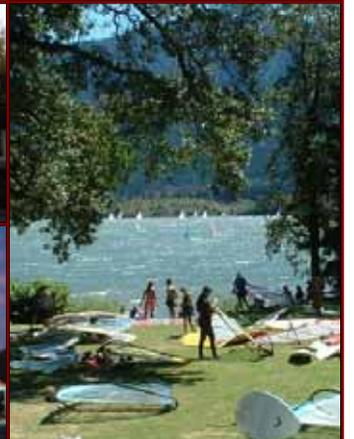


# Stevenson Comprehensive Plan

APRIL, 2013



## **Cover Photo Credits**

From Top Left: Stevenson sign with icicles: Dawn Nielson; Skamania County Fair: John McSherry; Walkway with flowers: Julia Blakley; Rock Cove: Washington Department of Ecology; Fence with design: Julia Blakely; Wind Mountain: John McSherry; Waterfront trail: Mara Haight; Sternwheeler race: John McSherry; Stevenson from Bridge of the Gods: Dawn Nielson; Rock Cove trail: Ben Shumaker; Downtown sidewalk: Paul Striby; Stevenson Elementary: Ben Shumaker; Downtown street: Ben Shumaker; Windsurfers at Bob's Beach: Dawn Nielson; Lighted fire truck in parade: Joanna Grammon; Downtown sunset: Dawn Nielson

# **Stevenson Comprehensive Plan**

## **City of Stevenson, Washington**

**Month, Year**

**Prepared by:**



**Stevenson Planning Department**  
7121 East Loop Road  
PO Box 371  
Stevenson, WA 98648  
(509)427-5970

**With the Assistance of:**



**Cogan Owens Cogan**  
320 Woodlark Building  
813 Southwest Alder Street  
Portland, OR 97205-3111  
(503)225-0192



**Page Intentionally Left Blank**





## **Acknowledgements**

### **City Council**

Frank Cox, Mayor  
Monica Masco  
Julie Mayfield  
Robert Muth  
Moli Thomas  
Amy Weissfeld

### **Planning Commission**

Karen Ashley, Chair  
Pat Albaugh  
Scott Anderson  
Jessie Hargadine  
Paul Hendricks  
Jim Hunt  
Glenn Morris  
Paul Spencer

### **Steering Committee**

Karen Ashley  
David Bennett  
Kari Fagerness  
Humaira Falkenberg  
Chris Ford, Chair  
Paul Hendricks  
Judith Lanz  
Jacob Leonard  
Julie Mayfield  
Dave McKenzie  
Joe Robertson  
Mary Repar  
Angus Ruck  
Scott Sorenson  
Christine Stief  
Angie Waiss

### **City Staff**

Sandy Carlson, Minutes Taker  
Carla Cosentino, Deputy Clerk  
Mary Ann Duncan-Cole, City Administrator  
Eric Hansen, Public Works Director  
Ben Shumaker, Planning Director, Primary Author  
Ken Woodrich, City Attorney



**Page Intentionally Left Blank**





# TABLE OF CONTENTS

## Preliminary Pages

<i>Acknowledgements</i> .....	iii
<i>Table of Contents</i> .....	v
<i>List of Figures &amp; Maps</i> .....	vi
<i>Record of Changes</i> .....	vii

## Chapter 1– Vision & Cornerstone Principles

<i>Vision Statement</i> .....	1
<i>Cornerstone Principles</i> .....	1
<i>Direction for the Future</i> .....	2

## Chapter 2– Plan Purpose & Implementation

<i>What is the Comprehensive Plan?</i> .....	5
<i>Why do we Plan?</i> .....	5
<i>What will the Plan do for Stevenson?</i> .....	6
<i>How does this Plan Relate to Other Plans?</i> .....	7
<i>How will the City Carry Out the Plan?</i> .....	8

## Chapter 3– Goals & Objectives

<i>A Plan for Action</i> .....	11
<i>Goal 1– Community &amp; Schools</i> .....	13
<i>Goal 2– Urban Development</i> .....	17
<i>Goal 3– Housing</i> .....	23
<i>Goal 4– Downtown &amp; Waterfront</i> .....	27
<i>Goal 5– Business &amp; Industry</i> .....	33
<i>Goal 6– Tourism</i> .....	37
<i>Goal 7– Transportation &amp; Circulation</i> .....	41
<i>Goal 8– Utilities &amp; Services</i> .....	45
<i>Goal 9– Parks &amp; Recreation</i> .....	49

## Chapter 4– Maps

<i>Future Land Use Map</i> .....	53
<i>Background Maps</i> .....	57

## Appendices

<i>A– Planning &amp; Public Involvement</i> .....	87
<i>B– Glossary of Terms</i> .....	95
<i>C– Population Report</i> .....	99
<i>D– Parks &amp; Recreation Report</i> .....	105
<i>E– Implementation &amp; Monitoring</i> .....	121
<i>F– Policies Dropped from Consideration</i> .....	129



# LIST OF FIGURES & MAPS

## Chapter 1

*Figure 1.1: Cornerstone Principles* ..... 1  
*Figure 1.2: Comprehensive Plan Structure* ..... 3

## Chapter 2

*Figure 2.1: A System of Plans* ..... 7

## Chapter 3

*Figure 3.1: Plan Goals* ..... 11

## Chapter 4

*Map 4.1: Future Land Use* ..... 55  
*Map 4.2: Vicinity* ..... 59  
*Map 4.3: Base* ..... 61  
*Map 4.4: City Water System* ..... 63  
*Map 4.5: City Sewer System* ..... 65  
*Map 4.6: Streets* ..... 67  
*Map 4.7: Sidewalks & Trails* ..... 69  
*Map 4.8: Parks* ..... 71  
*Map 4.9: Wetlands & Stream Habitat* ..... 73  
*Map 4.10: Frequently Flooded Areas* ..... 75  
*Map 4.11: Geologic Hazards* ..... 77  
*Map 4.12: Existing Land Use* ..... 79  
*Map 4.13: Zoning* ..... 81  
*Map 4.14: Built Environment Constraints* ..... 83  
*Map 4.15: Natural Environment Constraints* ..... 85

## Appendices

*Figure A-1: Plan Development Phases* ..... 87  
*Figure A-2: Public Participation Levels* ..... 93  
*Figure C-1: Population Growth Cycles* ..... 100  
*Figure C-2: Regional Population Dynamics* ..... 101  
*Figure C-3: Population Projection* ..... 102  
*Figure C-4: Stevenson Race & Ethnicity* ..... 102  
*Figure C-5: Stevenson Population Pyramids* ..... 103  
*Figure C-6: Age Comparison* ..... 103  
*Figure C-7: Stevenson Density & Housing Projections* ..... 104  
*Figure E-1: Progress Report Template* ..... 125  
*Figure E-2: Monitoring Schematic* ..... 127





**Page Intentionally Left Blank**





## CHAPTER 1-VISION & CORNERSTONE PRINCIPLES

This plan represents the culmination of the “Chart the Course: Stevenson 2030” visioning process (Appendix A) which began on September 17th, 2009 when the Stevenson City Council directed staff to update the City’s 1984 Comprehensive Plan. Through this process, the City Council sought to give the citizens of Stevenson a strong voice in determining the future of their town.

### Vision

Those citizens have now spoken, and their vision for the future is to proudly look out their window, walk down their street, or return for a visit in 2030 and honestly say:

“Stevenson is a friendly, welcoming community that values excellent schools and a small town atmosphere. The natural beauty is enjoyed by residents and visitors through a network of recreational opportunities. The strength of Stevenson’s economy is built upon high quality infrastructure and a vibrant downtown that provides for residents’ daily needs. Stevenson takes advantage of our unique location on the Columbia River by balancing jobs, commerce, housing, and recreation along the waterfront.”

The Stevenson described by that statement represents the ideal endpoint toward which the City’s future policies, programs, and actions should lead. Far from being an arbitrary and unattainable statement, this endpoint embodies the current citizens’ core desires—their Cornerstone Principles—and carries them through to their logical end.

### Cornerstone Principles

The core desires of Stevenson’s citizens in 2013 are expressed through four cornerstone principles: High Quality of Life, Natural/Scenic Beauty, Healthy Economy, and Active Waterfront.

**FIGURE 1-1: CORNERSTONE PRINCIPLES**



Figure Credit: Nancy Marshall

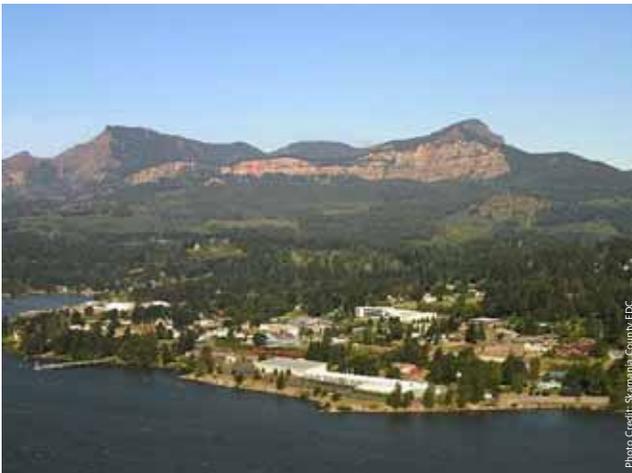
#### High Quality of Life

High Quality of Life represents Stevenson residents’ ability to appreciate their community as a whole while avoiding the many frustrations that commonly befall other localities. This includes the successes shared by the community’s residents, the quality of the schools, services, and utilities, and the general sense of pride that residents have for their community.



## Natural/Scenic Beauty

Natural/Scenic Beauty represents the look and feel that Stevenson exudes through its natural and built environments. This includes not only the innate scenery coveted throughout the Columbia River



Gorge Natural Scenic Area but also the layers of human-created scenery added through architecture, landscaping, transportation infrastructure, and urban development patterns.

## Healthy Economy

Healthy Economy represents Stevenson's ability to leverage capital and support the citizen's individual and collective desires. This includes the promotion and retention of existing businesses, the creation of new jobs, the diversification of economic opportunities, and the financial ability to support taxes benefitting the local community.

## Active Waterfront

Active Waterfront represents Stevenson's utilization of its waterfront assets. This includes the use, restoration, and harmonization of the wide-ranging economic, scenic, recreational, ecological, and residential resource potentials of the Columbia River, Rock Cove, and Rock Creek areas.

Together, these Cornerstone Principles provide the starting point from which future policies should begin. The remainder of this comprehensive plan provides a guide intended to take Stevenson from this starting point toward the envisioned endpoint.

## Direction for the Future

The Comprehensive Plan is structured to provide clear directions for Stevenson to use on its course toward the future. This first chapter describes the key concepts relating to the beginning and ending points of Stevenson's journey. The following chapter answers questions about how the Comprehensive Plan helps the City navigate along the way. Chapter 3 then provides the core of the plan itself by setting nine separate goals which are further refined through specific objectives and tactics.

These Cornerstone Principles, Goals, Objectives, Tactics, and Vision all work together as a coherent system. As depicted in Figure 1-2, the four Cornerstone Principles provide both a foundation for future action and guideposts along the journey. The community's nine Goals are the thread running through, connecting, and tying together each Cornerstone Principle. The Objectives related to each of these Goals ensure that the concepts about where Stevenson should be in the future are turned into present-day actions that actually



lead toward the Vision's chosen destination. Stevenson's Vision occupies the focal point of the Comprehensive Plan and provides impetus for accomplishment of each Objective, which in turn strengthens the focus of the Vision.

**FIGURE 1-2: COMPREHENSIVE PLAN STRUCTURE**



Figure Credit: Ben Shumaker

The maps of Chapter 4 provide a better understanding of the course charted by the Comprehensive Plan by illustrating existing and intended infrastructure, development patterns, and land use. Of all the maps in Chapter 4, the Future Land Use Map is especially important for implementation of the Comprehensive Plan through its guidance on future zoning, annexation, land use, and infrastructure decisions.

Appendices make up the balance of the Comprehensive Plan, provide background on the plan's development process, justify the course selected, and facilitate future plan updates. Appendix A describes the extensive public involvement efforts. Appendix B provides a glossary of terms used in the plan. Appendix C & D offer existing conditions reports on population and parks & recreation. Appendix E allows easy monitoring of the plan's implementation by providing quick reference tables, a monitoring report template for plan Objectives and Tactics, and a schematic connecting implementation to the Vision. Appendix F catalogues the Objectives that were considered during the plan's development but dropped from consideration for any number of reasons.



**Page Intentionally Left Blank**





## CHAPTER 2-PLAN PURPOSE & IMPLEMENTATION

While the previous chapter discusses how the Vision, Cornerstone Principle, Goal, and Objective concepts relate to each other, many will undoubtedly question what the Comprehensive Plan is, why we plan, what the plan will do for a small city like Stevenson, how the Comprehensive Plan relates to other plans, and how the City will carry out the plan.

### What is the Comprehensive Plan?

The Stevenson Comprehensive Plan is an official statement of policies about how the physical, social, and economic resources of the Stevenson area are to be managed to meet the needs of the people now and in the future. Being comprehensive in scope, the plan evaluates all the resources, uses, public facilities, and services in the area and establishes goals and objectives based on this information. While these goals and objectives form the primary planning intentions of the City, the Comprehensive Plan is not itself a regulatory document. Rather, it provides information and ideas that influence future decisions on the policies and actions of public and private entities as they shape growth, development, and change in the Stevenson community.

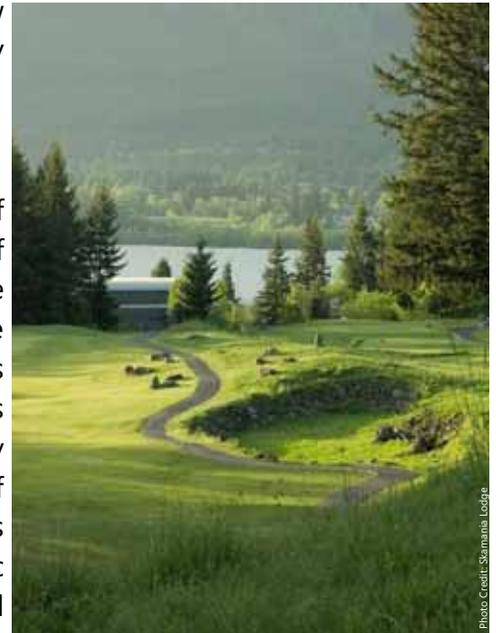


Photo Credit: Summit Lodge

### Why do we Plan?

As a code city in the State of Washington, Stevenson is required to “prepare a comprehensive plan for anticipating and influencing the orderly and coordinated development of land and building uses of the code city and its environs” (RCW 35A.63.060). Unlike the majority of cities in Washington, Stevenson’s comprehensive planning requirements come from RCW 35A.63-“Planning and Zoning in Code Cities”, and it is not required to fully plan under RCW 36.70A, the Growth Management Act. Whereas cities planning under the Growth Management Act are required to establish and continually amend Urban Growth Areas, gain state approval of all development regulations prior to adoption, and include a large number of studies and components within their ongoing planning activities, Stevenson is given a much wider latitude in determining the course and components of its planning system.



Unlike most cities in Washington, Stevenson, Bingen, North Bonneville, and White Salmon share special status as the state’s only cities planning within the confines of the Columbia River Gorge National Scenic Area Act. While this law stipulates Urban Areas that allow minimal expansion and severely limit the types of development that can occur outside of the urban areas, it places no planning requirements on the City. Instead, it increases

Photo Credit: Ben Shumaker



the pressure for Urban Areas to accommodate all the industrial development and a majority of the commercial development that is otherwise prohibited within the Scenic Area. As stewards of land within an Urban Area, Stevenson plans to ensure that it can absorb that pressure while maintaining the special qualities and living conditions important to its citizens.



### **What will the Plan do for Stevenson?**

As stated above, the Comprehensive Plan informs and guides future decisions to ensure that Stevenson remains a place where people want to live, work, and conduct business. In order to do so, this plan must provide useful benefits to the diverse group of players that are likely to initiate growth, development, and change.

#### **Benefits to Citizens & Residents**

The first benefit this Comprehensive Plan has is for the citizens who created it. The future envisioned herein is a direct reflection of the citizens’ desires and the public involvement process described in Appendix A benefited participating citizens by raising their aspirations for their community’s identity and quality and allowing them to have a direct voice in the conduct of their government. Those taking advantage of that opportunity gained the ongoing benefit of being better able to hold City policy makers accountable for carrying out their wishes. Beyond the planning process, this plan collects the City’s desires and intentions into one accessible document and allows all citizens, residents, and property owners knowledge of where changes in neighborhood character and property values are and are not likely.

#### **Benefits to the City**

The Comprehensive Plan helps the City be what its citizens want it to be as conditions change over a period of years. The plan helps the City provide important services in an orderly and cost effective manner by informing and guiding the City’s area plans and strategic plans for transportation, water service, wastewater and stormwater collection and treatment, and other topics. The City’s use of the plan will enhance the public health, safety, and welfare through the inventories, designs, projects, protective measures, coordination of resources, and other implementation mechanisms contained in the Comprehensive Plan.



The plan also provides support in securing grant funds from public and private sources and identifies City projects for inclusion in regional and state-wide plans. Through its display of community stability, reliable services, and guidance of infrastructure investments, the plan also inspires the confidence of potential investors, attracts new sources of economic development, and protects the health of existing businesses.



### Benefits to Partner Agencies

The Comprehensive Plan informs our partner agencies of the City’s intentions and allows them to make plans and take actions accordingly. The information in the plan also provides partners with input for their long-range transportation and utility service plans. When forming partnerships with the City, these agencies benefit from the City coming to the table with a clear and concise agenda. As a documentation of the public’s will, the plan eases potential conflicts between the City and partner agencies with overlapping voting constituencies. When acting as developers, partner agencies benefit from the plan’s indication of what is likely to be permitted and where.

### Benefits to Businesses & Investors

Businesses and investors are key players initiating growth, development, and change in the Stevenson area, and they benefit from this plan’s indications of what is likely to be permitted and where and a knowledge of the stability or change in property values contemplated in the Comprehensive Plan. When public-private partnerships are formed, businesses and investors benefit from having a clear knowledge of the City’s scope of authority and intentions. An often overlooked but extremely important benefit of the Comprehensive Plan is that it allows investors to determine where they are and are not likely to capitalize on the investments of the City, its partner agencies, and other savvy investors.



Photo Credit: Ben Shumaker

### How does this Plan Relate to Other Plans?

While much of the content of this plan is very similar to the 1984 document, the overall format and specific wording has been substantially altered to accommodate changes in demographics and laws. As the City’s primary advisory planning document, the Comprehensive Plan serves as an “umbrella plan” as additional plans are developed by the City, our partner agencies, and private entities. These plans can be categorized into four types: Area Plans, Strategic Plans, Agency Plans, and Private Plans. Each of these types of plans affects and is affected by the Comprehensive Plan in a unique way, and the interaction of these plans can be referred to as a “System of Plans”.

**FIGURE 2-1: A SYSTEM OF PLANS**

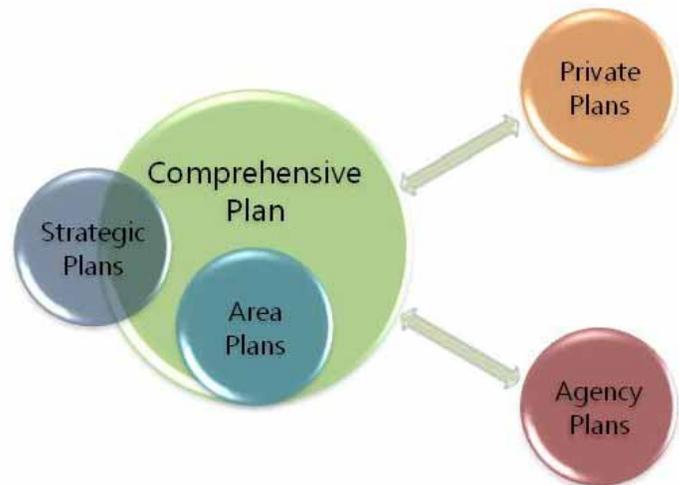


Figure Credit: Ben Shumaker

### Area Plans

Area Plans may be adopted and considered an extension of the Comprehensive Plan. They address specific issues that arise within a defined geographic area or neighborhood rather than the City as a whole. Area Plans include goals and objectives for those areas that are not



specifically addressed in detail in the current Comprehensive Plan. For this reason area plans can also be viewed as “supplements” to the existing Comprehensive Plan. With Stevenson’s 2013 Comprehensive Plan, the 1975 Skamania County Shoreline Management Program is folded into the Comprehensive Plan and will no longer be used as a stand-alone document.

### **Strategic Plans**

Strategic Plans are developed by the City of Stevenson to address topics that involve more than just specific neighborhood goals and objectives. They frequently address extensive development and/or redevelopment issues, and the process to carry out the strategic development. The goals and objectives of these plans are drafted in compliance with the Comprehensive Plan, but are not entirely folded into the plan and still stand alone as documents. Existing Strategic Plans include:

- 1991 City of Stevenson Wastewater Facilities Plan
- 2007 City of Stevenson Water System Plan Update
- 2010 Skamania County Multi-Jurisdictional Natural Hazard Mitigation Plan
- Stevenson Capital Facilities Plan

### **Agency Plans**

Agency Plans are developed by agencies outside of the city. In most instances, City staff seeks to maintain intergovernmental cooperation in the development of these plans. The staff also works with these other units of government as they create plans relating to issues in their jurisdictions which have an impact on the City. The goals, objectives, and policies included in these plans are important to the City and assist in guiding land use decisions within City boundaries. These plans exist independently of the Comprehensive Plan and include:

- Management Plan for the Columbia River Gorge National Scenic Area
- Port of Skamania County Comprehensive Scheme of Harbor Improvements
- Skamania County Comprehensive Plan
- Skamania County Parks & Recreation Master Plan
- Skamania County Regional Transportation Plan
- SR 14 Scenic Corridor Management Plan

### **Private Plans**

Private Plans are developed by individuals, businesses, and investors. They typically address specific sites or buildings within or, in select instances, near the City. When the goals and objectives that private entities develop for their sites are not consistent with the City’s goals and objectives, City officials and staff work with these entities to explain the City’s stance and build toward an understanding of whether the private plans or the City plans can be changed in a mutually satisfactory manner.

## **How will the City Carry Out the Plan?**

The City can only move toward its Vision through the continued use, evaluation, and when necessary, amendment to the Comprehensive Plan. In the course of implementing the goals and objectives of the Comprehensive Plan, the City will use much of the diverse array of tools at its disposal. These tools can be classified under three distinct categories: those used when the City undertakes projects,



those used when the City partners with others to undertake projects, and those used when the City reviews projects undertaken by others.



City projects may involve:

- Completing inventories, studies, and research in advance of more formal plans or projects;
- Completing Area and Strategic plans as discussed above;
- Adopting development regulations, such as the building, land division, and zoning codes, construction standards for public works projects, and others;
- Funding projects and acquiring property through taxes, utility/user fees, and grant dollars.

The tools above may also be used for projects involving partnerships with others, such as:

- Entering into interlocal agreements or memoranda of understanding with partner agencies;
- Contracting with partner agencies or private entities to perform specific duties;
- Establishing public-private partnerships for certain beneficial projects.

City reviews of its own projects and those initiated by others may involve:

- Reviewing, conditioning, and denying development proposals within city limits to ensure compliance with the appropriate development regulations;
- Commenting on projects within or outside of city limits that may impact Stevenson’s ability to accomplish the goals and objectives of the Comprehensive Plan;
- Interpreting the City’s development regulations regarding their effect on projects and uses not specifically addressed within the regulations or the Comprehensive Plan.

Lastly, the Comprehensive Plan should be viewed as a living document that is both rigid enough to hold the City on a chosen course over an extended period of growth, development, and change, and flexible enough to accommodate a wide variety of anticipated and unforeseen conditions. The desires of the citizens will change over time as demographics change, political environments change,



and as the Goals and Objectives of this plan are accomplished. A plan amendment cycle should be established that creates a method by which City policy makers can conduct an orderly and efficient review of changes proposed by Comprehensive Plan users. Establishing and carrying out such an amendment cycle is a key aspect of implementing the Comprehensive Plan and ensures the plan’s continued use, evaluation, and relevance and should be conducted on a regular basis.



**Page Intentionally Left Blank**





## CHAPTER 3-GOALS & OBJECTIVES

The Stevenson Comprehensive Plan uses nine Goals to focus the community's Cornerstone Principles and refine the citizens' Vision. Like the Cornerstone Principles, the topics of these Goals closely relate to the community's day-to-day needs and desires. Like the Vision, these Goals are broad, general statements describing the ultimate endpoint where the actions taken on their behalf should lead.



### A Plan for Action

This Chapter's nine main sections correspond to the nine Goals. After a brief introduction, each Goal is followed by a six-column matrix containing information about how that Goal can be achieved. When viewed as a whole, the six columns serve as an Action Plan designating what, why, how, and when activities should be done and who should do them.

**FIGURE 3-1: PLAN GOALS**

### Stevenson Comprehensive Plan Goals

**Goal 1—Community & Schools:** The Stevenson community is active and engaged and provides excellent schools and diverse activities for its youth.

**Goal 2—Urban Development:** Development within the Stevenson Urban Area wisely considers the long-term interests of the community.

**Goal 3—Housing:** A variety of housing options accommodates all residents.

**Goal 4—Downtown & Waterfront:** A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.

**Goal 4A—Waterfront:** The waterfront is an extension of the downtown core and a place where people live, work, and play.

**Goal 5—Business & Industry:** Stevenson supports businesses that employ its residents and meet community needs.

**Goal 6—Tourism:** Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.

**Goal 7—Transportation & Circulation:** Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.

**Goal 8—Utilities & Services:** Reliable utilities and convenient services fulfill the needs of the current and future community.

**Goal 9—Parks & Recreation:** Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.



## Objectives

The first column of the Goal matrices describes what should be done through a list of Objectives that are intended to bring each Goal to fruition. Objectives are action-oriented statements for the City to undertake when implementing the Comprehensive Plan.

## Tactics

Depending on the complexity of an Objective, specific Tactics may be listed in the second column of the Goal matrices. Tactics behave similarly to Objectives but are more detailed. Tactics listed in the matrices encapsulate ideas developed through the planning process, but they are not intended to be an exclusive or exhaustive list of actions that may lead to the accomplishment of each Objective over the course of plan implementation.

## Cornerstone Principles

The Cornerstone Principles listed in the third column justify why each Objective was included in the Comprehensive Plan to help users understand how important each Objective is to the community and prioritize them for future action.

## Responsible Department

The Responsible Department column describes who is expected to undertake an Objective by listing the name of one or more City departments. As lead, the departments listed in this column should ensure that each Objective is carried out in an appropriate manner.

## Likely Partners

The fifth column provides an initial understanding of how Objectives will be accomplished by listing the Likely Partners that will be engaged by the City while working on an Objective. Though this list of potential partners focuses on governmental agencies, organized groups of stakeholders, and specific types of property owners, the community at-large should always be considered a likely partner and engaged throughout plan implementation.

## Timeline

The final column, Timeline, acts as a guide for future City work plans by establishing priorities for implementation. The Timeline indicates when an Objective should be undertaken through four designations:

- Ongoing– These Objectives should be at the fore-front of City thought at all times and initiated when the opportunity or need arises;
- Short-Term– These Objectives are the highest priority, and should be undertaken within three years of plan adoption;
- Mid-Range– These Objectives are either of lesser importance than, or will not be as effective if undertaken before, the Short-Term Objectives. The timeline for accomplishing such activities ranges from three to eight years;
- Long-Term– These Objectives are even further out than Mid-Range Objectives and will not likely be a City priority in the immediate future. Such activities should be monitored for “ripeness” over the course of plan implementation, but generally will not be undertaken within the next eight years.



## Goal 1– Community & Schools



**“The Stevenson community is active and engaged and provides excellent schools and diverse activities for its youth.”**

The City of Stevenson can only be as strong as the community it serves. This Goal seeks to strengthen the Stevenson community by emphasizing the retention and development of community bonds that are built through active communication, governmental coordination, quality education, community attractiveness, and a diverse array of cultural opportunities.

Stevenson’s schools and youth are particularly important to the community. The location and quality of the schools have a significant impact on the City’s economic development initiatives, transportation system, utilities, and residential areas. While the City does not intend to take the primary role in providing educational and youth activities, the encouragement and development of such activities are vitally important to the community’s overall health.

