



# City of Stevenson Planning Department

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**TO:** City Council  
**FROM:** Planning Commission  
**DATE:** September 12<sup>th</sup>, 2016  
**SUBJECT:** Requesting Joint Goal-Setting Session to Plan for Residential Growth

Hello Ladies and Gentlemen-

For the last two months, the Planning Commission has been considering the potential explosion of growth that we are poised—and just beginning—to see. The recession is very much over, and we are encouraged by the current trends in the City and the region.

- Job growth has rebounded beyond pre-recession levels and jobs are better paying than they were before the recession.
- Residential sales, sale prices, and building permits are coming in faster and higher than they have in years.
- Pre-application activity is increasing for potential land divisions.

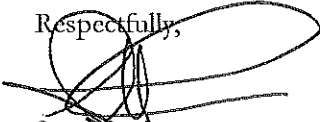
When this growth gets here, will it be affordable to the workforce of our restaurants and businesses? Will it blend into the fabric of our community? Will it stick out like a sore thumb? Are our water and sewer systems ready for it? Are there friction points that will cause the growth to skip over us entirely? These are the questions that this *Planning Commission* wants to *plan* for.

At the land use level, we are looking at reevaluating the allowed densities of our Zoning Code, ensuring application fees are in-line with expectations, and ensuring our procedures are not barriers to development. As we've tried to get our arms around these problems, though, we are realizing some issues are beyond our reach and we need your hands before we can fully surround them.

We want to make sure our actions are coordinated with the actions you take to close infrastructure gaps, upgrade treatment plants, right-size new transportation and utility infrastructure requirements. Basically, we want to ensure that all the gears of the City of Stevenson's growth management machine are connected and turning the same direction.

Our request, then, is to schedule a joint session with you to set goals that we can accomplish next year and that can be incorporated into the 2017 budget as it is prepared.

Respectfully,



Scott Anderson

Stevenson Planning Commission Chair