



City of Stevenson

Planning Department

(509)427-5970

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

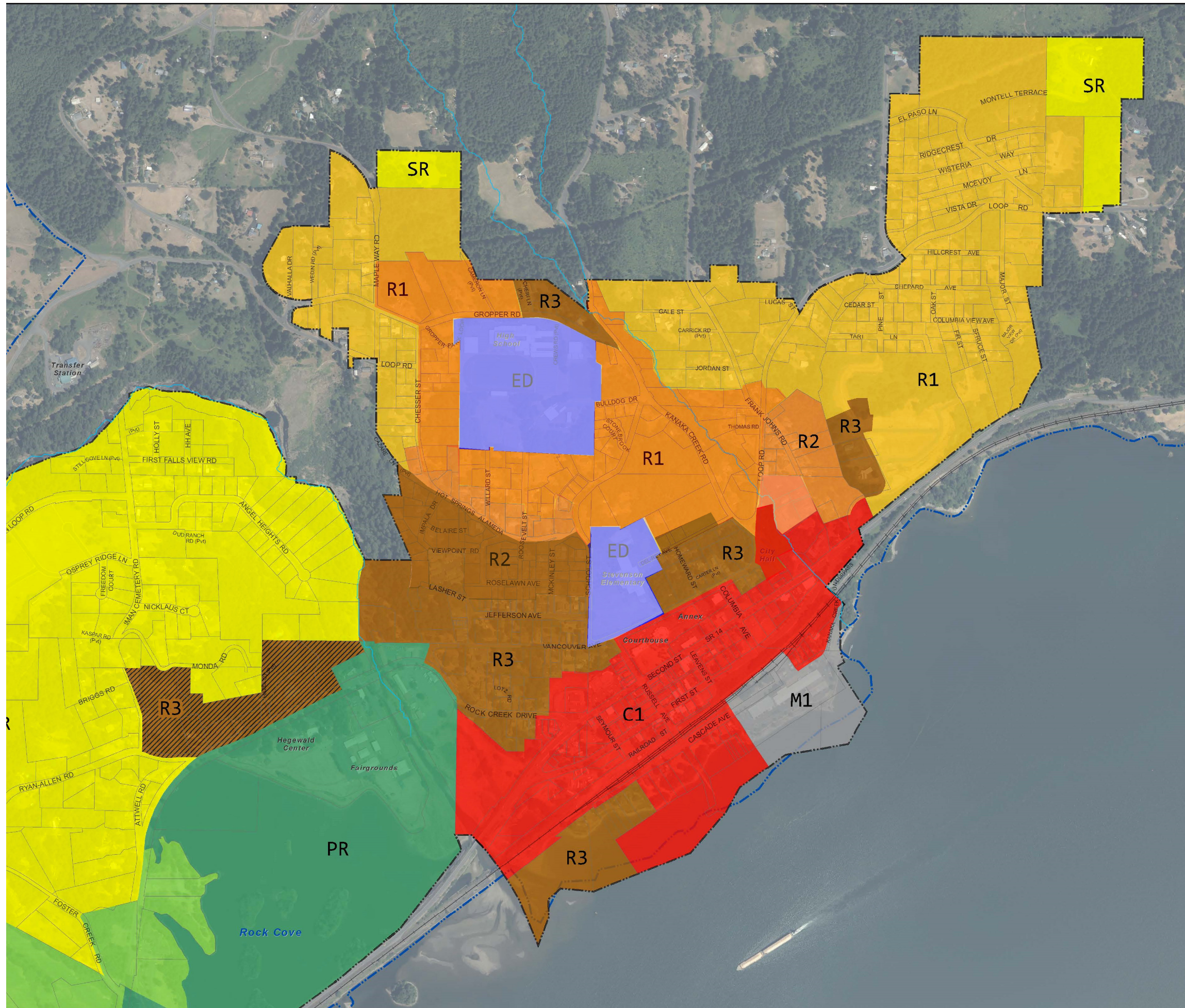
TO: R1 District Property Owners
FROM: Ben Shumaker
DATE: April 3rd, 2021
SUBJECT: R1 Single-Family District Owners—Modified Map Change

This letter updates you on the ongoing conversation to allow landowners in your area to do more with their property. Based on your participation in this conversation, it is clear to the Planning Commission that the previous direction would have allowed for too much. They have listened to the community's concerns and a scaled-back change is now being considered for properties to the north and east of yours. For the 25' wide properties along Del Ray, the previous draft remains under consideration.

