 16.01.015 – Administrative Provisions
 SMC 16.01.020 – Preliminary Responsibilities & Inquiries
 SMC 16.01.025 – Applications-Contents Generally
 SMC 16.01.030 – Fees
 SMC 16.01.035 – Determination of Completeness

ARTICLE I Short Plats

SMC 16.02.005 – Purpose
 SMC 16.02.010 – Definitions
 SMC 16.02.020 – Applicability of Chapter Provisions
 SMC 16.02.030 – Exemptions from Chapter Applicability
 SMC 16.02.040 – Resubdivision Restrictions
 SMC 16.02.050 – Application-Contents Generally
 SMC 16.02.060 – Application Form
 SMC 16.02.070 – Application-Map and Survey Requirements
 SMC 16.02.080 – Application-Title Report
 SMC 16.02.090 – Application-Fee
 SMC 16.02.100 – Application Procedure-Administrator’s Authority
 SMC 16.02.110 – Application Procedures-Receipt and Distribution of Copies
 SMC 16.02.120 – Application Procedures-Findings and Comments
 SMC 16.02.130 – Application Procedures-Summary Determination of Compliance
 SMC 16.02.140 – Application Procedures-Conditional Approval
 SMC 16.02.150 – Application Procedures-Final Approval and Recording
 SMC 16.02.160 – Application Procedures-Unapproved Short Plats Shall Not be Recorded
 SMC 16.02.165 –Disapproval—Resubmittal—Additional Fee.
 SMC 16.02.170 – Application Procedures-Appeal of Administrator’s Decision
 SMC 16.02.180 – Review Standards-Design Requirements
 SMC 16.02.190 – Review Standards-Lot Sizes, Dimensions and Proportions
 SMC 16.02.195 – Review Standards-Through Lots
 SMC 16.02.200 – Review Standards-Access
 SMC 16.02.210 – Review Standards-Public and Private Roads
 SMC 16.02.220 – Review Standards-Water Supply and Sanitary Sewer Systems
 SMC 16.02.230 – Review Standards-Utility and Drainage Easements
 SMC 16.02.240 – Review Standards-Sidewalks
 SMC 16.02.250 – Ancillary Proceedings-Variances
 SMC 16.02.260 – Ancillary Proceedings-Plat Alteration Involving a Public Dedication
 SMC 16.02.270 – Ancillary Proceedings-Plat Vacation
 SMC 16.02.280 - Enforcement