The City’s actions leading to the fulfillment of this Goal acknowledge its sometimes limited involvement with its subject matter, but the Objectives and Tactics contain concrete methods by which the City can foster community development, improve educational and youth activities, and promote cultural opportunities and awareness.

OBJECTIVE	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB	HE	AW			
<b>Goal 1– Community &amp; Schools</b>							
1.1– Develop a high level of communication with the community regarding decisions and events affecting the city.					Administration	Chamber, SBA	Ongoing
1.1-1– Use media such as a City website, Facebook page, and newsletter in addition to the methods required by law.							
1.2– Provide opportunities for citizens to participate and express their views to City officials.					Administration		Ongoing
1.2-1– Solicit and use citizen knowledge and ideas in the development of City policies, goals, and objectives.							
1.3– Ensure that the monitoring reports contained in Appendix D are submitted to the Council annually prior to budget adoption.					All Departments		Ongoing
1.4– Develop a high level of coordination among all levels of government.					Administration		Ongoing
1.5– Ensure that the plans and actions related to land use by special districts, County, State, and federal agencies are consistent with the Stevenson Comprehensive Plan.					Planning		Ongoing
1.6– Coordinate activities such as school site selection and school building use to complement surrounding neighborhood and recreational uses.					Administration & Planning	SCSD	Ongoing
1.6-1– Encourage the use of schools for recreation, open space, and meeting rooms whenever their uses do not conflict with the primary educational purpose of the schools.							
1.7– Facilitate the school district's efforts to provide quality educational programs now and into the future.					Planning	SCSD, Parent Groups	Ongoing
1.7-1– Establish flexible zoning regulations for schools and related activities to ensure the schools' ability to enhance facilities.							
1.8– Support the school district's efforts to enhance community involvement in schools.					Administration	SBA, SCSD	Ongoing
1.8-1– Provide opportunities for student involvement and partnerships in City government, projects, and activities.							



OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL NSB HE AW			
<b>Goal 1– Community &amp; Schools</b>					
1.9– Support vocational and workforce training programs that build skills serving the needs of existing and future employment opportunities and businesses in the area, especially in the forestry and timber industries.			Administration	EDC, SBA, SCSD, Parent Groups, Work-Source	Short-Term
1.10– Facilitate and encourage the regional library system to maintain the high level of educational service to the community.			Administration	FVRL	Ongoing
1.11– Support the Columbia Gorge Interpretive Center, especially in their educational and children’s programming efforts.			Administration	CGIC	Ongoing
1.12– Develop and enhance cultural opportunities.					
1.12-1– Facilitate and support development of a bricks-and-mortar performing arts center.					
1.12-2– Develop a public art plan.					
1.12-3– Install public art in key locations throughout the City, especially along the Columbia River waterfront.					
1.12-4– Develop an interpretive signage plan.			Administration & Planning	CGIC, Chamber, County, SBA, SPAF	Mid-Range
1.12-5– Install interpretive signs in key locations through the City, especially highlighting Stevenson’s unique relationship with the Columbia River.					
1.13– Support community-based activities and events that cater to residents of Stevenson, especially during the winter months.			Administration	Chamber, County, SBA	Ongoing

OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB	HE AW			
<b>Goal 1– Community &amp; Schools</b>						
1.14– Conduct an inventory of community assets.				Administration	Chamber, EDC, Port	Short-Term
1.15– Preserve and protect historic and prehistoric cultural resources.				Administration	Chamber, EDC, Port	Short-Term
1.15-1– Conduct an inventory of known historic and prehistoric cultural resources.				Administration	Chamber, EDC, Port	Short-Term
1.15-2– Establish design standards for land divisions to minimize the disturbance and/or removal of known historic and prehistoric cultural resources.				Administration	Chamber, EDC, Port	Short-Term
1.15-3– Educate property owners on the appropriate protocols to use when cultural resources are inadvertently discovered.				Administration	Chamber, EDC, Port	Short-Term
1.16– Encourage preservation and rehabilitation of areas and buildings of historic value.				Administration	Chamber, EDC, Port	Short-Term
1.16-1– Consider developing a historic preservation plan for local historic buildings and sites.				Administration	Chamber, EDC, Port	Short-Term
1.16-2– Encourage private enterprise and intergovernmental agreements that will preserve historic areas and buildings. Preservation of such spaces should not reduce the density which can be achieved on the site.				Administration	Chamber, EDC, Port	Short-Term
1.17– Provide a clean, visually attractive community.				Administration	Chamber, EDC, Port	Short-Term
1.17-1– Facilitate and support activities to beautify the community, such as a Community Beautification Day.				Administration	Chamber, EDC, Port	Short-Term
1.17-2– Establish a high enforcement area for nuisances in highly visited areas of the city, such as along Second and First streets, Cascade Avenue, and Rock Creek Drive.				Administration	Chamber, EDC, Port	Short-Term
1.17-3– Establish strategies to reduce noise and light pollution.				Administration	Chamber, EDC, Port	Short-Term



## Goal 2– Urban Development



### **“Development within the Stevenson Urban Area wisely considers the long-term interests of the community.”**

From the banks of the Columbia River to timbered foothills; from a heavily travelled main street to seldom-seen clusters of housing, the Stevenson Urban Area offers opportunities and challenges for future expansion, redevelopment and improvement. This Goal emphasizes Stevenson’s ability to welcome new residents and businesses while integrating them into the diverse ecological and urban environments characteristic of the area.

The Urban Area boundary established by the Columbia River Gorge National Scenic Area places strict limits on Stevenson’s ability to expand, effectively creating an island of limited land base. Simultaneously, the Scenic Area’s own restrictions on the types and intensities of uses allowed outside of Urban Areas turns Stevenson into a target for industrial, commercial, and higher density residential development. In developing the actions leading to the fulfillment of this Goal, the City gave special consideration to the dynamics of these unique forces.

Welcoming these changes is not without its challenges. Much of the vacant land close to the urban core has been left vacant due to the presence of development constraints such as wetlands or steep slopes. Development of the vacant lands on the periphery is hindered by the presence of similar constraints and made more difficult by the lack of existing urban services.

The issue, however, is when, where, and how development should occur and not whether it should happen. Stevenson can fulfill its role as a target, as an island, and as a place for residents and visitors to live, work, and play. Development meeting these needs can be compatible with the natural features and resources of the area through orderly, efficient, healthy, pleasant, and smart growth. The Objectives and Tactics below focus on balancing economic forces of growth and change with the important functions and values of the natural environment, managing land use, and enhancing the natural and scenic qualities of Stevenson.

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES HQL NSB HE AW	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
<p><b>Goal 2– Urban Development</b></p> <p>2.1– Protect the natural and scenic qualities of the area by regulating land use and carefully managing urban change.</p> <p>2.2– Preserve, protect, and enhance the functions and values of ecologically sensitive areas (habitat areas, wetlands) with special consideration given to anadromous fisheries, as required by the Growth Management Act.</p>	<p>2.2-1– Regulate land use within and adjacent to ecologically sensitive areas while allowing for the reasonable use of private property.</p> <p>2.2-2– Consider establishing a funding source to acquire ecologically sensitive areas.</p> <p>2.2-3– Conduct a Urban Area-wide inventory of ecologically sensitive areas.</p> <p>2.2-4– Encourage agreements that will preserve ecologically sensitive areas in appropriate proportions consistent with available resources. Provision of such open spaces should not reduce the density which can be achieved on the site</p> <p>2.2-5– Establish a stream corridor management plan and program.</p> <p>2.2-6– Consider stream corridors for multiple use in conformance with other plans.</p> <p>2.2-7– Regulate the use of fill in stream corridors.</p> <p>2.2-8– Maintain stream corridors in a natural state, preserving tree lines and vegetation wherever possible.</p>		<p>Planning</p>	   	<p>Ongoing</p> <p>Short-Term</p>



OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL NSB HE AW			
<b>Goal 2– Urban Development</b>  2.3– Establish a vegetation conservation and management plan and program for all areas of the city. The program should provide for the replacement, planting, preservation, and maintenance of trees and native vegetation.	2.3-1– Prefer, preserve, and encourage the use of native vegetation on City-owned land. 2.3-2– Educate property owners on the benefits of trees and native vegetation. 2.3-3– Establish design standards for land divisions to minimize removal of trees and native vegetation. 2.3-4– Establish design standards for land divisions requiring new plantings when trees and/or native vegetation are removed.		Public Works		Mid-Range
	2.4– Establish landscaping standards and guidelines.	2.4-1– Consider establishing landscaping standards in heavily travelled and commercial, industrial, and recreational areas. 2.4-2– Consider developing landscaping guidelines for residential areas.		Planning	
2.5– Manage outstanding scenic views and sites for the benefit of the community.	2.5-1– Consider acquiring highly prized scenic areas or viewsheds. 2.5-2– Establish design standards for land divisions to preserve scenic views.				
	2.5-3– Consider regulating building heights, tree plantings, and aboveground utility lines within scenic viewsheds. 2.5-4– Encourage agreements that will preserve scenic areas in appropriate proportions consistent with available resources. Provision of such scenic spaces should not reduce the density which can be achieved on the site.		Administration & Planning		Mid-Range

OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL NSB HE AW			
<b>Goal 2– Urban Development</b>					
2.6– Protect public and private property and human safety from hazards such as critical aquifer pollution, frequent floods, geological hazards, and fire.	<p>2.6-1– Establish development standards for lands known to have severe limitations.</p> <p>2.6-2– Establish development standards for flood plains to minimize flood hazard vulnerability.</p> <p>2.6-3– Establish standards for the Rock Creek slide to minimize soil movement.</p> <p>2.6-4– Establish development standards to ensure safety near gas pipelines.</p>		Planning		Short-Term
2.7– Periodically review and revise the Future Land Use and Zoning maps to accommodate changes in community needs.	<p>2.7-1– Consider designating areas not served by the public sewer and/or water systems as an “urban reserve” until such systems are made available .</p> <p>2.7-2– Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts.</p> <p>2.7-3– Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing.</p> <p>2.7-4– Consider redesignating lands currently designated for industrial use which are unlikely or undesirable to be developed for such uses.</p> <p>2.7-5– Consider location and suitability of land for urban uses and established need when designating Future Land Uses and Zoning districts.</p>		Administration & Planning		Ongoing
2.8– Establish policies to review annexation proposals.	2.8-1– Prefer annexation of developed areas abutting the city.		Planning		Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE			
<b>Goal 2– Urban Development</b>							
2.9– Encourage the establishment of a subarea plan and land use regulations within the unincorporated Urban Area.	2.9-1– Encourage maintaining existing forest and farm uses within the unincorporated Urban Area. 2.9-2– Discourage development within the unincorporated Urban Area until suitable land within the City has been developed. 2.9-3– Ensure the highest and best use of riverfront properties within the unincorporated Urban Area by protecting them from development and redevelopment until urban utilities and services can be provided.					County	Short-Term
2.10– Use the type, location, and phasing of public facilities as a factor to guide urban expansion.	2.10-1– Manage urbanization through the expansion of public infrastructure such as the sewer and water systems.					Planning & Public Works	Ongoing
2.11– Manage lands bordering the National Scenic Area boundary to ensure habitat and recreational connectivity.						Planning	Ongoing
2.12– Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.						Building & Planning	Ongoing
2.13– Establish standards for urban development that encourage mixtures of land uses and intensities.	2.13-1– Consider establishing incentives and/or special standards for infill projects.					Planning	Mid-Range
2.14– Ensure development review processes are prompt, predictable, open, and uncomplicated.						All Departments	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES HQL NSB HE AW	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
<p><b>Goal 2– Urban Development</b></p> <p>2.15– Minimize the impacts of abutting conflicting land uses by subjecting the more intensive land use or the site being developed to special site development standards.</p>			Planning		Ongoing



## Goal 3– Housing



**“A variety of housing options accommodates all residents.”**

Stevenson is home to a diverse array of individuals with broad differences in preference and financial capability. These differences are reflected in the size, type, density, and price ranges of the homes residents occupy. This Goal emphasizes the importance of Stevenson’s residential neighborhoods to the overall vitality of the city.

Over the past twenty years Stevenson has experienced shifting trends that greatly affect the housing its residents seek. It has shifted from a remote rural outpost to an outer-rim bedroom community for the Portland-Vancouver area. It has shifted from a year-round home of blue-collar millworkers to a center for tourism and seasonal occupants having a greater dependence on service industry workers. Housing affordability has been important throughout all of these shifts and will continue to be important during the shifts that are likely to occur over the next twenty years.

The City understands the importance of housing quality and affordability, and the Objectives and Tactics leading to this Housing Goal reflect this understanding through their focus on maintaining and improving existing residential areas and adding new residential areas to accommodate the mixed preferences and financial capabilities of the community.

OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB HE AW			
<b>Goal 3– Housing</b>					
3.1– Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.			Planning		Ongoing
3.2– Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.			Planning	Realtors	Short-Term
3.3– Develop affordable housing goals.			Planning	CGHA	Short-Term
3.4– Establish property maintenance ordinances.			Administration		Ongoing
3.5– Consider establishing innovative taxing methods and development incentives to ensure vitality and preservation of established residential areas.			Administration & Planning		Ongoing
3.6– Review and carefully consider the immediate and long term effects of fees, charges, regulations, and standards on dwelling costs.			Administration & Planning	County	Short-Term



OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL NSB HE AW			
<b>Goal 3– Housing</b> 3.7– Ensure major residential developments and high density residential areas provide adequate open space and recreation areas.	3.7-1– Establish design standards for land divisions to provide open space and recreation areas. Provision of such open spaces should not reduce the density which can be achieved on the site. 3.7-2– Conduct an inventory of undeveloped areas to determine potential opportunities for provision of open space and recreation areas.	 	Planning		Ongoing
	3.8– Review all development proposals for compatibility with surrounding established residential areas. Policies related to land use, transportation, public facilities, and utilities should seek to maintain and enhance the quality of these areas.	 	Planning		Ongoing



**Page Intentionally Left Blank**





## Goal 4– Downtown & Waterfront



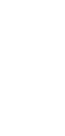
**“A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.”**

Standing anywhere in downtown Stevenson and looking around, observers easily understand how enviable the setting is. The views change constantly as clouds and wisps of fog move in, out and through the mountainous terrain, as the sun moves daily from east to west and shifts seasonally to the south and north, and as the wind shifts the direction of the Columbia River’s waves. Functionally, the downtown area is kept compact by the boundaries of the Columbia River, Rock and Kanaka creeks, and the steep slopes rising as the Cascade foothills. This Goal emphasizes maintaining and enhancing the look, functionality, and vitality of the downtown core.

**“The waterfront is an extension of the downtown core and a place where people live, work, and play.”**

The Columbia River, Rock Creek, and Rock Cove waterfronts are key components to improving the look and function of downtown Stevenson and are acknowledged here as a Sub-Goal. The availability of land on Stevenson’s Columbia River waterfront is unique within the Gorge where railroads and highways either form barriers to waterfront property access or are the waterfront property owners themselves. The scenic assets of Rock Creek and Rock Cove add additional growth potential for development and redevelopment on their abutting lands. This growth, development, and change can be managed to benefit current and future residents and visitors.

The Objectives and Tactics selected to achieve this Goal and Sub-Goal focus on developing Area Plans, improving the appeal of the area through public and private activities, and ensuring the functionality of the area through proper infrastructure and uses.

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE			
<b>Goal 4– Downtown &amp; Waterfront</b>							
4.1– Revise the “Downtown Plan” to encourage improving the downtown commercial area to support local needs and expand the recreation and tourist industry.	4.1-1– Establish programs to beautify the downtown core. 4.1-2– Consider establishing downtown design standards and/or guidelines.				Planning	SBA	Mid-Range
4.2– Periodically review and revise the downtown commercial area boundary, basing the location, type and amount of commercial activity on community need.	4.2-1– Ensure the commercial area boundary encourages compactness and is pedestrian-oriented.				Planning	EDC, SBA	Short-Term
4.3– Periodically review and revise zoning ordinances to diversify and enhance the downtown economy.	4.3-1– Protect commercial space from incompatible uses, such as industrial. 4.3-2– Encourage adaptive reuse in the design of new downtown buildings. 4.3-3– Ensure the viability, salability, and re-buildability of existing single-family homes in the downtown area by including zoning provisions such as designating all homes built prior to January 1st, 2013 as permitted uses or incorporating generous continuation policies for nonconforming single-family uses. 4.3-4– Consider allowing new single-family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes too small to support new commercial uses.				Planning	Chamber, EDC, SBA	Ongoing
4.4– Encourage more intensive use of existing commercial space.					Administration	Chamber, EDC, SBA	Ongoing
4.5– Retain government administrative facilities in the downtown commercial area.					Planning	County, DSHS, Port, USPS	Ongoing



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE			
<b>Goal 4– Downtown &amp; Waterfront</b>							
4.6– Encourage enhancing the Courthouse lawn as a more attractive community gathering space.					Administration	County	Short-Term
4.7– Ensure that both public and private properties located along entrances to Stevenson are attractively maintained.					Public Works	Private Property Owners	Ongoing
4.8– Establish standards to encourage relocation or burial of powerlines in the downtown commercial area and other areas where views are affected.					Planning & Public Works	Private Utilities, PUD,	Short-Term
4.9– Revise sidewalk construction programs to minimize the replacement of street trees.					Public Works		Mid-Range
4.10– Provide better connections between downtown and the waterfront.	4.10-1– Consider converting Russell Street into a pedestrian mall between Second and First streets. 4.10-2– Consider improving sidewalks and street crossings and installing public art and seating areas on Russell Street from downtown to the waterfront.				Planning & Public Works	Port, SBA	Mid-Range
4.11– Consider establishing a Parking and Business Improvement Area to support downtown improvements, such as a rehabilitation grant or loan program for downtown buildings or provision of visitor amenities.					Administration	Chamber, EDC, SBA	Short-Term
<b>Goal 4A– The waterfront is an extension of the downtown core and a place where people live, work, and play.</b>							
4A.1– Support development of improved river access in the Stevenson area.	4A.1-1– Improve waterfront access and control erosion through coordinated stabilization programs.				Public Works	County, Port	Short-Term

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE			
<b>Goal 4– Downtown &amp; Waterfront</b>							
4A.2– Establish a Shorelines Master Program to guide the balanced development of industrial, commercial, residential, recreational, and natural uses.	<p>4A.2-1– Encourage the use of the riverfront for commercial, residential, recreation, and open space purposes consistent with the Shorelines Management Act.</p> <p>4A.2-2– Protect, enhance, and maintain the natural, scenic, historic, architectural, and recreational qualities along the River.</p> <p>4A.2-3– Support recreational activities on the public lands and waters of the Columbia River, Rock Cove, and Rock Creek.</p>				Administration & Planning	CGIC, Chamber, County, Port, Property Owners, SBA	Short-Term
4A.3– Manage lands abutting the Columbia River and Rock Creek for the benefit of the community.	<p>4A.3-1– Review all proposals for shoreline use for compatibility with the goals and policies of the Skamania County Shoreline Management Master Program.</p> <p>4A.3-2– Review development proposals located on or near banks and floodway of the River and creeks to maintain the recreation and open space potential while promoting healthy and visually attractive environments.</p> <p>4A.3-3– Review land use policies to ensure compliance with the Shorelines Management Master Program.</p>				Planning & Public Works	County, Port, Property Owners	Ongoing
4A.4– Reduce impediments to attracting waterfront investors.	<p>4A.4-1– Enhance Cascade Avenue as the main waterfront street.</p> <p>4A.4-2– Use various marketing techniques to attract waterfront investors, such as a “Come on in, the water’s fine” slogan.</p>				Administration Public Works & Planning	Chamber, EDC, Port, Property Owners SBA	Short-Term



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE AW			
<b>Goal 4– Downtown &amp; Waterfront</b>							
4A.5– Consider repurposing the Tichenor Building for retail and lodging purposes.					Planning	EDC, Port	Long-Term
4A.6– Encourage development of a landscaping plan for the fairgrounds.					Planning	County	Ongoing
4A.7– Support development of a large waterfront gathering place, such as a amphitheater for community events.					Administration	Port, SBA	Long-Term



**Page Intentionally Left Blank**





## Goal 5– Business & Industry



### **“Stevenson supports businesses that employ its residents and meet community needs.”**

The mix of businesses and industries in Stevenson ranges from creative, locally-owned establishments, to regionally-respected firms, to nationally-recognized institutions. These businesses employ and serve Stevenson’s residents and contribute to the positive atmosphere of Stevenson’s commercial and industrial areas. This Goal seeks to contribute to the success of existing businesses, develop new economic opportunities, and ensure that the local business community remains a healthy component of Stevenson’s overall vitality.

Making productive use of Stevenson’s existing people, facilities, and resources is particularly important to the city’s economic future. This includes building on the forest industries so important to Stevenson’s early development, the high tech industries thriving in the region, and other as-yet unidentified resources which will put Stevenson on the cutting edge of the economic future of the Gorge and Pacific Northwest.

While the City recognizes the limited role government has in business conduct, it also recognizes the importance of businesses to the citizens, residents, and visitors. The Objectives and Tactics that will advance the City toward its economic goals seek to create an accommodating economic environment through consistent dialogue with the business community, support of targeted economic growth and diversity programs, and provision of appropriate land, facilities, infrastructure and services.

OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE	
	HQL	NSB HE AW				
<b>Goal 5– Business &amp; Industry</b>						
<p>5.1– Establish an economic program and strategy to support development of a healthy, diversified economy which will provide local employment and support for businesses and services.</p>	 	 	<p>Administration &amp; Planning</p>	<p>Chamber, County, EDC, MCEDD, Port, SBA</p>	<p>Short-Term</p>	
						<p>5.1-1– Provide areas and incentives for development of non-polluting, light industrial activities.</p> <p>5.1-2– Designate additional areas for various types of industrial activity as needs change and demand develops. The designations should ensure the viability of and compatibility with surrounding properties.</p> <p>5.1-3– Consider establishing incentives for development that meets the City's economic development and diversification goals and objectives.</p>
<p>5.2– Attract businesses that provide family-wage jobs to start-up, expand or locate in Stevenson.</p>	 	 	<p>Administration</p>	<p>Chamber, EDC, Port, SBA</p>	<p>Ongoing</p>	
						<p>5.2-1– Support establishment of a recruitment program to attract industry to Stevenson.</p>
						<p>5.2-2– Survey citizens to determine what additional services they need.</p>
						<p>5.2-3– Facilitate and support business incubators, mentoring programs, and other strategies to assist start-up businesses.</p>
						<p>5.2-4– Attract development of industries and companies that relate to existing local resources, such as the forestry and natural resource industries of the area.</p> <p>5.2-5– Conduct a cluster analysis to determine which businesses and industries would supplement and benefit from the industries currently in the region.</p>



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE AW			
<b>Goal 5– Business &amp; Industry</b>							
5.3– Establish strategies to retain and grow existing businesses.	5.3-1– Conduct an annual inventory of local businesses. 5.3-2– Periodically survey local businesses to understand how the City can support their success and growth.				Administration	Chamber, EDC, Port, SBA	Ongoing
5.4– Support networking opportunities such as the “Chamber Breaks.”					Administration	Chamber	Ongoing
5.5– Facilitate and support provision of adequate utility, transportation, and communications infrastructure to meet the needs of Stevenson’s business community.					Administration	County, EDC	Ongoing
5.6– Support the development of industrial lands and buildings.					Administration	Count, EDC, Port	Ongoing
5.7– Promote Stevenson’s local resources and amenities (e.g., low energy costs, fiber optics) and location near the I-5, I-84, and railroad corridors to attract industry and commerce to ensure tax base stability.					Administration	Chamber, EDC, Port, SBA	Ongoing
5.8– Preserve lands designated for industrial use for that use, protect them from incompatible uses, and ensure access to good infrastructure.	5.8-1– Consider the feasibility and benefits of establishing industrial areas along Ryan Allen Road near the garbage transfer station. 5.8-2– Consider regional tax sharing programs as an alternative to developing industrial land in Stevenson.				Planning	EDC, Port	Ongoing
5.9– Establish standards for industrial land use to encourage nonpolluting, environmentally safe, light industries.					Planning	EDC, Port	Mid-Range



**Page Intentionally Left Blank**





## Goal 6– Tourism



**“Stevenson attracts visitors by providing and promoting a variety of tourist amenities and activities.”**

The degree to which a community can capture outside financial resources is the key to how prosperous that community is and how competitive it is in relation to other communities. For the first 75 years of its existence, Stevenson’s prosperity was based on logging, mining, fishing, and other natural resource extraction industries. In the past quarter century however, the focus has shifted from the extraction of natural resources to the industries based on the amenities natural resources provide. By 2000 visitors and tourists enjoying Stevenson’s natural resources contributed almost 75 cents to every retail dollar spent in Skamania County. This Goal is included in the Comprehensive Plan as an acknowledgement of the tourist contribution to Stevenson’s overall prosperity.

While Stevenson has been a leader in tourism accommodation and promotion of innovative tourist and visitor amenities, more and more communities are gaining ground through the initiation of similar efforts. The Objectives and Tactics of this Goal seek to maintain and improve our status as a tourist destination through continued tourism promotional efforts and by encouraging businesses and amenities that will improve the experiences of Stevenson’s visitors.

OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB	HE AW			
<b>Goal 6– Tourism</b>						
6.1– Balance and manage tourism to benefit the local economy and yet protect Stevenson’s quality of life.				Administration		Ongoing
6.2– Promote the City’s attractions and activities through media such as websites, brochures and signage.				Administration	Beacon Rock, FoG Cascade Locks	Ongoing
6.3– Facilitate and encourage Stevenson to become the year-round recreation and tourist destination center of the County and Central Gorge.				Administration	County, Port, EDC, State Parks	Ongoing
6.4– Encourage cross-promotion of visitor-oriented businesses and services.				Administration	CGIC, Chamber, Port, SBA	Ongoing
6.5– Support development and enhancement of cultural and educational activities for citizen and visitor enjoyment.				Administration		Mid-Range
6.6– Provide access from the waterfront to other parts of town via safe, attractive, and convenient walkways.				Public Works		Ongoing



OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL	NSB			
<b>Goal 6– Tourism</b>						
6.7– Encourage development of mountain biking and hiking trails and other visitor amenities on the public lands immediately outside of Stevenson.				Administration	BPA, Bike groups, County, FoG, USFS, WaDNR,	Ongoing
6.8– Establish a quiet zone at railroad crossings within the city.				Public Works	BNSF, Chamber, SBA, Port	Short-Term



**Page Intentionally Left Blank**





## Goal 7– Transportation & Circulation



**“Multi-modal transportation options provide people and goods with safe, efficient, and convenient options.”**

The transportation system is probably the most visible and frequently used service provided by the City of Stevenson. Whether traveling to work, joy-riding through the Gorge, leisurely strolling through the neighborhood, or waiting for a delivery, the residents, visitors, and businesses of Stevenson rely on the City for a functional and convenient transportation and circulation system. This Goal emphasizes methods by which the City can ensure its transportation system meets community needs.

Stevenson’s existing transportation and circulation system has shifted modes and focuses over its long history. The original Plat of Stevenson was a gridiron pattern that enabled easy internal circulation for pedestrian and horse traffic and focused on the Columbia River and Stevenson Landing as the primary mode of external transportation. When the railroad came through town, the focus shifted from the river uphill to where the rail line met dirt streets and boardwalk sidewalks. As automobile use grew and the city expanded away from its original riverside terrace, this gridiron pattern had to be altered to accommodate the steep Gorge slopes, the many creekside canyons and ravines cutting through these slopes, and the existing oddly-intersecting logging roads on the then-periphery. With the continued dominance of the automobile, the focus again shifted uphill to the new paved state highway, cul-de-sacs and dead-ends became commonplace methods for dealing with the creekside ravines and canyons, and sidewalks waned in importance.

Stevenson plays the lead role in ensuring the continual shifts in transportation modes occur in a way that benefits residents, visitors and businesses. The Objectives and Tactics of this Goal allow the City to accommodate these changes by focusing on improving the function, management, and look of existing transportation options and increasing the nonautomotive aspects of the system.

OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE	
	TACTICS	HQL	NSB				HE
<b>Goal 7 – Transportation &amp; Circulation</b>							
<p>7.1– Develop a long range transportation plan.</p> <p>7.2– Establish and manage the transportation system in a manner which contributes to community appearance and livability, recognizes and respects the characteristics of natural features, and minimizes the effects on abutting land uses.</p> <p>7.3– Develop a transportation system that provides all citizens with transportation choices and alternatives</p> <p>7.4– Develop a plan for safe and convenient alternate forms of transportation, such as bikeways, walkways, and pathways.</p> <p>7.5– Periodically review and revise standards for public and private roads.</p>	<p>7.1-1– Consider the feasibility and benefits of establishing one-way couplets on 1<sup>st</sup> and 2<sup>nd</sup> Streets.</p> <p>7.1-2– Consider the feasibility and benefits of using roundabouts at intersections throughout the city.</p> <p>7.1-3– Develop improvement plans for existing rights-of-way.</p> <p>7.1-4– Consider traffic calming measures such as narrow streets.</p> <p>7.1-5– Minimize traffic congestion and facilitate the safe, efficient movement of people and commodities through the design of the transportation system.</p>			Public Works	BNSF, County	Short-Term	
					Public Works		Ongoing
					Public Works	BNSF, County	Mid-Range
					Public Works	Chamber, County, SBA	Mid-Range
					Public Works	SBA	Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE AW			
<b>Goal 7 – Transportation &amp; Circulation</b>							
7.6– Reduce the effects of through traffic in the downtown commercial area while minimizing any negative impact on local businesses.	7.6-1– Manage road construction projects to minimize construction-related impacts on local businesses. 7.6-2– Facilitate and encourage alternative routing and/or usage of Highway 14 by truck traffic.				Public Works	Chamber, EDC, SBA	Ongoing
7.7– Establish a tree conservation and management program for City rights-of-way. This program should provide for the replacement, planting, preservation, and maintenance of trees.					Public Works		Short-Term
7.8– Facilitate and support safety at railroad crossings.					Public Works	BNSF	Ongoing
7.9– Establish a quiet zone at railroad crossings within the city.					Public Works	BNSF, Chamber, SBA, Port	Short-Term
7.10– Facilitate and support rail service for future transportation and commerce needs.					Public Works	BNSF, Chamber, SBA, Port	Long-Term
7.11– Manage on-street parking to permit the safe and efficient operation of the transportation system.					Public Works	County	Ongoing
7.12– Review and revise parking policies to facilitate efficient short-term parking and minimize off-street parking requirements.	7.12-1– Consider a shared parking program to utilize underused parking lots, such as the Courthouse, schools, and churches.				Public Works	Chamber, EDC, SBA	Short-Term
7.13– Provide wayfinding signage to aid traveler navigation and guide visitors to Stevenson attractions and amenities, especially east- and west-bound travelers on I-84.					Public Works	Chamber, ODOT, SBA, WSDOT	Short-Term



**Page Intentionally Left Blank**





## Goal 8– Utilities & Services



**“Reliable utilities and convenient services fulfill the needs of the current and future community.”**

City governments exist to serve their citizens. This Goal of the Comprehensive Plan emphasizes the aspects by which the City can serve its citizens through proper management and provision of utility services.

The City of Stevenson provides a number of services to its residents. Responsible management of tax- and rate-payer contributions tops the list, but the City also ensures buildings are inspected for safety, clean drinking water is provided to the tap, fires are suppressed before they can spread, sewage is collected and treated, justice is served through policing and the court system, and neighborhood nuisances are remedied. The City also coordinates with outside utility and service providers to ensure that its residents and visitors receive the services they require.

The Objectives and Tactics leading to the fulfillment of this Goal contain methods by which the City can manage and improve upon the services it provides and ensure that other utility and service providers do likewise.

OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQ	NSB	HE AW			
<b>Goal 8– Utilities &amp; Services</b>						
8.1– Encourage City staff and officials to enhance their skills through training and continuing education on topics relevant to their job performance, such as management and communication.				All Departments		Ongoing
8.2– Develop a long-range financial plan.				Administration		Ongoing
8.3– Periodically review and revise the capital facilities plan.				Administration & Public Works		Ongoing
8.4– Identify and correct health and safety hazards within the Stevenson Urban Area.				Administration	County, Port	Ongoing
8.5– Establish maintenance programs to preserve the long-term viability of the City's capital facilities.				Administration & Public Works		Short-Term
8.6– Offset the costs of new development to existing city residents by establishing development charges.				Administration		Ongoing
8.7– Provide adequate easement and right-of-way widths for public and private utilities and emergency and other services.				Planning & Public Works		Ongoing
8.8– Base the provision for future public facilities and utilities upon financial cost and adequacy of desired levels of service.				Administration	County, PUD	Ongoing
8.8-1– Consider providing public facilities and utilities in advance of need. 8.8-2– Coordinate urban development with private utility agencies to ensure the availability of services when needed. 8.8-3– Continue to provide water and sewer services within the Urban Area.						



OBJECTIVE	CORNERSTONE PRINCIPLES		RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	TACTICS	HQL NSB HE AW			
<b>Goal 8– Utilities &amp; Services</b>					
8.9– Manage urbanization through the expansion of the sewer system.	8.9-1– Permit septic systems only when provision of sewer service is technically infeasible within the planning period. 8.9-2– Revise land development regulations to prohibit septic system installations in areas where provision of sewer service is feasible during the planning period.	 	Planning & Public Works		Ongoing
8.10– Consider alternative waste disposal systems for difficult sites and to encourage conservation of water.			Public Works		Ongoing
8.11– Coordinate the infrastructure improvement and maintenance projects of multiple utilities to reduce costs and disruptive impacts.		 	Public Works		Ongoing
8.12– Establish a stormwater utility to provide for the collection and treatment of stormwater runoff and the maintenance of stormwater facilities.	8.12-1– Establish standards for land development ordinances to provide for the collection and treatment of stormwater runoff.	 	Public Works		Short-Term
8.13– Consider alternative energy resources to benefit the community.	8.13-1– Facilitate and support local energy resource development and use, such as geothermal.		Administration	County, Port, PUD, State	Mid-Range
8.14– Facilitate and support the expansion of high-speed communication utilities such as broadband, fiber optics, and Wi-Fi.		 	Administration		Ongoing
8.15– Facilitate and support the burial of existing aboveground utility lines.			Administration & Public Works	Private Utilities, PUD	Ongoing

OBJECTIVE	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
	HQL	NSB	HE AW			
<b>Goal 8– Utilities &amp; Services</b>						
8.16– Require the burial of new utility lines.				Planning & Public Works	Private Utilities, PUD	Ongoing
8.17– Facilitate and encourage the collection, recycling, disposal, and reuse of solid waste within the Stevenson Urban Area.				Public Works	County Solid Waste	Short-Term
8.18– Periodically review and revise the City's law enforcement program.				Administration		Ongoing
8.19– Support Stevenson Fire Department and the Skamania County Hospital District to maintain high quality services.				Administration		Ongoing
8.20– Encourage establishment of county-wide mitigation and emergency action programs for spills, explosions and other disasters.				Administration	County, EMS, Fire	Mid-Range



## Goal 9– Parks & Recreation



**“Residents and visitors enjoy access to a network of world-class parks, open spaces, and recreational opportunities.”**

The need for recreation has been universally known to humans from their earliest beginnings. The magnitude of this recreational need has increased as more leisure time has become available and the availability of funds for recreational pursuits has increased. This Goal deals with improving the quality of life for Stevenson residents and visitors by enhancing the parks and recreational opportunities that are available.

As a Gorge town, some of the country’s premier hiking, hunting, mountain climbing, fishing, kayaking, and wind sports surround Stevenson on all sides. Many residents enjoy these activities, and many more visitors are drawn to the area for these relatively solitary activities. Inside Stevenson, a different, more gregarious variety of recreational opportunities exist, including festivals, fairs, and organized or pick-up sporting events. Balancing and connecting these gregarious and solitary varieties of recreation are of special importance to Stevenson. The Objectives and Tactics of this Goal seek to do so by ensuring the facilities we already have are properly maintained, new lands, facilities, and funding are available, and trails or pathways are developed as part of the park system.

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES			RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQL	NSB	HE AW			
<b>Goal 9– Parks &amp; Recreation</b> 9.1– Establish a parks and recreation plan that ensures Stevenson projects are eligible for State grant funds. 9.2– Preserve open space and recreational resources.	9.1-1– Consider potential park needs as additional land develops. 9.2-1– Establish cooperative agreements to ensure that recreation and open space lands and facilities will be provided. 9.2-2– Secure dedications and easements adequate for channel maintenance, public open space, and future recreational use along all natural, permanent stream corridors. 9.2-3– Encourage private enterprise and intergovernmental agreements that will provide open space for recreational lands and facilities. Provision of such open spaces should not reduce the density which can be achieved on the site.				Administration		Short-Term
						Administration & Planning	
9.3– Maintain parks and recreational lands and facilities.					Public Works		Ongoing
9.4– Consider establishing a permanent funding source for the acquisition, development, and maintenance of park and recreation lands and facilities.					Administration		Mid-Range
9.5– Develop a pathways and trails plan to highlight Stevenson’s recreational, historical, and commercial sites.	9.5-1– Consider using stream corridors as part of a parkway or greenway concept. 9.5-2– Include connections among the parks and trails of the City, its partner agencies, and private entities. 9.5-3– Include nature walks, scenic vistas, and connections to forests in the plan.				Planning & Public Works		Mid-Range



OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES				RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
		HQ	NSB	HE	AW			
<b>Goal 9– Parks &amp; Recreation</b>								
9.6– Provide pathways and trails that highlight Stevenson’s recreational, historical, and commercial sites.	<p>9.6-1– Use stream corridors as part of a parkway or greenway concept.</p> <p>9.6-2– Connect the parks and trails of the City, its partner agencies, and private entities.</p> <p>9.6-3– Include nature walks, scenic vistas, and connections to forests in the system of pathways.</p>					Public Works		Ongoing
9.7– Develop a balanced system of recreation facilities, lands and programs that meets the recreation needs of residents and visitors alike.	<p>9.7-1– Develop small parcels of land resulting from urbanization as mini-parks or landscaped areas.</p> <p>9.7-2– Facilitate and encourage the installation of lights and other improvements at the Hegewald Skateboard Park.</p> <p>9.7-3– Facilitate and support the development of major community recreation facilities for citizens, such as expanding the pool activity center, providing covered pavilion spaces, developing a youth center, and other spaces for recreation, physical fitness, and wellness classes.</p>					Administration		Ongoing
9.8– Promote Stevenson’s recreational opportunities through media such as websites, brochures, and signage.						Administration		Ongoing
9.9– Protect Rock Cove to improve habitat, water quality and ambiance.						Planning		Mid-Range

OBJECTIVE	TACTICS	CORNERSTONE PRINCIPLES HQL NSB HE AW	RESPONSIBLE DEPARTMENT	LIKELY PARTNERS	TIMELINE
<p><b>Goal 9– Parks &amp; Recreation</b></p> <p>9.10– Facilitate and support appropriate development and services for the Rock Creek and Rock Cove lands.</p>	<p>9.10-1– Facilitate and encourage recreational activities in the Rock Creek and Rock Cove area, such as access for small watercraft.</p> <p>9.10-2– Encourage relocation of the County shops at Rock Creek.</p> <p>9.10-3– Encourage rehabilitation and/or repurposing of the Grange.</p> <p>9.10-4– Facilitate and encourage enhancement of Rock Cove 's habitat, water quality, and ambiance.</p>		<p>Administration &amp; Planning</p>		<p>Ongoing</p>



## CHAPTER 4-MAPS

Many of the Goals, Objectives and Tactics described in the previous chapter are tied to specific infrastructure, institutions, or areas of Stevenson. The policies called for in the Comprehensive Plan often cannot be accomplished without maps that provide a fuller understanding of how specific areas of the city interrelate and connect with each other.

### Future Land Use Map

The Comprehensive Plan's Future Land Use Map is crucial for showing clearly and concisely how the Goals, Objectives, and Tactics contained in Chapter 3 relate to the Population Report in Appendix C. This map designates all areas of the City and Urban Area according to five basic land use designations describing where population and business growth will occur and how the City intends for lands to be used in the future.



The Future Land Use designations are not zoning districts, and the Future Land Use Map is not a zoning map. Whereas the City of Stevenson Zoning Map is an official regulatory document adopted by ordinance through the Zoning Code, the Comprehensive Plan's Future Land Use Map is a guidance document that will be used to shape future decisions about annexations, land development policies, the size and timing of infrastructure upgrades, changes to existing zoning designations, and those purposes indicated in RCW 35A.63.080.

### Urban Reserve (UR)

An area within which future development and extension of municipal services are contemplated but not imminent. Existing uses, particularly vacant lands and very low density single-family housing, coexist with uses otherwise characteristic of more rural areas. Further development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur. Urban Reserve areas may be subcategorized to anticipate any other land use designation described below and may be changed to such designations without amending the plan when adequate municipal services are provided.



### Low Density Residential (LDR)

An area dominated by single-family homes on lots 15,000 square feet or larger. Development within a Low Density Residential area typically requires extension of municipal water service and other utilities, though on-site septic systems are often unavoidable and desirable as an alternative to extension of the municipal sewer collection system. The development pattern encourages connected



street networks where terrain permits. Where terrain does not permit, culs-de-sac are often paired with pedestrian pathways to provide adequate non-automotive connectivity to nearby neighborhoods, schools, parks, and business centers.

### High Density Residential (HDR)

An area dominated by multi-family housing or single-family housing on lots smaller than 15,000 square feet. Residential uses in these areas are often mixed with institutions, utilities, schools, and parks and/or located in close proximity to commercial uses more characteristic of urban areas. Development within a High Density Residential area almost exclusively requires extension of, or connection to, municipal water and sewer systems. Development patterns in these areas encourage connected street networks with pedestrian and bicycle facilities providing connections to abutting neighborhoods, schools, parks, and business centers. High Density Residential areas may be subcategorized by single-family or multi-family designations, and public use designations.

### Low Intensity Trade (LIT)

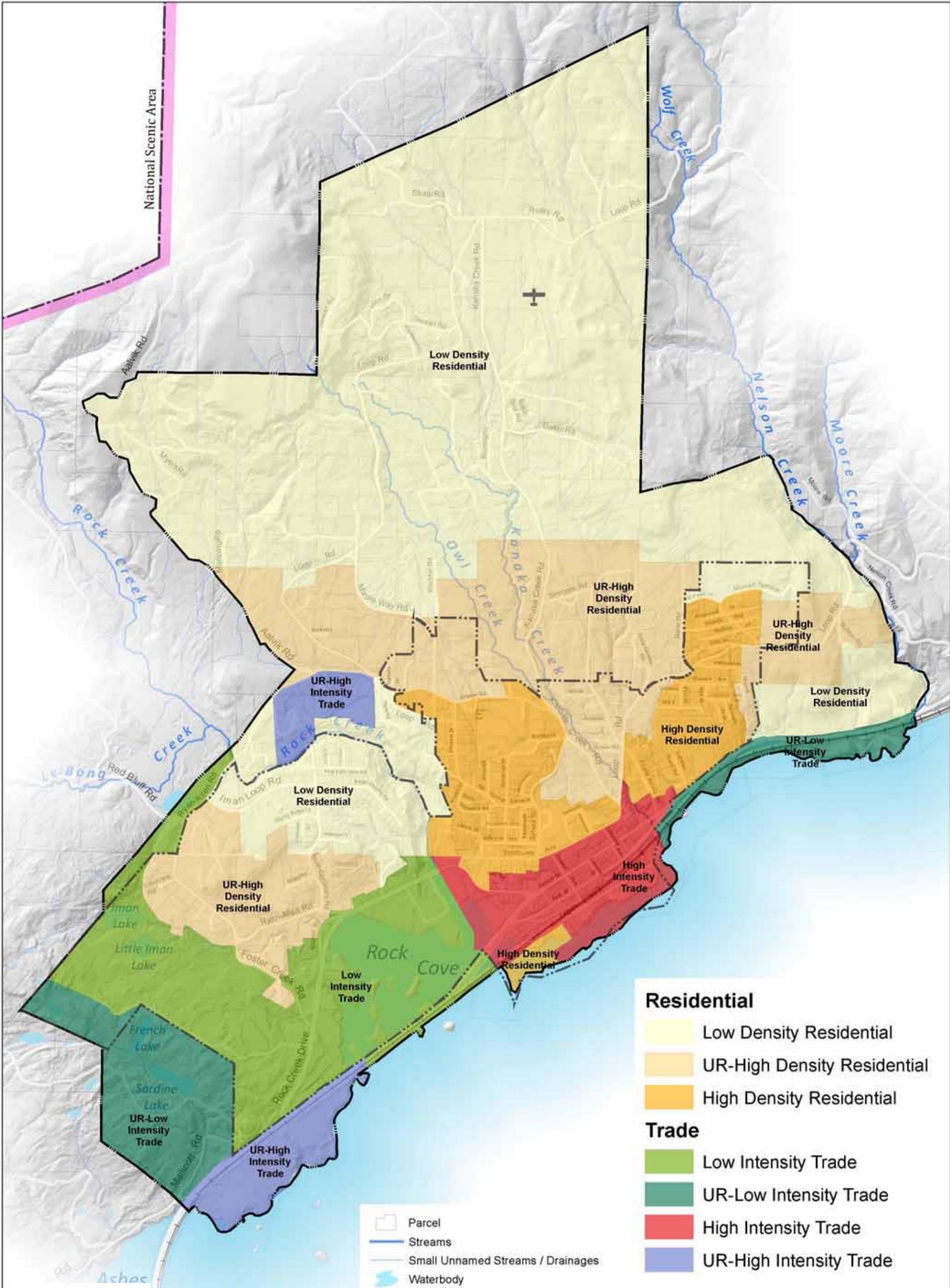
An area where commercial activity is interspersed and coexists with other recreational, and public/institutional uses in the same area. Low Intensity Trade areas typically provide opportunities to capitalize on and expand the regional tourism and service industries. Because of the space typically demanded by Low Intensity Trade activities, the uses allowed in these areas are often inappropriate or cannot exist within Downtown Stevenson or other High Intensity Trade areas; however, Low Intensity Trade areas are not intended to detract from the viability of, or compete with, High Intensity Trade areas. Development of Low Intensity trade areas almost exclusively requires municipal service extension. Although the parking and access patterns of Low Intensity Trade areas are typically oriented primarily to automotive traffic, adequate accommodations for pedestrian and bicycle users are also included. Low Intensity Trade areas may be subcategorized by general, recreation, and public use designations.



### High Intensity Trade (HIT)

An area primarily devoted to commercial, light industrial, public/institutional activities, mixed uses, multi-family, and existing single-family residences. These areas contain a dense, highly intensive land use pattern focusing on an urban style of development and architecture. Connection to municipal utilities adds to the viability of High Intensity Trade areas. High Intensity Trade areas may be subcategorized by downtown, office, and industrial designations. Development in downtown areas typically follows a tight-knit gridiron pattern that emphasizes the importance of pedestrians and bicyclists

to ensure areas are walkable. As compared to downtown areas, office and industrial areas are more dependent on automotive traffic.



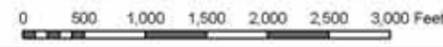
**MAP 4.1**

**FUTURE LAND USE**

This map is intended for planning purposes only. The locations and designations shown on this map are approximations based on the best available information at the time of mapping. The locations and designations should be confirmed prior to undertaking land use actions.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co,  
Col. River Gorge Commission  
**LIDAR:** DNB Flight 2005-2006  
**Map Created:** September 2012  
(Updated 3/14/2013)

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





**Page Intentionally Left Blank**





## Background Maps

The Future Land Use Map and many of the Comprehensive Plan's Goals, Objectives, and Tactics are based on careful consideration of how Stevenson relates to the built, natural, and legal environments of its setting. The following maps illustrate these environments and provide Comprehensive Plan users with a better understanding of the plan's policies.

### **FIGURE 4-1: BACKGROUND MAPS**

#### **Maps Showing Stevenson Background Information**

**Vicinity Map:** A map showing Stevenson's location within the State, Region and County

**Base Map:** A map showing key features within the Stevenson Urban Area

**Water System Map:** A map showing properties currently served by City water, the boundaries of Stevenson's water service area and existing and proposed infrastructure components

**Sewer System Map:** A map showing properties currently served by City sewer and the boundaries of Stevenson's sewer service area

**Street Map:** A map of the federal functional classification of Stevenson-area streets

**Sidewalks & Trails Map:** A map showing the extent of Stevenson's pedestrian pathway system

**Parks Map:** A map of the public and private recreational lands and service areas in Stevenson

**Wetlands & Stream Habitat Map:** A map showing the location of identified wetlands and the current buffer areas required along area streams

**Frequently Flooded Areas Map:** A map of the floodplains identified by FEMA's Flood Insurance Rate Maps

**Geologic Hazards Map:** A map showing landslides, debris flow hazard areas, erosion-prone areas, and steep slopes in the Stevenson area

**Existing Land Use Map:** A map showing how land is currently being used in the Stevenson Urban Area

**Zoning Map:** A map of the current zoning within and adjacent to the Stevenson Urban Area

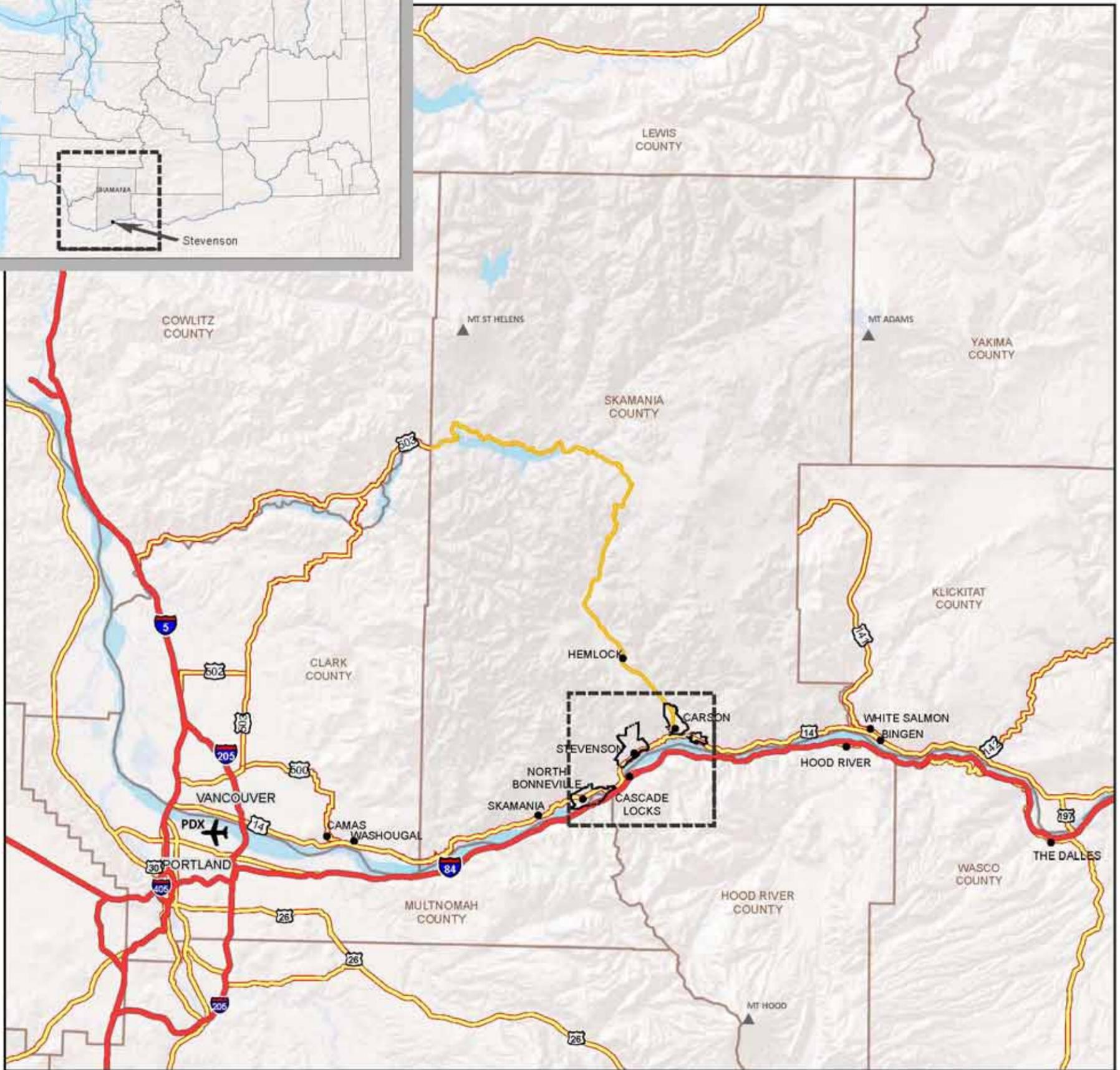
**Built Environment Constraints Map:** A map showing areas likely to be developed or redeveloped based on 1) the likelihood of connection to City water and sewer and 2) the current development status

**Natural Environment Constraints Map:** A map showing areas likely to be developed or redeveloped based on 1) the presence of natural hazards and 2) the presence of ecological constraints