The discussion on these draft changes is still ongoing, and the City is not treating this draft as the desired endpoint of the discussion. Your contributions to this discussion remain important. The attachments provide more in depth comparisons between the current draft, previous draft and existing Zoning Maps. For more detailed, electronic versions of these maps, please go to: http://ci.stevenson.wa.us/wp-content/uploads/2021/04/SecondDraftConsiderationArea_BeforeAfter.pdf

Request: Please plan to attend the Planning Commission meeting at 6:00pm on Monday, April 12th, 2021 to learn more about the policies and process and to share your thoughts of apprehension or support. The meeting will have both in-person options at City Hall and a remote option through Zoom. Phone: 253-215-8782, ID: 882 6542 5672. Webinar: <https://us02web.zoom.us/j/88265425672>

If you have questions in advance, please feel free to contact me via telephone (509-427-5970), in writing (planning@ci.stevenson.wa.us or PO Box 371, Stevenson, WA 98648). Two City Council members living in the R1 zone where a change is still being considered are available to discuss the project in more detail. Paul Hendricks (paul.hendricks@ci.stevenson.wa.us) or Annie McHale (annie.mchale@ci.stevenson.wa.us) are available to help you. Several of the neighbors on lower Frank Johns Road are also working to organize discussions which feel less formal than the City meetings. If you know any of them, please feel free to contact them for more information.

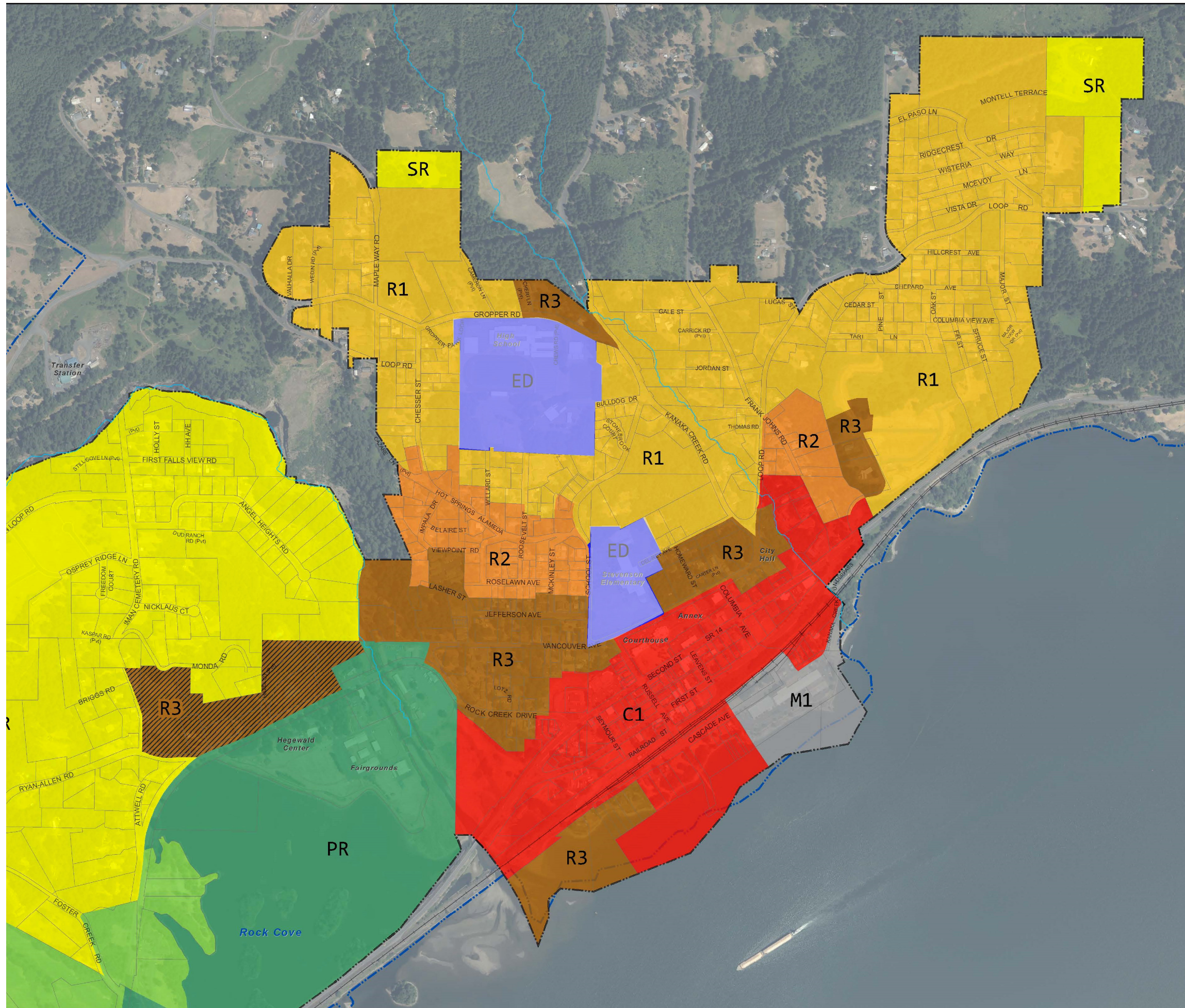


Zoning Map

April 12th Discussion Draft

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Middle Density Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

