PLANNING COMMISSION MEETING AGENDA

Monday, July-August 14, 2014
6:00 PM

Preliminary Matters
1. *Chair Selects Public Comment Option*
2. *Minutes: July 14th, 2014 Meetings*
3. *Public Comment Period* (For items not located elsewhere on the agenda)

New Business
   Public Hearing 6:04
   a. Appearance of Fairness Disclosures
   b. Presentation by Staff
   c. Introduction of Written Comments
   d. Comments by Applicant
   e. Comments from Proponents
   f. Comments from Opponents
   g. Comments from Others
   h. Applicant’s Response
   i. Staff’s Response
   j. Clarifying questions from Commission
   k. Planning Commission Discussion
   l. Findings of Fact
   m. Decision

5. *Commission Vacancy: Interview* candidates for position vacated by Scott Anderson

Old Business
6. *Rezoning Proposal: Proposal to rezone approximately 3.25 acres from SR to R1*

   Public Hearing 6:30
   a. Appearance of Fairness Disclosures
   b. Presentation by Staff
   c. Introduction of Written Comments
   d. Comments by Applicant
   e. Comments from Proponents
   f. Comments from Opponents
MEMBERS PRESENT Karen Ashley, Glenn Morris, Shawn Van Pelt, Paul Hendricks

STAFF PRESENT Ken Woodrich, Ben Shumaker

PUBLIC PRESENT Philip Watness, Valerie Hoy-Rhodehamel, Leana Johnson, Daniel Webb, Ken Daugherty, Ken Wieman

Preliminary Matters
1. Public Comment Option Hendricks chose Public Comment Option #2

2. Minutes Morris moved and Van Pelt seconded to approve the minutes of July 14, 2014 as written. Motion approved unanimously.

3. Public Comment Period None

New Business
4. Conditional Use Proposal CUP 2014-02 for “Hatten Bed & Breakfast” Woodrich went through the Appearance of fairness. No appearance of Fairness disclosures were given by the Commissioners and no challenges were received from audience members. Woodrich passed the commission. Shumaker explained that on July 17th a completed application was submitted, the applicant had since been in the Alaskan Wilderness when staff had been attempting to contact them on three key issues with their proposal: Fire suppression sprinklers, onsite/off street parking, and water/sewer rate structures. The Planning Commission is requested to postpone review of CUP 2014-02 until staff and the applicants can meet to ensure that the proposal would be a green light on the applicants’ end when the issues are considered. Woodrich said this will be a continuation, reconvened at the next meeting. Ashley made a motion to continue discussing CUP 2014-02 for “Hatten Bed & Breakfast” until the next regular meeting with a 2nd by Van Pelt. Unanimous Approval.

5. Commission Vacancy Interviews Valerie Hoy-Rhodehamel moved here a year ago with her husband and three (3) children. Last year she joined the Fire Department with her son. She owns property on swift reservoir. Her background is working as a Fish & Wildlife officer and as a Oregon State Trooper. City ordinances are new to her. She lives outside of the city limits but considers herself as living in Stevenson. Leana Johnson moved to Stevenson two (2) years ago, she has lived in the Gorge since 2005. She was on the White Salmon city council from 2008-2010. In 2011 she became clerk treasurer for the city of White Salmon. She is aware of many issues, such as boundary line adjustments, annexations and various planning issues. She was in the Peace Corps and is the Eagles Auxiliary Treasurer. She said you can’t complain about community if you are not involved. Morris said the commitment is once a month, and asked her if that was
reasonable. Hoy-Rhodehamel asked how long meetings are typically. Morris explained that the bylaws say the meetings should end by 8:30pm. Hendricks said the commitment can be difficult even though it’s once a month. Ashley explained that the time commitment isn’t always just the meeting, sometimes there are training sessions. Shumaker said there is also review time prior to the meeting. Hoy-Rhodehamel wanted to know if there is discussion prior to the meeting. Shumaker said he can answer questions that come up during Commissioners’ review. Johnson said that she is involved with the White Salmon shoreline development. She explained that it is a two to three (2 to 3) year process, they received a grant and she is the key person for the grant. Their comp plan was updated 2011 and it’s already out of date. They worked with the county on urban growth, during the process they were in a water moratorium and after approval, no more water moratorium. Ashley asked if there was anything that would pose a conflict. Johnson said her work would be complimentary, a different prospective. Ashley asked Hoy-Rhodehamel the same question; nothing that comes to mind she said. Van Pelt asked Hoy-Rhodehamel about her property. She said she has a Lot on Swift Reservoir and Pope Resources is looking to develop cabins up there. Of issue to her is that Fire District #6 cannot handle the additional cabins.

Hendricks said the executive session will be a ten (10) minute session beginning at 6:30pm. Commission will discuss the open position on the planning commission.

Executive Session opened at 6:30pm

Meeting reconvened at 6:40pm

Morris made a motion to recommend to the City Council the appointment of Hoy-Rhodehamel to serve on the Stevenson Planning Commission, with a 2nd by Van Pelt. Ashley and Hendricks were opposed. Woodrich explained that due to a lack of action by the planning commission the applicants would go to city council for consideration. Morris made a motion to recommend to the City Council the appointment of Hoy-Rhodehamel to serve on the Stevenson Planning Commission, with a 2nd by Van Pelt. Ashley approved, Hendricks remained opposed. Hoy-Rhodehamel recommendation will move on to the city council. Shumaker told Johnson that they are looking to fill a position on the board of adjustment.

Old Business
6. Rezone Tabled until proposed subdivision is reviewed

Rezone recommendation (after subdivision review) Shumaker discussed rezone with planning commission. Staff recommends that planning commission recommend the sewer line be extended within Foster Creek Road before the rezone takes effect. Dedication of roadway is easier on plat than filed separately. Staffs recommendation is the sewer line. Van Pelt asked about right of way easement and Shumaker said not impossible, but easier to do on the plat. Ashley made a motion that city council adopt a resolution of intent to rezone from SR to R1 subject to extension of sewer line as generally depicted in “Sunstone One at Skamania” plat within Foster Creek Road with a 2nd by Hendricks. Morris opposed all others in favor. Motion carried.
7. **Subdivision Proposal**  
SUB2014-01 for “Sunstone One at Skamania”

Public Hearing Opened at 6:32pm

Appearance of Fairness Disclosures  
**Woodrich** went through the appearance of fairness. No appearance of Fairness disclosures were given by the Commissioners and no challenges were received from audience members. **Woodrich** passed the commission.

Presentation by Staff  
**Shumaker** presented/discussed the written draft changes in the conditions since the last meeting with planning commission.

Applicant Comments  
**Webb** thanked city staff and the city engineer and presented written responses to preview hearing’s discussions. One condition discusses a road modification request and they have discussed it with the engineer. They weren’t aware the city engineer needed to review. Their engineer and city engineer are now working together on this. He has responses here, he wants to go over concerns that were brought up in the last meeting (applicant provided a handout). He read and addressed each issue. **Morris** asked **Webb** how they market their properties. He said with real estate professionals and out of state companies. He has discussed the project with out of town builders. **Morris** is concerned about access for the fire department, and the ability for an engine to turn around. **Woodrich** said there is no reason that planning commission cannot bring this matter up to the Fire Department.

Proponent comments  
**Ken Daugherty** Manager at Skamania Lodge said they support the project. They have a concern with the waiver in the CC&R’s but that is being addressed.

Opponent comments  
**Ken Wieman** lives adjacent to property downhill from the proposed project on tax lot 700 and would like to address a few issues. He said the road alignment is a concern he has with Foster Creek Road. He wanted to voice a concern about Foster Creek Road, impeded by elevation both horizontal and vertical and is not conducive to heavy traffic. He would like to know if this will change the traffic patterns. He wants to raise comments, as a down streamer, as the Lodge’s drainage goes by his property. He heard comments about water quality and quantity. He said the area is wooded with little or no development so he is trying to wrap his head around how this would approve the aesthetics. He wants clarification on the waivers to CC&R’s. **Woodrich** said in the proposed development neither the Lodge nor the city is responsible for damage from golf balls. **Wieman** said that is not pertinent to him. He asked about sewer line feasibility, and a definition of lower end verses higher end housing. He had a question about the ten (10) homes; he wants to know what the financial disclosure is. He asked how many homes do they need there to expand the sewer. He asked if the rezone is only pertaining to this area.

Applicant’s response  
**Webb, Terra LLC** said regarding the sight distance curvature of road, the Public Works Director visited the site and measured the site distance and its well within. **Wieman** is concerned about Foster Creek Road, as it has limited sight distance. **Webb** said additional land, but not to realign it, so they have a full sixty foot (60’) right of way. He said it will just be a dedication of land, not improvements
on Foster creek road, with the exception of the street light area for storm sewer. **Woodrich** explained what an L.I.D. (Local improvement district) was to **Wieman**. If there is a problem the city can make improvements to the road, as long as property owners don’t object they can put the cost back to the owners who benefit from it. He said they are dedicating the width so if the city had a need to they could. **Wieman** said the quality of water needed to be addressed. **Webb** said they have addressed all those with the city and there is a full water plan. **Hendricks** asked if the sewer with only six (6) lots couldn’t do the project. Spreading the cost over a large amount of purchasers, it seems high end residents would want larger lots. **Webb** said this goes back to the zone change. He said for example; throw the zone change out the door. They develop six (6) lots, with no sewer extension and sell to six (6) property owners, next year you get six (6) more rezone and repartitioned. He said they can’t build an upper subdivision with any chance of that happening. No one wants to know that their neighbor could cut up the lot and put a house up next to them. He said what if a builder bought all the lots and wants to rezone/reconfigure, you’d have to go through this again. **Webb** said it should follow the comp plan. A discussion was had about the zoning and the comp plan was had among the planning commission and **Shumaker**. **Webb** explained to **Wieman** about the division of lots in an R1. **Wieman** asked what the maximum potential you could have with and without a zone change. **Webb** said the number of lots is not the point. It’s not a monetary number they came up with; it’s the integrity of the subdivision zoning and lot size.

**Staff Responses**

**Shumaker** discussed the neighbor issue and conditions on providing waivers. He wanted to include a draft considering 1B; copies of disclosures and waivers to the golf course. The city wouldn’t bear liability from adjacent property owner and use. He mentioned that the property owner did come to support the project this time. The private road is addressed under findings of fact, add a finding there, saying overly steep road grades and fire apparatuses. He said they do have grade requirements. Foster Creek road and alignment, points to several conditions that are there. Condition 31 talks about frontage improvements for Foster Road, lights, drainage ditch improvements, and dedicate the right of way the city requires. Condition 51 and 52 are also part of that discussion. He discussed L.I.D. to pay for improvement; any subdivision owner will participate in this L.I.D. They do that in part due to roadway curvature, as it may change. **Shumaker** discussed delivery of quality drinking water. He said the storm water analysis has been done, and conditions 17 and 19 discuss this. Their engineers have to meet the city engineers approval criteria which hasn’t yet been granted, but must be before construction begins. Justification in the report is not there, but before this is approved the application must take care of this. **Shumaker** addressed Wieman’s statement about stormwater from the Lodge, saying the City has no authority to require this applicant to treat runoff from a third party. Any stormwater impact the Lodge is creating should be addressed by the Lodge, not the applicant. Aesthetics he had no comment. **Wieman** asked for clarification on aesthetics of the design overlay. **Shumaker** described Stevenson’s Zoning Code that addresses the aesthetics within the R3 design overlay is for multifamily. The R3 District and design overly do not extend farther west than Iman Cemetery Road. Even for properties within that District, the regulations only apply to multifamily development property, and would not apply to a single family proposal like this one.
Commission Questions  None

Public Hearing Closed at 7:52pm

Commission Discussion opened 7:52pm

**Morris** is confused about **Ken Daugherty’s** change of heart regarding supporting the proposed subdivision. The plan calls for seven (7) houses along the golf course, two or three (2 or 3) along the course that aren’t visible. There was a discussion about visible housing from the golf course. **Ashley** said the applicant has addressed the Lodge’s concerns regarding buffer. Regarding the emergency vehicle turn-around; **Hendricks** and **Van Pelt** said if the fire marshal approves the plan they would agree with his expertise. **Webb** was recognized to speak and said six (6) homes would back up to the golf course. **Van Pelt** wants to discuss more. **Woodrich** said the RCWs give the development seven (7) years to complete. **Shumaker** said it is contingent on the rezone. If the city council accepts planning commission’s recommendation, it is contingent on the rezone resolution and fulfillment. There can’t be a subdivision without a rezone. We will talk about the rezone and the items that must take place before the rezone takes effect. Staff recommends sewer line extension at a minimum. **Hendricks** has the same concern; subdivisions like Chinidere that aren’t completed or sold. **Woodrich** said your decision has to be based on the standards of your code. **Van Pelt** said given that, he thinks the rest of it looks complete. **Van Pelt** made a motion to approve SUB2014-01 for “Sunstone One at Skamania” with a 2nd by **Ashley**. **Morris** opposed all others in favor. Motion carried.