ARTICLE II Subdivisions

SMC 16.14.005 – Purpose
 SMC 16.14.010 – Administration
 SMC 16.14.015 – Interpretation of Provisions
 SMC 16.14.020 Compliance Required-Resubdivision of Short Subdivision Permitted When.
 SMC 16.14.030 – Exemptions
 SMC 16.16.010—230 – Definitions
 SMC 16.18.010 – Notification Form-Submittal
 SMC 16.18.020 – Preliminary Conference
 SMC 16.18.025 – Site Evaluation-Critical Areas
 SMC 16.18.030 – Preliminary Responsibilities and Inquiries
 SMC 16.18.040 – Preliminary Plat-Submittal, Acceptance and Distribution of Copies
 SMC 16.18.050 – Preliminary Plat-Fees
 SMC 16.18.060 – Preliminary Plat-Hearing-Held When
 SMC 16.18.070 – Preliminary Plat-Hearing-Notice
 SMC 16.18.080 – Preliminary Plat-Distribution of Copies
 SMC 16.20.010 – Scope and Continuance
 SMC 16.20.020 – Recommendation by Agencies
 SMC 16.20.030 – Facility Improvement Considerations
 SMC 16.20.040 – Hearing Records-Inspection by Public
 SMC 16.20.050 – Report to Board after Hearing
 SMC 16.20.060 – Disapproval-Resubmittal-Additional Fee
 SMC 16.22.010 – Preliminary Plat Hearing-Date
 SMC 16.22.020 – Preliminary Plat Hearing-Acceptance or Rejection of Recommendation
 SMC 16.22.030 – Rejected Preliminary Plat-Public Hearing
 SMC 16.22.040 – Preliminary Plat Procedures-Recording
 SMC 16.24.010 – Effect of Approval
 SMC 16.24.020 – Expiration of Approval-Forfeiture of Fees
 SMC 16.24.030 – Approval not to Authorize Further Divisions or Transfers
 SMC 16.26.010 – Filing of Final Plat-Time Limit
 SMC 16.26.020 – Administrator Review and Acceptance Criteria
 SMC 16.26.030 – Performance Bone-In lieu of Completion of Improvements
 SMC 16.26.040 – Copy Distribution Prior to Approval
 SMC 16.26.050 – Submittal to Board
 SMC 16.26.060 – Approval or Disapproval-Considerations
 SMC 16.26.070 – Recording Time Limit
 SMC 16.26.080 – Recording Fee
 SMC 16.26.090 – Final Plat Approval-Extensions
 SMC 16.28.010 – Indication on Plats
 SMC 16.28.020 – Required Dedication Provisions
 SMC 16.28.030 – Protective Improvements-Dedication Required
 SMC 16.28.040 – Private Roads-Landowner Responsibility
 SMC 16.28.050 – Lot Access Required
 SMC 16.28.060 – Public Water Access Requirements
 SMC 16.28.070 – Conveyance to Corporation Requirements
 SMC 16.28.080 – Acquisition by Public Agency Requirements
 SMC 16.28.090 – Reserved Land Development
 SMC 16.30.010 – General Standards
 SMC 16.30.020 – Protective Improvements Required When-Denotation on Final Plat Required
 SMC 16.30.030 – Lot Size and Dimensions
 SMC 16.30.040 – Blocks
 SMC 16.30.050 – Reverse Frontage Lots
 SMC 16.30.060 – Lot Access
 SMC 16.30.070 – Utility Easement
 SMC 16.30.080 – Underground Utility Installations
 SMC 16.30.090 – Drainage and Storm Sewer Easements
 SMC 16.30.100 – Water Supply and Sanitary Sewer Systems
 SMC 16.30.120 – Roads
 SMC 16.30.140 – Street Right-of-Way Widths
 SMC 16.32.010 – Test Standards
 SMC 16.32.020 – Tests Required When
 SMC 16.32.030 – Submittal of Test Data
 SMC 16.34.010 – Required-Standards-Certification
 SMC 16.34.020 – Data Required
 SMC 16.34.030 – Section Reference Points Required
 SMC 16.34.040 – Monument Reference under State Plane Coordinate System
 SMC 16.34.050 – Permanent Control Monuments-Required Locations-Standards
 SMC 16.34.060 – Permanent Control Monuments in Roads
 SMC 16.34.070 – Lot Corner Demarcation
 SMC 16.34.080 – Property Contiguous to Water-Demarcation
 SMC 16.36.010 – Preliminary Plat Standards and Specifications
 SMC 16.36.020 – Final Plat-Standards Generally
 SMC 16.36.030 – Final Plat-Map-Required-Contents
 SMC 16.36.040 – Final Plat-Section Reference Map-Required-Contents
 SMC 16.36.050 – Final Plat-Required Written Data and Documents
 SMC 16.37.010 – Purpose of Provisions and Conditions for Adjustment
 SMC 16.37.020 – Definitions
 SMC 16.37.030 – Approval Required
 SMC 16.37.040 – Application Requirements
 SMC 16.37.050 – Administrative Review
 SMC 16.37.060 – Recording
 SMC 16.37.070 – Violations-Penalties
 SMC 16.38.010 – Variances-General Criteria
 SMC 16.38.020 – Variances to More Restrictive Standards
 SMC 16.40.010 – Plat Acceptance Refusal-Appeal Procedure
 SMC 16.40.020 – Plat Final Decision-Appeal Procedure-Time Limit
 SMC 16.40.030 – Writ of Review-Application-Transcription Costs
 SMC 16.42.010 – Development Permit Issuance-Planning Commission Approval Required-Approval Criteria
 SMC 16.42.020 – Development Permit Issuance-Council Approval Required-Approval Criteria
 SMC 16.44.010 – Violation Deemed Misdemeanor
 SMC 16.44.020 – Illegal Transfer Designated
 SMC 16.44.030 – Violations-Penalty
 SMC 16.44.010 – Purchaser Damage Recovery

