



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker
DATE: October 10th, 2022
SUBJECT: 2022 Conditional Use Permit Reviews

Introduction

When the Planning Commission grants conditional use permits, it typically attaches a review period to ensure the use is occurring as anticipated. For consistency, these reviews are generally scheduled for the first Planning Commission meeting in October of the next even-numbered year. Occasionally the review period is extended to better gauge the effects of its presence in a neighborhood. This year, the Stevenson Planning Commission will review all permits issued in 2020 and 2021 as well as one issued in late 2019:

- CUP2019-02: SDA Mural #2, issued December 4th, 2019 to Stevenson Downtown Association and Port of Skamania.
- CUP2020-01: Nazarene Church, issued July 20th, 2020 to Stevenson Church of the Nazarene.

Recommended Action

Staff recommends no further analysis of CUP2019-02, related to a Mural in the C1 Commercial District. Further consideration of CUP2020-01 may be warranted regarding the adequacy of the required screening and paving. If further consideration is requested, staff will schedule a public hearing during the November regular meeting.

Guiding City Policies

Zoning Code

SMC 17.39.020: "Conditional Use Permit Review"

- A. The planning commission shall review all applications for conditional use permits...
- C. The Planning Commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met.

CUP2019-02 – SDA Mural #2

Overview

This conditional use permit was issued to the Stevenson Downtown Association (applicant) and Port of Skamania County (owner) in December 2019. The permit included the following conditions:

1. This Conditional Use Permit shall be valid only for the applicant at the location above. **(In Compliance)**
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid. **(In Compliance)**
3. The proposal shall submit an Application for Improvement and obtain administrative approval through the City's Building, Planning, and Public Works departments. **(In Compliance)**

4. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal. **(In Compliance)**

Discussion



The mural has been installed and maintained in compliance with the conditions of the permit. The public has not relayed concerns to the City about the mural. A Zoning Code change in August 2020 removes the Conditional Use Permit requirement for a mural of this type.

CUP2020-01 – Nazarene Church

Overview

This conditional use permit was issued to the Stevenson Downtown Association (applicant) and Port of Skamania County (owner) in December 2019. The permit included the following conditions:

1. This Conditional Use Permit shall be valid only for the applicant at the location above. **(In Compliance)**
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid. **(In Compliance)**
3. The proponents of this project shall provide some form of financial assurance regarding their participation in the future street, sidewalk, and/or drainage improvements on NW Jefferson and McKinley streets. One acceptable method would be to enter into a waiver of protest agreement with the City, which will obligate their participation in any local improvement district that may be formed in the next ten (10) years for street, sidewalk, and/or drainage improvements on these streets. Alternatively, the proponents may install a sidewalk extension along the south side of NW Jefferson Street and ADA ramp at the southwest corner of the Jefferson/McKinley intersection. The extension shall comply with the Stevenson Engineering Standards and may include a Type 2 curb ramp. The financial assurance/agreement/extension shall be complete prior to the periodic review required in Condition #7. **(In Compliance)**
4. If, after consultation with the Public Works Director, the Planning Commission finds gravel migration has been a problem, paved driveways shall be required. This shall be evaluated as part of the periodic review conducted through Condition #7, below. **(Unknown Compliance)**
5. The parking area shall be fenced and/or screened from the street and nearby residential uses. This condition shall be satisfied as soon as possible and no later than April 4th, 2021. **(Questionable Compliance)**
6. Signage related to the use shall be limited to 24 square feet of maximum individual sign area. No street frontage shall have more than one sign larger than 12 square feet. **(In Compliance)**
7. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met and/ or determine whether changes to these terms are warranted. **(In Compliance)**

Discussion

A separate memo will be available prior to or at the meeting detailing the Public Works Director's comments on gravel migration.



The Church has been operating since 2020. The public has not relayed concerns to the City about its operation. The sidewalk on the south side of Jefferson Street was extended to the McKinley Street intersection where there is an ADA ramp. There are 3 signs associated with this use. A building sign faces Jefferson Street. A freestanding sign is located between the building and Jefferson Street. A building-mounted cross faces Jefferson Street. Several bushes have been planted to the west and southwest of the parking lot. The bushes have yet to fully take hold and screen the parking lot.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- CUP2019-02
- CUP2020-01



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

Conditional Use Permit #2019-02

PROPONENT: Stevenson Downtown Association & Port of Skamania
LOCATION: 130 SW Cascade Avenue (Tax Lot #02-07-01-1-1-5800)
DECISION DATE: December 4th, 2019
REVIEW DATE: The first Planning Commission meeting in October, 2022.
PURPOSE: As provided by SMC 17.39 and SMC 17.25, this Conditional Use Permit allows installation of a Mural as that term is defined at SMC 17.10.738(5).