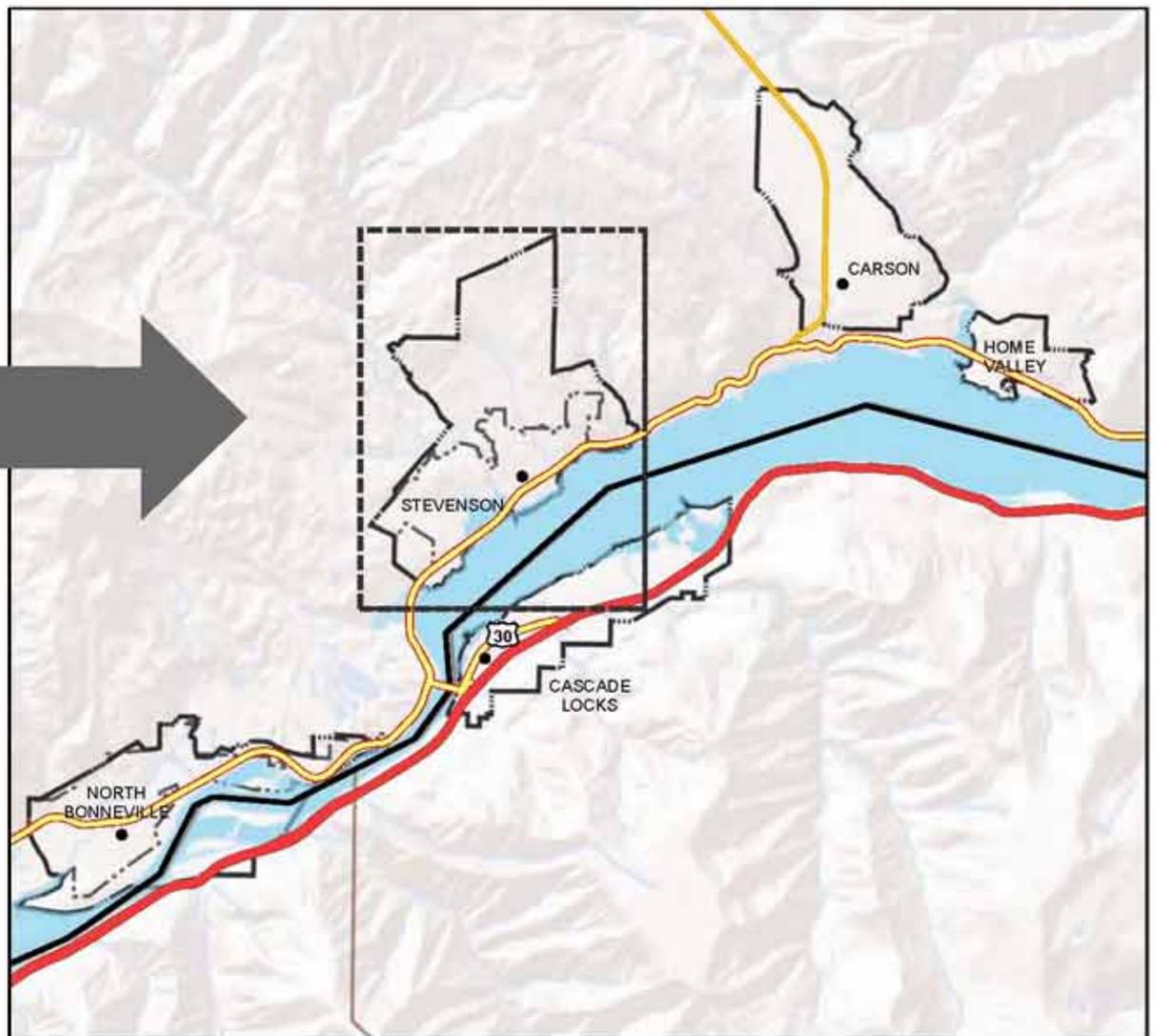


**Page Intentionally Left Blank**





Detailed Comp  
Plan Map Area



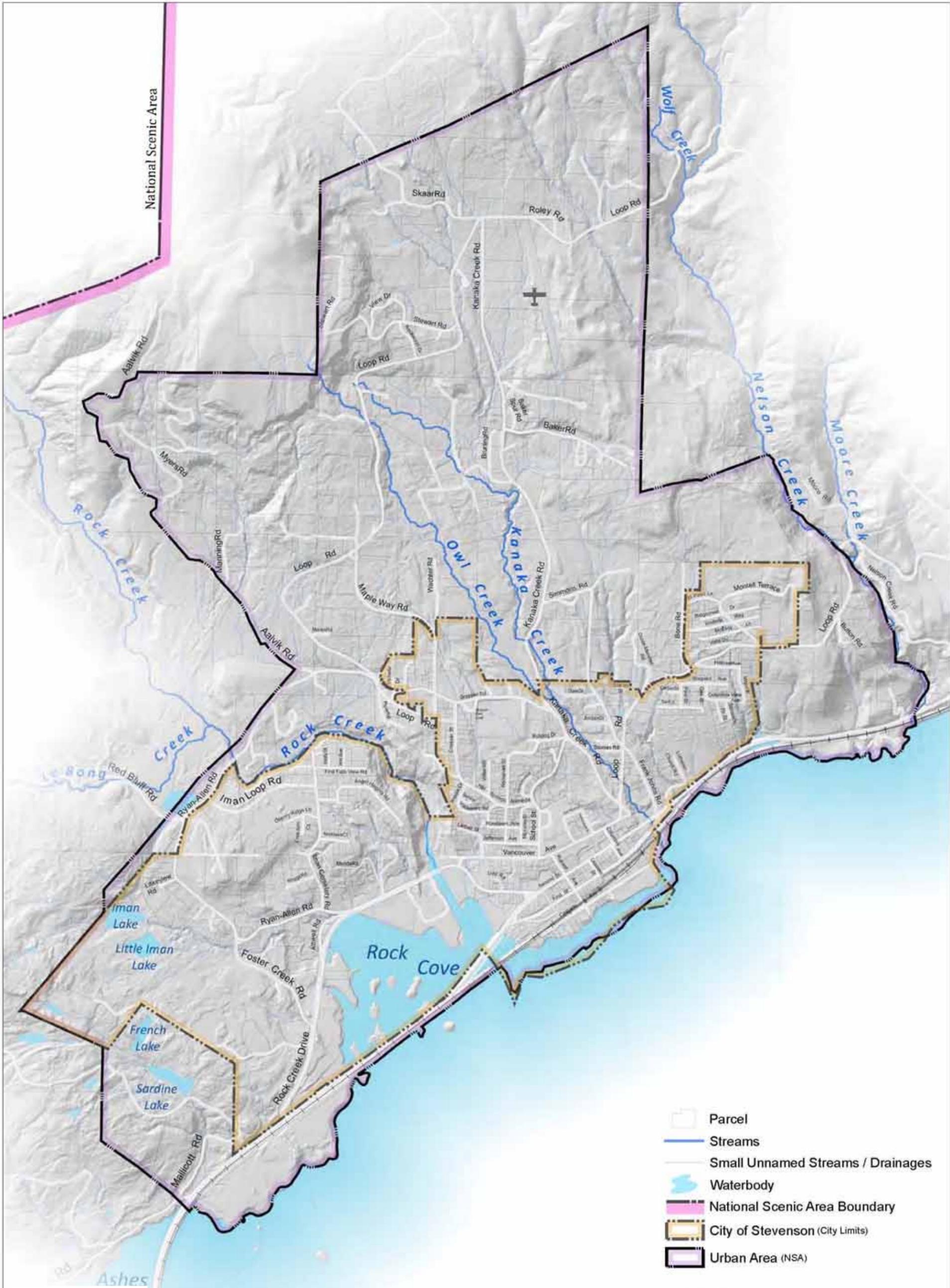
**MAP 4.2**

**VICINITY**



**Page Intentionally Left Blank**





-  Parcel
-  Streams
-  Small Unnamed Streams / Drainages
-  Waterbody
-  National Scenic Area Boundary
-  City of Stevenson (City Limits)
-  Urban Area (NSA)

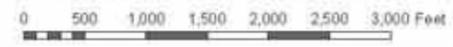
**MAP 4.3**

**BASE MAP**

This map is intended for planning purposes only. The stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co.  
Col. River Gorge Commission  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011

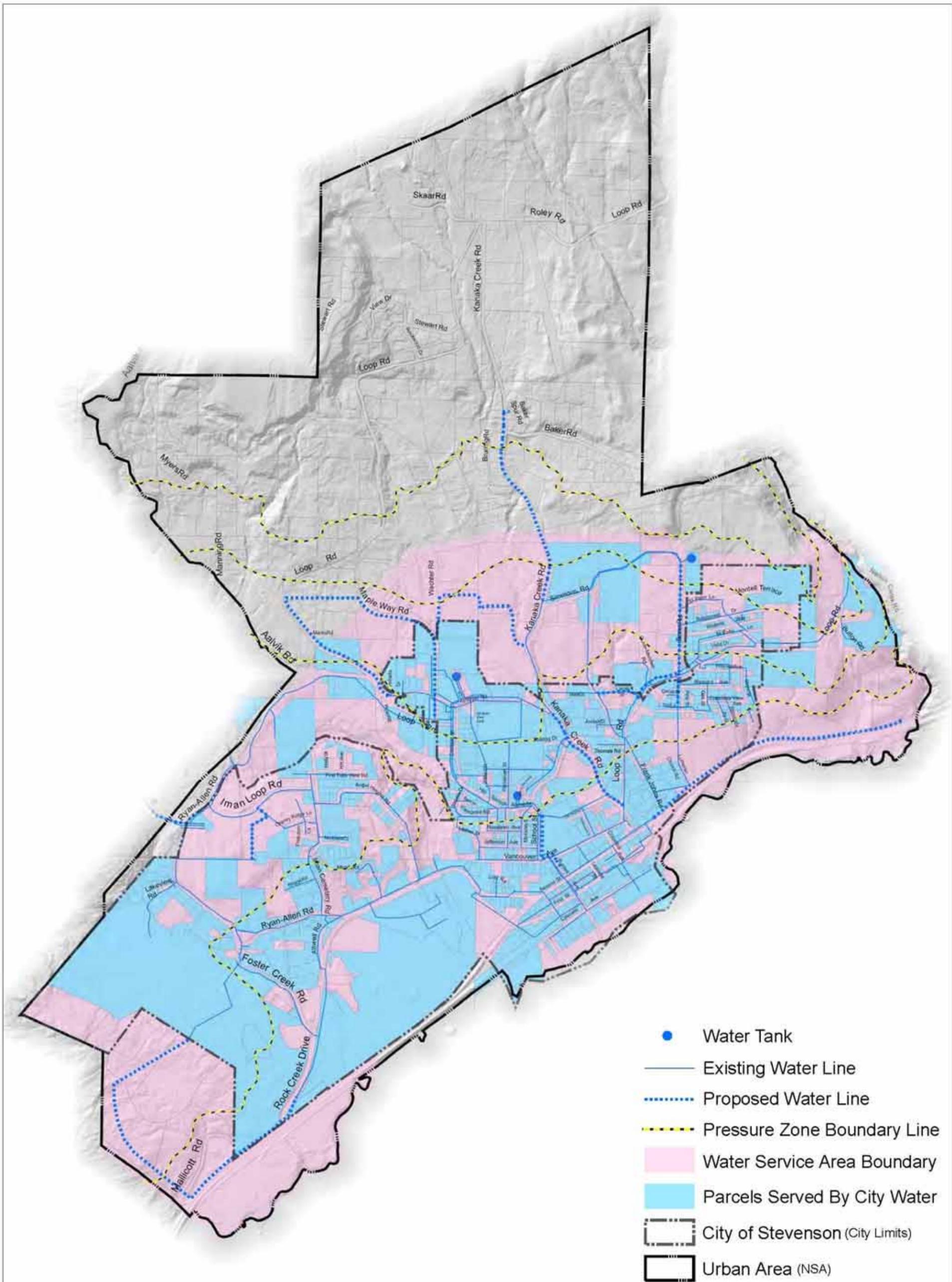


**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





**MAP 4.4**

**CITY WATER SYSTEM**



Scale: 1:18,000  
1 inch = 1,500 feet

0 500 1,000 1,500 2,000 2,500 3,000 Feet

**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** City of  
Stevenson  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011

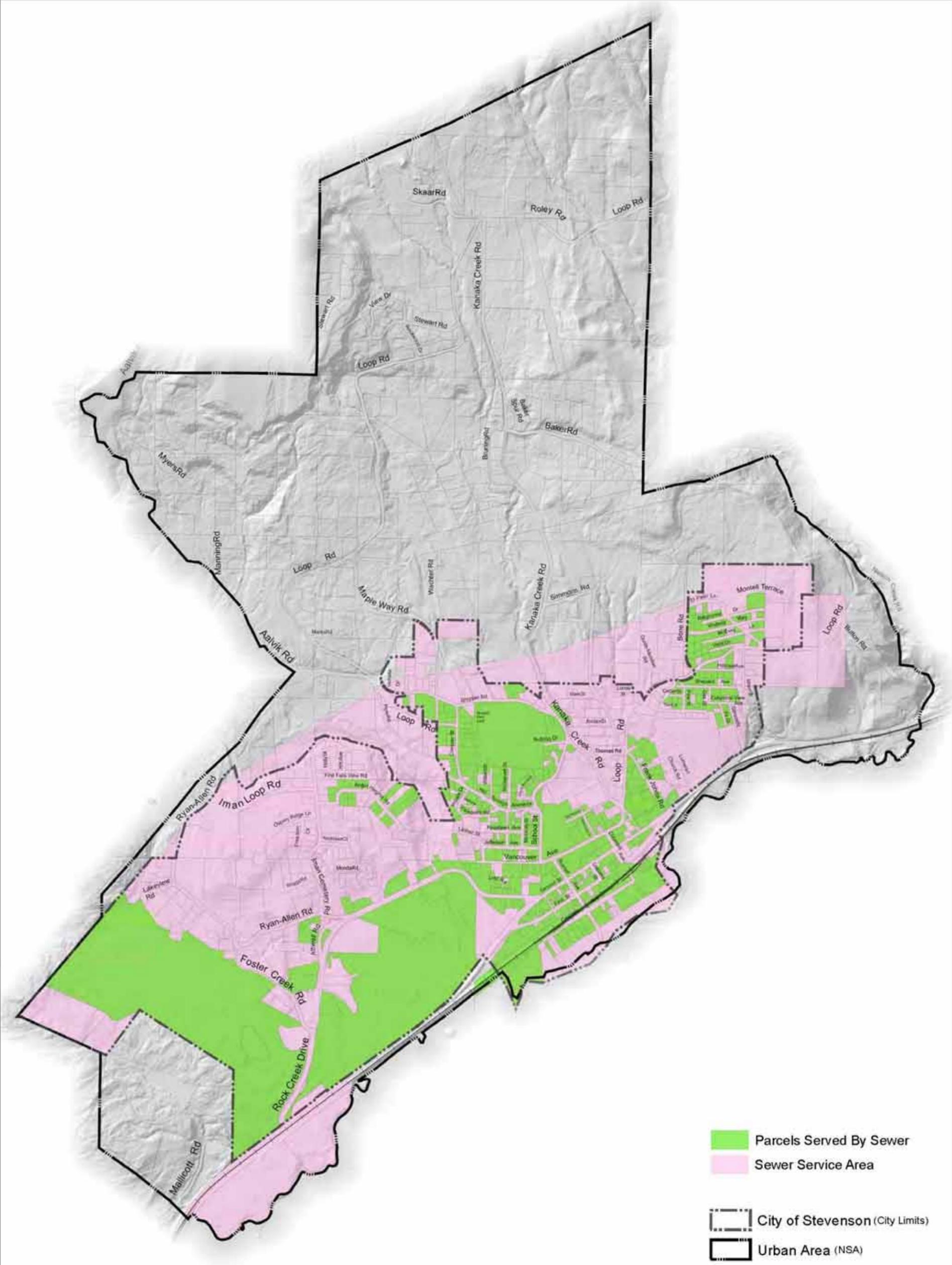
**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





**Page Intentionally Left Blank**





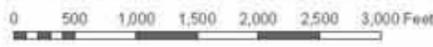
- Parcels Served By Sewer
- Sewer Service Area
- City of Stevenson (City Limits)
- Urban Area (NSA)

**MAP 4.5**

**CITY SEWER SYSTEM**



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** City of Stevenson  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011

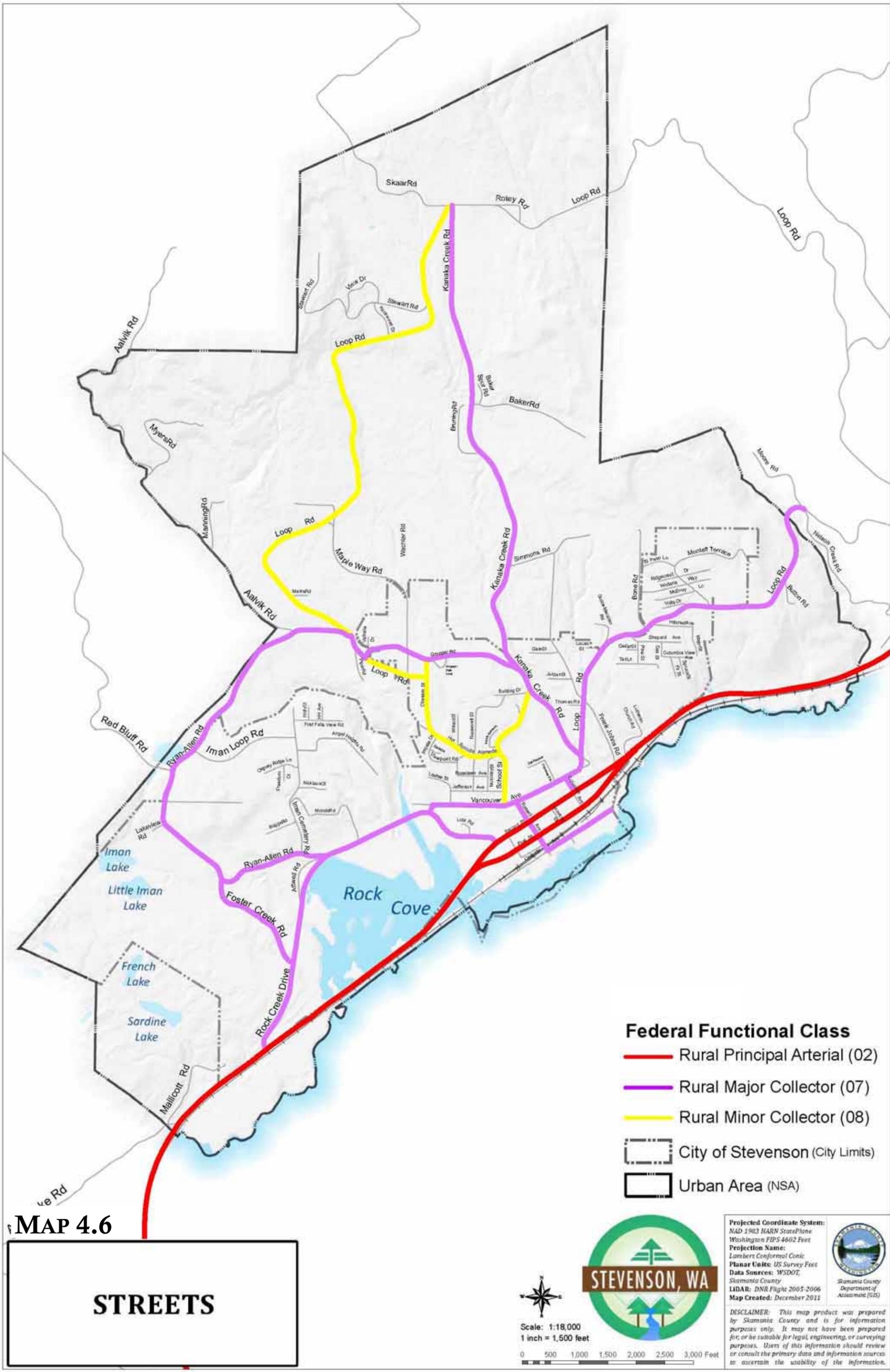
DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





**Page Intentionally Left Blank**





MAP 4.6

**STREETS**

- Federal Functional Class**
- Rural Principal Arterial (02)
  - Rural Major Collector (07)
  - Rural Minor Collector (08)
  - City of Stevenson (City Limits)
  - Urban Area (NSA)



Scale: 1:18,000  
1 inch = 1,500 feet

0 500 1,000 1,500 2,000 2,500 3,000 Feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** WSDOT,  
Skamania County  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011



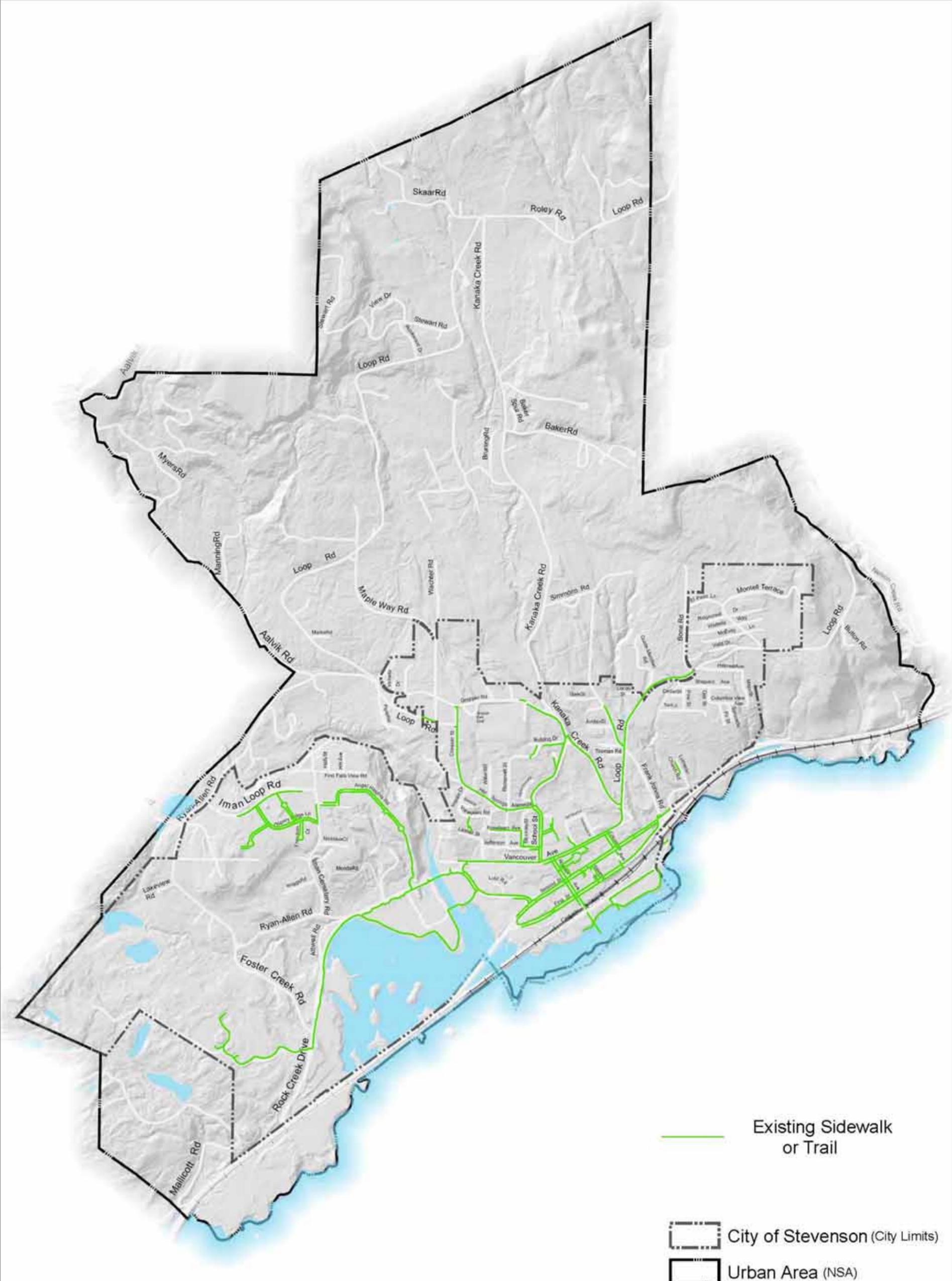
Skamania County  
Department of  
Assessor (GIS)

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





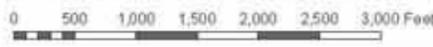
-  Existing Sidewalk or Trail
-  City of Stevenson (City Limits)
-  Urban Area (NSA)

**MAP 4.7**

**SIDEWALKS AND TRAILS**



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co.  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** January 2012

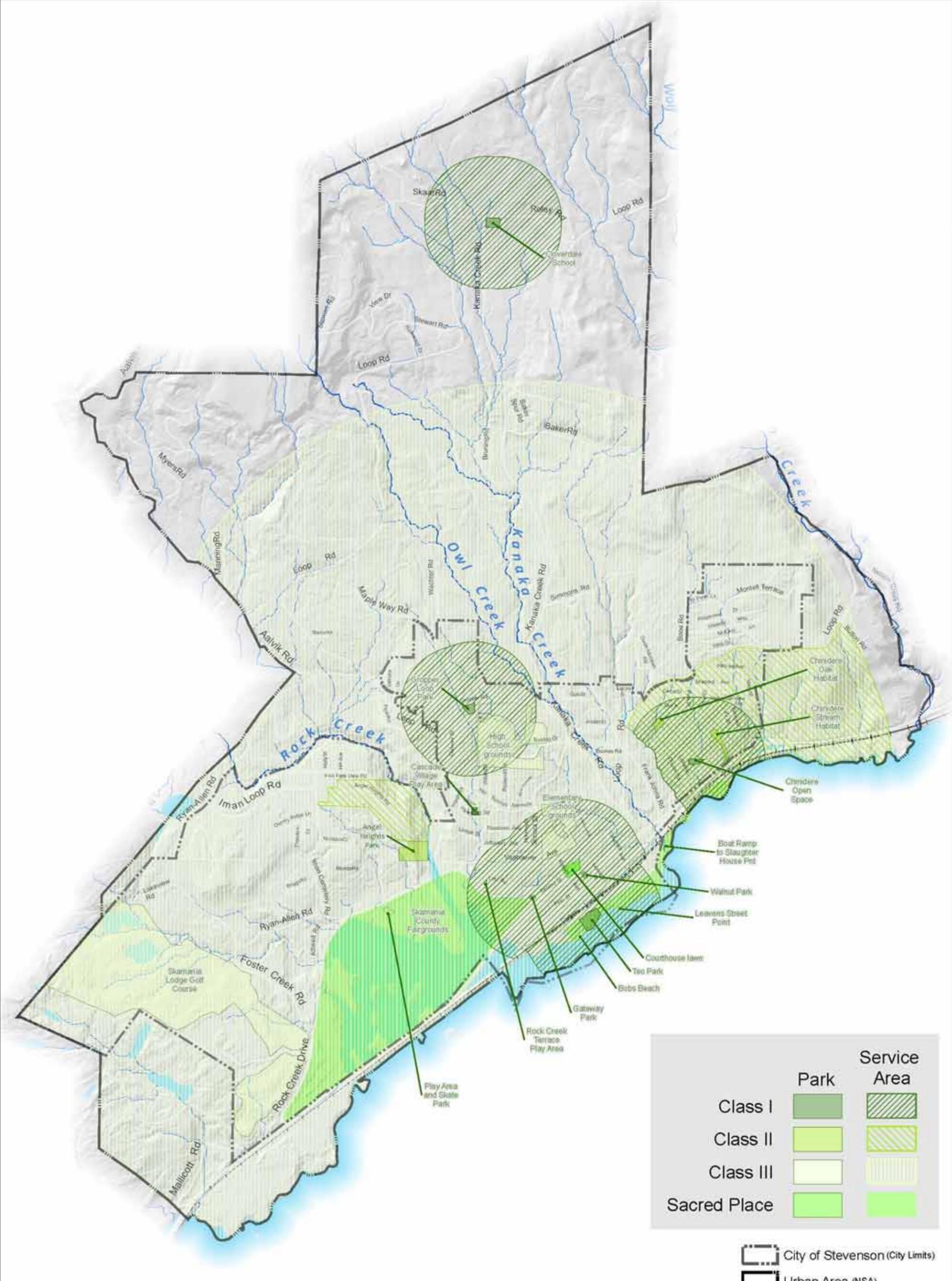
  
Skamania County  
Department of  
Assessment (GIS)

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





**MAP 4.8**

**PARKS**



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co.  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** September 2012

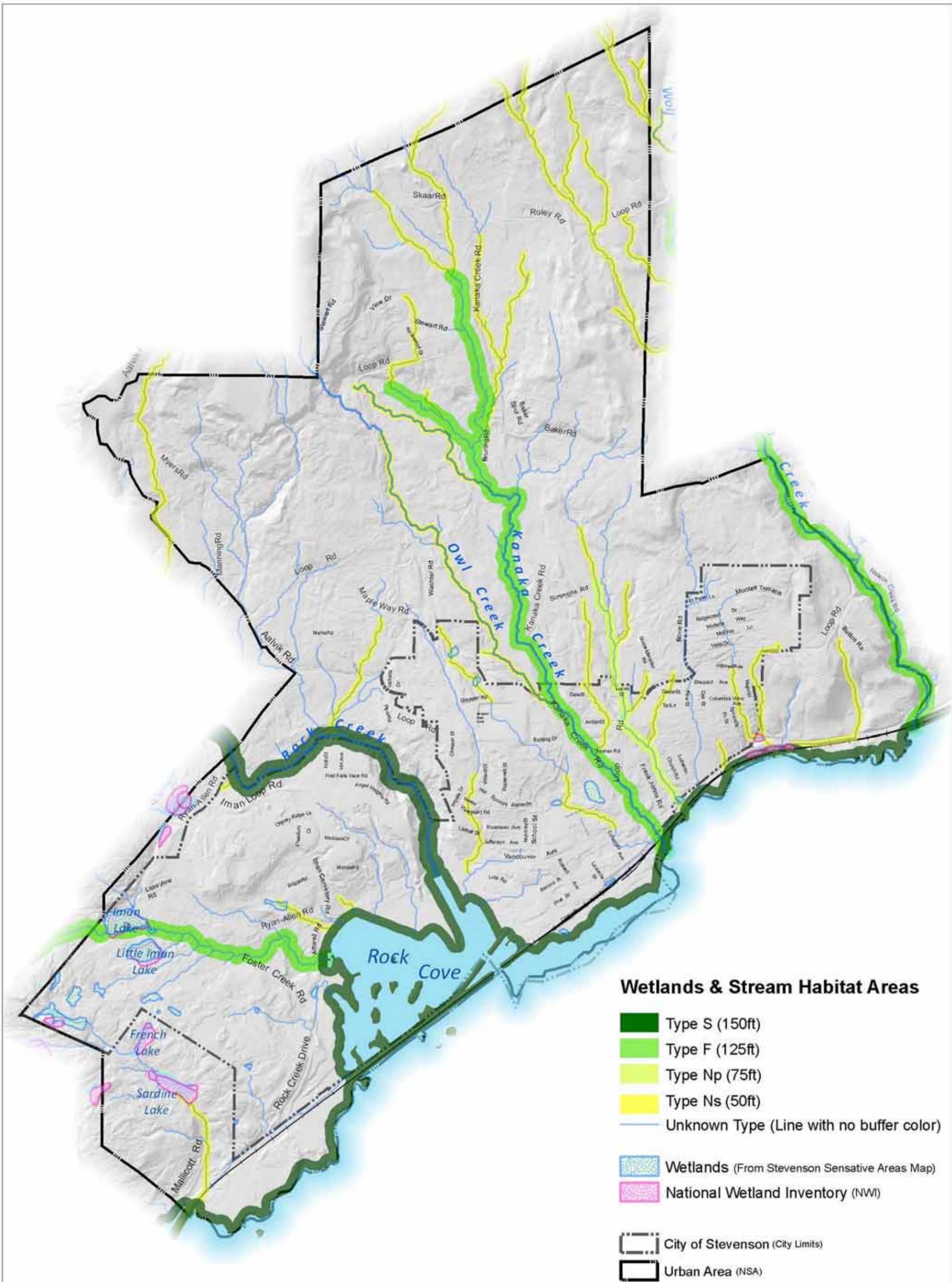
Skamania County Department of Assessor (GIS)