8. **Bylaws**  The change is on page 2 of 8 article 1 section A. Proposed change limits at-large residency requirement to Skamania County, instead of previous statement which did not provide a residency requirement. **Morris** moved to change the bylaws to reflect the at-large position requirement that they live within Skamania County with 2nd by **Ashley**. Unanimously approved

Staff Reports
9. **Building Permit Update**  Three (3) more since last time, duplex being built on Frank Johns Road. Forty six (46) total applications so far in 2014, nine (9) for signs, one (1) new residence, one (1) duplex, zero (0) new commercial/industrial structures

10. **WRIA 29A**  WRIA process; this is something the city has been working on since 2001 and has been reinitiating to facilitate the review of water rights applications. The PUD is concerned about water rights for the future; they want additional rights and sources of water. The City has plenty of water rights currently, but will need to take actions in the future to stay ahead of the curve.

Discussion
11. **Commissioners’ Updates**  None

12. **Thought of the Month**  Xeriscaping (Zero-Scaping/Dry-Scaping) discussed low water plants. A Clark County pamphlet was provided for review. Link to webpage for native plants of Western WA.
Adjournment

Meeting adjourned at 8:27 pm.

Approved_____; Approved as Amended _______

__________________________________________________

Paul Hendricks, Chair August 11, 2014

Minutes by Melissa Anderson
TO: Planning Commission  
FROM: Ben Shumaker  
DATE: August 11th, 2014  
SUBJECT: August Sunstone One Staff Addendum

Introduction
This staff report provides new information to the Planning Commission as submitted by the applicant, as prepared by City Staff, and provided by the public and presents an amended draft Planning Commission recommendation for the subdivision’s approval.

Changes to Draft Recommendation
Changes to the draft recommendation (Attachment 1) stem from 1) the continuation of the July 14th public hearing, 2) the applicants’ intent to provide joint access to Lot 3 over the flag portions of lots 1 and 2, 3) a dialogue between the applicants’ and staff between the two meetings (attachments 2 & 3), and 4) an attempt to minimize negative impacts between conflicting uses.

These changes are visible as underlined components of the draft recommendation and modify draft conditions 1, 6, 15, 18, 26, 31, 33, and 36. Several explanatory changes are also visible in the project background and findings of fact.

The draft recommendation continues to recommend approval of the subdivision proposal subject to the 58 conditions consolidated at the end of the document.

Prepared by,

Ben Shumaker  
Planning Director

Attachments
1. August Draft Recommendation  
2. Applicants’ Response to July Recommendation  
3. Staff Comments on Applicant’s Response  
4. Addendum to Applicant Submittal  
5. Written Public Comment
BEFORE THE CITY OF STEVENSON, WASHINGTON
PLANNING COMMISSION

Regarding a request by Terra, LLC., “Proponent” for Preliminary Plat approval to subdivide approximately 3.52 acres into 10 single family residential lots. In the Suburban Residential (SR) zone in the area west of Foster Creek between Ryan Allen Road and Rock Creek Drive described as Tax Lots 0900 & 1000 in the NW 1/4 of Section 2, T.2N, R7 E.W.M in the City of Stevenson, Skamania County, Washington

PROPOSAL: The applicant proposed the division of 3.25 acres into 10 or fewer single-family residential lots served by City water, City sewer, and a new public cul-de-sac street with a one way turn-around incorporating a landscaped “common area” in the center, and a private street serving 3 lots. The site is in the SR Suburban Residential zoning district.

LOCATION: The site is located at 365 SW Foster Creek Road between Ryan Allen Road and Rock Creek Drive.

PROONENT: Terra, LLC
Daniel Webb
15913 S. Windy City Road
Mulino, OR 97042
(503) 510-9998

KEY ISSUES: Zoning, Sewer, Stormwater, Streets, Water, Geotechnical

CIVIL: DL Design Group Inc.
ENGEEERING: 400 East Evergreen Boulevard, Suite 114
STORMWATER: Vancouver, WA 98660

GEOTECHNICAL: GeoPacific Engineering, Inc.
2008 C Street
Vancouver, WA 98663

CITY STAFF: Ben Shumaker
Planning Director

Eric Hansen
Public Works Director

Wes Wegner, PE, Consulting Engineer
Wallis Engineering, Inc.
215 West 4th Street, Suite 200
BACKGROUND

The property is located off of Foster Creek Road, between Rock Creek Drive and Ryan Allen Road. There have been homes and residential outbuildings on the site which had been accessed by Delbridge Road, a private road. All structures have since either been burned down or removed by some other means.

The property has been graded in the past, leaving two level areas and areas containing potentially unstable slopes exceeding 25%. A geotechnical engineering report has been prepared related to these slopes. The City’s critical areas maps and a site walk through did not identify any wetlands or streams on or near the site.

Utilities and amenities proposed for the site include extension of, and service by, a public sewer line, public water, stormwater piping and detention pond, electricity, gas, telephone, and a new public street. The proposed 50’ public right-of-way width ends in a cul-de-sac containing a one-way turnaround and a landscaped common area. A proposed private 30’ width road serves three lots.

The provisions of Stevenson Municipal Code (SMC) titles 16 (Subdivisions), 17 (Zoning), 18 (Environmental Protection) and the City of Stevenson Engineering Standards for Public Works Construction will serve as the standards of review for this proposal.

STANDARDS, FINDINGS AND CONCLUSIONS

SMC 16 SUBDIVISIONS

Title 16 of the Stevenson Municipal Code is separated into two articles. Article I is contained within SMC 16.02, applies to divisions of land into four (4) lots or fewer, and does not apply to this proposal. Regulations for divisions of land into five (5) or more lots begin with SMC 16.14 and continue through SMC 16.44. The criteria listed below are limited to the imperative sections directed toward the review procedures and design requirements of preliminary plat proposals.

SMC Ch. 16.14 GENERAL PROVISIONS

CRITERION §16.14.015 INTERPRETATION OF PROVISIONS

“It shall be the duty of the planning commission and administrator to interpret the provisions of this title in such a way as to carry out the intent of the comprehensive plan prepared by the planning commission and adopted by the city council.”

FINDING(S): The planning commission has considered this proposal as it relates to the regulations of SMC 16 and the comprehensive plan at the public hearing held on July 14th, 2014 and continued on August 11th.

Objective 2.15 of the 2013 Comprehensive Plan seeks to minimize the impacts of conflicting land uses by subjecting the more intensive use or the site being developed to special site development standards.

The proposal shares boundaries with a commercial golf course, a conflicting use.

CONCLUSIONS OF LAW: This project will comply with SMC 16.14.015 [without conditions] or [upon satisfaction of conditions 1-X, below].

CONDITIONS:

1. Prior to Final Plat approval a note shall be placed on the face of the plat providing notice...
of the properties’ vicinity to a golf course fairway with the likelihood of errant golf balls entering the property.

Prior to the Start of Construction the proponent shall prepare an acceptable tree protection and planting plan to provide a barrier between conflicting land uses. The approved plan shall be recorded and referenced in the Homeowners’ Association articles of incorporation and bylaws, which shall also include enforcement mechanism by the Homeowners Association to assure adherence.

CRITERION §16.14.020 COMPLIANCE REQUIRED… “Every subdivision of land within the incorporated area of the city shall proceed in compliance with this article…”

FINDING(S): The planning commission has considered this proposal for compliance with Article II of SMC 16 at the public hearing held on July 14th, 2014 and continued on August 11th.

CONCLUSIONS OF LAW: This project will comply with SMC 16.14.020 upon satisfaction of the conditions contained herein.

SMC Ch. 16.18 PRELIMINARY PROCEDURES

CRITERION §16.18.010 NOTIFICATION FORM—SUBMITTAL “Any person intending to subdivide land in the incorporated area of the city shall obtain a notification form from the administrator. The completed form shall then be submitted to the administrator.”

FINDING(S): The proponents obtained forms through the City website and submitted a complete application on 6/25/2014.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.010 without conditions.

CRITERION §16.18.025 SITE EVALUATION—CRITICAL AREAS “Prior to preparation of preliminary plans for a proposed subdivision and prior to site disturbing activities, the applicant shall meet with the administrator to assess whether the proposed development site includes one or more critical areas…If the administrator determines that a critical area is present or likely to be impacted by a proposed development, the applicant shall first complete a critical areas application, review and report, with appropriate protective measures identified, prior to preparation of preliminary development plans…”

FINDING(S): The proponents first met with staff on 6/21/2012 regarding the development property. Through that meeting and a series of emails, phone calls, and meetings, the administrator determined the presence of a critical area (Geologic Hazard Area). The proponent submitted a complete critical areas application on 6/25/2014 and was issued a critical areas permit on 7/10/2014.

CONCLUSIONS OF LAW: This project will comply with SMC 16.18.025 upon satisfaction of the conditions contained herein.

CRITERION §16.18.030 PRELIMINARY RESPONSIBILITIES AND INQUIRIES “A. Prior to submission of a preliminary plat it shall be the responsibility of the subdivider to inquire to the district health officer in order to ascertain whether larger lot sizes than those called for in this article (see Chapter 16.30, Design Standards) are recommended…”

C. If larger lots are recommended, the district health officer shall forward a statement in writing to the subdivider and a copy to the administrator to this effect and specify the lot sizes, reasons, and conditions for the recommendation.”
FINDING(S):  The district health officer has reviewed the proposal and its intent to connect to City sewer and has not recommended lot sizes larger than those called for in SMC 16.30.

CONCLUSIONS OF LAW:  This project will comply with SMC 16.18.030 without conditions.

CRITERION §16.18.050 PRELIMINARY PLAT—FEES “A. Upon acceptance of the preliminary plat by the administrator, the subdivider shall pay an application fee and any applicable outside consultant review fees to the city in the amount as established and adjusted from time to time by city council resolution…”

FINDING(S):  The proponents paid an application fee equal to $2,500 plus $75 per proposed lot but no outside consultant review fees.

CONCLUSIONS OF LAW:  This project will comply with SMC 16.18.010 upon satisfaction of condition 2, below.

CONDITIONS:
2. Prior to Final Plat approval the proponent shall reimburse the City for any outside consultant review fees incurred as a result of the proposed subdivision.

CRITERION §16.18.070 PRELIMINARY PLAT—HEARING—NOTICE “The administrator shall give notice of the public hearing as follows:

A. By arranging for publication of notice of the hearing in the official city newspaper, to appear at least ten days prior to the hearing date;

B. By arranging for the posting of two copies of a notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;

C. To the public utilities whose services are contemplated for use in the proposed subdivision…

FINDING(S):  A. The administrator arranged publication of notice in the Skamania County Pioneer on July 2nd and 9th, and 30th and August 6th, 2014.

B. The administrator arranged posting of two notices on power poles at the proposals boundaries on July 2nd, 2014.

C. The administrator notified Skamania County Public Utility District #1 and the Stevenson Public Works Department of the proposal on 6/30/2014 and 6/25/2014.

CONCLUSIONS OF LAW:  This project will comply with SMC 16.18.070 without conditions.

SMC CH. 16.20 PRELIMINARY PLAT HEARINGS AND APPROVAL

CRITERION §16.20.010 SCOPE AND CONTINUANCE “At the public hearing the planning commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the council. Any hearing may be continued at the discretion of the commission, within the time limits allowed by law.”

FINDING(S):  The Planning Commission considered relevant evidence and public testimony at a public hearing on July 14th, 2014 and the continued hearing on July-August 11th, XX, 2014.

CONCLUSIONS OF LAW:  The Planning Commission is recommending the Council approve this preliminary plat subject to the conditions contained herein.
CRITERION §16.20.020 RECOMMENDATIONS BY AGENCIES “The administrator, public works director, the district health officer, the public utility district and any other appropriate official shall certify to the planning commission their respective recommendations as to the specific adequacy of the proposed road system, sewage disposal and water supply systems, utility systems and fire protection facilities within the subdivision. Additionally, they may make recommendations affecting public health, safety and general welfare in regards to the proposed subdivision. The recommendations of the administrator, the public works director, the district health officer and the public utility district shall be attached to the commission’s report for transmittal to the council.”

FINDING(S): The administrator, public works director, district health officer, and public utility district have been given the opportunity to provide recommendations on the proposal. The City Consulting Engineer has provided recommendations on behalf of the Public Works Director, the public utility district and district health officer have declined to provide recommendations on this proposal.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.020 upon satisfaction of the conditions contained herein.

CRITERION §16.20.030 FACILITY AND IMPROVEMENT CONSIDERATIONS “The planning commission shall determine whether the proposal includes appropriate provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds and other public and private facilities and improvements.”