New Article V Subsequent Approvals

SMC 16.70 – Subsequent Approvals, Generally
 SMC 16.70.010 – Authority
 SMC 16.71 – Boundary Line Adjustment
 SMC 16.71.010 – Approval Required.
 SMC 16.71.020 – Exemptions
 SMC 16.71.030 – Application
 SMC 16.71.040 – Review Procedures
 SMC 16.71.050 – Review Criteria
 SMC 16.71.060 – Effect of Approved Boundary Line Adjustment
 SMC 16.73 – Lot Line Elimination
 SMC 16.73.010 – Approval Required.
 SMC 16.73.020 – Exemptions
 SMC 16.73.030 – Application
 SMC 16.73.040 – Review Procedures
 SMC 16.73.050 – Review Criteria
 SMC 16.73.060 – Effect of Approved Lot Line Elimination
 SMC 16.75 – Plat Alteration
 SMC 16.75.010 – Approval Required.
 SMC 16.75.020 – Exemptions
 SMC 16.75.030 – Application
 SMC 16.75.040 – Review Procedures
 SMC 16.75.050 – Review Criteria
 SMC 16.75.060 – Effect of Approved Plat Alteration
 SMC 16.77 – Plat Vacation
 SMC 16.77.010 – Approval Required.
 SMC 16.77.020 – Exemptions
 SMC 16.77.030 – Application
 SMC 16.77.040 – Review Procedures
 SMC 16.77.050 – Review Criteria
 SMC 16.77.060 – Effect of Approved Plat Vacation
 SMC 16.79 – Tax Parcel Segregation
 SMC 16.79.010 – Approval Required.
 SMC 16.79.020 – Deed Notice, Exemption, and Release
 SMC 16.79.030 – Enforcement, Remedy.

ZONING CODE TITLE 17

SMC 17.10.420 – Lot
 SMC 17.10.422 – Lot, Corner

SMC 17.10.423 – Lot, Interior
 SMC 17.10.425 – Lot, Through
 SMC 17.10.430 – Lot Area
 SMC 17.10.450 – Lot Depth
 SMC 17.10.460 – Lot Width
 SMC 17.10.570 – Lot Area, Net
 SMC 17.10.780 –Street
 SMC 17.38.015 – Combination of Lots Authorized



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Community Development Director
DATE: December 14th, 2020
SUBJECT: Zoning Code Amendment – Clarifying Pedestrian Safety Setbacks

Introduction

This memo follows up on the Planning Commission recommendation for front setbacks in the R3 Multi-Family Residential District to promote pedestrian safety near driveways. An alternative to the November recommendation has been generated by staff, circulated to the City Council, and independently reviewed by 2 on this commission.

Policy Questions

The policy question related to this topic is summarized below:

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

Planning Commission Policy Review: 5 in favor, 0 opposed

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

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

Result: The change to SMC 17.15.060 is recommended as shown in Attachment 1. The alternate change to SMC 17.15.060 and addition to SMC 17.10 is also included in Attachment 2.

Regulatory Options

The Planning Commission recommendation related to this policy is included in the abridged table below with the 4th table note :

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

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

The staff alternative modifies the table, table note and adds a definition with figures.

			Minimum Setbacks			
District	Maximum Height of Building	Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R3	35 ft	10-15 ft ^{3,4}	5 ft ²	15 ft	20 ft ¹	20 ft

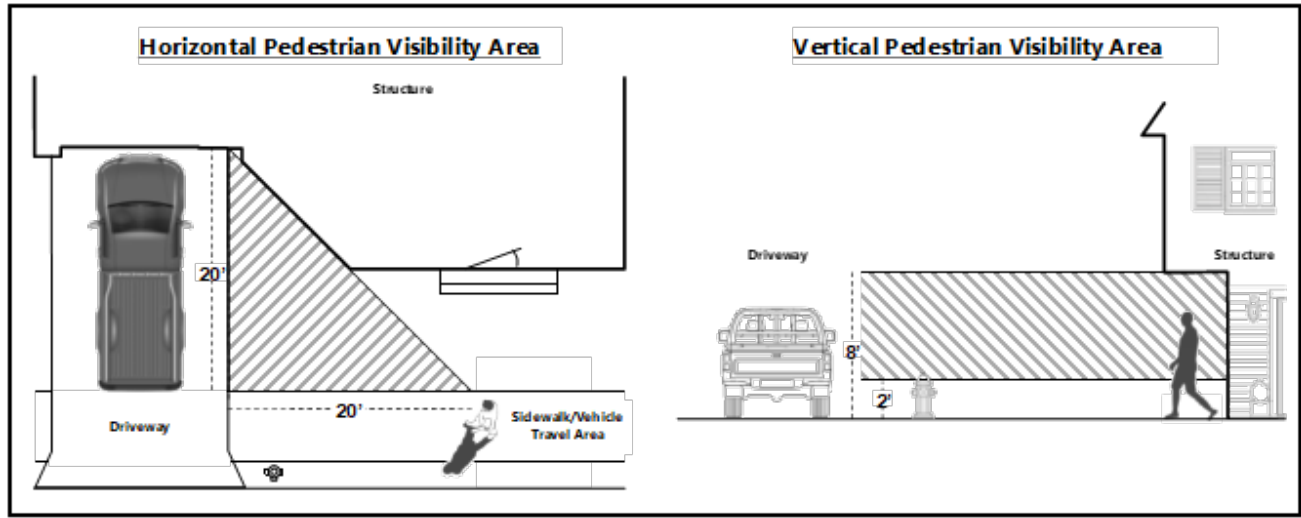
4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

17.10.632—Pedestrian Visibility Area

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

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

Figure 17.10.632-1—Pedestrian Visibility Area



Next Steps

The Planning Commission is asked to make a supplemental recommendation on these regulatory options. The recommendation will be transmitted to the City Council at their January meeting when adoption of either of the attachments is possible.