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





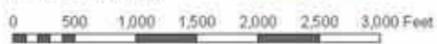
**MAP 4.9**

**WETLAND & STREAM HABITAT**

This map is intended for planning purposes only. The wetland and stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** DNR, USFWS, Skamania Co.  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** January 2012



**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



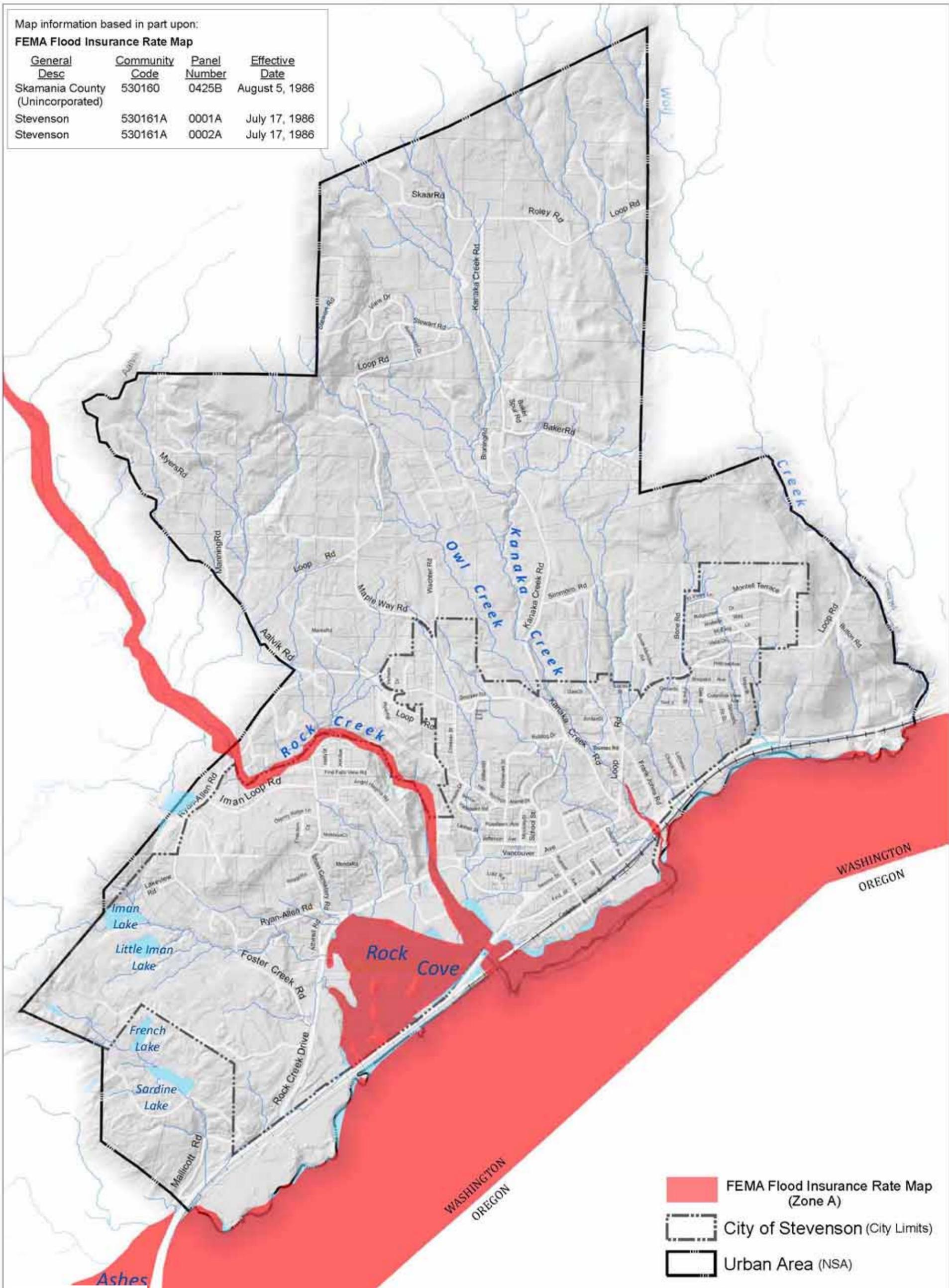
**Page Intentionally Left Blank**



Map information based in part upon:

**FEMA Flood Insurance Rate Map**

General Desc	Community Code	Panel Number	Effective Date
Skamania County (Unincorporated)	530160	0425B	August 5, 1986
Stevenson	530161A	0001A	July 17, 1986
Stevenson	530161A	0002A	July 17, 1986



- FEMA Flood Insurance Rate Map (Zone A)
- City of Stevenson (City Limits)
- Urban Area (NSA)

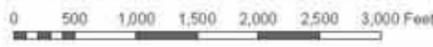
**MAP 4.10**

**FREQUENTLY FLOODED AREAS**

This map is intended for planning purposes only. The FEMA FIRM map locations and designations shown on this map are approximations based on FEMA FIRM maps and the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these area.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** FEMA Flood Insurance Rate Maps  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011



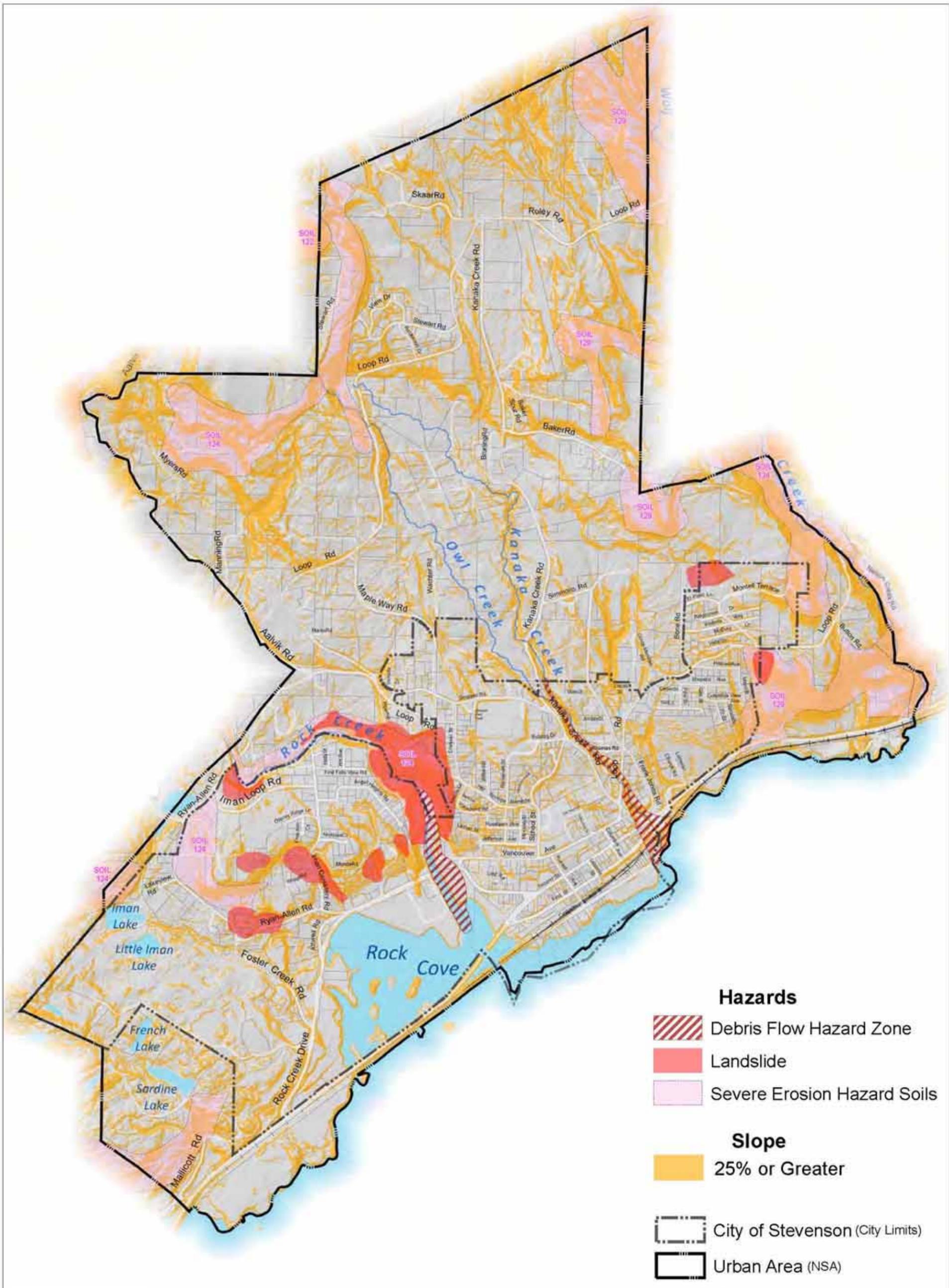
Stevenson County Department of Assessment (GIS)

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

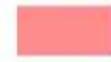
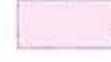


**Page Intentionally Left Blank**





**Hazards**

-  Debris Flow Hazard Zone
-  Landslide
-  Severe Erosion Hazard Soils

**Slope**

-  25% or Greater

 City of Stevenson (City Limits)

 Urban Area (NSA)

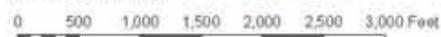
**MAP 4.11**

**GEOLOGIC HAZARDS**

This map is intended for planning purposes only. The locations of geologic hazard areas shown on this map are approximations based on the best available information at the time of mapping and not meant to represent the exact location or extent of potential geologic hazard areas within the Stevenson area. The geologic hazards of specific sites should be investigated prior to undertaking land use actions.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** City of Stevenson, NRCS (soils)  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011

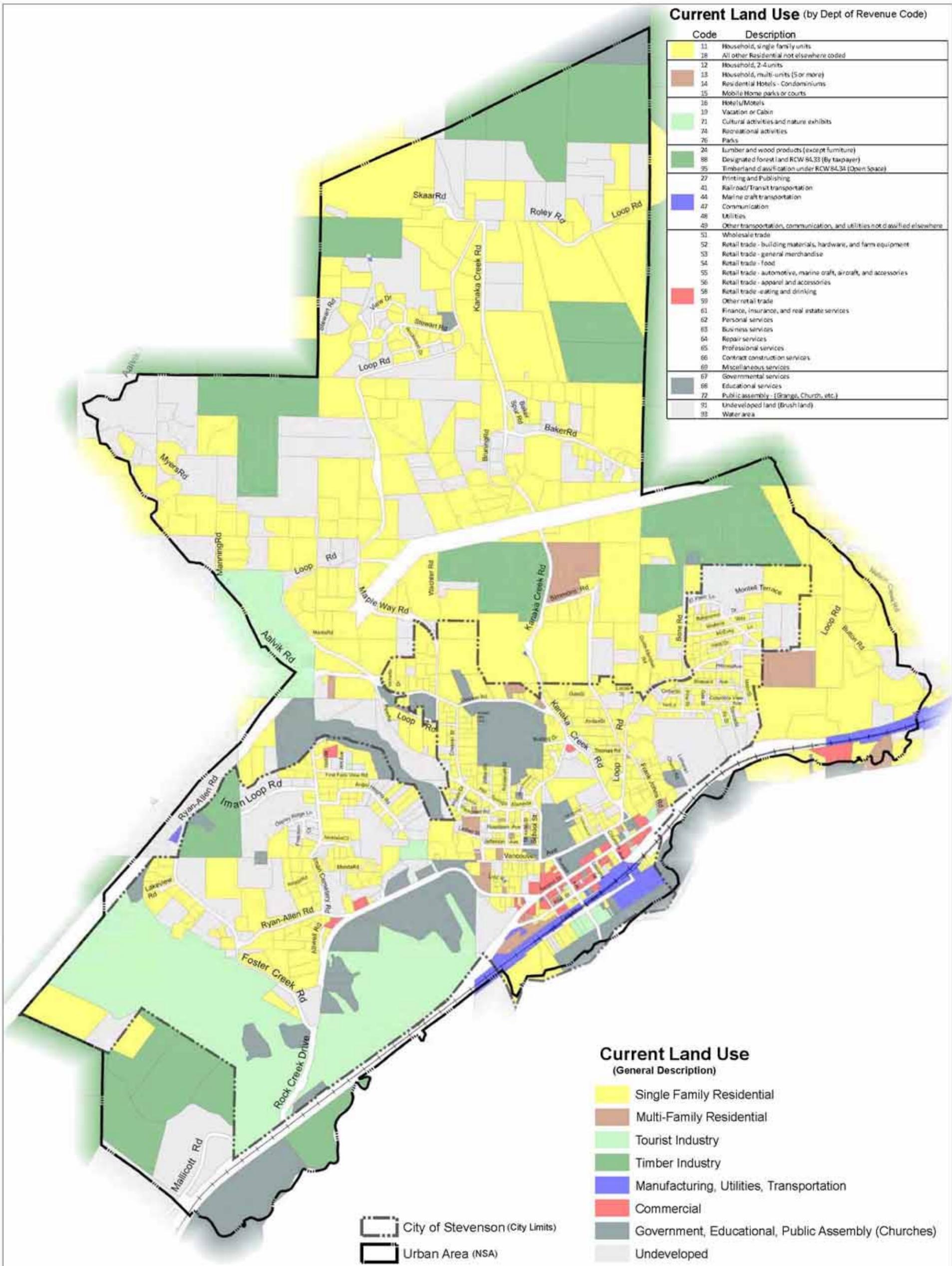


**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**



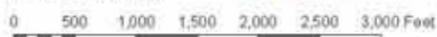


MAP 4.12

**EXISTING  
LAND USE**



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania  
County Dept of Assessment  
LIDAR: DNR Flight 2005-2006  
**Map Created:** December 2011

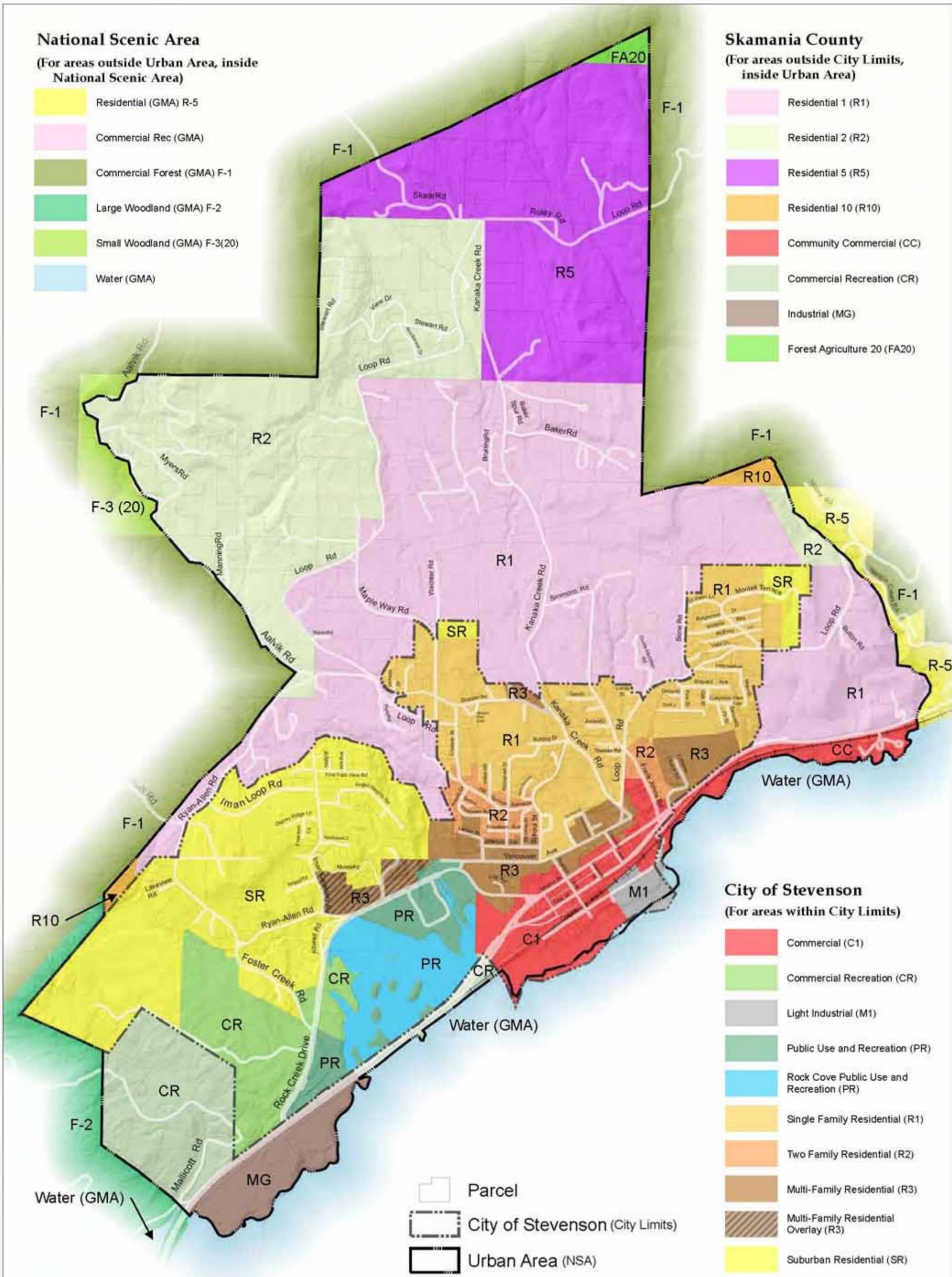


**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





MAP 4.13

# ZONING



Scale: 1:18,000  
1 inch = 1,500 feet





**Projected Coordinate System:**  
NAD 1983 HARN StatePlane Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** City of Stevenson, Sko. Co., Col. River Gorge Comm.  
**LIDAR:** DNR Flight 2005-2006  
**Map Created:** December 2011

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

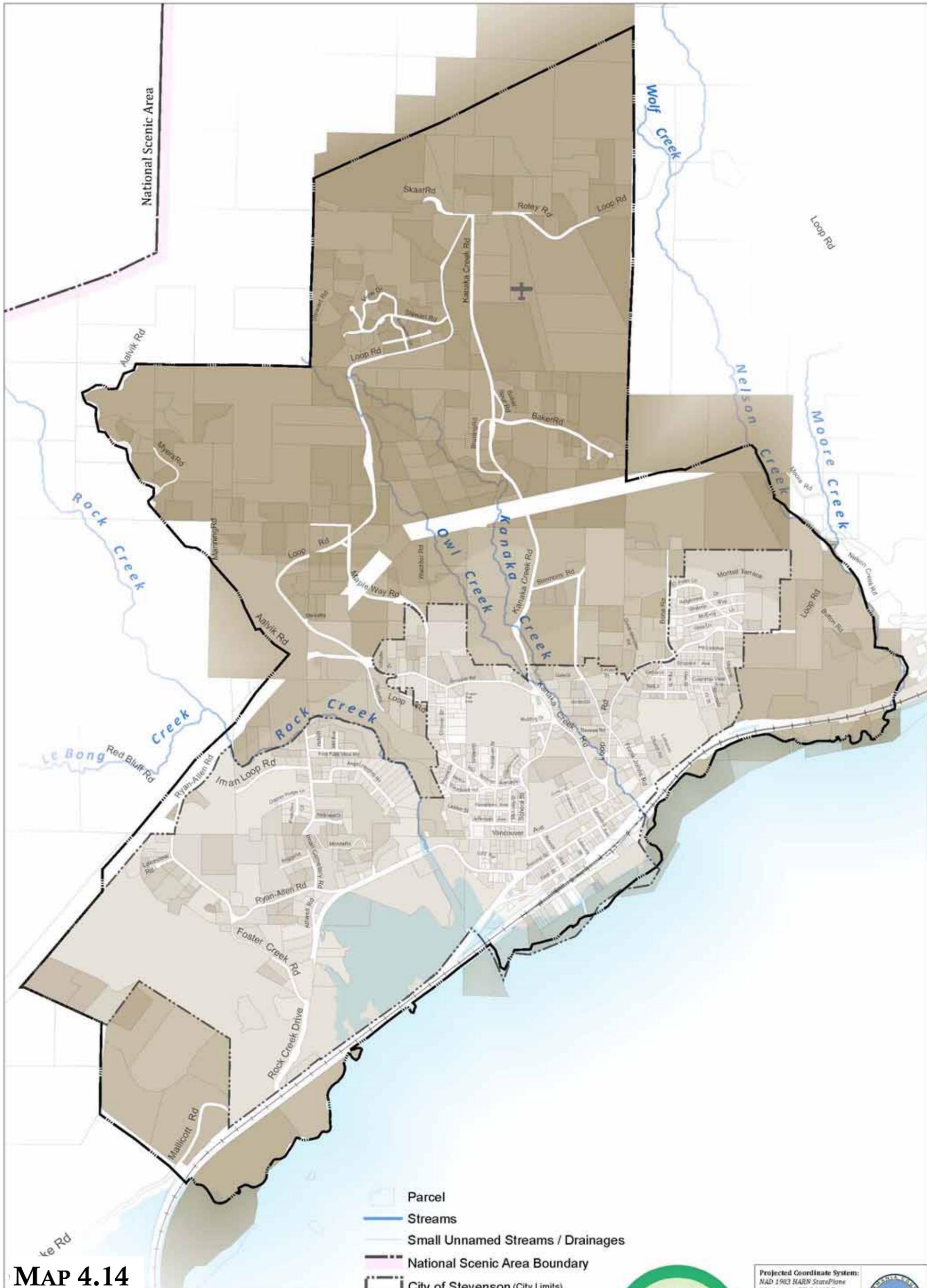


Skamania County  
Department of  
Assessor (GIS)



**Page Intentionally Left Blank**





**MAP 4.14**

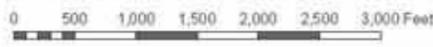
**BUILT ENVIRONMENT CONSTRAINTS**

This map is intended for planning purposes only. The stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.

- Parcel
- Streams
- Small Unnamed Streams / Drainages
- National Scenic Area Boundary
- City of Stevenson (City Limits)
- Urban Area (NSA)



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co

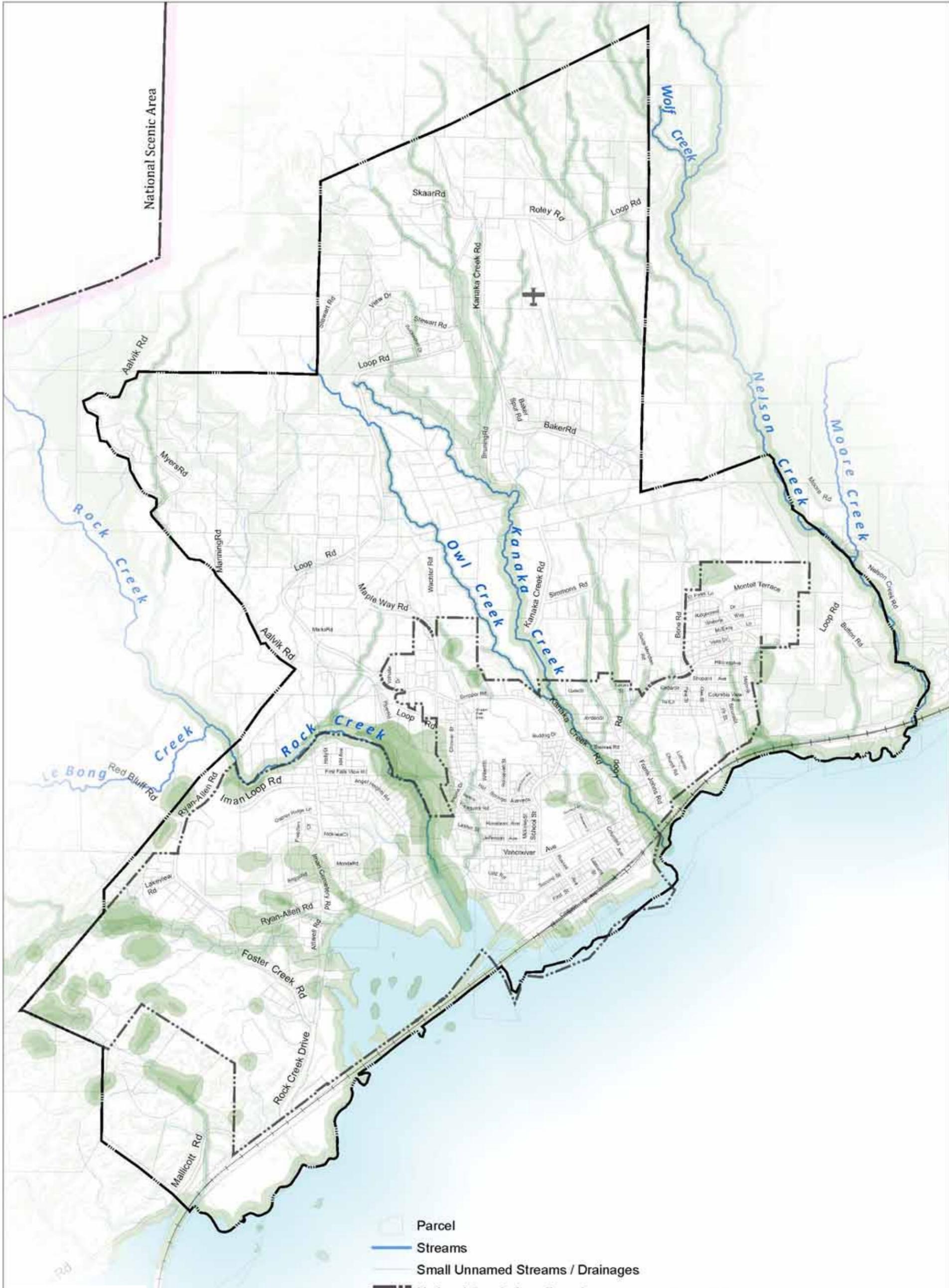
**LIDAR:** - - - -  
**Map Created:** June 2012

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





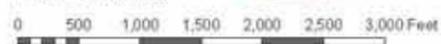
**MAP 4.15**

# NATURAL ENVIRONMENT CONSTRAINTS

This map is intended for planning purposes only. The stream locations and designations shown on this map are approximations based on the best available information at the time of mapping. The location and designation should be confirmed prior to undertaking land use actions in or near these areas.



Scale: 1:18,000  
1 inch = 1,500 feet



**Projected Coordinate System:**  
NAD 1983 HARN StatePlane  
Washington FIPS 4602 Feet  
**Projection Name:**  
Lambert Conformal Conic  
**Planar Units:** US Survey Feet  
**Data Sources:** Skamania Co



**LIDAR:** - - - -  
**Map Created:** May 2012

**DISCLAIMER:** This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



**Page Intentionally Left Blank**





## APPENDIX A– PLANNING & PUBLIC INVOLVEMENT

In the process of updating a plan as dated as the City's 1984 Comprehensive Plan, the City Council understood the importance of involving as much of the public as possible to gather input, ideas, and priorities for the new plan. The resulting document is an outgrowth of the citizens values and desires. This appendix highlights the salient aspects of the plan's development and describes the public involvement process that made it a worthwhile experience for those involved.

The tasks carried out in the course of updating the Comprehensive Plan fall into various phases as demonstrated in Figure A-1. After 25 years of implementing and monitoring the performance of the 1984 Comprehensive Plan, the City Council reinitiated the planning cycle by deciding to plan and directing staff to begin the plan update process on September 17th, 2009.