FINDING(S): Findings related to drainage, roads, alleys and other public ways, water supplies, sanitary wastes, fire protection facilities and other public and private facilities and improvements are included in detail below. The Planning Commission has reviewed the proposal’s lack of provision for parks, playgrounds, and school sites and grounds and finds it appropriate.

CONCLUSIONS OF LAW: This project will comply with SMC 16.20.030 upon satisfaction of the conditions contained herein.

CRITERION §16.20.050 REPORT TO BOARD AFTER HEARING “A. Not later than fourteen days following conclusion of the hearing, the commission shall submit its written report and recommendations to the legislative body. The commission may recommend that the proposed plat be approved, conditionally approved or disapproved. Any conditions of approval shall be specified in the commission’s report and shall include recommended protective improvements…”

FINDING(S): Several conditions are necessary to ensure this proposal complies with SMC titles 16, 17, and 18.

CONCLUSIONS OF LAW: The Planning Commission is recommending the Council approve this preliminary plat subject to the conditions contained herein.

SMC CH. 16.24 PRELIMINARY PLAT APPROVAL

CRITERION §16.24.020 EXPIRATION OF APPROVAL—FORFEITURE OF FEES “Preliminary plat approval shall be effective for two years from date of approval by the council. If, during this period a final plat is not filed with the administrator, the preliminary plat shall be null and void. Fees paid to the clerk-treasurer shall be forfeited.”

FINDING(S): Through the Revised Code of Washington (RCW) section 58.17.140(3), the State...
of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

**CONCLUSIONS OF LAW:** This project will comply with RCW 58.17.140(3) upon satisfaction of condition 3, below.

**CONDITIONS:**

3. **Prior to Final Plat approval** a final plat satisfying the conditions of this approval shall be submitted to the council for approval within seven (7) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.

**SMC Ch. 16.26 Final Plat Approval**

**Criterion §16.26.010 Filing of Final Plat—Time Limit**

“At any time within two years following the council’s approval of a preliminary plat the subdivider shall file the original and five copies of a proposed final plat with the administrator.”

**Finding(s):** Through the Revised Code of Washington (RCW) section 58.17.140(3), the State of Washington has adopted specific timelines for the expiration of approved preliminary plats which supersede the City’s standard in this criterion.

**Conclusions of Law:** This project will comply with RCW 58.17.140(3) upon satisfaction of condition 3, above.

**SMC Ch. 16.28 Dedications**

**Criterion §16.28.010 Indication on Plats**

“All dedications of land shall be clearly and precisely indicated on plats.”

**Finding(s):** The proponents are proposing dedication of right-of-way to the City along Foster Creek Road and for the new cul-de-sac. Dedication of tracts and easements are required by conditions stated herein. Stevenson Municipal Code 16.36.050 requires certain conditions for dedications on final plats.

**Conclusions of Law:** This project will comply with SMC 16.28.010 upon satisfaction of condition 4, below.

**Conditions:**

4. **Prior to Final Plat approval** all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.

**Criterion §16.28.020 Required Dedication Provisions**

“No plat shall be approved unless adequate provision is made in the subdivision for such drainageways, roads, alleys, easements, sidewalks, parks, playgrounds, sites for schools, schoolgrounds, and other general purposes as may be required to protect the public health, safety and welfare.”

**Finding(s):** The proponents are proposing dedication of right-of-way to the City along Foster Creek Road and for the new cul-de-sac. An unnamed tract approximately 1,300 square feet in area remains on the north side of Foster Creek Road which is suitable for future transportation and/or utility installation.

**Conclusions of Law:** This project will comply with SMC 16.28.010 upon satisfaction of condition 5, below.

**Conditions:**
5. **Prior to Final Plat approval** the final plat shall contain a certificate reciting a dedication of all lands shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision. Such dedicated lands shall minimally include the new cul-de-sac road, the ten (10) feet southwesterly of the southwesterly line of Foster Creek Road, and all lands northeasterly of the southwesterly line of Foster Creek Road including the unnamed tract northeast of the roadway.

**CRITERION §16.28.030 PROTECTIVE IMPROVEMENTS—DEDICATION REQUIRED**  
“Protective improvements, and easements to maintain such improvements shall be dedicated.”

**FINDING(S):** The proponents have submitted a Geotechnical Engineering Report which does not recommend protective improvements.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.28.030 without conditions.

**CRITERION §16.28.050 LOT ACCESS REQUIRED**  
“Convenient access to every lot shall be provided by a dedicated road.”

**FINDING(S):** Lot 3 proposes joint access via a permanent easement across the flag portions of lots 1 and 2.

From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW. An access serving 2 or more homes shall be a private road per SES 2.07A (4a), and also require an easement per SES 2.07C. A covenant describing maintenance responsibilities shall be included in the easement language per 2.07A (1). The private road (joint driveway) shall be labeled as a private road on the final plat.”

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.28.010 upon satisfaction of condition 6, below.

**CONDITIONS:**

6. **Prior to the start of construction access shall be served to all lots by the public right-of-way.** All proposed private roads shall be designed in accordance with SES 2.07.

   a. **Prior to filing for Final Plat approval** the proponent shall provide the City with copies of the covenant describing maintenance responsibilities for all proposed private roads.

   b. **Prior to Final Plat approval** all proposed private roadways shall be included in an easement and labeled as private roads on the face of the plat.

**CRITERION §16.28.060 PUBLIC WATER ACCESS REQUIREMENTS**  
“A. Subdivision plats containing land adjacent to publicly owned or controlled bodies of water shall provide dedication of access to such bodies of water. The standards of this access shall be commensurate to its use and character. The access shall extend to the low water mark.

   B. In addition, it may be required that a pedestrian easement of fifteen feet maximum width, bordering along and placed above the high water mark, be dedicated if the council determines that public use and interest will be served thereby.”

**FINDING(S):** The proposal is not adjacent to publicly owned or controlled bodies of water.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.28.060 without conditions.
CRITERION §16.28.070 CONVEYANCE TO CORPORATION REQUIREMENTS

“...B. A subdivider who wishes to make such a conveyance [to a homeowners’s association] shall at least two weeks prior to filing a final plat with the administrator supply the council and the administrator with copies of the grantee organization articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess such land for costs of construction and maintenance of the improvements and property owned by the corporation; and that such assessments shall be a lien upon the land. The council may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.”

FINDING(S):

The proponents are proposing a landscaped area in the center of the cul-de-sac referred to on the preliminary plat as Tract A. The City should not be responsible for maintenance of this landscaped area.

From the City Consulting Engineer’s Report: “Tract A as shown on the preliminary drawings, excluding public utility easements, shall remain the property of the owner, Homeowner’s Association, or other approved entity. Ownership and associated maintenance shall be clearly identified on the final plat.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.28.070 upon satisfaction of conditions 7-8, below.

CONDITIONS:

7. Prior to filing for Final Plat approval the proponent shall supply the City with copies of the Homeowner’s Association articles of incorporation and bylaws demonstrating the conveyance and maintenance of Tract A.

8. Prior to Final Plat approval the ownership and associated maintenance responsibility for Tract A shall be clearly identified on the final plat.

SMC Ch. 16.30 DESIGN STANDARDS

CRITERION §16.30.010 DESIGN STANDARDS

“All roads, bridges, drains, culverts, sidewalks, curbs, storm sewers, fire protection systems, and related structures or devices shall be constructed in accordance with standards currently in effect at the time of construction. These standards shall be those contained in this article or those promulgated by the council or may be other than a city standard if approved by the city.”

FINDING(S):

The City has adopted the City of Stevenson Engineering Standards for Public Works Construction (SES) as the standard of review for the improvements discussed in this criterion. The Public Works Department and City Engineer have reviewed the preliminary plat proposal for compliance with the SES.

From the City Consulting Engineer’s Report: “A Geotechnical Engineering Report dated June 25, 2014, by Scott L. Hardman, PE was submitted for this development and provided information about the site. The development shall be designed and constructed in accordance with the recommendations made in this report. A Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project. A grading and erosion control plan in accordance with the Stevenson Engineering
Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for grading provided in the Geotechnical Report.

The city’s water and sanitary sewer systems have adequate capacity available at this time to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development.

Stormwater facilities designed and constructed in accordance with the City’s regulations can adequately manage and control runoff from this site.

The on-site street system designed in accordance with the City’s regulations will adequately serve the site and provide area traffic circulation.

The Geotechnical Engineering Report dated June 25, 2014 by Scott L. Hardman, PE generally stated that the geotechnical properties of the site were suitable for the proposed development subject to certain constructions provisions. The applicant shall follow all recommendations outlined in the report.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.010 upon satisfaction of conditions 9-12, below.

CONDITIONS:
9. **Prior Final Plat approval** the design and construction of water and sewer systems, streets, pedestrian paths, street lights, street trees and storm drainage systems, and site grading and erosion control plans, shall be in accordance with SMC and SES.

10. **Prior to the start of construction** the applicant shall include the proposed lot grading with the final grading plans for review by the City.

11. **Prior to Final Plat approval** the applicant shall follow all recommendations outlined in the Geotechnical Report dated June 25th, 2014, by Scott Hardman, PE.

12. **Prior to the start of construction** a Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project.

CRITERION §16.30.020  **PROTECTIVE IMPROVEMENTS REQUIRED WHEN—DENOTATION ON FINAL PLAT**

“A. Land on which exist any topographic conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for uses as will not expose persons or property to the hazards.

B. Protective improvements and restrictions on use shall be clearly noted on the final plat.”

FINDING(S): The proponents have submitted a Geotechnical Engineering Report which recommends construction methods and design restrictions, but no protective improvements.

The Critical Areas Permit issued for this project contains conditions of approval related to the hazard and recommended restrictions

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.020 upon satisfaction of conditions 53-58, below.

CRITERION §16.30.030  **LOT SIZE AND DIMENSIONS**

“C. Where adequate public water supply and adequate public sewer lines are used, the minimum lot size shall comply with zoning Ordinance 654 codified in Title 17”

FINDING(S): The proponents are proposing extension of public water and sewer systems to serve the project.

From the City Consulting Engineer’s Report: “The site can be served with city...
water, and the supply, storage and distribution systems in this area of the city have capacity to provide domestic and fire protection water for the proposal…

“The city’s wastewater treatment plant has capacity available to serve the demands of this proposed development and service to the site is proposed by an extension of the existing sewer in Foster Creek Road south of the site…

“The city’s water and sanitary sewer systems have adequate capacity available at this time to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development.”

Through several subsequent ordinances, the City has amended SMC Title 17 which supersedes Ordinance 654 as referenced in SMC 16.30.030.

**CONCLUSIONS OF LAW:** This project has will comply with the minimum lot size requirements of SMC Title 17 upon satisfaction of conditions 39-41, below.

**CRITERION §16.30.040 BLOCKS** “Blocks shall be designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors make this impractical.”

**FINDING(S):** The proponents are proposing blocks wide enough for only one tier of lots. Topography, lot size and other factors make two tiers impractical.

**CONCLUSIONS OF LAW:** This project has will comply with SMC 16.30.020 upon satisfaction of the conditions herein.

**CRITERION §16.30.050 REVERSE FRONTAGE LOTS** “A. No residential lots shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities justify the designing of reverse frontage lots.

B. Reverse frontage lots shall be designed with an easement at least ten feet wide to be dedicated along the lot lines abutting the traffic arterial, or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners.”

**FINDING(S):** The proponents are proposing two reverse frontage lots adjacent to Foster Creek Road but intended to be accessed from the new cul-de-sac. A substantial topographic rise separates the buildable area of these lots from Foster Creek Road and justifies the reverse frontages.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.30.050 upon satisfaction of the condition 13, below.

**CONDITIONS:**

**13. Prior Final Plat approval** a ten foot wide easement across which there shall be no right of access for the general public or adjoining property owners shall be dedicated along Foster Creek Road.

**CRITERION §16.30.060 LOT ACCESS** “A. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement which is permanent and inseparable from the lot served.

B. Lots adjacent to a road which has been designated an arterial by the public works director shall be provided with access other than the arterial unless a variance is granted to this requirement.

C. The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved.
unless the plat recites a waiver of the right to direct access to the arterial, or a variance is granted to this requirement.”

**FINDING(S):**

A. All lots except lots 1, 2, and 3 in the proposed subdivision are adjacent to a proposed public road.

From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.”

Access for lots 4-10 shall be served by the new Local street.

From the Staff Comments to Applicants’ Response: “An access serving 2 or more homes shall be a private road per SES 2.07(A) (4a), and also require an easement per SES 2.07C. A covenant describing maintenance responsibilities shall be included in the easement language per 2.07A (1). The private road (joint driveway) shall be labeled as a private road on the final plat.”