Attachments

1. Draft Ordinance A – Original Recommendation
2. Draft Ordinance B – Recommendation Incorporating Staff Alternative

**CITY OF STEVENSON
ORDINANCE 2020-1166**

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

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

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

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

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

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

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

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

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

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

Section 1 – Chapter 17.15 – “Residential Districts” shall be amended by deleting the ~~struck-through~~ text and adding the underlined text as shown in Exhibit ‘A’. The amendments occur in the Agriculture, Forestry, Fishing and Hunting Uses of SMC Table 17.15.040-1: “Residential Districts Use Table, the R2 and R3 rows and notes of the SMC Table 17.15.050-1: “Residential Density Standards”, the R3 row and notes of SMC Table 17.15.060-1: “Residential Dimensional Standards”, and Subsection B of SMC 17.15.130 – Residential Districts Parking. All other

provisions of Chapter 17.15 shall remain in effect without amendment.

Section 2 – This ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 3 – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Passed by a vote of _____ at the special City Council meeting of _____, 2020.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

Chapter 17.15 - RESIDENTIAL DISTRICTS

Use	R1	R2	R3	MHR	SR
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
kennel	C	X	X	X	C

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

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

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

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

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

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

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

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

17.15.050 - Residential density standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic ⁶	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	—	—	—	—	—
R3	Water, Sewer ^{6,7}	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic	—	—	—	—	—

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

Exhibit A- Amendment to SMC 17.15

- 2-Unless an accessory dwelling unit (SMC 17.13.010) is allowed under SMC 17.40.040.
- 3-Except 40 ft for single-family detached dwellings.
- 4-Except 2,500 sf for townhomes.
- 5-Except 25 ft for townhomes, 40 ft for single-family detached dwellings, and 50 ft for two-family dwellings.
- 6-Service by the public water system is required.
- 7-Service by the public sewer system is required.

17.15.060 - Residential dimensional standards.

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

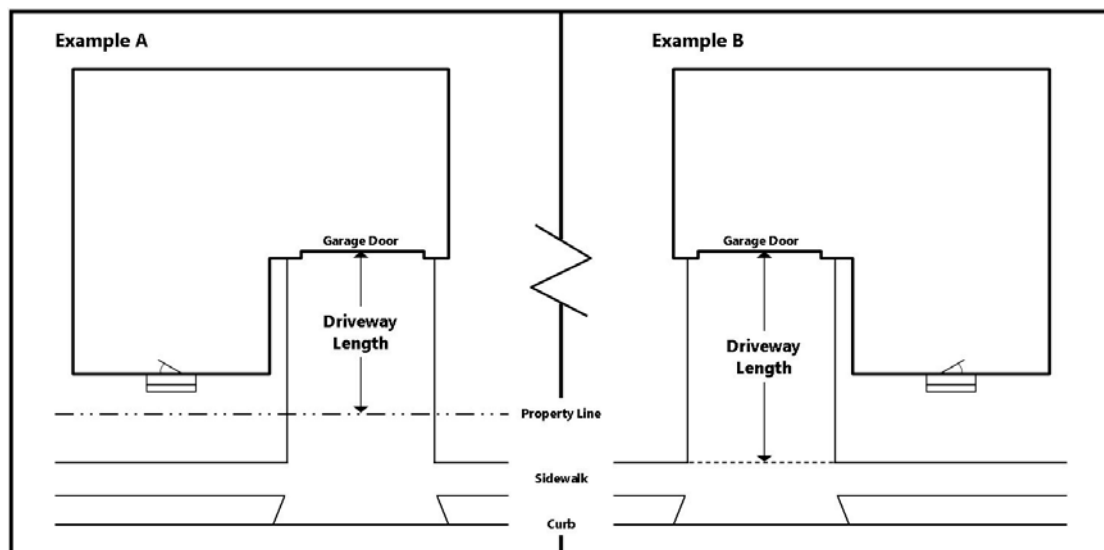
- 1- 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2- A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- A 10 ft setback is allowed on upper levels and allowing flexibility to preserve public safety to allow consideration for a reduced or increased setback as may be deemed necessary by the administrator in the review of project.