**FIGURE A-1: PLAN DEVELOPMENT PHASES**



Figure Credit: Ben Shumaker

### Plan for Planning

After being given direction to initiate the plan update, staff began planning for the planning process by collecting background resources and recruiting members to serve on the steering committee. The recruitment process began with a "media blitz" starting with the Council's proclamation that October 2009 would be designated as "Community Planning Month" for the City of Stevenson. Staff then prepared a press release and advertisement for placement in the *Skamania County Pioneer*. At the



same time an announcement was placed in the Chamber of Commerce’s newsletter and posters were hung at key public gathering places throughout the downtown core to encourage participation.

This effort led to the recruitment of fourteen citizens willing to sit on the Comprehensive Plan Steering Committee. A fifteenth was added after the Committee’s first meeting on February 2nd, 2010, ensuring that more than one percent of Stevenson’s population was directly involved with the Comprehensive Plan’s creation.

The members of the Committee varied widely in their interests and the stakeholders they represented. Small business owners and developers sat side-by-side with environmentalists and concerned citizens. Long-time residents sat with recent arrivals. Planning Commission and City Council members sat with all of them as equal members of the group.



Figure Credit: Ben Shumaker

## **Inventory & Analyze**

The first task of the Steering Committee was to grapple with how to best go about the potentially complicated, messy, and awkward plan update process. Because the process of “eating a meatball sandwich” shares these complicated, messy, and awkward potentialities, the analogy became a mantra of sorts during the Steering Committee’s early meetings.

An inventory of the current local, regional, and state plans, the trends affecting change in Stevenson, and the tools at the City’s disposal helped this hungry committee to set the table for the update process and allowed the Committee members to begin speaking the same language about what they saw in Stevenson-past and Stevenson-present before considering Stevenson-future.

To further their understanding of their city, the Committee conducted an existing conditions analysis. Population and Parks & Recreation, key components of this analysis, are included in appendices C and D. Other detailed analyses included the legal basis for planning in Washington State, the history and evolving culture of Stevenson, the shifting economic and industrial trends of Skamania County, and the status of the local infrastructure and demand for water, sewer, electrical, and park services.



Photo Credit: Ben Shumaker

## **Create Goals & Objectives**

Confident that they had come to grips with the trends affecting Stevenson, the Steering Committee embarked on the public involvement activities that would guide the creation of the plan’s Goals, Objectives, and Tactics. At this point, the City retained the public involvement and planning firm Cogan Owens Cogan of Portland, Oregon to lead a focused public involvement effort.



Representing Cogan Owens Cogan, Steve Faust and Elaine Cogan designed an iterative process whereby the community would be asked to articulate and confirm their Vision for the future of Stevenson. The Steering Committee accepted this process as the best way for the community stakeholders to “Chart the Course” toward an ideal Stevenson in 2030.



Figure Credit: Nancy Marshall

### Community Leader Interviews

The first of six main activities involved in this process was to interview community leaders to assess what they believe is most important for the community’s future. Thirteen community leaders representing the assisted

living facility, Chamber of Commerce, farmer’s market, Friends of the Gorge, Library, local restaurant and retail businesses, Port, and four Skamania County departments gave their answers to the eight-question interview and set the stage for the future community conversations.

### Community Questionnaire

Cogan Owens Cogan analyzed the community leaders’ responses and used them as a basis for a questionnaire consisting of seven multiple choice and open-ended questions about respondents and their impressions of Stevenson, its challenges, and its ideal future. The City used multiple methods to encourage community member completion of the questionnaire. Attendees of the 2011 “Gorge Brews and Blues Festival in Stevenson, Washington” were encouraged to complete a paper-based questionnaire at the festival. Steering Committee members forwarded the questionnaire to community members of their choice. A link to a SurveyMonkey.com-hosted questionnaire was sent out to recipients of the Chamber of Commerce weekly and Stevenson Business Association quarterly newsletters.

The questionnaire generated 125 responses, 50 of which identified Stevenson as the location of their primary residence or business. The Steering Committee and City Council’s response to the nonresident influence in the results was simple: if someone wanted to give their opinion, the City wanted to hear it regardless of residency status. The opinions given varied. Some wanted Stevenson to be exactly the same in 2030. Some wanted expansion of the City’s population and a diversification of jobs and viewpoints. Most responses greatly helped to shape this plan’s Goals and Objectives, but when 2030 comes around, one light-hearted respondent will likely still be left wanting for “cheerleaders, everyone to have a goat, more cheerleaders, and...cheerleading goats”.

### Kids’ Opinions Count

To add perspective to the public involvement process, City staff partnered with Stevenson Elementary and the Washington Reading Corps to host a summer “field trip” for kids to give their unclouded opinions about Stevenson. Seven elementary schoolers turned out for a walk from the Elementary School to downtown Stevenson, to the



Photo Credit: Ben Surmeyer



waterfront, to the fairgrounds for a hotdog lunch. On their walk, the students were given digital cameras and took over 100 pictures of what they “love” about Stevenson, and what they want to see “go away”. Many of these pictures have been used in this plan, and the sentences they wrote for



each revealed their detail-oriented perspectives of the community’s landscaping, buildings and grounds maintenance, and the effectiveness of business displays and signage. The value of the exercise came from the kids’ remarkable candidness. One waterfront structure was called “Scary. Almost like it’s haunted”. Another local business was described as “Really nice. It looks like it came from a romance movie”.

**Community Workshop #1**

Cogan Owens Cogan used the results of the Community Questionnaire and the Kids’ Opinions Count exercise to frame the agenda for a large visioning workshop on a mid-July evening in 2011. Steve Faust and Elaine Cogan revealed their experience as meeting facilitators, easily guiding the 87 community members through the meeting. Distributed amongst several small group discussion tables, and eating their meaty, vegetarian, and gluten-free slices of pizza, workshop participants were asked to describe their vision for Stevenson’s future by discussing the questionnaire results, adding, modifying, and removing elements that did not fit with their vision, describing the most important elements of their own future vision, and reporting the individual tables’ thoughts for the benefit of the full group.

As promised, the workshop was completed within two hours. Exiting Stevenson Elementary under the evening’s nearly-full moon, workshop participants were left digesting their pizza and experiences. City staff and Cogan Owens Cogan were left digesting the public’s comments about the schools, the waterfront, industrial development, and the scenic setting, encapsulating their core values as the Cornerstone Principles, and formulating a draft Vision statement.

**Tell Us Your Two Cents Worth!**

Based on the community input from Community Workshop #1, Cogan Owens Cogan identified the 22 most important concepts to the community’s future. To capture input from a different demographic



than had previously been engaged, a booth was reserved during the 2011 Skamania County Fair for another visioning activity. This time, participants were presented with a “budget” of five pennies and asked to step up to a table containing 23 jars. Twenty-two of the jars were associated with each of the concepts derived from the July workshop, and one jar provided an open-ended option for participants to fill out cards and submit their own thoughts on what is important to Stevenson’s future. Participants could then “spend” their budget on the jars that were “most important to them for the future of Stevenson.”



During this fun four-day exercise, 362 members of the community told the City what they felt was important. By carefully tracking the number of pennies available and spent each day, the City learned a great deal about how important each concept was to the community, and the results of the activity are clearly evident in this plan's Cornerstone Principles and policies.

The jar for the Railroad "Quiet Zone" was particularly entertaining, and it reinforced the importance of the City's role in balancing the desires of its diverse community. On a day where the activity fortuitously gained 60 additional pennies, the Quiet Zone jar mysteriously contained about 60 pennies more than it averaged each other day. On another day, a deaf gentleman carefully read through each of the concepts, directed the booth worker's attention to the Quiet Zone jar, and shrugged his shoulders as if to say "Who cares?!?". The policy makers behind the plan did care, and the Quiet Zone is included in this plan twice to demonstrate its importance.



## Community Workshop #2

Armed with all the information gathered from the preceding activities, Cogan Owens Cogan consolidated the community's broad desires into four Cornerstone Principles to use as an organizing factor for the rest of the planning process, drafted a Vision statement based on those Principles, and facilitated a second community workshop. At this mid-September workshop 61 community members were led by Steve, Elaine, and Steering Committee members through two rounds of small group discussions. With plates full of refried bean or pork tostadas, participants chose to sit at tables devoted to one of the four draft Cornerstone Principles. The discussions at the tables considered how realistic the Cornerstone Principle is and what strategies are needed to advance the Principle. After reporting their discussion to the larger group and a short break to refill their plate and comment on the draft Vision, participants were invited to discuss a Cornerstone Principle at a different table. By ending this second workshop within its 2.5 hour allotment, participants were again rewarded for their contribution to the future of Stevenson. Soon after the meeting, Cogan Owens Cogan satisfied their contract with the City by providing a preliminary set of ten Goals and multiple Objectives for the Steering Committee's review.



## Create Action Plan

### Steering Committee Recommendation

To the list of potential objectives provided by Cogan Owens Cogan, the Steering Committee added all the policies from the 1984 Comprehensive Plan and began a detailed review of which policies should be included, how they should read, and with whom the City should partner to ensure proper implementation.



To save time, the Steering Committee worked in ten small sub-committees to review each of the ten draft Goals' in detail. Reports were then given to the full Committee and decisions made on the subcommittees' recommendations. Through this review, the Committee condensed two of the



proposed goals into one, and, on April 9th, 2012, the Steering Committee recommended its set of Goals, Objectives, and Tactics to the Planning Commission and City Council. This recommendation was subject to the Planning Commission's creation of a Future Land Use Map and prioritization of the draft plan's Objectives and Tactics and City Council assignment of responsibility for each Objective and Tactic to a particular City department.

**Planning Commission Review**

Anticipating the Steering Committee's recommendation, the Planning Commission began reviewing and prioritizing the plan's Objectives and Tactics in March 2012. By May they had reviewed all the recommended Objectives, and Tactics and began working on the details of the Future Land Use Map. The Future Land Use Map took form over the course of four meetings where the Planning Commission first reviewed the built and natural constraints that might prevent certain types of development within the Urban Area, proposed a boundary between future trade areas and future residential areas, anticipated where there were likely to be differences in density or intensity of each type of activity, and finally proposed Urban Reserve areas through which the City could influence when and how future development occurs. With their final draft map completed by August, 2012, the Planning Commission began devoting special attention to the plan's Parks & Recreation components to ensure they met the planning guidelines of the Washington State Recreation and Conservation Funding Board. On September 10th, 2012, the satisfied Planning Commission recommended City Council approval of the Comprehensive Plan.

**City Council Review**

Acting on the Steering Committee's recommendation, the City Council began assigning departmental responsibility for the plan's Objectives and Tactics in May, 2012. Over the course of three meetings council members dutifully discussed each Objective and which department or departments would most appropriately carry them out. At this time, the Council also highlighted a number of policy modifications, which were catalogued to be reviewed in full during the process of obtaining public approval.

**Obtain Public Approval**

The City Council's review of the full plan document began at a public hearing on September 20th, 2012. In response to a number of downtown property owners' objections with the draft Future Land Use Map's omission of single-



Photo Credit: Brian Shumaker



and multi-family homes from the proposed High Intensity Trade area, the City Council scheduled a joint session in October, 2012 with the Planning Commission to gain a background understanding of the policy intents of the draft Future Land Use Map. Based on this knowledge, the Council was ready to begin making their own decisions and modifications to the Future Land Use Map and related policies. The most prominent changes were to modify the future land use designation of certain properties along the Columbia River and others along Foster Creek Road and to assuage the concerns of existing single-family home owners in the proposed High Intensity Trade area by including language to ensure their homes would not become nonconforming uses upon adoption of the plan or its implementation through future zoning code updates.

As this episode demonstrates, the City Council stayed true to its original intentions of allowing the public a strong voice in the creation of the Comprehensive Plan. The Comprehensive Plan update process sought information, ideas, and opinions from the Stevenson community during every phase of the planning process. By the City Council’s final public hearing on March 21st, the community had responded to the Council’s calls for input over 700 times (Figure A-2) and the Council approved the draft plan pending review under the State Environmental Policy Act. After an unchallenged Determination of Non-Significance, the Plan was adopted via Ordinance 1067 on April 18th, 2013.

**FIGURE A-2: PUBLIC PARTICIPATION LEVELS**

<b>Public Involvement in Comprehensive Plan Update</b>	
<b>Steering Committee Members (Total):</b>	16
<b>Community Leader Interviewees:</b>	13
<b>Community Questionnaire Respondents:</b>	125
<b>Kid’s Opinions Count Photographers:</b>	7
<b>Community Workshop #1 Attendees:</b>	87
<b>Tell Us Your Two Cents Worth Depositors:</b>	362
<b>Community Workshop #2 Attendees:</b>	61
<b>Planning Commission Members (Total):</b>	8
<b>Planning Commission Hearing Speakers (Total):</b>	2
<b>City Council Members (Total):</b>	11
<b>City Council Hearing Speakers (Total):</b>	22
<b>Total Participation Opportunities Engaged:</b>	<b>714</b>

Figure Credit: Ben Shumaker

### Implement & Monitor Performance

As shown in Figure A-1 at the beginning of this appendix, planning is not a single event. The ongoing planning process continues beyond the plan adoption date, and the joint processes of implementing the plan and monitoring its performance must now be reinitiated. Following the action



plan in Chapter 3 will ensure the plan's implementation; using the monitoring tools in Appendix E will allow future citizens and city leaders to adjust course and ensure that the Stevenson Comprehensive Plan remains a dynamic and useful device to help shape the future in the people's benefit. Until that time, this plan represents the guiding policy document for the City, a labor of love for the Steering Committee, Planning Commission, and City Council, and a true outgrowth of the community's collective vision for Stevenson's future.



## APPENDIX B- GLOSSARY OF TERMS

As used in this plan, the words below have the meaning given here unless the context clearly dictates otherwise.

### Abbreviations & Acronyms

- BNSF**—Burlington Northern Santa Fe Railroad
- CGHA**—Columbia Gorge Housing Authority
- CGIC**—Columbia Gorge Interpretive Center
- DSHS**—Washington Department of Social and Health Services
- EDC**—Skamania County Economic Development Council
- FEMA**—Federal Emergency Management Agency
- FoG**—Friends of the Gorge
- FVRL**—Fort Vancouver Regional Library District
- ODOT**—Oregon Department of Transportation
- SBA**—Stevenson Business Association
- SCSD**—Stevenson-Carson School District
- SPAF**—Skamania Performing Arts Foundation
- USFS**—United States Forest Service
- USPS**—United States Postal Service
- WsDOT**—Washington Department of Transportation

### Words & Phrases

**Acquire**— To take possession of through the City's own funds, efforts, or actions.

**Community Asset**— An individual, group, or institution present in the city, county, or region capable of adding insight or value to City programs, projects, or activities. "Community Assets" are typically not directly associated with City government and include entrepreneurs, investors, businesses, and non-profit agencies.

**Cluster Analysis**— A study whereby economic opportunities and competitive advantages are identified through the comparison of a region's existing industrial mix to similar regions. Identification of such opportunities and advantages can then be used to target economic development and business attraction strategies in an effective manner.

**Consider**— 1) To think carefully about, especially in order to make a decision; 2) To bear in mind as a possible or acceptable course of action. When used in conjunction with another verb, an Objective or Tactic should be viewed as an optional course of action rather than a directive.



## Words & Phrases, Continued

**Cross-Promotion**— The technique designed to help a business or company sell multiple products or services or to help multiple companies sell their products or services together.

**Develop**— 1) To bring about growth or availability through construction, alteration and/or change in use or intensity. 2) To elaborate or work out some plan or course of action in detail.

**Encourage**— To inspire, stimulate, advance or foster through assistance, approval or promotion. "Encourage" differs from "Support" primarily in that "Support" should more often be taken to mean financial support, and only in rare circumstances should "Encourage" be interpreted in such a way.

**Enhance**— To bring an existing condition into a more desirable or excellent condition through revision, addition, or change. "Enhance" can be used almost interchangeably with "Improve".

**Ensure**— To guarantee or make certain something will happen.

**Especially**— A qualifier used to indicate a concept that should be prioritized for action.

**Establish**— To create or set up a program or regulatory scheme as if on a permanent basis. This term should be interpreted to include the full process from program development through adoption and implementation.

**Facilitate**— To make easier or less difficult, to assist the progress of an action, process, program, or project. "Facilitate" typically indicates making something easier through regulatory or communicative means, but in rare circumstances can be interpreted to ease something through financial support.

**Guideline**— A regulation or criterion intended to guide, but not coerce action. "Guidelines" have a lower level of regulatory intent than "Standards" and are applied on either a voluntary or case-by-case basis.

**Incentive**— An action, financial strategy, or regulation intended to induce certain actions or types of development.

**Infill**— Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the urban development process. "Infill" typically occurs in areas already served by, or readily accessible to, urban infrastructure and services.

**Light Industry**— A use engaged in the manufacture, processing, fabrication, assembly, treatment, packaging, and incidental storage, sales, and distribution of finished or semi-finished products. On a case-by-case or zone-by-zone basis, Light Industry may include logging and/or milling operations. Light Industry generally differs from heavier industries in the lesser use of raw or extracted materials and the lesser degree of glare, noise, odor, outdoor storage or other negative manifestations adversely affecting neighboring properties.

**Maintain**— To prevent an existing facility, service, or relationship from declining in quality or functionality.

**Mixed Use**— A project integrating a variety of land uses in one building or on one site. Mixed Use



## Words & Phrases, Continued

**Planning Period**— 2013 through 2032.

**Provide**— 1) To take measures with due foresight; 2) To make available, supply, or furnish a facility, opportunity, or service.

**Regulation**— A rule or law prescribed by a governmental authority, usually the City Council.

**Rock Creek and Rock Cove Lands**— All those lands located between Rock Creek Drive and Highway 14.

**Standard**— A regulation or criterion that must be complied with or satisfied. "Standards" have a higher level of regulatory intent than "Guidelines," and are applied to all actions or proposals of a prescribed category.

**Stevenson Urban Area**— The area circumscribed by the Stevenson Urban Area boundary as established and amended by the Columbia River Gorge National Scenic Area Act and the Columbia River Gorge Commission.

**Such As**— A qualifier used to indicate a concept that could be prioritized for action.

**Support**— To be in favor of, encourage, maintain, sustain or fund some action, facility or service. "Support" differs from "Encourage" in that it should be more often, though not always, taken to mean financial support.

**Urban Reserve**— An area within the Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

**Use**— To put into service for some practical or profitable purpose. The term "Utilize" is sometimes used interchangeably with "Use".



**Page Intentionally Left Blank**





## APPENDIX C–POPULATION REPORT

Population: “The entire body of persons who constitute a community, tribe, nation, or other group by virtue of a common place of inhabitation, culture, history, religion, or the like.”

### Introduction

Familiar faces. Acquaintances. Neighbors. Friends. Family. Not all of the individuals in Stevenson interact with each other, and when they do, the depth of these interactions varies broadly. Yet, the people sharing this place in common all contribute unique personalities to Stevenson, and collectively these personalities form a community different from any other. They determine what Stevenson is today and will help set the course for what Stevenson will be in the future.

This appendix focuses on the entire body of persons constituting the Stevenson community and can be used as the basis for making future decisions on land use mapping and infrastructure plans. The appendix details how many of us there are today, how many there likely will be in the future, what we look like, and where we live.

A note about the data: The US Census Bureau provides two forms of data that can be used to track the characteristics of Stevenson’s resident population. The census, or full population count, collects a set of data from all residents and reports the raw findings with limited room for error. The primary drawback of this approach was that information became “stale” or outdated in the ten year interval between censuses. Seeking to overcome this drawback, the Census Bureau began utilizing its American Community Survey as a tool to provide fresher, more frequently updated data. The primary drawback of this approach is the difficulty of obtaining a sample size large enough to produce significant information for small communities like Stevenson. Seeking to overcome limitations of the federally-provided Census information, the Washington State Office of Financial Management and the Portland State Population Research Center collect population counts from officials in each city and county in their states and report them on an annual basis. By providing only an estimated headcount of the population, this information has its own limitations but is effective for evaluating up-to-date, annual population trends.

### Population Dynamics

Numbering 1,520 people in 2012, Stevenson’s growth over the past century has experienced brief waves of growth and decline but has held relatively slow and steady over the long term. Incorporated in 1908, the Census in 1910 revealed 348 individuals living in the City and each successive Census showed moderate population growth until through 1960 when 927 people were counted as Stevenson residents. The first signs of population decline are evident beginning after 1968, when Washington state began collecting and disseminating population estimates for Washington’s cities during the intercensal years.



Photo Credit: Washington Department of Ecology

**FIGURE C-1: POPULATION GROWTH CYCLES**

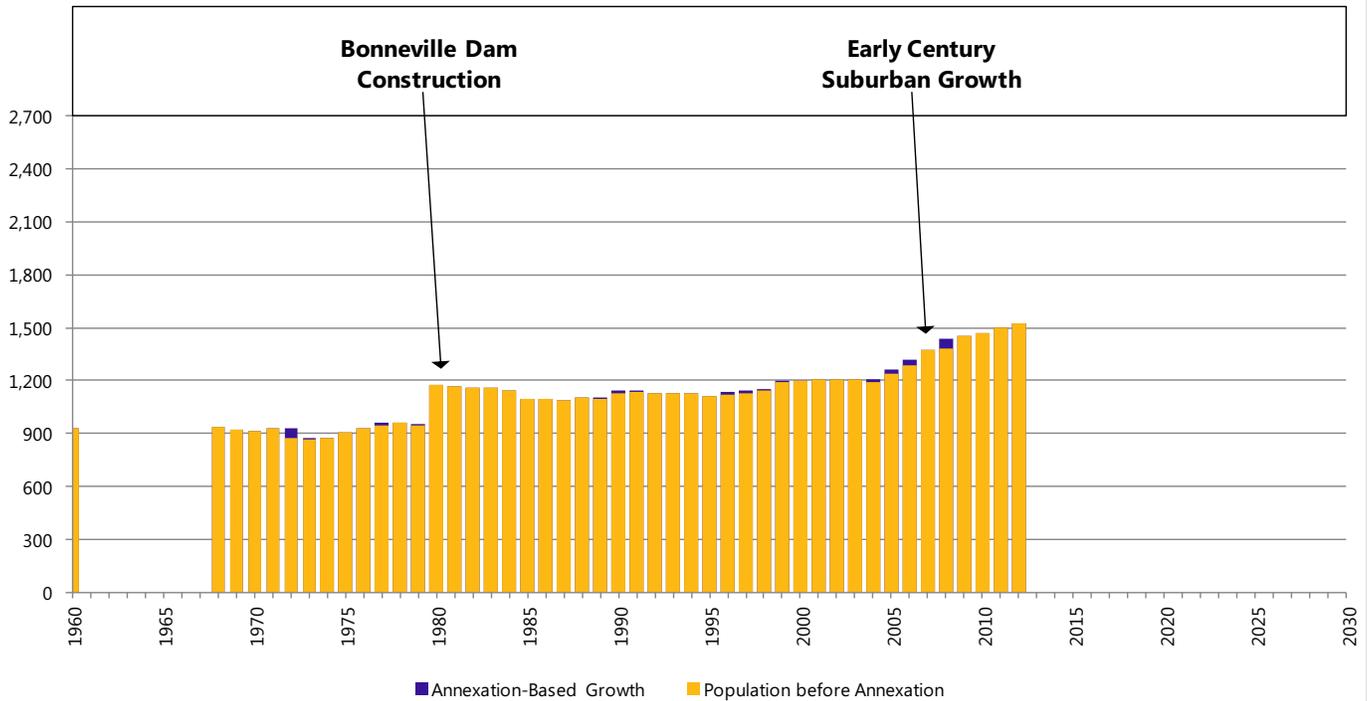


Figure Credit: Ben Shumaker

Figure C-1 shows the cycles of population growth and decline that Stevenson has seen over the last forty-plus years. Two trends are immediately apparent. First, a sharp population increase occurred in 1980 when the population temporarily swelled with construction workers employed to complete the second powerhouse of the Bonneville Dam. Population growth then gradually dissipated over the following ten years and the 1990 Census shows a slight decrease in population. The second trend can be observed beginning in 2005, when a complex set of factors (gas prices, proximity to major highways, technological advancements, land availability, entrepreneurial developers, home mortgage practices, attractive small town atmosphere) made Stevenson a viable capture point for workers in the Portland-Vancouver Metropolitan Statistical Area (MSA). While Stevenson’s past trends demonstrate a period of subtle population decline after each period of population growth, the unprecedented early century growth presents little indication that this trend will repeat itself in the future.



Figure C-1 also includes several instances where the annual estimates have a small “cap” on the columns. This occurs in years where the City annexed territory containing existing population. The “artificial” growth occurring in those years reflects in part the fluidity of Stevenson’s boundaries that is dealt with in Goal 2 and Chapter 4, in part the concept that our current community is made up of far more than the 1,520 residents identified by the Office of Financial Management, and in part that changes to population counts do not always lead to changes to the character of the community.



To place Stevenson’s population growth in context, Figure C-2 offers the population dynamics of Stevenson and a number of local comparison regions. This table demonstrates the power of the old real estate adage “location, location location”. On the far outer border of the Portland MSA, Bingen/White Salmon has had the slowest annual average growth rate of 0.25% over the period between 2000 and 2010. On the inner fringe with comparatively few hillside development constraints, Battle Ground shows an astounding ten-year average growth rate of 6.62% over the same period. Stevenson’s rate of growth will remain unique within the region, but these comparisons demonstrate a range of feasible growth rates that inform future population projections.

**FIGURE C-2: 2010 REGIONAL POPULATION DYNAMICS**

Jurisdiction	1970	1980	1990	2000	2010	20-Year Average	10-Year Average
<b>Stevenson</b>	916	1,172	1,147	1,200	1,470	1.27%	2.07%
<b>Skamania County</b>	5,845	7,919	8,289	9,872	11,066	1.46%	1.15%
<b>Gorge Region<sup>1</sup></b>	53,442	63,480	65,409	75,169	80,708	1.06%	0.72%
<b>Portland MSA<sup>2</sup></b>	1,083,948	1,343,471	1,525,731	1,929,881	2,226,009	1.91%	1.44%
<b>Washington</b>	4,132,353	4,132,353	4,866,663	5,894,143	6,724,540	1.63%	1.33%
<b>United States</b>	203,211,926	226,545,805	248,709,873	281,421,906	308,745,538	1.09%	0.93%
<b>Bingen/White Salmon</b>	2,256	2,532	2,506	2,865	2,936	0.80%	0.25%
<b>North Bonneville</b>	459	432	431	593	956	4.17%	5.01%
<b>Washougal</b>	3,388	3,834	4,764	8,595	14,095	5.74%	5.10%
<b>Battle Ground</b>	1,438	2,774	3,758	9,322	17,571	8.19%	6.62%

<sup>1</sup>The Gorge Region includes Hood River, Sherman & Wasco counties in Oregon and Klickitat & Skamania counties in Washington

<sup>2</sup>The Portland MSA includes Clackamas, Columbia, Multnomah, Washington & Yamhill counties in Oregon and Clark & Skamania counties in Washington

Figure Credit: Ben Shumaker

Figure C-3 provides a range of simply-constructed population projections through the year 2030. The low and high projections are based on assumed average growth rates of 1% and 3% per year. The medium projection assumes that the “old normal” will continue and that the City will grow at a rate of 1.51% per year, the 2012 20-year average annual growth rate. Using these projections, the City of Stevenson can expect a 2030 population ranging from 1,818 to 2,588. A word of caution accompanies any population projection as unforeseen circumstances can easily trigger the need make new projections based on a “new normal”. As demonstrated by the growth during construction on the Bonneville Dam, this caution is especially advisable for projections based on populations as small as Stevenson’s.