B. Foster Creek Road has been designated as a part of the City’s arterial system as a Rural Major Collector.

C. No lots propose direct access onto Foster Creek Road.

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.30.060 upon satisfaction of conditions 6, 13, and -14.

**CONDITIONS:**

14. **Prior Final Plat approval** a note shall be placed on the face of the plat waiving the right to direct access onto Foster Creek Road.

**CRITERION §16.30.070 Utility Easement** “Easement for electric, telephone, water, gas and similar utilities shall be of sufficient width to assure maintenance and to permit future utility installations.”

**FINDING(S):** The proposed reduction of the standard width of the Local Street affects horizontal clearance for the installation of underground public and private utilities.

From the City Consulting Engineer’s Report: “A Private Utility Easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide private utility service.”

**CONCLUSIONS OF LAW:** This project will comply with SMC 16.30.070 upon satisfaction of conditions 15, below.

**CONDITIONS:**

15. **Prior Final Plat approval** a private utility easement (PUE) of sufficient width to accommodate all private utilities shall be provided along the new Local street over all lots having public street frontage all lot frontages to provide utility services. The location of the PUE shall be indicated on the face of the plat.

**CRITERION §16.30.080 Underground Utility Installations** “In areas designated by the public utility district, underground utility installation is required.”

**FINDING(S):** The public utility district has declined to provide recommendation on this proposal.

Through its authority in SMC 16.14.015, the Planning Commission has determined that the policies of the Comprehensive Plan would be best carried out if the new power and utility lines serving this site were placed underground.
CONCLUSIONS OF LAW: This project will comply with SMC 16.30.080 upon satisfaction of conditions 16, below.

CONDITIONS:
16. Prior to Final Plat approval all new utility services extended into the site from Foster Creek Road shall be placed underground.

CRITERION §16.30.090 DRAINAGE AND STORM SEWER EASEMENTS “Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.”

FINDING(S): From the City Consulting Engineer’s Report: “A Drainage Report was submitted to justify the stormwater management approach of the development. The approach appears to be feasible based on the information provided in the report. Stormwater management of the site is proposed through detention trenches and overflows for private property runoff; collection systems, conveyance systems, and detention pond are proposed to provide treatment and detention of all public road runoff. A new culvert is proposed under the intersection to connect the roadside ditch on Foster Creek Road. The preliminary drawings show the proposed detention pond releasing flow to an existing roadside ditch on Foster Creek Road. An analysis will have to be provided with the final design that evaluates downstream off-site impacts between the site and the release point of this ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

Curb inlet structures shall be used per SES 3.02 B(4).

A 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road.

Additional information shall be provided in the drainage report detailing out how water quality is obtained for the proposal.

The geotechnical report for the project does not recommend the use of infiltration in stormwater management. The applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

The proposal if designed and constructed in accordance with Section 3 of the Stevenson Engineering Standards is adequate to meet standard.”

A 16’ gate will allow access by a vacuum truck and additional equipment if needed for future City maintenance of the stormwater pond.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.090 upon satisfaction of conditions 17-21, below.

CONDITIONS:
17. Prior the start of construction an analysis shall be provided with the final design that evaluates downstream off-site impacts between the site and the release point of the Foster Creek roadside ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

18. Prior to Final Plat approval a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide opening gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location of...
19. Prior to the start of construction additional information shall be provided in the drainage report detailing how water quality is obtained for the proposal.

20. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

21. Prior to Final Plat approval the applicant shall dedicate the Tract “B” to the City.

CRITERION §16.30.100 WATER SUPPLY AND SANITARY SEWER SYSTEMS

“A. Where a public water supply is the source of water, potable water shall be provided by the subdivder for each lot within a subdivision.

B. Where a public sanitary sewer system is installed a connection shall be provided for each lot within a subdivision.

C. All facilities and devices of water supply and sanitary sewer systems shall meet the standards of the Southwest Washington Health District and any local or state regulations.”

FINDING(S): From the City Consulting Engineer’s Report: “Water Service: The site can be served with city water, and the supply, storage and distribution systems in this area of the city have capacity to provide domestic and fire protection water for the proposal. Preliminary drawings show an existing 8-inch ductile iron waterline within Foster Creek Road and a proposed 8-inch waterline to be constructed within the new un-named roadway.

10 new water services are proposed. Records indicated that the existing water pressure near the site may be as high as 125 psi. The applicant shall verify the existing pressure and install a PRV, approved by the City, if pressures exceed 80 psi.

Water meters shall be located at the ROW and outside of the travelable path.

Easements shall be provided for all public water lines located outside of the ROW per SES 5.09.

All proposed waterline shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

The separation between waterlines and other utilities shall be in accordance with SES 5.06.

Agencies who supply potable water to customers are required by the Washington Department of Health to periodically test the water supply for contaminants. The City’s water system is in need of an additional sampling station near the developed site to obtain water quality samples which are representative of this part of the water system. A water sampling station shall be installed off of the proposed main and located within the ROW, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection.

The existing well onsite shall be abandoned in accordance with all local, state and federal laws and regulations.

The proposal if designed and constructed in accordance with Section 5 of the Stevenson Engineering Standards is adequate to meet standard.

Sanitary Sewer Service: The city’s wastewater treatment plant has capacity available to serve the demands of this proposed development and service to the site is proposed by an extension of the existing sewer in Foster Creek Road south of the site. Preliminary construction plans show a new sewer extending north on
Foster Creek Road to serve the development with a new sewer extended into the proposed site to provide service. Lateral sewer mains will extend to each lot from the proposed sewer. These plans show the basic system improvements required to serve the proposed development. Final detailed construction plans will need to be completed in accordance with the city’s Engineering Standards. Sanitary separation from other utilities shall be in accordance with SES 5.07. Sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed ROW line. Easements shall be provided for all public sewer lines located outside of the ROW per SES 4.10. Abandon any existing septic systems onsite in accordance with all local, state and federal laws and regulations. The proposal if designed and constructed in accordance with Section 4 of the Stevenson Engineering Standards is adequate to meet standard.”

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.100 upon satisfaction of conditions 22-30, below.

CONDITIONS:

22. Prior to Final Plat approval easements shall be provided for all public utilities which are located on private property in accordance with SES. Easements shall be shown on the final plat.
23. Prior to Final Plat approval water meters shall be located at the edge of right-of-way and outside of the traveled path.
24. Prior to Final Plat approval all proposed water mains shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.
25. Prior to issuance of building permits the applicant shall verify the existing service pressure and install a PRV, approved by the City, if the pressure exceeds 80 psi in accordance with SES 5.10E.
26. Prior to Final Plat approval a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. The City will provide the sampling station, service line, and corporation stop materials for the developer to install. All other materials and the workmanship to install a complete sampling station shall be the responsibility of the developer. Location of the sampling station shall be approved by the City.
27. Prior to Final Plat approval the existing well onsite shall be decommissioned in accordance with all local, state and federal laws and regulations.
28. Prior to Final Plat approval sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed right-of-way line.
29. Prior to Final Plat approval all existing septic systems shall be decommissioned in accordance with all local, state and federal laws and regulations.
30. Prior to the start of construction all proposed sanitary sewer lines shall be designed with separation from other utilities in accordance with SES 4.07.

CRITERION §16.30.120 ROADS “A. All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points unless approved otherwise by the planning commission.

B. Major roads within every subdivision shall conform with the city comprehensive plan and shall provide for the continuation of major roads which serve property contiguous to the subdivision.
C. Road intersections shall be as nearly at right angles as is practicable and in no event shall be less than sixty degrees.

D. Cul-de-sacs shall be designed so as to provide a circular turnaround right-of-way at the closed end which has a minimum radius of forty-five feet.

E. Road networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.

F. The road pattern shall conform to the general circulation of the area and provide for future roads and connections.

G. If topographical features warrant, the public works director may require wider rights-of-way than specified in this article.”

**FINDING(S):** From the City Consulting Engineer’s Report: “The City has established measures for the applicant to mitigate off-site impacts based on the applicant’s estimation that the development will create approximately 50 vehicle trips per day. No additional off-site traffic analysis is included in this report.

Foster Creek Road is classified as a “Residential Collector” requiring 60 feet of ROW, 46 foot paved width including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter and 6 foot sidewalks on both sides.

The City has determined that full frontage improvements on Foster Creek Road will not be required at this time. However, improvements to the existing Street Lighting system, roadside ditches, gravity sewer extension, and the dedication of ROW to establish a 60 foot wide ROW shall be required.

The Local Road (un-named) is classified as “Local” requiring 60 feet of ROW (50 foot with approval), 38 foot paved width (32 foot with approval) including 2-11 foot travel lanes and 2-8 foot parking lanes, curb and gutter, and 6 foot sidewalks on both sides. The applicant is proposing a 50 foot ROW, 36 foot paved width with curb and gutter and 6 foot sidewalks on both sides. Reductions from the minimum widths will require approval from the Planning Commission, City Council, and Fire Marshal.

The applicant is proposing a “private” modified cul-de-sac for the new street end. It is the City’s policy to discourage private streets, and the proposal does not meet the requirements for “private streets” as described in SES 2.07. The applicant shall submit a Road Modification in accordance with SES 1.16 for the deviation of standard street ends.

Concrete curb and sidewalks shall be continuous around the proposed street end… ADA compliant curb ramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

All walls with heights greater than 4 feet shall require a building permit.

The horizontal curve shown in the preliminary drawings for the proposed unnamed road is substandard and possibly hazardous. Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Cub return radii shall be in accordance with 2.14…

Street illumination on Foster Creek Road and the proposed unnamed street shall be provided in accordance with 2.26 of the SES.

All proposed public improvements shall be contained within public ROW or within easements…

The proposal if designed and constructed in accordance with Section 2 of the...
Stevenson Engineering Standards is adequate to meet standard.”

The Planning Commission reviewed and approves of the request to provide only one ingress/egress point and reduce the width of the Local street from 60 feet to 50 feet.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.120 upon satisfaction of conditions 31-38, below.

CONDITIONS:

31. Prior Final Plat approval frontage improvements on Foster Creek Road shall consist of street lighting improvements at the new intersection, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.

32. Prior to the start of construction the reduction in widths to the local street shall be approved in accordance with SES 2.03.

33. Prior to the start of construction the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). The applicant shall also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07. If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City.

34. Prior to Final Plat approval concrete curb and sidewalk shall be installed on the outside of the proposed street end.

35. Prior to Final Plat approval ADA compliant curbramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

36. Prior to the start of construction Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14. All deviations from the Engineering Standards shall be approved by the City through a Road Modification as described in SES 1.16.

37. Prior to Final Plat approval street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.

38. Prior to Final Plat approval all proposed public improvements shall be contained within existing or dedicated public right-of-way or within easements.

CRITERION §16.30.140 STREET RIGHT-OF-WAY WIDTHS “B. The street right-of-way in or along the boundary of a subdivision may be half the required width when it is apparent that the other half will be dedicated from adjacent properties.”

FINDING(S): The proponents of this proposal have not proposed a half-street along the boundary of the subdivision.

CONCLUSIONS OF LAW: This project will comply with SMC 16.30.140 without conditions.

SMC 17 ZONING
Title 17 of the Stevenson Municipal Code regulates the use of land and the permissible density and designs of land uses. The proposal contemplates single-family residential uses with lot sizes ranging from ~7,500 square feet to ~17,500 square feet. The criteria listed below are limited to specific sections relevant to this preliminary plat proposal in a SR Suburban Residential District and associated applications submitted concurrently with this proposal.
SMC Ch. 17.16 SR SUBURBAN RESIDENTIAL DISTRICT

CRITERION §17.16.040 SR DISTRICT DENSITY AND DIMENSIONAL STANDARDS  “Minimum Lot Area, Water: Available, Sewer Available: 15,000 square feet; Water: Available, Sewer: Unavailable: 20,000 square feet.”

FINDING(S): The proposed lot areas and dimensions are smaller than that allowed in the SR Suburban Residential District.

CONCLUSIONS OF LAW: This project will not comply with SMC 17.16.040. This noncompliance will be irrelevant upon satisfaction of conditions 39-41, below.

SMC Ch. 17.18 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

CRITERION §17.18.040 DENSITY AND DIMENSIONAL REGULATIONS  “…C. Minimum lot area:
1. When both public water and sewer are available: six thousand square feet. a. Minimum lot width sixty feet. b. Minimum lot depth: One hundred feet…
2. When public water is available and an on-site sewage disposal system is used: fifteen thousand square feet or that size required by current health district regulations, but in no case less than fifteen thousand square feet. a. Minimum lot width: ninety feet. b. Minimum lot depth: One hundred twenty feet…”

FINDING(S): The proposed lot areas and dimensions are consistent with those allowed in the R1 Single-Family Residential District when public water and sewer are available.

CONCLUSIONS OF LAW: This project will comply with SMC 17.18.040 upon satisfaction of conditions 39-41, below.