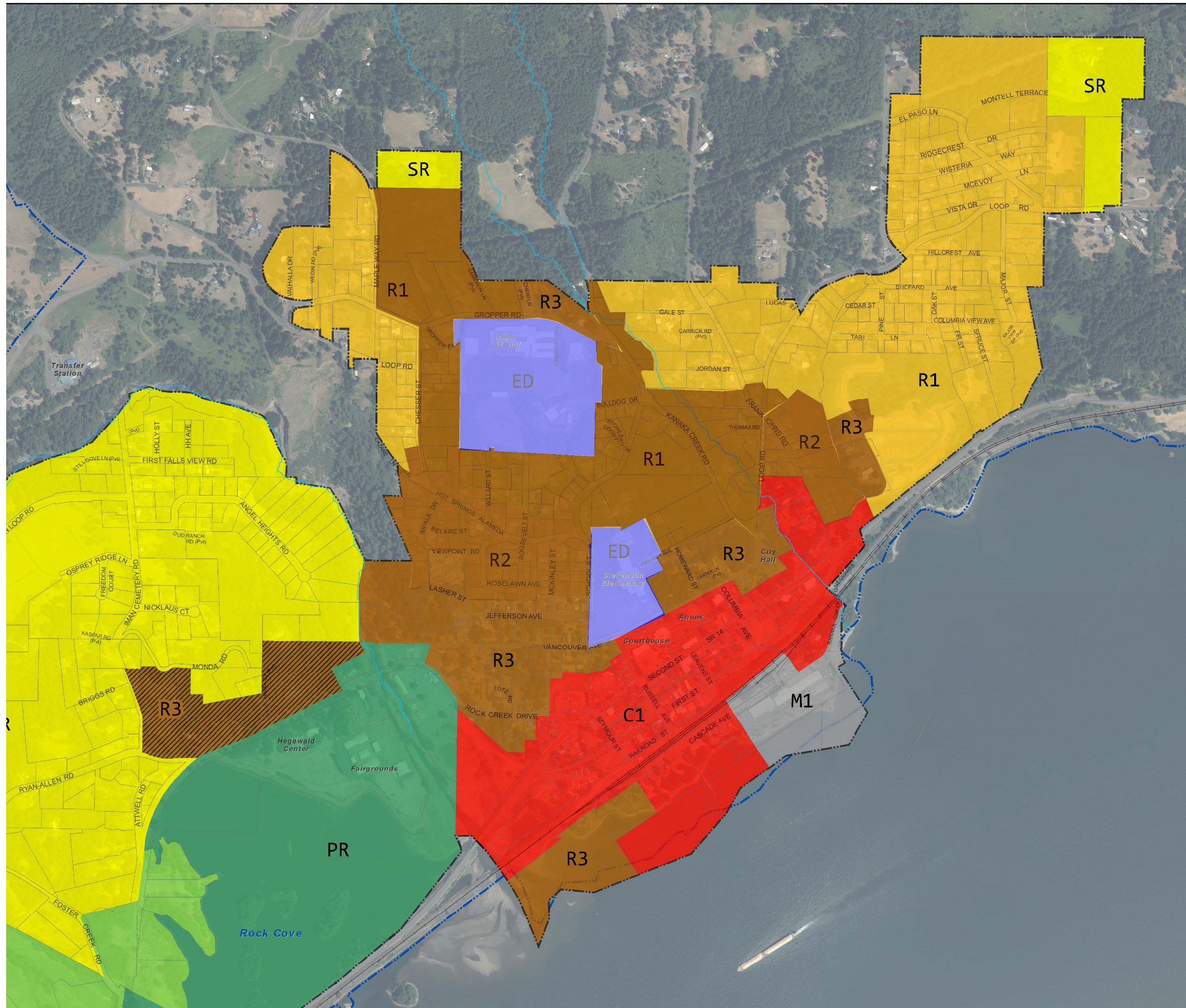
- Stream
- Parcel
- City Limits
- Urban Area



Zoning Map Existing

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area



Zoning Map

March 8th Discussion Draft

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area