Photo Credit: John McSherry



**FIGURE C-3: 2012 POPULATION PROJECTION**

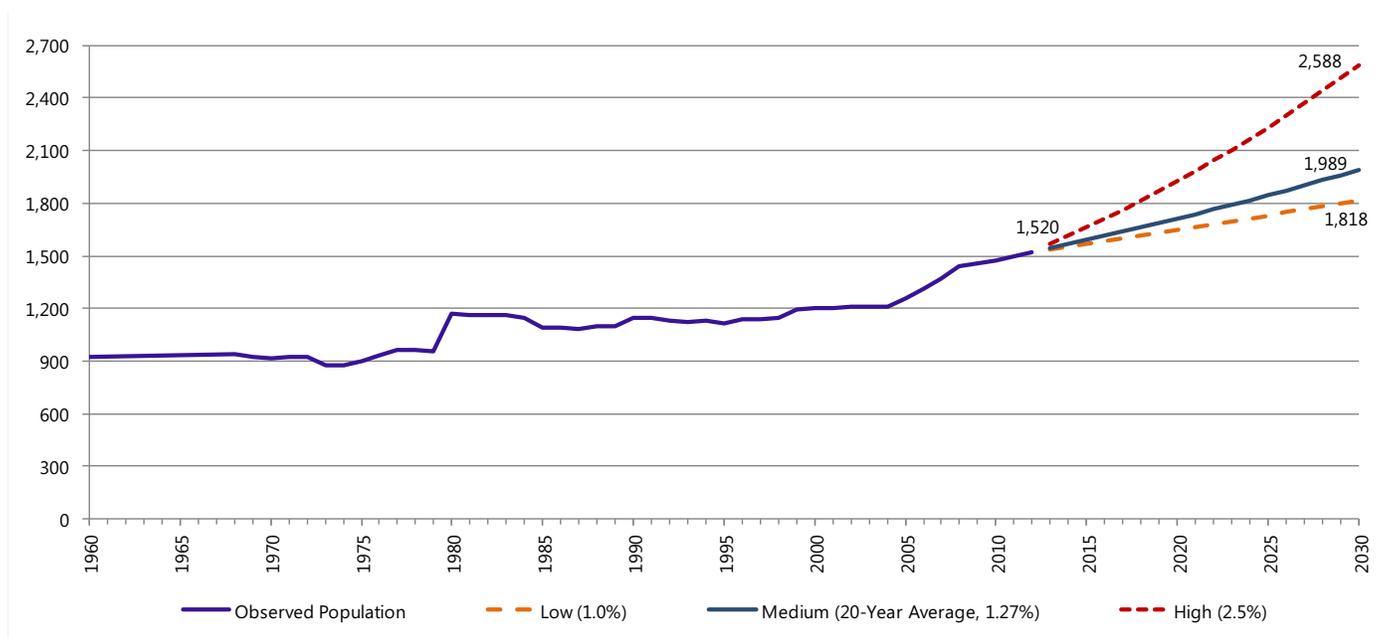


Figure Credit: Ben Shumaker

## Population Characteristics

### Race

Stevenson is not racially or ethnically diverse. Figure C-4 compares the 2000 and 2010 racial and ethnic make-up of Stevenson’s residents. In 2010, 93.9% of Stevenson residents are White, and Hispanics make up the largest minority at 5.8%. These proportions represent increases of 2.0% and 0.5%, respectively, from the data reported in 2000.

**FIGURE C-4: STEVENSON RACE & ETHNICITY**

Race <sup>1</sup>	Percentage		
	2000	2010	Change
White	91.9	93.9	2.0
Hispanic	5.3	5.8	0.5
Two or More Races	3.2	2.6	-0.6
Native America	2.4	1.8	-0.6
African American	0.2	0.6	0.4
Asian	0.6	0.5	-0.1
Some Other Race	1.8	0.5	-1.3

<sup>1</sup>A person may be of any race and still be culturally or ethnically Hispanic. Thus, the total percentage in this figure exceeds 100  
Source: US Census Bureau

Figure Credit: Ben Shumaker

That period also saw a marginal increase in Stevenson residents identifying themselves as African American. Correspondingly, the proportions of all other racial categories decreased during the same 10-year period.

### Age and Sex

The distribution of a community’s ages and sexes provides crucial information about the issues the community might face in the future. Will new schools or playground equipment be needed to accommodate an influx of children? Will affordable rentals or starter homes be needed to house young professionals? Will assisted living facilities or

building code updates be needed to ensure that older community members can “age in place”? The population pyramids of Figure C-5 and the age comparisons in Figure C-6 show the age and sex



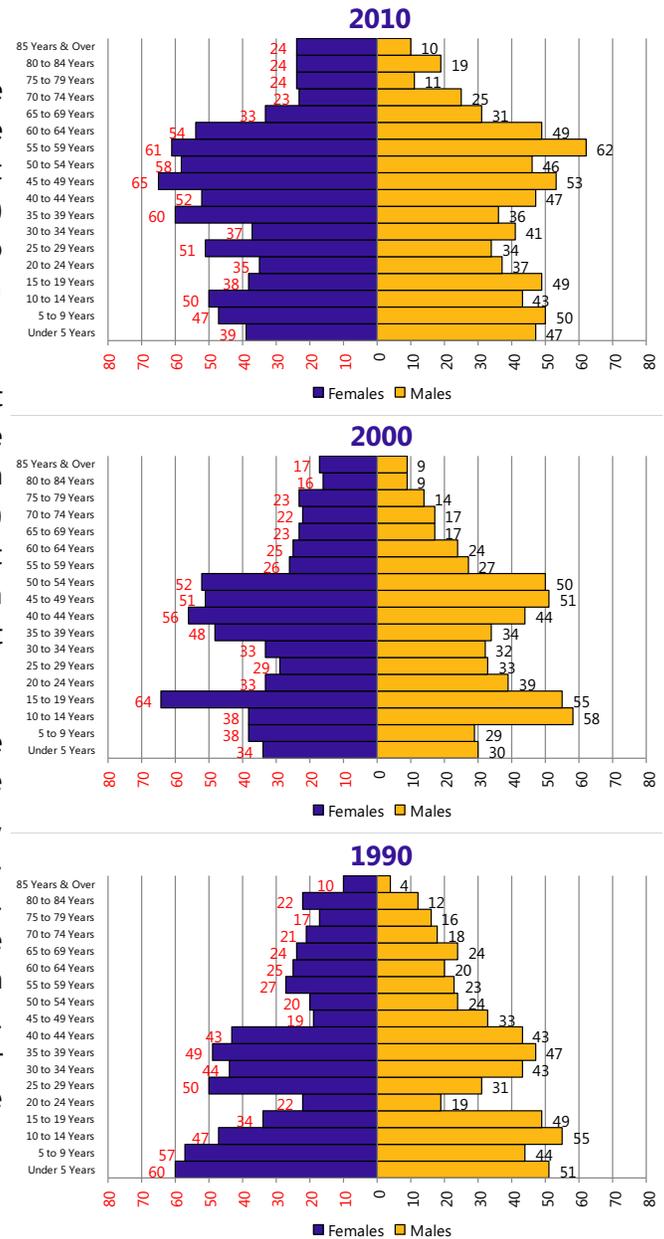
distributions for the Stevenson community and give some context for the age distribution.

Stevenson is an aging community with 30.7% of the population 55 or older. This proportion is in line with Skamania County's proportion, but substantially higher than both Washington's (24.7%) and the nation's (24.9%). This figure is also substantially higher than Stevenson's own proportions in 1990 (22.9%) and 2000 (22.4%).

As the Stevenson community has aged over the last twenty years, it has also shifted away from the family-centric trend clearly visible in 1990 when Stevenson's 397 youth (ages 0 through 19) account for 34.6% of the community. In 2010 that number is down, both in raw numbers (363) and in the proportion of the community they represent (24.8%).

The Stevenson community has slightly more females (52.9%) than males in 2010. Though the minimal changes can hardly be considered a trend, this proportion is higher than it was in 2000 (52.3%), which was also higher than it was in 1990 (51.5%). A portion of this trend is explained by the population growth at the very top of the population pyramid where women live longer than men. Nonetheless, this trend could impact the need for day care and other services and should be monitored as more data become available

**FIGURE C-5: STEVENSON POPULATION PYRAMIDS**



**FIGURE C-6: AGE COMPARISON**

Age Group	Stevenson			Age Distribution		
	1990	2000	2010	Skamania Co. 2010	Washington 2010	United States 2010
0-19 years	34.6%	28.8%	24.8%	24.4%	26.3%	27.0%
20-24 years	3.6%	6.0%	4.9%	4.1%	6.9%	7.0%
25-54 years	38.9%	42.8%	39.6%	40.5	42.1%	41.2%
55 years or more	22.9%	22.4%	30.7%	31.1%	24.7%	24.9%

Source: US Census Bureau

Figure Credits: Ben Shumaker



## Population Density

As Stevenson’s population has changed, so has the manner by which its community members are housed and the amount of space they occupy. Figure C-7 contains the population, housing, and density trends for Stevenson over the past thirty years and estimates how these trends might change in the future based on the medium population projection in Figure C-3.

**FIGURE C-7: STEVENSON POPULATION & HOUSING PROJECTIONS**

Attribute	1990	2000	2010	2020	2030
Population	1147	1200	1465	1713 <sup>1</sup>	1989 <sup>1</sup>
Housing Units	457	523	703	746 <sup>2</sup>	894 <sup>2</sup>
Land Base, Acres	710.40	883.44	974.13	1,147.91 <sup>2</sup>	1,370.30 <sup>2</sup>
Population per Housing Unit	2.51	2.29	2.08	2.30 <sup>2</sup>	2.22 <sup>2</sup>
Population per Acre	1.61	1.36	1.50	1.49 <sup>2</sup>	1.45 <sup>2</sup>
Housing Units per Acre	0.64	0.59	0.72	0.65 <sup>2</sup>	0.65 <sup>2</sup>

<sup>1</sup>Estimated based on previous 20-year annual averages

<sup>2</sup>Estimated based on previous 30-year decennial averages

Sources: US Census Bureau, Washington Office of Financial Management, and Stevenson Planning Department

The past trends between 1990 and 2000 show an era when the addition of new housing units and the annexation of new territory outpaced the rate of population growth. At the end of that period, there were 0.22 fewer people per home, 0.25 fewer people per acre and 0.05 fewer homes per acre in

Figure Credit: Ben Shumaker

Stevenson. Stated in more simple terms, Stevenson was less dense at the end of this period than it was at the beginning of this period, in terms of population per housing unit, population per acre, and housing units per acre.

The trends between 2000 and 2010 show an era where the addition of new housing units continued to outpace population growth and annexation, but where the annexation of new territory lagged behind the population growth rate. Thus, at the end of this period, Stevenson was less dense in terms of persons per housing unit, but more dense in terms of persons per acre and housing units per acre.

This figure also informs City decision makers on what trends might be expected to continue in the future. This information can be used to determine how much and where future housing growth might occur, and when an annexation might be likely. While any major development or policy change can alter the projected figures, the next two decades are expected to result in densities of population per housing unit and population per acre that fall somewhere in between the rates observed in 1990 and 2000 and housing units per acre similar to that observed in 1990.



## APPENDIX D–PARKS & RECREATION REPORT

Recreation: “Refreshment of body or mind, as after work, by some form of play, amusement, relaxation, or agreeable exercise.”

### Introduction

Stevenson is the county seat of a county historically dependent on natural resource extraction activities like logging and mining. It is one of thirteen Urban Areas within a National Scenic Area celebrating the natural resource amenity activities of hiking, biking, and pleasure driving. Equal parts urban and rural, recreation in Stevenson offers an intriguing menu of activities and ideas. It is the site of the county’s premier public library and museum, the only high school, and two of the county’s seven lower level schools. Popular festivals and fairs fill the long summer days. Hunting, skiing and trips to more urban destinations in Hood River, Portland and Vancouver help fill out the winter schedules.

As residents and visitors to the city undoubtedly know, these rural and urban courses have not always paired well together, but the internal conflicts only serve to further transmit and reinforce Stevenson’s unique recreational culture. Ultimately, when viewed as a whole, this broad recreational menu contains many of the key components that make Stevenson, Stevenson.

This appendix, which is in part intended to satisfy the planning requirements of the Washington State Recreation and Conservation Funding Board, describes many of the forms of play, amusement, relaxation, and agreeable exercise that contribute to Stevenson’s quality of life. It does not go into detail on many of the socially-based recreational activities that tend to vary over time depending on the success and energy of the proprietor or promoter. This lack of detail, however, should not diminish the importance of these institutions and activities: the commercial gathering places like coffee shops, restaurants, pubs, and retail stores; the many churches and faith-based institutions; the public places along our streets, at the post office, and at the garbage transfer station; the music festivals, agricultural fairs, parades and other community events.

The remainder of this appendix separately inventories the demand and ideas for the institutions and parks that contribute to the recreational options in Stevenson: schools, libraries, museums, performance and public art, parks, and the “sacred places” that mean a great deal to the community.

### Institutional Inventory

#### Columbia Gorge Interpretive Center

The Skamania County Historical Society is inspired by the spirit of “Tsagaglala” or “She Who Watches” to be good stewards of the history of Skamania County and the Gorge. To fulfill this charge, the Historical Society owns and operates the Columbia Gorge Interpretive Center at its Rock Cove location. The Interpretive Center’s 11,000 interior square feet is filled by permanent and rotating exhibits that blend together various ingredients of the area’s history to better allow visitors to contemplate the area’s future. These indoor exhibits include information on the Cascade Chinook, Lewis and Clark, early military and pioneer settlement, the technological utilization of the Columbia

River, and a large collection of rosaries. The space often also feature a gallery devoted to outstanding local artists. Outdoors, the Interpretive Center “watches” over logging equipment, railroad cars, and the majority of Rock Cove. Through its indoor and outdoor attractions, this popular recreational asset spreads the message that “the Columbia Gorge lives, evolves and continues”.



With its beautiful new facility in place, the Interpretive Center’s primary concerns are to improve public access and visibility and to maintain and increase its membership and visitor numbers so that it may continue to assemble, collect, preserve, and exhibit the artifacts and stories of Skamania County and the Columbia Gorge to share it with future generations.

### Interpretive Signage

The City and its partners have actively worked to install at least 13 interpretive signs at key locations around the city. From the area’s geologic beginnings to the drastic river changes wrought by the Missoula Floods and Bonneville Dam to the wildlife now common to the area; from prehistoric trade patterns to Lewis & Clark to steamboat-based commerce to the recent recreational boom; these signs provide readers with a depth of knowledge about Stevenson that is otherwise hard to observe.

The City has developed a set of design standards to ensure all these signs share a similar look. Potential topics for future interpretive signs include transportation-related interpretation of the highway and railroad, ecologically-related interpretations of streams and wetlands, and historically-related interpretations of the old barbershop, the Courthouse, Kanaka Creek, and Whiskey Row.

### Public Art

Though not as robust as the interpretive signage program, the City and its partners have worked to ensure that art is a visible component of public space. Petroglyphs and petrified wood adorn the County’s downtown facilities. Modern sculptures grace Rock Cove’s shoreline. Kinetic art pieces make the invisible visible as they dance in the area’s abundant winds.



The City continues to seek opportunities to provide new public art in other areas of town, but the types and locations have not yet been determined.

### Skamania Performing Arts Foundation

The Skamania Performing Arts Foundation (SPAF) has provided a welcome spice to Stevenson’s recreational mix since 2001. The Foundation hosts all genres of visiting musical artists, plays starring local casts, seasonal feasts, and other special events at various locations in Skamania County, including Stevenson High School and the Columbia Gorge Interpretive Center. Primarily a labor of love, most of SPAF’s



operations are performed on a volunteer basis with limited paid staff. The near-future goal for SPAF is to establish a bricks-and-mortar center for their administrative and performance activities.

### **Stevenson-Carson School District Number 303**

The Stevenson-Carson School District (SCSD) provides one of Stevenson's most important recreational ingredients. The school district currently operates four schools, each of which focuses on different age groups. Students begin their schooling at Stevenson Elementary School where they attend kindergarten, first, and second grade. Students then transfer to Carson Elementary School for grades three through six, then return to Stevenson where Wind River Middle School and Stevenson High School share a campus. Additionally, the SCSD's administrative office and bus garage are centrally located in Stevenson.

The beautiful Stevenson Elementary School underwent a substantial remodel in 2001 and the new facility houses classrooms, special education facilities, a gym/auditorium available for community use, office space for the elementary school's thirty-four (34) member staff, and parks and recreational spaces as discussed below. The school's current goals focus on student achievement, curriculum and instruction, programmatic resources and support, and community communications. While the school was designed to easily expand, there is no current need identified that would require expansion.

The Stevenson High School has undergone periodic, small-scale facility upgrades/remodels since it was first constructed. The facility houses classrooms, office spaces for the school's large staff, science and computer labs, industrial shop space, and the facilities for athletics and recreation discussed below. The current goals of the high school focus on school pride and student achievement. Despite the recent addition of Wind River Middle School, there is no current need identified that would require school expansion.

### **Stevenson Library**

A library has been on Stevenson's recreational menu since the early 1920's when the Stevenson Woman's Association established the "Rest Room Club" to provide reading material at Stevenson's bus station on Second Street. The early library grew in popularity and by 1938 had constructed the town's first stand-alone library building at 25 NW Russell Street. A bookmobile service soon began traveling between the libraries in Clark and Skamania counties, and in 1953 administrative functions were consolidated under the Fort Vancouver Regional Library District (FVRL).

The FVRL continues to operate the Stevenson Library, which now graces the southwest corner of Columbia Street and Vancouver Avenue. This outstanding building was built in 1967 and reportedly used only wood and stone from the Columbia Gorge. Through the FVRL system, there are more than 700,000 books available through the Stevenson Library as well as books on tape, DVD films, and an archive of *Skamania County Pioneer* newspapers dating back to 1901.

The Library also offers technological and artistic forms of recreation through its selection of public computers offering essential internet and word processing capabilities for populations unable to afford home computers or are underserved by high speed internet services. While using these services, patrons are greeted by the library's diverse display of paintings, photos, quilts, sculptures



and student artwork. Each year since 1980, the Stevenson Library has also held an “Artists of the Gorge” exhibit and juried competition. This event offers one of Stevenson’s finest venues for local artists to transmit their work to the Stevenson community.

## **Parks Inventory**

Stevenson’s parks are provided by the City, the Port of Skamania County, Skamania County, Stevenson-Carson School District, and private entities. As detailed in the Parks Map in Chapter 4, these facilities are spread throughout town, with concentrations near downtown and on Stevenson’s west side.

A common method of measuring parks and recreational opportunities is to classify parks based on their 1) Size, 2) Characteristics, 3) General Use, and 4) Service Area. In Stevenson these measuring tools result in a typology of four park categories.

- Class I:** Pocket Park
- Class II:** Passive Green or Blue Space Park
- Class III:** Neighborhood/Community Park
- Class IV:** Sacred Places

The following section discusses each class of facility and briefly details the individual parks that fall into each class. It should be noted that individual parks often overlap services and service areas. For instance, the facilities on the Stevenson Elementary School grounds contain elements of park classes II and III. These facilities must then be recognized as not only serving as part of the neighborhood park system, but also as part passive green space system. This is the case for many of the larger facilities in the city, and individual parks are only discussed in detail under the largest classification they fall into.

### **Pocket Park (Class I)**

- Size:** One Acre or Less
- Characteristics:** Pedestrian-oriented, bike racks, benches, tables, landscaping, public art, interpretive signage, small open areas for play or relaxation, small play structures, and similar amenities
- General Use:** Gregarious, active recreation for youth, passive recreation for adults, aesthetic amenity for all
- Service Area:** Two to three blocks or one thousand feet from the park perimeter
- Existing Examples:** Gateway Park, Gropper Loop Park, Rock Creek Terrace Play Area, Walnut Park
- Potential Examples:** Cascade Village Play Area, Chinidere Central Open Space, Cloverdale School Site



## Gateway Park



Photo Credit: Ben Shumaker

**Description:** A 0.12 acre site located to the northeast of the intersection of Second Street and Rock Creek Drive in Downtown Stevenson, this park was constructed in 2000 to beautify and soften the western entrance to Downtown Stevenson. The park includes landscaping, irrigation lines, benches, bike racks, a bus shelter, rock walls and pillars, an informational kiosk, and seasonal decorations.

**Management Issues:** The park is owned by the City and maintained by a groundskeeper on contract with the Public Works Department. When adding improvements to the park, its extensive irrigation system must be avoided.

**Potential Enhancements:** A gateway/monument sign for directional and informational purposes has been contemplated for inclusion within this park, as has an interpretive sign describing the highway's history.



Figure Credit: Pat Hood

## Gropper Loop Park



Photo Credit: Ben Shumaker

**Description:** A 0.54 acre site located on the south side of Gropper Road between its two intersections with Gropper Loop Road. The tree and grass open space is apparently the result of a historic realignment of Gropper Road. Other than a series of decorative trees encircling the area, the site has never been developed or maintained for active park purposes.

**Management Issues:** The park is owned by the City and maintained periodically by the Public Works Department. The eastern portion of the park apparently lies on School District property, and complaints are occasionally received regarding the vegetative growth and parking issues near the park.

**Potential Enhancements:** No improvements are planned at this time. A dog park has been suggested by at least one community member.

### Rock Creek Terrace Play Area



**Description:** A 0.14 acre portion of the apartment complex located on the north side of Rock Creek Drive between Lotz Road and Vancouver Avenue, the area was set aside to serve the residents of the apartment complex. Included within this park are a play structure for small children, open space, walkways, and landscaping.

**Management Issues:** The open space and play area is owned and maintained by the owner/property manager of the apartment complex and has no formal agreement allowing use by the general public.



**Potential Enhancements:** No planned improvements are known at this time.

### Walnut Park



**Description:** A 0.19 acre property located on the south side of Second Street between Russell Avenue and Leavens Street, this park adds pleasant greenery to Downtown Stevenson's urban fabric. As part of 2004's Second Street improvement project, this park was rehabilitated and now includes landscaping, tables, benches, bike racks, trash cans, rock retaining walls, interpretive signage, a directional kiosk, an in-pavement dance tutorial, and pavers purchased through community donations.

**Management Issues:** The park is owned by the City and maintained by the Public Works Department. Ensuring the health of and cleaning up the leaf litter from the park's legacy walnut and flowering cherry trees are the top concerns for this park.

**Potential Enhancements:** The number one priority for Walnut Park is to maintain its current attractiveness. Potential improvements include adding a permanent chess board to one of the tables and developing policies to allow its lease by neighboring property owners or use as a music venue. A public bathroom has also been contemplated for this site.



### Cascade Village Play Area (Potential)



**Description:** A 0.29 acre site located on the north side of Viewpoint Road between Impala Drive and Willard Street, this site was developed to serve as an amenity for residents of the apartment complex. At one point, the park contained a small asphalt area with basketball hoops, a play structure, and a large undisturbed, treed open space. More recently, the basketball area has been converted to storage and parking to facilitate maintenance of the apartment complex. .



**Management Issues:** The open space and play area is owned and maintained by the owner/property manager of the apartment complex, and no formal agreement exists allowing use of this area by the general public.

**Potential Enhancements:** No planned improvements are known at this time.

### Chinidere Central Open Space (Potential)



**Description:** A 0.38 acre site located on the south side of "Hemmingway Drive" between Lutheran Road and "Lower Basso Circle Road", this open space is part of the as-yet-uncompleted "Chinidere Mountain Estates Subdivision" as an amenity for the future residents of that community.

**Management Issues:** Upon final plat approval of the subdivision's first phase, the open space will be owned and maintained by the subdivision's home owner's association.



**Potential Enhancements:** As a condition of final plat approval, the City will be granted a 30' x 25' easement within the open space for "works of civic art and/or beautification, provided that such works are considerate of the views of neighboring properties". No private improvements are known at this time.

### Cloverdale School Site (Potential)



**Description:** A 0.80 acre open space located at the upper intersection of Loop and Kanaka Creek roads. An open space, small benches and a plaque commemorate this area as the historic site of a small community school. The primarily wooded acreage lies in the uppermost portion of the Stevenson Urban Area.

**Management Issues:** The property is owned and periodically maintained by the Skamania County Historical Society and receives occasional short-term recreational use.



**Potential Enhancements:** No planned improvements are known at this time.

### Passive Green or Blue Space Park (Class II)

- Size:** May range from less than one Acre to more than one hundred acres
- Characteristics:** Pedestrian- and vehicle-oriented, bathrooms, shelters or recreational buildings, picnic areas, bike racks, benches, tables, landscaping, interpretive signage, open areas for play or relaxation, play structures, and similar amenities
- General Use:** Solitary, passive recreation for all ages
- Service Area:** One quarter to two miles from the park perimeter
- Existing Examples:** Angel Heights Park
- Potential Examples:** Chinidere Stream Habitat Area, Chinidere Oak Habitat Area





### Chinidere Oak Habitat Area (Potential)



**Description:** An approximately 0.40 acre site located on the northwest of the intersection of Lutheran Church Road and “Anderson Heights Road”, this wooded habitat area is to be set aside as part of the as-yet-uncompleted “Chinidere Mountain Estates” residential subdivision for habitat protection.

**Management Issues:** Upon final plat approval of the subdivision’s third phase, habitat area will be owned and maintained by the subdivision’s home owner’s association.

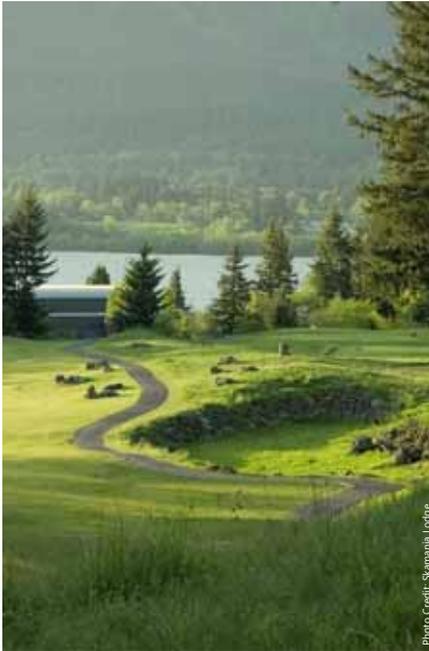
**Potential Enhancements:** Upon final plat approval of the subdivision’s third phase, the site will include a small number of off-street parking spaces and a multi-use trail open to the general public. No other planned improvements are known at this time.

### Neighborhood/Community Park (Class III)

- Size:** One to ten acres, depends also upon the focus of the park and the size requirements of the activities
- Characteristics:** Pedestrian- and/or vehicle- oriented, Natural wooded areas for hiking, nature study, etc. A lake or river shoreline for swimming, fishing, and boat launch facilities, sports/pool complexes, multi-purpose community center, golf course, arboretum, camping facilities, amphitheater, picnic areas with shelters and parking, bathrooms, bike racks, benches, tables, landscaping, public art, interpretive signage, and similar amenities.
- General Use:** Gregarious, active recreation for all ages
- Service Area:** Five to ten blocks, one mile or less from the park perimeter, or regional dependent on the focus of the park
- Existing Examples:** Skamania Lodge, Stevenson Elementary School, Stevenson High School
- Potential Examples:** New parks in undeveloped areas



## Skamania Lodge



**Description:** A 161 acre site occupying much of western Stevenson between Rock Creek Drive, Foster Creek Road, and Ryan Allen Road, this destination resort offers a range of services open to paying guests and others for the general public. For guest enjoyment, its indoor spa, fitness center, and pool complement its outdoor basketball, tennis, and volleyball courts. The breathtaking and tranquil views of the challenging par-70 golf course wow guests and tournaments organizers and have them returning again and again. Under the terms of the Lodge’s original development, the property’s four miles of pathways are open to use by the general public.

**Management Issues:** Developed through a public/private partnership on the County’s old garbage dump and transfer site, the bulk of the Lodge is now under private ownership and managed by a professional resort management company. Skamania County still maintains ownership and responsibility for two small parcels containing capped landfills.

**Potential Enhancements:** As a private business, the Skamania Lodge continues to seek new recreational activities for guest enjoyment. Recently, a height allowance was granted to permit the installation of a series of zip lines for customer enjoyment. No other planned improvements are known at this time.

## Stevenson Elementary School



**Description:** More than two thirds of Stevenson Elementary School’s 9.5 acre site located to the northeast of the Vancouver Avenue and School Street intersection is devoted to open space and recreation. The facility offers a covered play area, multiple swings and play structures for all ages, grass and asphalt play areas, basketball hoops, benches, landscaping, public art, an undisturbed wooded area, and an indoor gym and auditorium.

**Management Issues:** The open space and recreational facilities are owned and maintained by the Stevenson-Carson School District. Mowing and controlling invasive species are constant concerns for exterior grounds. Community use of the interior facilities is in high demand and controlled by an efficient facilities use procedure controlled through the Elementary School’s administrative office.