SMC Ch. 17.48 INTENT TO REZONE

CRITERION §17.48.010 PURPOSE OF PROVISIONS  “It is the purpose and intent of this chapter to provide additional procedures in the manner of zoning reclassification so that the health, safety and general welfare and environmental amenities of the citizens of the city are insured as certain development occurs, and further to prevent speculative holding of real property after rezoning.”

FINDING(S): The proposal is located in the Urban Reserve-High Density Residential, an area within which future development of multi-family or single-family housing on lots smaller than 15,000 square feet are contemplated, but where additional development is discouraged until municipal services can be provided. The proposal seeks to develop single-family housing attached to municipal water and sewer services. Rezoning the property without first extending municipal services could lead to speculative holding.

CONCLUSIONS OF LAW: This project meets the purpose and intent of SMC 17.48 upon satisfaction of conditions 39-41, below.

CRITERION §17.48.020 RESOLUTION OF INTENT-CONTENTS  “A. If, from the facts presented and findings in the report and recommendation of the planning commission, the council determines that the public health, safety and welfare will be best served by this reclassification or any portion thereof, the council may indicate its general approval in principle of the reclassification by the adoption of a “resolution of intent to rezone” such property.
B. This resolution shall include any conditions, stipulations or limitations which the council may feel necessary to require in the public interest as a prerequisite to final action, including those
provisions which the council may feel necessary to prevent speculative holding of the property after reclassification.”

**FINDING(S):** The Planning Commission has evaluated the proposal concurrently with the zoning reclassification of the site and will be given the opportunity to report and recommend action to the City Council.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.020 upon satisfaction of conditions 39-41, below.

**CONDITIONS:**

39. **Prior to Preliminary Plat approval,** the applicant shall ensure a “resolution of intent to rezone” the proposal property is adopted by the City Council subject to any conditions deemed necessary.

**CRITERION §17.48.050 RESOLUTION OF INTENT-BINDING ON COUNCIL**  
“The fulfillment of all conditions, stipulations and limitations contained in the resolution of intent to rezone on the part of the applicant, shall make this resolution a binding commitment on the council.”

**FINDING(S):** Rezoning the property without first extending municipal services could lead to speculative holding and conditions and stipulations regarding municipal services should be fulfilled before the final plat is approved.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.050 upon satisfaction of conditions 39-41.

**CONDITIONS:**

40. **Prior to filing for Final Plat approval,** the proponent shall fulfill all conditions of the “resolution of intent to rezone”.

**CRITERION §17.48.060 RESOLUTION OF INTENT-EFFECTUATION-VOIDANCE**  
“A. Upon compliance by the applicant, the council shall by ordinance effect such reclassification. The failure of the applicant to substantially meet any or all conditions, stipulations or limitations contained in a resolution of intent to rezone, including the time limit placed in the resolution, shall render such resolution null and void, unless an extension is granted by the council upon recommendation of the planning commission…”

**FINDING(S):** The final plat of this proposal cannot be approved with the proposed lot sizes under its current SR District designation.

**CONCLUSIONS OF LAW:** This project will comply with SMC 17.48.050 upon satisfaction of conditions 39-41.

**CONDITIONS:**

41. **Prior to filing for Final Plat approval,** the proponent shall ensure the Council’s ordinance effectuating the rezone has been adopted and taken effect.

**SMC 18 ENVIRONMENTAL PROTECTION**

Title 18 of the Stevenson Municipal Code is separated into three chapters. Chapter 18.04 provides procedures and regulations based on the State Environmental Policy Act (SEPA). Chapter 18.08 deals with shoreline management and is irrelevant to this request. Chapter 18.13 regulates the use of land that affects critical areas. Both the SEPA procedures and critical areas permitting process are administered by staff. The criteria below are listed generally to reflect the administrative nature of the SEPA threshold determination and the regulatory process for critical areas (geologically hazardous
SMC Ch. 18.04 ENVIRONMENTAL POLICY
CRITERION §18.04 ARTICLE III CATEGORICAL EXEMPTIONS AND THRESHOLD DETERMINATIONS

This article adopts Washington Administrative Code (WAC) sections related to the applicability and review process for projects under SEPA.

FINDING(S): Staff determined this project was not categorically exempt from the SEPA threshold determination process and issued a “mitigated determination of nonsignificance” (MDNS) on July 2nd, 2014. The MDNS contained eleven (11) mitigation measures that the proponents must satisfy to ensure the project will have no probable significant adverse environmental impacts.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of mitigation measures adopted in SEPA2014-02 and listed below and incorporated herein for convenience as conditions 42-52.

CONDITIONS:
42. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

43. During construction the following procedures shall be effected if cultural resources are discovered during construction activities:
   a. Halt Construction. All construction activities within 100 feet of the discovered resource shall cease. The resource shall remain as found; further disturbance is prohibited.
   b. Notification. The proponent shall notify the City within 24 hours of discovery. If the Cultural resources are prehistoric or otherwise associated with Native Americans, the proponent shall also notify the Indian tribal governments within 24 hours.

44. Prior to the start of construction project shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

45. During construction construction dust shall not become a nuisance to neighboring or downwind properties; best management practices for dust control shall occur.

46. During construction re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped with native trees and plants prior to issuance of occupancy permits.

47. During construction project shall comply with the recommendations of the geotechnical investigation and report prepared for this project.

48. During construction construction will occur within the hours of 7:00am and 10:00pm.

49. Prior to Final Plat approval project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer’s review of the stormwater analysis.

50. During construction this property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office, (360)407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Connie Groven at the
51. **Prior to Final Plat approval** this project shall dedicate adequate right-of-way within Foster Creek Road to facilitate improvement to the public transportation system.

52. **Prior to Final Plat approval** this project shall enter into a waiver of protest or similar agreement with the City thereby agreeing to participate in the future improvement of Foster Creek Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

**SMC Ch. 18.13 Critical Areas and Natural Resource Lands**

**Criterion §18.13.090 Geologically Hazardous Areas** This section provides the submittal criteria and performance standards for projects in geologically hazardous areas, including potentially unstable slopes that are greater than 25% slope.

**Finding(s):** The project contains geologically hazardous areas due to the potentially unstable slopes observed on site.

The proponents submitted a geotechnical engineering report for the project containing several geotechnical recommendations for site development. Staff reviewed the geotechnical engineering report and issued Critical Areas Permit (CAP) 2014-02 on July 10th, 2014. The permit contained six (6) substantive conditions of approval.

**Conclusions of Law:** This project will comply with SMC 18.13 upon satisfaction of conditions required in CAP2014-02, listed below and incorporated herein for convenience as conditions 53-58, below.

**Conditions:**

53. **Prior to the start of construction** a grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for erosion control provided on Page 13 of the Geotechnical Engineering Report.

54. **Prior to the start of construction** the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the Geotechnical Engineering Report. This may require additional measures to reduce the infiltration of the existing soil.

55. **During construction** the development shall be designed and constructed in accordance with the recommendations in the Geotechnical Engineering Report.

56. **During construction** onsite inspections and inspection reports shall occur in accordance with the recommendations in the Geotechnical Engineering Report.

57. **Prior to Final Plat approval** the GeoPacific Engineering Inc. Geotechnical Engineering Report prepared for this project shall be recorded with the Skamania County Auditor.

58. **Prior to Final Plat approval** a note shall be placed on the face of the plat providing notice of the geological hazard related to the steep slopes and substantial amounts of undocumented fill and referencing the site development recommendations of the GeoPacific Engineering Inc. Geotechnical Engineering Report.

**Planning Commission Recommendations to City Council**

Having heard public testimony presented at a public hearing, having considered the presentations of staff and of the applicant, and based on the foregoing Findings of Fact and Conclusions of Law, the
Planning Commission hereby recommends to the City Council that the Sunstone One at Skamania Subdivision be approved, subject to the following conditions:

1. **Prior to Final Plat approval** a note shall be placed on the face of the plat providing notice of the properties’ vicinity to a golf course fairway with the likelihood of errant golf balls entering the property.
   - **Prior to the Start of Construction** the proponent shall prepare an acceptable tree protection and planting plan to provide a barrier between conflicting land uses. The approved plan shall be recorded and referenced in the Homeowners’ Association articles of incorporation and bylaws, which shall also include enforcement mechanism by the Homeowners Association to assure adherence.

2. **Prior to Final Plat approval** a final plat satisfying the conditions of this approval shall be submitted to the council for approval within seven (7) years of the date of preliminary plat approval or such other timeline as may be adopted by the State of Washington in RCW 58.17.140.

3. **Prior to Final Plat approval** the proponent shall reimburse the City for any outside consultant review fees incurred as a result of the proposed subdivision.

4. **Prior to Final Plat approval** all dedications of easements, public rights-of-way and tracts shall be clearly and precisely indicated on plats, and the final plat shall conform to SMC 16.36.050(F) regarding the expected language necessary to dedicate land.

5. **Prior to Final Plat approval** the final plat shall contain a certificate reciting a dedication of all lands shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision. Such dedicated lands shall minimally include the new cul-de-sac road, the ten (10) feet southwesterly of the southwesterly line of Foster Creek Road, and all lands northeasterly of the southwesterly line of Foster Creek Road including the unnamed tract northeast of the roadway.

6. **Prior to the start of construction** all proposed private roads shall be designed in accordance with SES 2.07. **Prior to the start of construction** access shall be served to all lots by the public right-of-way.
   - **Prior to filing for Final Plat approval** the proponent shall provide the City with copies of the covenant describing maintenance responsibilities for all proposed private roads.
   - **Prior to Final Plat approval** all proposed private roadways shall be included in an easement and labeled as private roads on the face of the plat.

7. **Prior to filing for Final Plat approval** the proponent shall supply the City with copies of the Homeowner’s Association articles of incorporation and bylaws demonstrating the conveyance and maintenance of Tract A.
8. **Prior to Final Plat approval** the ownership and associated maintenance responsibility for Tract A shall be clearly identified on the final plat.

9. **Prior Final Plat approval** the design and construction of water and sewer systems, streets, pedestrian paths, street lights, street trees and storm drainage systems, and site grading and erosion control plans, shall be in accordance with SMC and SES.

10. **Prior to the start of construction** the applicant shall include the proposed lot grading with the final grading plans for review by the City.

11. **Prior to Final Plat approval** the applicant shall follow all recommendations outlined in the Geotechnical Report dated June 25th, 2014, by Scott Hardman, PE.

12. **Prior to the start of construction** a Construction Stormwater General Permit shall be obtained from the Washington Department of Ecology for the construction of this project.

13. **Prior Final Plat approval** a ten foot wide easement across which there shall be no right of access for the general public or adjoining property owners shall be dedicated along Foster Creek Road.

14. **Prior Final Plat approval** a note shall be placed on the face of the plat waiving the right to direct access onto Foster Creek Road.

15. **Prior Final Plat approval** a private utility easement (PUE) of sufficient width to accommodate all private utilities shall be provided along the new Local street over all lots having public street frontage to provide utility services. The location of the PUE shall be indicated on the face of the plat.  

16. **Prior to Final Plat approval** all new utility services extended into the site from Foster Creek Road shall be placed underground.

17. **Prior the start of construction** an analysis shall be provided with the final design that evaluates downstream off-site impacts between the site and the release point of the Foster Creek roadside ditch. Mitigation must be provided, if needed, so impacts will not be detrimental.

18. **Prior to Final Plat approval** a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide opening shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location and number of gates shall be approved by the City during Engineering Plan review.
19. Prior to the start of construction additional information shall be provided in the drainage report detailing how water quality is obtained for the proposal.

20. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

21. Prior to Final Plat approval the applicant shall dedicate the Tract “B” to the City.

22. Prior to Final Plat approval easements shall be provided for all public utilities which are located on private property in accordance with SES. Easements shall be shown on the final plat.

23. Prior to Final Plat approval water meters shall be located at the edge of right-of-way and outside of the traveled path.

24. Prior to Final Plat approval all proposed water mains shall be Class 52 Ductile Iron per SES 5.05 and low/high points in the proposed waterline shall be avoided.

25. Prior to issuance of building permits the applicant shall verify the existing service pressure and install a PRV, approved by the City, if the pressure exceeds 80 psi in accordance with SES 5.10E.

26. Prior to Final Plat approval a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. The City will provide the sampling station, service line, and corporation stop materials for the developer to install. All other materials and the workmanship to install a complete sampling station shall be the responsibility of the developer. Location of the sampling station shall be approved by the City.

27. Prior to Final Plat approval the existing well onsite shall be decommissioned in accordance with all local, state and federal laws and regulations.

28. Prior to Final Plat approval sanitary sewer lateral cleanouts shall be located on each gravity lateral at the proposed right-of-way line.

29. Prior to Final Plat approval all existing septic systems shall be decommissioned in accordance with all local, state and federal laws and regulations.