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit.
2. The Planning Commission advertised and held a public hearing on November 11th, 2019.
3. The applicant has paid the required application fees.
4. The proposal includes no artificial illumination methods.
5. The proposal is an integral part of a program designed to increase resident and visitor walkability of downtown while providing public educational and cultural amenities.
6. Longevity of the proposed mural's paint, backing medium, and attachment hardware will be an ongoing concern.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the applicant at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proposal shall submit an Application for Improvement and obtain administrative approval through the City's Building, Planning, and Public Works departments.
4. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

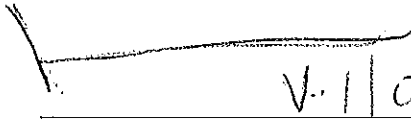
1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

THIS CONDITIONAL USE PERMIT (CUP2019-02) FOR:

**Installation of a Mural in the
C1 Commercial District
at 130 SW Cascade Avenue, Tax Lot # 02-07-01-1-1-5800.**

IS HEREBY ISSUED.

For the Planning Commission:


_____ V.11/07 _____ 12/13/19
Date



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2020-01

PROPONENT:	Stevenson Church of the Nazarene
LOCATION:	347 & 363 NW Jefferson Street (Tax Lot #03-07-36-3-4-4900)
DECISION DATE:	July 20 th , 2020
REVIEW DATE:	The first Planning Commission meeting in October, 2022.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows use of property in the R3 Multi-Family Residential District as a "Church or Other Religious or Charitable Organization" and associated signage.

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit.
2. The Planning Commission advertised and held a public hearing on July 13th, 2020 and continued the hearing until a special meeting on July 20th, 2020.
3. The applicant has paid the required application fees.
4. The proposed re-use of the church building requires a conditional use permit under SMC 17.15, but is not considered a wholly new use under SMC 17.42 or the Stevenson Engineering Standards.
5. If considered a new use under the Stevenson Engineering standards, paved driveways would be required. Paved driveways prevent migration of gravel onto public streets. Gravel on public streets can impact public safety and neighborhood harmony.
6. The property frontages on Jefferson and McKinley streets contain substandard pedestrian, vehicular, parking and storm drainage facilities, and this proposal will adversely impact those systems' abilities to serve the community at the current level of service.
7. Street frontage improvements along the subject property-only would inadequately address the substandard aspects of the adjacent street corridors. It is preferable to address the corridor through a more comprehensive improvement approach. However, a delay in improvements may lead to unacceptable impacts in the short term.
8. The proposal includes onsite parking areas visible from the street and adjacent residential uses. Visibility of these areas is out of harmony with the neighborhood setting of the area. Parking serving similar development in other districts is required to be "fenced and/or screened from the street and nearby residential uses".
9. As it relates to signage, the church building has property frontage along NW Jefferson and NW McKinley streets and the former parsonage building has property frontage along NW Jefferson Street.
10. The conditions imposed by this permit further the compelling governmental interests of mitigating this project's impacts to the neighborhood atmosphere and its traffic and stormwater systems; these conditions are the least restrictive means of furthering these interests. As a result, the City has satisfied its requirements under the RLUIPA.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the applicant at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proponents of this project shall provide some form of financial assurance regarding their participation in the future street, sidewalk, and/or drainage improvements on NW Jefferson and McKinley streets. One acceptable method would be to enter into a waiver of protest agreement with the City, which will obligate their participation in any local improvement district that may be formed in the next ten (10) years for street, sidewalk, and/or drainage improvements on these streets. Alternatively, the proponents may install a sidewalk extension along the south side of NW Jefferson Street and ADA ramp at the southwest corner of the Jefferson/McKinley intersection. The extension shall comply with the Stevenson Engineering Standards and may include a Type 2 curb ramp. The financial assurance/agreement/extension shall be complete prior to the periodic review required in Condition #7.
4. If, after consultation with the Public Works Director, the Planning Commission finds gravel migration has been a problem, paved driveways shall be required. This shall be evaluated as part of the periodic review conducted through Condition #7, below.
5. The parking area shall be fenced and/or screened from the street and nearby residential uses. This condition shall be satisfied as soon as possible and no later than April 4th, 2021.
6. Signage related to the use shall be limited to 24 square feet of maximum individual sign area. No street frontage shall have more than one sign larger than 12 square feet.
7. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met and/or determine whether changes to these terms are warranted.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

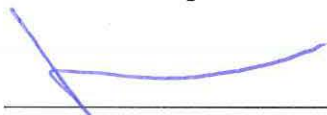
1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

THIS CONDITIONAL USE PERMIT (CUP2020-01) FOR:

**A Church or Other Religious or Charitable Organization and associated signage in the
R3 Multi-Family Residential District
at 347 & 363 NW Jefferson Street, Tax Lot # 03-07-36-3-4-4900.**

IS HEREBY ISSUED.

For the Planning Commission:



Date

9/28/2020