**Potential Enhancements:** No planned improvements are known at this time.





## Stevenson High School



**Description:** An approximately 26.25 acre site located between Willard Street, Bulldog Drive, and Gropper Road, the Stevenson High School is part of the heart of the Stevenson community. The School facility has an indoor gym, auditorium, weight room, and library and meeting rooms. Outdoors, the School offers a stadium for football, soccer, and track, practice fields, and tennis courts. An indoor pool is also a key component of the Stevenson High School campus.



**Management Issues:** The property is owned and maintained by the Stevenson-Carson School District. Mowing practice and game fields is a constant concern for exterior grounds. Community use of the facilities is in high demand and controlled by an efficient facilities use procedure controlled through the High School's administrative office. The pool facility had been operated by Skamania County Facilities and Recreation until budget concerns forced its closure in late 2011.

**Potential Enhancements:** The School District is considering privatization options for the pool facility which could include a facility expansion to create a new fitness center to increase its overall viability. New lights have been discussed for the stadium. No other planned improvements are known at this time.



## Sacred Places (Class IV)

- Size:** Sacred places come in all sizes
- Characteristics:** Though they may include the same characteristics as any other class of parks, the primary characteristic of sacred places are their psychological impact on the community as a whole. These places are often in highly visible locations and come to define, reinforce, and transmit what is important to a community's inhabitants. The term "sacred" conjures up mental images of the importance of cathedrals, shrines, and temples in highly religions societies, but applies equally to highly commercial societies where harbors, malls, or skyscrapers represent a community's shared values. In highly secular societies they may come in the form of civic buildings, parks, and other public works. In all areas, Sacred Places contribute heavily to the sense of community and community members desire a strong voice in the face of change
- General Use:** Gregarious or solitary, active or passive use for all ages
- Service Area:** Community-wide
- Existing Examples:** Downtown Waterfront, Rock Creek & Cove, Skamania County Courthouse Lawn
- Potential Examples:** Rock Creek Falls

### Downtown Waterfront



Photo Credit: Jaime Gammann

**Description:** Nearly a mile of the Columbia River Waterfront is accessible from Downtown Stevenson with more than three quarters of it in public ownership. A windsurfing launch is provided at Bob's Beach, a Kiteboard and boat launch at East Point, a tour boat dock at Stevenson Landing. A riverfront trail connects them all with picnic areas, restrooms, vista parking areas, and informal swimming beaches to the east of town.



Photo Credit: Mike Myrland

**Management Issues:** The majority of the waterfront is owned and maintained by the Port of Skamania County and devoted to recreational, commercial, and industrial purposes and the City owns two rights-of-way leading to the water's edge. The remainder is privately-owned and either vacant or used for single-family housing. A substantial portion of the riverfront trail was recently lost to bank-side erosion, and strong east winds and waves batter the Port's personal watercraft docks.

**Potential Enhancements:** The Port is seeking ways to redevelop some of its underdeveloped properties and actively working to secure funds to control the trail-destroying erosion problems. Other projects include renovating and upgrading Stevenson Landing, extending the trail system, improving the roadways of Cascade Avenue and Kanaka Creek Underpass, adding gathering places, and reinforcing the personal watercraft docks.



## Rock Creek & Rock Cove



Photo Credit: Ben Shumaker



Photo Credit: Washington Department of Ecology

**Description:** The waters and lands adjacent to Rock Creek and Rock Cove provide a recreational jewel occupying approximately 150 acres of west central Stevenson between Rock Creek Drive’s two intersections with State Route 14. County facilities in this area include the grassy areas, exhibit halls, and livestock and show arenas associated with the fairgrounds, playground equipment, skateboard park, and newly renovated Hegewald Center for County offices and recreational services. Separated pedestrian pathways connect these facilities with the Columbia Gorge Interpretive Center Museum and an assisted living facility. Mixed in with these amenities are vacant lands, single-family homes, commercial endeavors, and less attractive facilities like the State and County shops and the City’s wastewater treatment plant.

**Management Issues:** The major land owners of the Rock Creek & Rock Cove lands are the Interpretive Center (~85 acres) and Skamania County (~42 acres). Rock Creek went through a rapid accretion period after the Piper Road Landslide in 2007, though it has been dredged twice since that time, it is not yet known whether a steady-state has been reached in the area or if the accretion will continue.

**Potential Enhancements:** Additional dredging is possible for Rock Creek and Rock Cove. The County is considering the sale of its vacant lands on Rock Cove and shops on Rock Creek to alleviate its budget crisis. The community has called for improved landscaping conditions of the fairgrounds area and improvements to the skateboard park. No specific planned improvements are known for this area.



## Skamania County Courthouse Lawn



**Description:** This 1.07 acre site located on the northeast corner of the intersection of Russell and Second streets has a far greater function than as a Pocket Park or Passive Green Space. Home to the community's Christmas Tree lighting ceremony, first choice of political and free-speech demonstrations, a natural amphitheater for high school band performances, premier barrel rolling hills for the youngest area residents, and Armed Forces Memorial. The Courthouse Lawn is equipped with more memories than it is with amenities (a street-side benches and drinking fountain, a prominent flag pole, and small picnic area with a monumental petrified log).



**Management Issues:** The City and County share maintenance of the street-side plaza. The County maintains the lawn and plantings, in some case to the chagrin vocal, tree-loving residents.

**Potential Enhancements:** Older plans from the mid-1980's intending to terrace the area and install a large central plaza were shelved based on community pushback. Interpretive signage has been suggested to explain the Courthouse's cutting edge architecture. The area has been tested for use in a ground-based heat exchange system. During the County's budget crisis in 2011, elected officials considered selling off a part of the Courthouse Lawn for its commercial potential. The success of the Stevenson Farmer's Market has renewed calls for a better landscaping plan and a larger plaza to accommodate the increased weekend use.

## Rock Creek Falls (Potential)



**Description:** A hidden wonder, this 40 foot tall waterfall is a delight for intrepid visitors lucky enough to catch a glimpse. Located near the intersection of Iman Cemetery Road and First Falls View Road, no amenities have been developed on this site.

**Management Issues:** The majority of the falls is under County ownership, however portions of the creek at its bank in this area are held in private ownership. Rock Creek also forms the city limits boundary at this location. On the southern, City side of the creek, private ownership prevents direct public access, but Access is possible from the County property on the north side of the creek.

**Potential Enhancements:** Improved access to this area has been considered in the past but bypassed to preserve this area as a locals-only amenity. Should this decision be revisited, a viewpoint and picnic area would increase user enjoyment of this waterfall. However, no planned improvements are known at this time.



**Page Intentionally Left Blank**





## APPENDIX E–IMPLEMENTATION & MONITORING

This appendix is intended to be used as an easy reference for the Objectives and Tactics used in this plan. The tables below are organized first by the priority order in which each Objective should be undertaken and then by the City department responsible for initiating the Objective or Tactic. Following these tables is a template for each department to use when monitoring their implementation of the Comprehensive Plan’s Objectives & Tactics and a schematic to show future progress on plan implementation.

<b>Ongoing Priorities</b>			
<b>Building Department</b>	<b>City Administration</b>	<b>Planning Department</b>	<b>Public Works Department</b>
1.3	1.1, 1.1-1	1.3	1.3
2.12	1.2, 1.2-1	1.5	2.10, 2.10-1
2.14	1.3	1.6, 1.6-1	2.14
8.1	1.4	1.7, 1.7-1	4.7
-	1.6, 1.6-1	2.1	4A.3, 4A.3-1, 4A.3-2, 4A.3-3
-	1.8, 1.8-1	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	6.6
-	1.10	2.10, 2.10-1	7.2
-	1.11	2.11	7.6, 7.6-1, 7.6-2
-	1.13	2.12	7.8
-	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	2.14	7.11
-	2.14	2.15	8.1
-	3.4, 3.4-1	3.5, 3.5-1	8.3
-	3.5, 3.5-1	3.7, 3.7-1, 3.7-2	8.7
-	4.4	3.8, 3.8-1	8.9, 8.9-1, 8.9-2
-	5.2, 5.2-1, 5.2-2, 5.2-3, 5.2-4, 5.2-5	4.3, 4.3-1, 4.3-2, 4.3-3, 4.3-4	8.10
-	5.3, 5.3-1, 5.3-2	4.5	8.11
-	5.4	4A.3, 4A.3-1, 4A.3-2, 4A.3-3	8.15
-	5.5	4A.6	8.16



## Ongoing Priorities, Continued

Building Department	City Administration	Planning Department	Public Works Department
-	5.6	5.8, 5.8-1, 5.8-2	9.3
-	5.7	8.1	9.6, 9.6-1, 9.6-2, 9.6-3
-	6.1	8.7	-
-	6.2, 6.2-1	8.9, 8.9-1, 8.9-2	-
-	6.3, 6.3-1, 6.3-2, 6.3-3, 6.3-4	8.16	-
-	6.4, 6.4-1	9.10, 9.10-1, 9.10-2, 9.10-3, 9.10-4	-
-	6.7	-	-
-	8.1	-	-
-	8.2	-	-
-	8.3	-	-
-	8.4	-	-
-	8.6	-	-
-	8.8, 8.8-1, 8.8-2, 8.8-3	-	-
-	8.14	-	-
-	8.15	-	-
-	8.18	-	-
-	8.19, 8.19-1	-	-
-	9.7, 9.7-1, 9.7-2, 9.7-3	-	-
-	9.8	-	-
-	9.10, 9.10-1, 9.10-2, 9.10-3, 9.10-4	-	-



### Short-Term Priorities

Building Department	City Administration	Planning Department	Public Works Department
-	1.9	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8	1.17, 1.17-1, 1.17-2, 1.17-3
-	1.14	2.4, 2.4-1, 2.4-2	4.8
-	2.2, 2.2-1, 2.2-2, 2.2-3, 2.2-4, 2.2-5, 2.2-6, 2.2-7, 2.2-8	2.6, 2.6-1, 2.6-2, 2.6-3, 2.6-4	4A.1, 4A.1-1
-	3.6	2.7, 2.7-1, 2.7-2, 2.7-3, 2.7-4, 2.7-5	4A.4, 4A.4-1, 4A.4-2
-	4.6	2.8, 2.8-1	4A.8
-	4.11	2.9, 2.9-1, 2.9-2	6.8
-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	3.1	7.1, 7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5
-	4A.4, 4A.4-1, 4A.4-2	3.2, 3.2-1, 3.2-2	7.7
-	5.1, 5.1-1, 5.1-2, 5.1-3	3.3, 3.3-1	7.9
-	8.5	3.6	7.12, 7.12-1
-	9.1, 9.1-1	4.2, 4.2-1	7.13
-	-	4.8	8.5
-	-	4A.2, 4A.2-1, 4A.2-2, 4A.2-3	8.12, 8.12-1
-	-	4A.4, 4A.4-1, 4A.4-2	8.17, 8.17-1, 8.17-2
-	-	5.1, 5.1-1, 5.1-2, 5.1-3	-

### Mid-Range Priorities

-	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	1.12, 1.12-1, 1.12-2, 1.12-3, 1.8-4, 1.8-5	2.3, 2.3-1, 2.3-2, 2.3-3, 2.3-4
-	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	1.15, 1.15-1, 1.15-2, 1.15-3	4.9
-	6.5	1.16, 1.16-1, 1.16-2	4.10, 4.10-1, 4.10-2



**Mid-Range Priorities, Continued**

<b>Building Department</b>	<b>City Administration</b>	<b>Planning Department</b>	<b>Public Works Department</b>
-	8.13-1	2.5, 2.5-1, 2.5-2, 2.5-3, 2.5-4	7.3, 7.3-1, 7.3-2
-	8.20	2.13, 2.13-1	7.4, 7.4-1, 7.4-2
-	9.4	4.1, 4.1-1, 4.1-2	7.5
-	-	4.10, 4.10-1, 4.10-2	9.5, 9.5-1, 9.5-2, 9.5-3
-	-	5.9	-
-	-	9.5, 9.5-1, 9.5-2, 9.5-3	-
-	-	9.9	-

**Long-Term Priorities**

-	4A.7	4A.5	7.10
-	9.2, 9.2-1, 9.2-2, 9.2-3	9.2, 9.2-1, 9.2-2, 9.2-3	-



**FIGURE E-1: PROGRESS REPORT TEMPLATE**

# COMPREHENSIVE PLAN

# PROGRESS REPORT

---

**Purpose:** Comprehensive Plan Progress Reports allow the City Council to monitor implementation of the City's Comprehensive Plan. This template allows the City's department heads to assess their department's progress on the Objectives & Tactics for which they bear responsibility. The Council expects that reports will be prepared and submitted on an annual basis, prior to adoption of the next year's budget.

**Format:** The reporting template anticipates that the Comprehensive Plan's Objectives and Tactics will fall into at least four categories: 1) Those that have been **completed** since the Comprehensive Plan's adoption, 2) those **in process** of being completed during the progress reporting period, 3) those for which the department has taken **no action**, and 4) those that have been made **obsolete** due to some anticipated or unanticipated action.  
This form contains a space to list the Objectives & Tactics falling into each category, a space to describe why the Objective & Tactics have been listed under that category, and extra space if necessary.

**Department:** \_\_\_\_\_ **Year:** \_\_\_\_\_

<b>Completed Objectives/Tactics</b>	<b>Description</b>
<b>Objectives/Tactics in Process</b>	<b>Description</b>
<b>No Action Objectives/Tactics</b>	<b>Description</b>

Page of



**FIGURE E-1: PROGRESS REPORT TEMPLATE**

<b>COMPREHENSIVE PLAN PROGRESS REPORT</b>	
<b>Obsolete Objectives/Tactics</b>	<b>Description</b>
<div style="border: 1px solid black; height: 80px;"></div>	<div style="border: 1px solid black; height: 80px;"></div>
<b>Type:</b>	<b>Description</b>
<div style="border: 1px solid black; height: 80px;"></div>	<div style="border: 1px solid black; height: 80px;"></div>
<b>Type:</b>	<b>Description</b>
<div style="border: 1px solid black; height: 80px;"></div>	<div style="border: 1px solid black; height: 80px;"></div>
<b>Type:</b>	<b>Description</b>
<div style="border: 1px solid black; height: 80px;"></div>	<div style="border: 1px solid black; height: 80px;"></div>
<b>Type:</b>	<b>Description</b>
<div style="border: 1px solid black; height: 80px;"></div>	<div style="border: 1px solid black; height: 80px;"></div>
Page of	





**Page Intentionally Left Blank**





## APPENDIX F—POLICIES DROPPED FROM CONSIDERATION

The following policies were considered during the planning process, but were dropped for a variety of reasons. Some were accomplished as a result of the 1984 Plan. Some were considered repetitive, unrealistic, or not yet ripe. Some conflicted with the plan’s other policies. Some were just not palatable to the City’s decision makers.

This collection of policies is presented here in part to help demonstrate the planning process, but more importantly, it is intended to be a tool for future users. When interpreting or updating the Comprehensive Plan, users can turn to this section to determine whether new policy ideas fit more closely with the ideas listed here or with those adopted in Chapter 3. Policies not carried over from the 1984 Plan are referenced in bold.

### Dropped Policies

#### GOAL 1

Provide increased publicity to the community regarding decisions and events affecting the city. <b>(3.8-4)</b>	Provide a clean, visually attractive community with a small-town atmosphere. <b>(1-3)</b>
Increase community pride. <b>(1-2)</b>	Develop and improve educational opportunities. <b>(1-8)</b>
Explore funding opportunities for schools, including a levy and other fundraising activities.	Explore opportunities for alternative schools.
Promote opportunities for agricultural education.	Investigate educational programming during the summer.
Assure a balance between safety and ease of access for school locations. <b>(3.5-4)</b>	Encourage development of school lands and lands adjacent to schools to minimize the negative impact on each. <b>(3.5-2)</b>
Encourage the use of schools as an integral part of the community by making joint agreements with the School District to allow community use of school facilities. <b>(3.5-6)</b>	Minimize the costs of schools and parks by joint location, acquisition, and the use of sites for both schools and parks. <b>(3.5-3)</b>

#### GOAL 2

Manage major drainageways, wetlands, and flood plains for the benefit of the community. <b>(2.1-1a)</b>	Manage ecologically and scientifically significant areas for the benefit of the community. <b>(2.1-1d)</b>
Prohibit building on flood plains of major drainageways except in accordance with adopted regulations. <b>(2.2.2-6)</b>	Manage lands with significant native vegetation for the benefit of the community. <b>(2.1-1c)</b>
Map major drainageways. <b>(2.2.2-1)</b>	Manage lands that provide community identity and act as buffers for the benefit of the community. <b>(2.1-1f)</b>
Consider the value of agricultural and forest lands as open space and other less intense uses before approving any change in land use. <b>(2.3-2)</b>	Consider lands that are not suitable for forest or agricultural uses as developable if they meet other development criteria. <b>(2.3-3)</b>
Contain future urban development within the limits of the urban growth boundary. <b>(4.2-1)</b>	Use parks and open space to shape and delineate urban development. <b>(3.4.1-2)</b>



## Dropped Policies

### GOAL 2, Continued

Standards for urban development should encourage flexibility and innovation, permitting mixtures of land use and mixtures of intensities of a land use which contribute to the vitality and quality of the community. <b>(4.2-4)</b>	Require adequate setbacks in heavily developed areas to accommodate landscaping to reduce the negative aspects of development. <b>(5.2-3)</b>
More intensive Land uses proposed for established residential areas are subject to special site development standards which minimize the negative effect on adjacent properties. <b>(4.3.3-2)</b>	Develop and adopt specific land use policies related to the development of land within the urban fringe in cooperation with Skamania County. <b>(4.2-2)</b>
Direct urbanization away from the riverfront within the urban fringe. <b>(5.5-3)</b>	Establish a Potential Annexation Area.

### GOAL 3

Meet future housing needs by encouraging the development of economic dwelling units which create diverse residential environments and increase housing choice. <b>(4.3.1-1)</b>	Work with community partners to provide citizens with foreclosure and debt consolidation assistance.
Encourage the use of innovative site development techniques and a mix of dwelling types. <b>(4.3.1-2)</b>	Seek funding opportunities that encourage affordable rental and homeownership opportunities.
Encourage housing for seniors.	Provide incentives for affordable multi-family housing.
Encourage residential development that retains Stevenson's rural/small town character.	In residential developments, require adequate open space to retain a rural appearance. <b>(4.3.2-2)</b>
Direct land use actions toward the maintenance and improvement of established residential areas. <b>(4.3.3-1)</b>	

### GOAL 4

Encourage implementation of the Downtown Plan. <b>(3.3.3-3)</b>	Create a marketing strategy for downtown businesses.
Encourage implementation of the Downtown Plan developed by Environmental Disciplines, Inc. <b>(4.4.2-4)</b>	Conduct a study of downtown rents for commercial properties.
Encourage implementation of the Downtown Improvement Plan to provide adequate access and parking for employees of businesses and for commercial activity. <b>(3.3.10-2)</b>	Convert Russell Street into a pedestrian mall from downtown to the waterfront with improved sidewalks and street crossings, public art and seating areas.
Endeavor to improve the quality and stability of the downtown commercial area by encouraging land uses in the commercial area by encouraging land uses in the commercial district that are compatible with the economic goals of the City. <b>(4.2.1-2b)</b>	Develop standards and an incentive program to encourage upgrading [ <i>sic</i> ] and renovation of substandard and vacant buildings and lots in the downtown commercial area. <b>(5.2-5)</b>
Discourage competing commercial activity outside the downtown commercial area. <b>(4.4.2-1)</b>	Develop the Courthouse lawn for retail and public parking.
Encourage the location of businesses in the commercial area which are compatible with the economic goals. <b>(4.4.2-2)</b>	Develop a rehabilitation grant or loan program for buildings on 1st and 2nd streets.
Develop an incentive program with recognition for individual businesses contributing to the improvement of Stevenson. <b>(5.3-3)</b>	Concentrate future commercial development in shopping areas. <b>(4.4.1-3)</b>



## Dropped Policies

### GOAL 4A

Coordinate riverfront planning activities with Skamania County and the Port of Skamania County. <b>(5.5-4)</b>	Follow shorelines regulations when evaluating proposed new uses. <b>(4.5-5/4.6.1-4)</b>
Enhance Cascade Avenue, including the rehabilitation of underutilized structures.	Develop design guidelines that enable year-round enjoyment of the downtown waterfront.
Redevelop the Co-Ply site for employment uses.	Explore opportunities for waterfront redevelopment.
Redevelop the Co-Ply site as a community gathering place.	Encourage development of a commercial marina facility and improved river access in the Stevenson area. <b>(3.3.9-1)</b>

### GOAL 5

Encourage the use of local resources in the development of industries for Stevenson to assure tax base stability, utilizing information programs, site improvement, and cooperative development projects. <b>(5.4-3)</b>	Investigate and evaluate tax incentives and adopt those that are most suitable to encourage commercial and light industrial growth and community development in Stevenson. <b>(5.1-4)</b>
Encourage the provision of professional services not lacking in the community. <b>(5.1-2)</b>	Coordinate economic planning and development with industrial development at the Port of Skamania County. <b>(5.5-4)</b>
Encourage the expansion of the economic base to include local seasonal or permanent jobs from small industries. <b>(5.1-1b)</b>	Remove barriers to development, such as expediting the permitting process.
Identify and promote what Stevenson has to offer to make it competitive with other Gorge community [sic] to attract industry and commerce. <b>(5.4-2)</b>	Discourage heavy industrial use in the Rock Creek area and Stevenson Lake. <b>(4.6.1-1)</b>

### GOAL 6

Encourage expansion of the economic base to include tourist and hospitality support facilities (including hotels, convention centers, restaurants, and tourist-oriented shops) related to Bonneville Dam and the increasing interest in the Columbia River Gorge. <b>(5.1-1a)</b>	Encourage recreation and tourist facilities that capitalize on the scenic aspects of Stevenson to create a positive impression for visitors and residents (i.e. park at tourboat landing and scenic walkway from waterfront to Rock Creek Falls). <b>(5.3-4)</b>
Develop programs to draw tour boat tourists into downtown, such as volunteer greeters, wayfinding signage and free transportation.	Establish a vanpool and/or carpool to provide access to outdoor recreation amenities (camp sites, waterfalls, trails, snow parks, etc.)
Develop ways to capitalize on recreation and support services, tourist information, and reasons to come to Stevenson. <b>(5.3-1)</b>	Promote Stevenson as "Washington's Gateway to the Gorge."

### GOAL 7

Design local streets to discourage through traffic. <b>(3.3.2-2)</b>	Periodically review the need for a transit system. <b>(3.3.6-1)</b>
Require generators of high volumes of traffic to provide adequate parking. <b>(3.3.3-4)</b>	Minimize on-street parking outside the downtown commercial area. <b>(3.3.3-2)</b>
Provide for adequate and safe bicycle traffic for school access, recreation, and energy conservation. <b>(3.3.4-1)</b>	Require safe, convenient, and direct walkways within the City. <b>(3.3.5-1)</b>



## Dropped Policies

### GOAL 7, Continued

Give special consideration in the design of the transportation system to people who have limited choice in obtaining private transportation. <b>(3.3.1-3)</b>	Require adequate setbacks along major streets to accommodate pedestrian ways to reduce the negative aspects of development. <b>(5.2-3)</b>
Use circumferential routing with controlled access and adequate setbacks for through traffic. <b>(3.3.2-1)</b>	Encourage provision of a safe, convenient, commercial bus stop with waiting space. <b>(3.3.6-2)</b>
Periodically review the need for commercial air services. <b>(3.3.8-1)</b>	

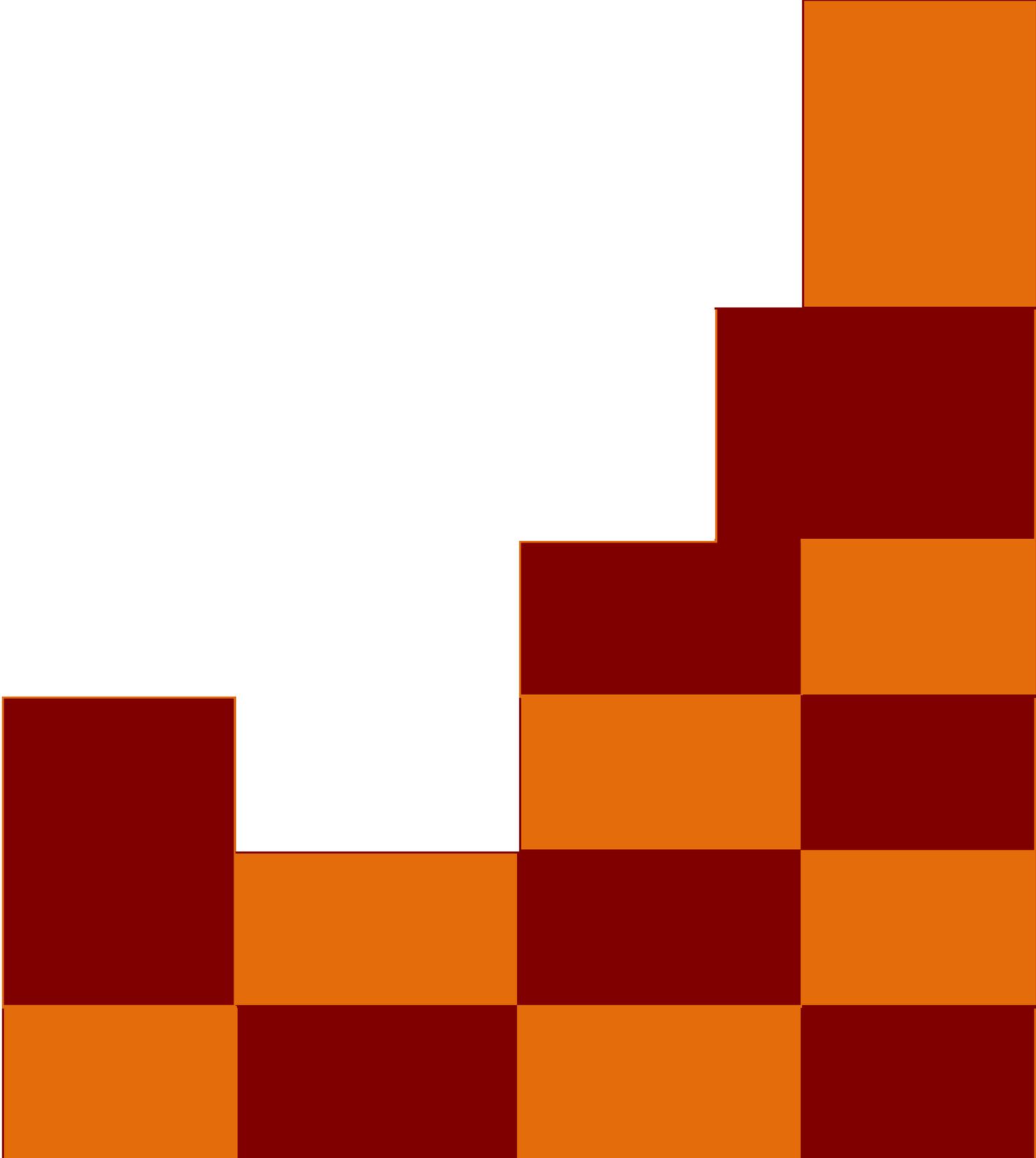
### GOAL 8

Encourage recycling of solid waste. <b>(3.2.2-2)</b>	Maintain the high standard of water service. <b>(3.2.1-3)</b>
Develop ways to minimize the high cost of the water and sewer services. <b>(3.2.1-3)</b>	Provide urban services to implement community land use policies. <b>(3.1-1)</b>
Identify geothermal resources and plan for resource development and utilization in cooperation with local, state, and regional agencies. <b>(3.2.3-2)</b>	Provide medical services for seniors.

### GOAL 9

Investigate the feasibility and benefits of developing an indoor ice arena.	Develop a maintenance program for parks and recreational lands and facilities. <b>(3.4.1-8)</b>
Create and maintain a balanced system of recreation lands and facilities that meets the recreation needs of all people, conserves energy, and enhances the rural character of the community. <b>(3.4.1-1)</b>	Inventory, plan for, and preserve open space and recreational resources. <b>(3.4.1-4)</b>
Develop and improve recreational opportunities. <b>(1-8)</b>	





Stevenson Planning Department  
PO Box 371  
Stevenson, WA 98648