30. Prior to the start of construction all proposed sanitary sewer lines shall be designed with separation from other utilities in accordance with SES 4.07.

31. Prior Final Plat approval frontage improvements on Foster Creek Road shall consist of street lighting improvements at the new intersection, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek.
Prior to Final Plat approval, frontage improvements on Foster Creek Road shall consist of street lighting improvements, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.

32. Prior to the start of construction the reduction in widths to the local street shall be approved in accordance with SES 2.03.

33. Prior to the start of construction the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). Prior to the start of construction the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). The applicant shall also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07. If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City.

34. Prior to Final Plat approval concrete curb and sidewalk shall be installed on the outside of the proposed street end.

35. Prior to Final Plat approval ADA compliant curbramps shall be installed on each side of the unnamed roadway at Foster Creek Road.

36. Prior to the start of construction Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14. All deviations from the Engineering Standards shall be approved by the City through a Road Modification as described in SES 1.16. Prior to the start of construction Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.

37. Prior to Final Plat approval street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.

38. Prior to Final Plat approval all proposed public improvements shall be contained within existing or dedicated public right-of-way or within easements.

39. Prior to Preliminary Plat approval, the applicant shall ensure a “resolution of intent to rezone” the proposal property is adopted by the City Council subject to any conditions deemed necessary.

40. Prior to filing for Final Plat approval, the proponent shall fulfill all conditions of the “resolution of intent to rezone.

41. Prior to filing for Final Plat approval, the proponent shall ensure the Council’s ordinance effectuating the rezone has been adopted and taken effect.

42. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.
43. **During construction** the following procedures shall be effected if cultural resources are discovered during construction activities:
   a. Halt Construction. All construction activities within 100 feet of the discovered resource shall cease. The resource shall remain as found; further disturbance is prohibited.
   b. Notification. The proponent shall notify the City within 24 hours of discovery. If the Cultural resources are prehistoric or otherwise associated with Native Americans, the proponent shall also notify the Indian tribal governments within 24 hours.

44. **Prior to the start of construction** project shall comply with the National Pollutant Discharge Elimination System permit requirements for projects of this size.

45. **During construction** construction dust shall not become a nuisance to neighboring or downwind properties; best management practices for dust control shall occur.

46. **During construction** re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped with native trees and plants prior to issuance of occupancy permits.

47. **During construction** project shall comply with the recommendations of the geotechnical investigation and report prepared for this project.

48. **During construction** construction will occur within the hours of 7:00am and 10:00pm.

49. **Prior to Final Plat approval** project shall comply with the recommendations of the stormwater analysis prepared for this project and/or any modifications made based on the City Engineer’s review of the stormwater analysis.

50. **During construction** this property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office, (360)407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Connie Groven at the above number.

51. **Prior to Final Plat approval** this project shall dedicate adequate right-of-way within Foster Creek Road to facilitate improvement to the public transportation system.

52. **Prior to Final Plat approval** this project shall enter into a waiver of protest or similar agreement with the City thereby agreeing to participate in the future improvement of Foster Creek Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

53. **Prior to the start of construction** a grading and erosion control plan in accordance with the Stevenson Engineering Standards shall be required and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for
erosion control provided on Page 13 of the Geotechnical Engineering Report.

54. **Prior to the start of construction** the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the Geotechnical Engineering Report. This may require additional measures to reduce the infiltration of the existing soil.

55. **During construction** the development shall be designed and constructed in accordance with the recommendations in the Geotechnical Engineering Report.

56. **During construction** onsite inspections and inspection reports shall occur in accordance with the recommendations in the Geotechnical Engineering Report.

57. **Prior to Final Plat approval** the GeoPacific Engineering Inc. Geotechnical Engineering Report prepared for this project shall be recorded with the Skamania County Auditor.

58. **Prior to Final Plat approval** a note shall be placed on the face of the plat providing notice of the geological hazard related to the steep slopes and substantial amounts of undocumented fill and referencing the site development recommendations of the GeoPacific Engineering Inc. Geotechnical Engineering Report.

DATED this _____ day of July-August, 2014
Done in Public Session July-August _____, 2014

________________________________________
Paul Hendricks, Acting Chair
City of Stevenson Planning Commission
Over 2 years of detailed planning, market research and site engineering have gone into the Sunstone One at Skamania development. It is our firm commitment to the City and its residents that our goal is to create a Residential Community which will both enhance its surrounding area, and also embody the natural beauty of the Columbia River Gorge and its communities.

The following is Terra LLC’s informal response to statements, concerns and questions from City Staff, the Planning Commission and the Public during the last hearing for the “Sunstone One at Skamania” zone change at the Planning Commission meeting on July 14, 2014.

City Attorney Woodrich

1) Note on plat identifying that the development is next to the Golf course.
   Agreed: Staff report reflects same.

2) Disclosure to prospective new lot owners about the golf course, and waiver for same.
   Agreed: a suitable disclosure and waivers will be executed with each lot sale.

Commissioner Morris

1) Trees along golf course.
   We are in complete agreement. Healthy trees have been left in place to allow the development to blend in with its surroundings. We will incorporate a tree maintenance plan, and restrictions on deforestation, in the CC&Rs.

2) Concerned about density: prefers 6 lots.
   a) A sewer line extension would not be feasible for a 6-lot development. Therefore the lots would all be served by onsite Septic systems. The result would be a far lower-end development, possibly without protective CC&Rs.
   b) With only 6 lots, each lot would be large enough to be partitioned again at a later date – potentially resulting in 12 or more lots. We don’t think the City would want this to happen. It would substantially impact the value of our development.

3) Emergency vehicle access to the property.
   A public street serves 7 lots, and a private street serves the remainder. Careful engineering has been done to provide access all around the circular cul-de-sac for emergency vehicles. Two additional areas are specifically designed as turn­arounds: one in the area where the bulb of the cul-de-sac starts, and the other at the intersection of the private road and the new public street. With the 36' wide public roadway, there should be ample access for emergency vehicles.

Commissioner VanPelt

1) CCR’s.
   We completely concur. Maintaining the quality and integrity of this development requires strong protection from CC&Rs. As described in the Development plan we have provided, we plan to have strict CC&Rs, enforced by a HOA.

2) No manufactured or Prefab homes.
   Absolutely will not be allowed or permitted by the CC&Rs.

3) Only two (2) building permits in two (2) years.
   We considered this very carefully during our market research. There are actually
very few ready-to-build lots – in spite of the fact that there appear to be hundreds of unbuilt lots! Currently there are only 8 listed lots that have City services. The rest exist in partially built subdivisions that need huge extra investment to get to the ready-to-build stage.

4) Asked if it was time to rezone.
To create a quality high-end development, a Zone Change is a necessary element, and we cannot see a way to move forward without one.

Commissioner Ashley

1) Sidewalk around one-way bulb of Cul-de-sac.
We have addressed this question with the City engineer. There will be standard six-foot sidewalks all the way around the outside of the cul-de-sac.

2) Does Stevenson really need another subdivision at this time?
Currently, the City of Stevenson has only one subdivision (Angel Heights) with ready-to-build lots; there are only 5 lots remaining in it. Also, as spelled out in our Development Plan, our development is substantially different from all the others.

Public Comments

Dave Prosser

1) How will the project affect the Lodge?
Our project will have a very positive effect on the Lodge. It will generate additional Lodge revenue, and will almost certainly provide additional exposure for Lodge attractions as a part of our marketing campaign. A key attraction for home owners in our upscale development is that they can access the services and recreational activities at the Lodge. Also, the new home owners will be active members of the local community, and will utilize and contribute to City and local business revenues. We have spoken extensively to the Lodge management, they see the value of our Development Plan, and they have stated that they are in full support.

2) Golf balls on the new lots.
The existing treescape and vegetation is reasonably dense, and we plan to add a fence as well. Our home owners will be golf-friendly (or they would not buy in) and aware that they are building next to a golf course. In fact, the golf course is one of the key selling points – maybe one of our perks can be free golf balls!

Mary Repar

1) Geotech report should keep people from building there.
We employed Geotech from the start of the project to assure that the development would be viable, and the topography would not hinder the development. The Engineers (including the City Engineer) have studied the Geotech analysis, and agree that the site’s geotechnical properties are acceptable subject to some construction provisions (outlined in the Geotech and City Staff reports).

2) Unsure how the two drives would work.
The development is served by a new Public Road accessing Foster Creek Rd. However, there is also a “private road” serving 3 lots located in at a higher elevation in the subdivision. We wanted to preserve the picturesque natural character of the parcel, and remain in harmony with the topography. Rather than
cut through all this with a different road arrangement we elected to provide access using this private road. The road will be protected by CC&Rs.

3) What do these homes mean for the people living below that slope? The development has been designed to provide adequate building areas away from all the slopes on the property. Development and home construction will follow the recommendations as outlined in the Geotech report, and will be monitored along with the control of storm water as approved by the City Engineer and Public Works department. There should be no significant impact.

4) Geotech report addresses undocumented fill and removal. Would like clarification on what undocumented fill is. The City engineer should be in a better position to explain this. However, we would like to observe that “undocumented fill” is not necessarily harmful fill; it simply means that when the fill was placed, the placement was not observed, tested and “Documented”. Until some years ago, documentation of fill was not a requirement for development or construction of a building. (There is a good chance that many of the older developments and buildings in the area also have undocumented fill.) We have done these analyses and will address any negative results, because we don’t want to create a development that could potentially have problems in the future with settling.

5) This is in a fault zone/old land slide/ancient land slide area. To the best of our knowledge, all of Stevenson and most of the communities in the Gorge are in fault zones or land slide areas! From the topography of the Stevenson area, it appears the entire area is sitting on an ancient landslide.

6) Page ten (10) structural foundations section sounds very complicated. Things will have to be dug down to ten (10) feet. She said they will be removing a lot of soil. She is concerned about the people downhill. This concern is also related to “undocumented fill”. Almost without exception, all subdivisions have undocumented fill: at the very least, the spoils from excavating roads are scattered on the new lots and becomes undocumented fill unless it is machine compacted and tested by an engineer when placed. Normally the builder simply excavates this soil before placing the foundation and spreads it over the lot on top of the other undocumented fill. The important factor in all this is that homes can only be built on either “native soils” or on “Documented and compacted fill” to assure the home won’t settle. On this project there are a few areas where the undocumented fill is of the stated depth, but if the home owner elects to construct a home in this area the undocumented fill will be removed, and either a basement constructed there, or documented fill installed.

7) She discussed the view shed, it’s important to do a picture projecting what the view will be from the Lodge and other places. Our Development Plan describes examples of the “viewscape”. The design includes a landscaped common area, the retention and maintenance of as many trees as possible, and building design standards which will be stipulated and monitored by the HOA to be in keeping with the area and protect the viewscape. Trees and a natural-styled fence will serve to ensure that the view from the Lodge is preserved.
8) On page twenty three (23) the dedicated right of way she didn't understand. She asked if they are going to a fifty foot (50') from a sixty foot (60') and what does that mean. In our proposed design, there will be curb side sidewalks instead of a “planter strip” between the curb and sidewalk and 2 feet less pavement width. The minimum pavement width in the code for a 50 foot right of way is 32 feet, but we have chosen to expand the pavement to 36 feet. Because of the very short length of the new street, and the landscaped area in the center of the cul-de-sac, we feel this makes sense for this development.

9) There are two empty subdivisions Chinidere and Hidden Ridge in Stevenson. She asked if they need another subdivision and if there a necessity for it. Please see previous observations about these undeveloped subdivisions. As we find from RMLS (updated 8/10/14), there are only 8 lots being listed for sale in Stevenson that have City services.

Terra LLC welcomes any questions or concerns from the Planning Commission and or the City Staff. Our intent is that this development should exist in harmony with the surrounding landscape and community, and should enhance rather than detract from the City and the local area. We have worked hard to ensure that our project will take into account market conditions and the quality of life in the Stevenson area and will become an asset to the region.
APPLICANTS RESPONSE TO CONDITIONS IN STAFF REPORT FOR
SUNSTONE ONE AT SKAMANIA

CONDITIONS WITH REQUESTS AND OR CLARIFICATIONS:

6. Prior to the start of construction access shall be served to all lots by the public right-of-way.

FINDING(S): A. All lots in the proposed subdivision are adjacent to a proposed public road. From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW.

Lot 3 will be accessed via a Permanent Easement across the flag portion of lots 1 and 2

CRITERION §16.30.060 LOT ACCESS states under “A. Every lot shall be provided with satisfactory access by a public road connecting to an existing public road, or by an easement which is permanent and inseparable from the lot served.

15. Prior Final Plat approval a private utility easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide utility services. The location of the PUE shall be indicated on the face of the plat.