17.15.130 - Residential districts parking.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



**CITY OF STEVENSON
ORDINANCE 2020-1166**

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

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

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

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

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

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

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

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

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Subsection B of SMC 17.15.130 – Residential Districts Parking. All other provisions of Chapter 17.15 shall remain in effect without amendment.

Section 2 – Chapter 17.10 – “Definitions” shall be amended by adding the underlined text as shown in Exhibit 'B' as SMC 17.10.632.

Section 3 – This ordinance affects Title 17 of the Stevenson Municipal Code only insofar as set forth herein. All other provisions of Title 17 shall remain in full force and effect, and that where the provisions of this ordinance are the same as the provisions they replace, the provisions of this ordinance shall be interpreted as a continuation of those previous provisions and not as a new enactment.

Section 4 – If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Passed by a vote of _____ at the special City Council meeting of _____, 2020.

SIGNED:

ATTEST:

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk/Treasurer

APPROVED AS TO FORM:

Kenneth B. Woodrich
City Attorney

Chapter 17.15 - RESIDENTIAL DISTRICTS

Use	R1	R2	R3	MHR	SR
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	A	P	P
Indoor or Outdoor Horticultural Activity	P	P	P	P	P
Nursery	—	—	C	—	P
Farm Animals (SMC 17.40.095)	C ⁷	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C

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

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

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

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

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

17.15.050 - Residential density standards.

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R2	Water, Sewer	5,000 sf + 2,000 sf per unit over 1	50 ft ³	90 ft	2 Units	50%
	Water, Septic ⁶	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	—	—	—	—	—
R3	Water, Sewer ^{6,7}	4,000 sf + 2,000 sf per unit over 1 ⁴	75-20 ft ⁵	90 ft	—	65% n/a
	Water, Septic	15,000 sf ¹ + 5,000 sf per unit over 2	90 ft	120 ft	—	40%
	Well, Septic	—	—	—	—	—

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

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17.15.060 - Residential dimensional standards.

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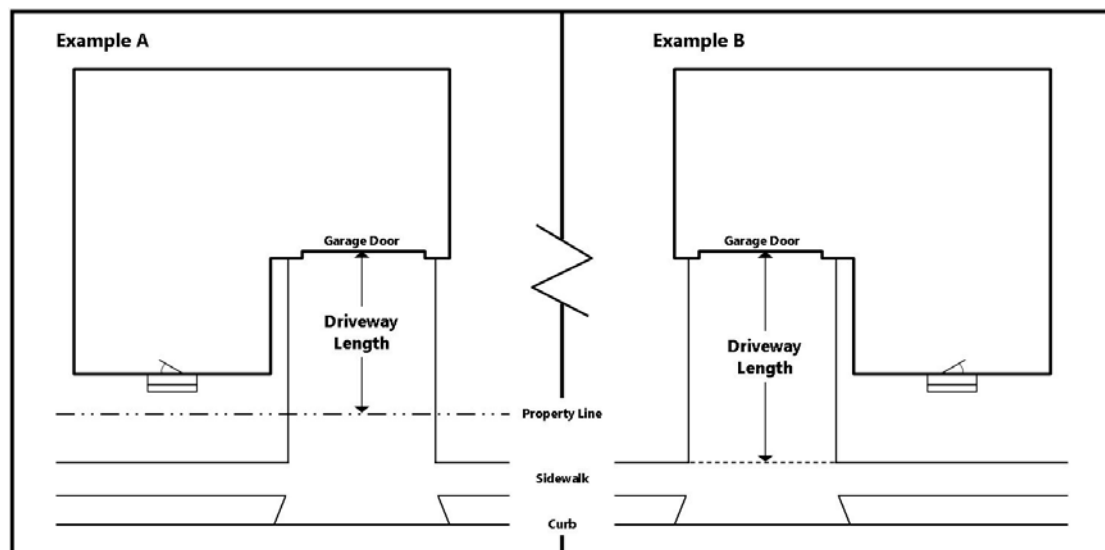
- 1-5 ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less
- 2-A 10-foot setback is required when adjacent to an R1 or R2 district.
- 3- See also SMC 17.15.130(B)(3).
- 4- However, no structure shall be located within a pedestrian visibility area [SMC 17.10.632].

17.15.130 - Residential districts parking.

B. Parking Location Requirements.

1. Required parking shall be located on the same lot as the dwelling it serves.
2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in an Interior Side Setback required by Table 17.15.060-1: Residential Dimensional Standards.
3. No driveway shall be less than 20 feet in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.

FIGURE 17.38.085-1 Driveway Length Illustration



Chapter 17.10 - DEFINITIONS

17.10.632—Pedestrian Visibility Area

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

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

Figure 17.10.632-1—Pedestrian Visibility Area