A PUE to serve lots 1, 2 & 3 will be provided across the flag portion of Lots 1 and 2

18. Prior to Final Plat approval a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide gate shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location of the gate shall be approved by the City during Engineering Plan review.

This is a small detail but Does the City really need a gate 16 feet wide

20. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the geotechnical report. This may require additional measures to reduce the infiltration of the existing soil.

Both the pond (for the street and sidewalks) and the gravel trenches (one for each lot) will be noninfiltrating and will detain or hold water rather than allow water to be infiltrated into site.

26. Prior to Final Plat approval a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection. Location to be approved by the City.

“Agencies who supply potable water to customers are required by the Washington
Department of Health to periodically test the water supply for contaminants. **The City’s water system is in need of an additional sampling station near the developed site to obtain water quality samples which are representative of this part of the water system.** A water sampling station shall be installed off of the proposed main and located within the ROW, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection.”

**We would propose that if “the City’s water system is in need of an additional sampling station”, that we might provide for an area for this to be installed wherever the City would like it but we are of the opinion that this structure, its design and related improvements should be the City’s responsibility. If this is installed it would hopefully be located in the ROW on the Foster Creek Rd side of the Detention area so as not to interfere with the developments infrastructure. We would be willing to cooperate with the City as far as including this a a separate line item in our “bid documents” when we let the project for bids, with the stipulation it would be paid for by the City at the time it was invoiced. This might save the City some dollars since we would already have a contractor mobilized.**

31. **Prior Final Plat approval** frontage improvements on Foster Creek Road shall consist of street lighting improvements, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.

**We are OK with the conditions outlined in this condition with the exception of, We are asking that any lighting improvements along the Foster Creek Rd frontage other than at the intersection of the new road, be postponed until when and if future improvements on Foster Creek rd are constructed. I don’t think it would be economically feasible to install street lighting on the Foster Creek Rd frontage in light of the current level of construction.**

32. **Prior to the start of construction** the reduction in widths to the local street shall be approved in accordance with SES 2.03.

I don’t think this was addressed in the Planning Commission meeting on 7/14/14. Correct me if I’m wrong and if we need to submit an application for this let me know.

33. **Prior to the start of construction** the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac). **We are OK with the modification request and will submit if you could send me the required request., also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07.** If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City. **Our Intent is that the entire length of the new road and culdesac be public.**

36. **Prior to the start of construction** Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09. Curb return radii shall be in accordance with 2.14.
We are proposing that the new road will have 15 Mile per hour speed limit and our engineer will work with the City engineer to work out what if any changes in the preliminary engineering plan need to be made.

37. Prior to Final Plat approval street illumination on Foster Creek Road and the proposed local street shall be provided in accordance with 2.26 of the SES.

We are asking that Any lighting improvements along the Foster Creek Rd frontage other than at the intersection of the new road to be postponed until when and if future improvements on Foster Creek rd are constructed. Also Reference Condition # 31.

52. Prior to Final Plat approval this project shall enter into a waiver of protest or similar agreement with the City thereby agreeing to participate in the future improvement of Foster Creek Road. Said agreement will ensure that frontage improvements are added in a logical manner to accommodate the anticipated increase in traffic.

OK, but. This would be the time for the street lighting.

54. Prior to the start of construction the applicant shall design the stormwater facilities to be non-infiltrating in accordance with the Geotechnical Engineering Report. This may require additional measures to reduce the infiltration of the existing soil.

All ready addressed this in Condition number 20 Both the pond (for the street and sidewalks) and the gravel trenches (one for each lot) will be noninfiltrating and will detain or hold water rather than allow water to be infiltrated into site.

58. Prior to Final Plat approval a note shall be placed on the face of the plat providing notice of the geological hazard related to the steep slopes and substantial amounts of undocumented fill and referencing the site development recommendations of the GeoPacific Engineering Inc. Geotechnical Engineering Report.

Is this really necessary when keeping in mind the other requirements for development as outlined in conditions , 47, 53, 54, 55, 56
TO: Dan Webb, Terra LLC  
FROM: Ben Shumaker  
DATE: July 30th, 2014  
SUBJECT: Comments on Applicants’ Response to Sunstone One

Mr. Webb-

Please refer to the comments to the issues you brought up in your July 15th memo. In that memo, you addressed 13 of the draft conditions of approval for the proposed Sunstone One at Skamania subdivision. Of the 13 comments you provided, 7 ask for modification to staff’s recommended conditions, 2 ask for clarity on the recommendation, and 4 provide clarity on your behalf. As you will see below, Staff is willing to consider modifications based on 6 of your concerns.

Draft Condition 6

This condition asked for proposed Lot 3’s direct access onto the proposed public street. Your response requested access via an easement over the flag portions of lots 1 and 2. In response to this clarified proposal, the City Engineer offers the following:

- An access serving 2 or more homes shall be a private road per Stevenson Engineering Standards 2.07A(4a), and also require an easement per SES2.07C. A covenant describing maintenance responsibilities shall be included in the easement language per 2.07A(1). The private road (joint driveway) shall be labeled as a private road on the final plat.

With this new understanding, the next draft will amend the Findings and Conditions related to SMC 16.28.050 to read:

**FINDING(S):** Lot 3 proposes joint access via a permanent easement across the flag portions of lots 1 and 2.

From the City Consulting Engineer’s Report: “All lots expect for Lot 3, due to the proposed grading, appear to have access to a public street. Access shall be served to all lots by the public ROW. An access serving 2 or more homes shall be a private road per SES 2.07A (4a), and also require an easement per SES2.07C. A covenant describing maintenance responsibilities shall be included in the easement language per 2.07A (1). The private road (joint driveway) shall be labeled as a private road on the final plat.”

**CONDITIONS:**

6. Prior to the start of construction access shall be served to all lots by the public right of way. All proposed private roads shall be designed in accordance with SES 2.07.
   a. Prior to filing for Final Plat approval the proponent shall provide the City with copies of the covenant describing maintenance responsibilities for all proposed private roads.
   b. Prior to Final Plat approval all proposed private roadways shall be included in an
Draft Condition 15

This condition asked for a private utility easement to be established along all lot frontages. Your response requested establishing such an easement only for the flag portions of lots 1 and 2. In response to this, the City Engineer provides the following clarification:

- A Private Utility Easement is intended to provide “private utility providers” (i.e., Gas, Telephone, Cable Power) to each lot. All publicly maintained water and sewer that is located outside of the ROW shall be provided in a separate easement. Other service lines privately owned that are not contained entirely within the parcel that they serve shall also be contained within an easement.

I believe we discussed Private Utility Easements at the Pre-Application Conference and the City's desire for private utilities to locate outside of the traveled path/paved areas of the roadway. The City is in the habit of requiring such PUEs in other subdivisions with standard size roadways, and your proposal to reduce the roadway width from City standards provides further need to establish PUEs. The next draft will amend the Findings related to SMC 16.30.070 but not the condition:

**FINDING(S):** The proposed reduction of the standard width of the Local Street affects horizontal clearance for the installation of underground public and private utilities. From the City Consulting Engineer’s Report: “A Private Utility Easement (PUE) of sufficient width to accommodate all private utilities shall be provided along all lot frontages to provide private utility service.”

Draft Condition 18

This condition asked for installation of a 16’ wide gate at the proposed storm detention pond. Your response questions the necessity of this. In response to this, the City Public Works Director provides the following clarification:

- A 16’ gate will allow access by a vac truck and additional equipment if needed, 2 – 8 foot gates would be ideal.

To acknowledge the City’s flexibility on the specifics of the 16’ gate, the next draft will amend Condition 18 related to SMC 16.30.090:

18. Prior to Final Plat approval a 6 foot tall vinyl chain link fence shall be located around the proposed detention pond. A minimum 16 foot wide gate opening shall be installed to provide the City access to maintain the pond adjacent to the proposed unnamed road. The location and number of the gates shall be approved by the City during Engineering Plan review.

Draft Condition 20

This condition asked all storm facilities to be non-infiltrating based on geotechnical concerns. Your response indicates that you intend to follow the recommendations of your geotechnical engineer. The City Engineer makes the following comment:

- The geotechnical report noted infiltration rates of 2 and 7.5 in/hr at the testing locations. The soils at the detention facility locations may need to be prepared to ensure that the existing infiltration rates are eliminated.

It appears that the City and the applicant share the same perspective on this issue. As a result, no Findings or Conditions related to this commend will be included in the next draft approval. Please provide additional clarification if we did not address your concern.

Draft Condition 26
This condition asked the applicant to install a water sampling station at a location to be approved by the City. Your response suggested providing a location for the station and coordination with your construction contractor, but that the installation should occur solely at the City’s expense. In response to this proposal, the City Public Works Director makes the following comment:

- We have required this in other developments and they were installed. I would be willing to work with the developer and purchase the sampling station if they would be willing to install it.

Based on this willingness, the next draft of Condition 26 related to SMC 16.30.100 will be modified:

26. **Prior to Final Plat approval** a water sampling station shall be installed off of the proposed main and located within the right-of-way, outside of the roadway and near the intersection of the new road and Foster Creek Road intersection.  The City will provide the sampling station, service line, and corporation stop materials for the developer to install.  All other materials and the workmanship to install a complete sampling station shall be the responsibility of the developer.  Location of the sampling station shall be approved by the City.

**Draft Condition 31**

This condition asked for certain frontage improvements to Foster Creek Road. Your response suggested postponing street lighting on Foster Creek Road other than at the new intersection. City staff agrees with this suggestion, and the next draft will include the following clarification in Condition 31 related to SMC 16.30.120:

31. **Prior Final Plat approval** frontage improvements on Foster Creek Road shall consist of street lighting improvements at the new intersection, roadside drainage ditch improvements, and dedicating sufficient right-of-way to achieve a 60 foot wide right-of-way on Foster Creek Road.

**Draft Condition 32**

This condition discusses the required approvals necessary to reduce standard roadway widths. Your response asks for clarity regarding the Planning Commission’s review of that proposal.  The City Planning Director has referred you the draft Finding related to SMC 16.30.120 which describes their approval of the request. Based on this finding no change will be proposed for Condition 32 related to SMC 16.30.120.

**Draft Condition 33**

This condition asked for the proponent to submit a road modification request for the non-standard street end and justification for the “Private Street” noted on the preliminary plat submittal. Your response reaffirmed the clarification you provided at the July 14th hearing that the “Private Street” was a typo and the new road would be public. City staff accepts this clarification, and the next draft will eliminate all be the first sentence of Condition 33 related to SMC 16.30.120:

33. **Prior to the start of construction** the applicant shall submit a Road Modification request in accordance with SES 1.16 for the non-standard street end (cul-de-sac).  The applicant shall also provide information in the Road Modification request as to how all proposed “Private Street” requirements are met with this application per SES 2.07.  If these requirements are not met, the cul-de-sac right-of-way shall be dedicated to the City.

**Draft Condition 36**

This condition asked for all proposed horizontal and vertical curves to comply with the SES. Your response noted your intent to meet these requirements by reducing the road’s speed limit. City staff understands this intent, and the next draft will clarify Condition 36 related to SMC 16.30.120 by the addition of information on the Road Modification process:

36. **Prior to the start of construction** Horizontal and Vertical roadway geometry shall be in accordance with SES 2.08 and 2.09.  Curb return radii shall be in accordance with 2.14.  All deviations from the Engineering Standards shall be approved by the City through a Road Modification as described in SES 1.16.
Draft Condition 37
This condition also addressed street lighting. Your response asked to postpone all Foster Creek Lighting outside of the one proposed at the new intersection. As clarified in draft Condition 31, above, City staff accepts this proposal, but does not feel any change is necessary to Condition 37 related to SMC 16.30.120.

Draft Condition 52
This condition discusses a deferral of frontage improvements along Foster Creek Road. Your response suggests lighting improvements be deferred. As clarified in draft Condition 31, above, City staff accepts this proposal, but does not feel any change is necessary to Condition 52 related to SMC 18.04.

Draft Condition 54
This condition duplicates draft Condition 20 as a component of the Critical Areas Permit. Your response affirms your intent to adhere to the geotechnical report’s recommendations. As clarified above, City staff accepts this proposal, but does not feel any change is necessary to Condition 54 related to SMC 18.04.

Draft Condition 58
This condition requires a note on the face of the final plat indicating the presence of a geological hazard on the proposal site. Your response requests to include this information in the CCRs instead of on the plat face. The City Planning Director has referred you to SMC 18.13.090(H)2a which requires the notice on the plat face. Based on this requirement no change will be proposed for Condition 58 related to SMC 18.13.

Please let us know if any of you comments weren’t addressed or need to be clarified.

Thank you,

Ben Shumaker
Planning Director
Sunstone One at Skamania
Development Plan

Executive Summary

Skamania County offers a number of well-regarded outdoor year-round sports, scenic attractions, and small-town living emblematic of the Pacific Northwest. The area amenities and low population density supports the development of Sunstone One: a smaller, upscale, Residential Community, built in harmony with the scenic surroundings and appealing to a targeted higher-end homeowner demographic. With careful attention to site planning and improvements, presentation, and marketing, it should be possible to create a development that builds on and enhances the key features of the location. The target for Sunstone One is to be attractive to prospective homebuyers and at the same time become an asset to the local area.

Introduction

Skamania County in Southwest Washington State is a small (1,672 sq. miles), thinly populated (under 12,000) sliver that adjoins the North bank of the Columbia River. It offers an eclectic mix of forest and river activities, wineries and microbreweries, camping, hiking, riding and golf, with close proximity to winter sports and well-known scenic areas. The county comprises several midsized towns strung along State Route 14 on the banks of the Columbia, with the remainder of the land area being forest.

Skamania is therefore a good site for a smaller, upscale, Residential Community, capitalizing on the attractions of the Pacific Northwest (safe, clean, green, friendly and unspoiled), and appealing to a carefully targeted homeowner market. This document will outline a vision and a development plan for Sunstone One.

Property Vision

The Residential Community will be adjacent to the Skamania Lodge property, on the western edge of the town of Stevenson. Skamania Lodge comprises a 240-room hotel, spa, restaurant and conference center surrounded by an 18-hole golf course and pro shop. It therefore already provides substantial recreational benefits, as well as an upscale restaurant. A significant benefit that will be enjoyed by the Community is that the amenities provided by the Lodge are within walking distance. This will be of particular interest to the target homeowner demographics, and other known developments within the area cannot offer such a benefit.

In addition to Stevenson (the county seat), the Community will also be within easy driving distance of the smaller towns of Cascade Locks, Carson and North Bonneville. A number of tourist attractions are present in the local area. The Carson Golf and Spa Resort and the Bonneville Hot Springs Spa are also in proximity to the Community, and add to the available amenities. Necessities such as groceries, gasoline and general services are, of course, readily available in Stevenson and North Bonneville.

When completed, the development will place 10 to at most 12 residential lots on about 3½ acres. Terrain features and the wooded nature of the surroundings mean that the Community will be secluded and tightly knit. This is in keeping with the plan of creating a specialized "boutique", upscale development that takes advantage of local outdoor activities and attractions. In the context of Sunstone One, the small size offers several advantages:

- Concurrence with the requirements of the Columbia Gorge scenic area, which frowns on large, obtrusive high-profile developments.
- Greatly reduced property development cost and complexity: less time to reach revenue break-even.
- Focus on a specific target market segment, with consequently reduced marketing and selling costs.
- Reduced load on the local infrastructure, retaining the 'green' nature of the Pacific Northwest.
Target Customer Base

Skamania County, including the county seat of Stevenson, is sparsely populated with few large employers. The Lodge, in fact, is the largest employer in Stevenson. The approximate median household income is $35,000, and median house values range from $206,000 (Stevenson) to $277,000 (Bonneville). Sunstone One, however, targets upscale home buyers with annual incomes ranging from $100,000 to $250,000. Therefore, the primary target customers of Sunstone One will be a combination of retirees and vacation (second home) owners. A secondary set of customers comprises senior corporate executives, drawn from the Portland Metro area or other cities, who are seeking the special attributes of Columbia Gorge life for their families while still being able to travel relatively conveniently via Portland International Airport (only 45 minutes away).

Primary characteristics of this demographic are:

- Strong interest in quality rural living without the isolation and lack of local conveniences
- Middle-aged or older, less concerned about children’s schooling and urban living
- Comparatively well-off, financially positioned to invest in a higher-value home with upscale local facilities such as Skamania Lodge, and able to appreciate the scenic benefits of the Columbia Gorge
- Oriented towards ‘green’, family-friendly living.

A particularly compelling demographic will be retirees in large urban areas such as Phoenix, Dallas, Houston, and Los Angeles who are seeking an affordable second home in the Pacific Northwest with unspoiled views. Sunstone One will offer these homebuyers a huge contrast to their existing primary home, particularly in the spring and summer months.

Market research supports price ranges from $550,000 to $900,000 for retail finished homes in the development, with built-up square footage ranging from 2,000 to 5,000 square feet per home. This provides an excellent match between the home values provided by Sunstone One and the financial capabilities of the target demographics.

Recreational Opportunities

The recreational amenities surrounding the Residential Community are key to the target customer base. Proper marketing and presentation of these opportunities is therefore essential for realizing home values that support the expected home price range.

The golf course at Skamania Lodge is, of course, a natural draw in terms of recreation. The close proximity of a par-70 course with professional facilities provides strong leverage for attracting upscale home buyers. Additionally, Skamania Lodge offers tennis and basketball courts, an indoor swimming pool / spa / sauna / fitness center, a new Zip Line, plus several miles of easily accessible hiking trails of varying difficulty. The availability of all of these will be stressed in any presentation of the development.¹

Many more recreational opportunities are available in close proximity within the surrounding region. The Columbia River Gorge currently supports a variety of outdoor activities, mostly around Stevenson and the Cascade Locks area. Windsurfing and sailing are two of the key attractions; the Gorge is presently reputed to be the “windsurfing capital of the world”, drawing people from all over the world to take advantage of the wide river and strong winds during the summer and fall seasons. Regular paddle wheeler cruises are scheduled out of Cascade Locks with stops in Stevenson. The Columbia River hosts prime salmon and sturgeon fishing at permitted times.

Area attractions include:

- Rock Cove and pathway
- Bonneville Dam, built in the 1930s; regular tours are available
- Historic Columbia River highway
- Hood River lavender farms
- Multnomah Falls and Bridal Veil Falls
- Pacific Crest Trail

¹ The Sunstone One development plan will consider offering a paid-up 1-year annual golf pass to purchasers of lots or finished homes as part of the marketing package.
Various museums: Columbia Gorge Interpretive Center Museum, Maryhill Museum, Western Antique Aeroplane & Automobile Museum, Columbia Gorge Discovery Center, Columbia Center for the Arts
Various festivals: Skamania County Fair, Hood River Harvest Fest, Hood River Hops

A number of other recreational amenities also exist within driving range of the Community. The Mount Hood winter sports area is about 1.25 hours (57 miles) to the south, and supports skiing, snowboarding, snowmobiling and hiking/camping nearly year-round. Mount St Helens National Volcanic Monument is a 2 hour drive to the north; in addition to the many scenic areas and hiking trails, it also offers educational resources connected with the volcano. Also, the Stevenson area is bracketed by the Gifford Pinchot and Mount Hood National Forests, which are popular for camping, hiking, horseback/ATV riding, and nature trails.

In general, the Stevenson area offers almost all of the outdoor activities that are traditionally associated with recreation in the Pacific Northwest. These available activities will be a seen as an additional benefit to attract new residents to the area from the Portland and Vancouver Metro areas as well as other cities.

Summary of Proposed Development

The Residential Community development covers about 3½ Acres currently served by Foster Creek Rd and Rock Creek Drive. It lies to the Northeast of the Skamania Lodge Golf Course and is approximately ¼ mile from State Highway 4 (SR-4), which is the major east-west highway serving the southern portion of Skamania. All homes in the Community will have highly scenic views of the opposite (Oregon) bank of the Columbia, and some homes may even have river views depending on siting. The natural wooded nature of the existing land and its surroundings will be preserved by restrictive covenants.

A layout of the Residential Community is shown below, highlighting upscale features of the development to be established to increase its perceived value, and also to preserve its harmony with the surrounding areas. In all cases, design choices will be made to appeal to the target market for the Community. Lot sizes are relatively large, consistent with the expectations of the prospective customer base.
Utilities such as electricity, gas, sewer and water are readily available to all houses in the Community via Foster Creek Road. Electric supply can be provided by Skamania PUD, Avista Utilities can provide gas lines, and city water supply is available as well. A city sewer hookup will be provided by extending a branch to the main sewer line running along Rock Ridge Road.

The exterior architectural design of the homes will be required to be in keeping with the rural, forest land surroundings, incorporating natural wood products or products which have this appearance. Ideally, homes should borrow design features from the Lodge to match the locality and provide a harmonious appearance. Stone details and soft lighting features will be strongly recommended, so as to provide a warm and relaxing atmosphere. The following photos are provided as examples of exterior design requirements to be required.

Protection Of Community Assets And Homeowner Value

The Residential Community will be fenced along the boundary shared with the golf course, both to protect home owners from public trespass by people using the golf course as well as preventing unauthorized access to the golf course through the development.\(^2\) The design and choice of materials for the fence will be restricted to blend in with the surroundings and maintain the rural quality of the development.

Maintenance of the treescape of the Community is an obvious and important requirement for prospective homeowners. For this purpose, restrictive covenants (CC&Rs) will be put in place to limit the removal of trees for site preparation or view clearing. The CC&Rs will also require owners of lots which border the golf course to maintain the trees along the rear of their lots, and replant trees which should become diseased or damaged.

\(^2\) An example would be a vinyl chain link fence with colors and styling selected to match the rustic surroundings. The owners of the golf course may consider allowing a secured gate to be installed, to encourage residents of the Community (and their guests) to directly access and utilize Lodge and golf course facilities without driving around to the main entrance.
A Homeowners Association (HOA) and an associated Architectural Control Committee will be established for the Community to review all building plans and insure the consistency of design and value of new homes and improvements.

**Marketing**

Active marketing of the Residential Community will be an integral part of realizing the value from the development. Key demographic areas from which prospective customers will be drawn are major urban areas within the Pacific Northwest and Southwest, and desert states such as Arizona and Texas. Reaching these customers is essential to success.

The following marketing channels will be investigated and developed after the feasibility of the Community development is assured:

1. Active marketing through real-estate publications and media within major metropolitan areas, such as Portland/Vancouver, Seattle, Los Angeles, Phoenix, Dallas, Houston, etc.
2. Co-marketing with premier home builders in the Portland, Vancouver and Hood River areas to promote “pre-sold” custom homes in the Community. Many of the higher-end home builders have their own marketing and advertising channels.
3. Promotion through Realtors in the Vancouver area which also serve Skamania County.
4. Promotion through local Realtors and business owners in the area, as well as at selected local events and festivals that are known to attract attendees in the targeted demographic group. Wine tours in the local area are a strong possibility. This also helps develop the Sunstone One brand as being oriented towards those interested in the recreational opportunities in the local area.
5. The possibility exists for co-marketing with Skamania Lodge, which stands to benefit from the Community in several ways: maintaining the quality of its surroundings and the views from the golf course and Lodge; increased revenue activity; increased customer awareness; and increased awareness of attractions offered by the Lodge via presentation packages for prospective customers.

**Competition**

There is presently a significant shortage of ready-to-build parcels in the Stevenson area of type and purpose comparable to those offered by the Residential Community. Nevertheless, a detailed analysis of listings does turn up a relatively small number of parcels in this category. Sunstone One should, however, face little competition from these, for the following reasons:

- These are individual parcels, widely separated, for single-family dwellings. They do not comprise a carefully planned and targeted development such as Sunstone One. As such they would be attractive only in the general single-family home market.
- None of the parcels have the advantage enjoyed by Sunstone One of close proximity to the Lodge and golf course.

There is a huge oversupply of buildable (but not ready-to-build) lots in the form of several large subdivisions (Hidden Ridge, Chinideere, and Snowberry). However, the size and nature of these subdivisions militates against their potential competition with Sunstone One:

- These subdivisions are dense and tightly packed, with 6,000 to 8,000 sq.ft. lots., aimed at middle-class working families. They will definitely not appeal to the market demographic served by Sunstone One.
- The subdivisions nearest Skamania Lodge will require substantial investment before any lots can be sold. Current market conditions cannot justify this scale of expenditure.
- A return on investment in any of these subdivisions requires many lots to be sold, far exceeding the foreseeable demand. (By contrast, Sunstone One can achieve breakeven with a handful of lots.) This likely explains their current state of half completed development; barring a large increase in employment and population in Skamania County, the only realistic course of action for the subdivision owners is to sit it out and hope for a change in market conditions.

It is anticipated that Sunstone One will not face heavy competition from other land offerings in the Stevenson area. Careful selection of the target market and effective positioning should address remaining issues.
August 7, 2014

Planning Commission
PO Box
371
Stevenson, WA 98648

Re-the proposed development of lots at 365 SW Foster Creek Road

We moved to Stevenson Washington last summer and love living in this small town. We would like to encourage the Planning Commission to approve the proposed lot development at 365 SW Foster Creek Road. We think this would be an asset to our community as it would bring 10 new households to the city that would contribute to the tax base and spend money in the local businesses. We hope that you will grant the permit without delay as the developer has already had to wait a long time.

Sincerely,

David and Jerani Horne
PO Box 1331
Stevenson, WA 98648