

CITY OF STEVENSON - NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

Notice is hereby given that the Stevenson Planning Commission will hold an open-record public hearing to consider a Conditional Use Permit Application.

MEETING: May 13, 2024 at 6:00pm held in person with remote options.

Location: Stevenson City Hall, 7121 East Loop Road

Webinar: <https://us02web.zoom.us/j/85637388112>

Phone-in: 1-253-215-8782 or 1-346-248-7799

Meeting ID#: 856 3738 8112

APPLICANT: Glenn Daman, River Christian Church

LOCATION: 252 NW Roosevelt Street, Stevenson WA 98648

PROPOSAL: CUP2024-01: On March 12, 2024, an application was submitted with the following description: "The property owner wishes to establish a pre-school in the community to prepare kids for entrance into Grade school. Request to develop a fenced 36 X 60 on the church property for the children of the church and the children of the pre-school to have a safe place to play." The proposed use is for a Nursery School, or similar facility, in zone R1.



PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on May 10th will be included within the packet for consideration prior to the meeting. Additional comment and verbal testimony will also be considered at the public hearing.

CONTACT: To provide comments or request ongoing involvement in the application contact planning@ci.stevenson.wa.us, mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

6/08 6pm

The application and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).

Publish: May 1, 2024 and May 8, 2024

Stepping Stone Preschool
Narrative

Request:

1. To established a pre-school in the community to prepare kids for entrance into Grade school.
2. To develop a fenced 36x 60 on the church property for the children of the church and the children of the preschool to have a safe place to play.

Purpose:

Stepping Stone Narrative is a Christian-based preschool that prepares children for academic and spiritual success in elementary school.

Public Health and Safety:

The preschool will be led by Courtney Wheeler, a certified Elementary teacher with the state of Washington, and will involve an assistant who we have been properly vetted with a background check. All activities will involve a minimum of two adults providing mutual supervision. The School will have 8-12 students (ages 3-5) and will involve a Tuesday-Wednesday-Thursday, 8:15—11:15 am schedule. The safety of the students will be paramount. The proposed playground will involve a certified playground that will be fenced, supervised, and have bark chips to ensure the physical safety of the children.

Effect of value of adjoining or abutting property.

The property has had a church present for over 100 years, during which it was owned and operated by the Luthern church. River Christian Church has been present on this location for over 50 years. The use of the building as a preschool is in conformity with the longstanding use of the church as a place for worship and a place to minister to children in the community. Properly, the value of the adjoining property should not have any negative effect since the activities and use will not be substantially different from the present use of the Church property. The traffic flow should not be substantially different since we already use the building for several midweek uses, including Bible studies and current children's programs. Furthermore, the property is located next to the Steven High School and the current use and traffic generated by the school. In terms of the overall traffic generated by the church during this week, we project that this will only be an approximate increase of 15%.

Current Estimated weekly traffic:

Sunday Worship:	40 Vehicles
Awana	20 Vehicles
Mid-week Bible Studies:	20 Vehicles

parking lot is Full / often

wrong

Est total of other Daily traffic per week: 15 vehicles
Total current traffic Appx 95 vehicles Per week

Preschool additional traffic est. 15-20 Vehicles per week

In Harmony with the area in which it is located:

The church has been located and used since the 1960s, and this use will not be substantially differ from its current youth programs we have (Awana and Youth). It is part of the church's recognized ministry. Furthermore, it is next to the High School and an extension of the educational needs of the community.

In the comprehensive Plan of the City:

Adequate programs for children to attract new families into the community are critical to its development. This not only involves vibrant church and religious teaching and education but also religious-based preschools that will attract parents into the community who desire to see their children not only receive educational preparation for school but also spiritual instruction and training to equip them for life. We firmly believe that having a Christian-based preschool is a critical part of the social capital of a healthy and vibrant community that will attract and keep young families. Currently, the community is struggling with keeping and attracting young families (as seen in the steady decline in our schools), and we hope that this will play an important part in helping to reverse that trend.

Address of Neighbors:

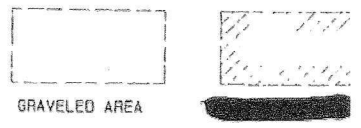
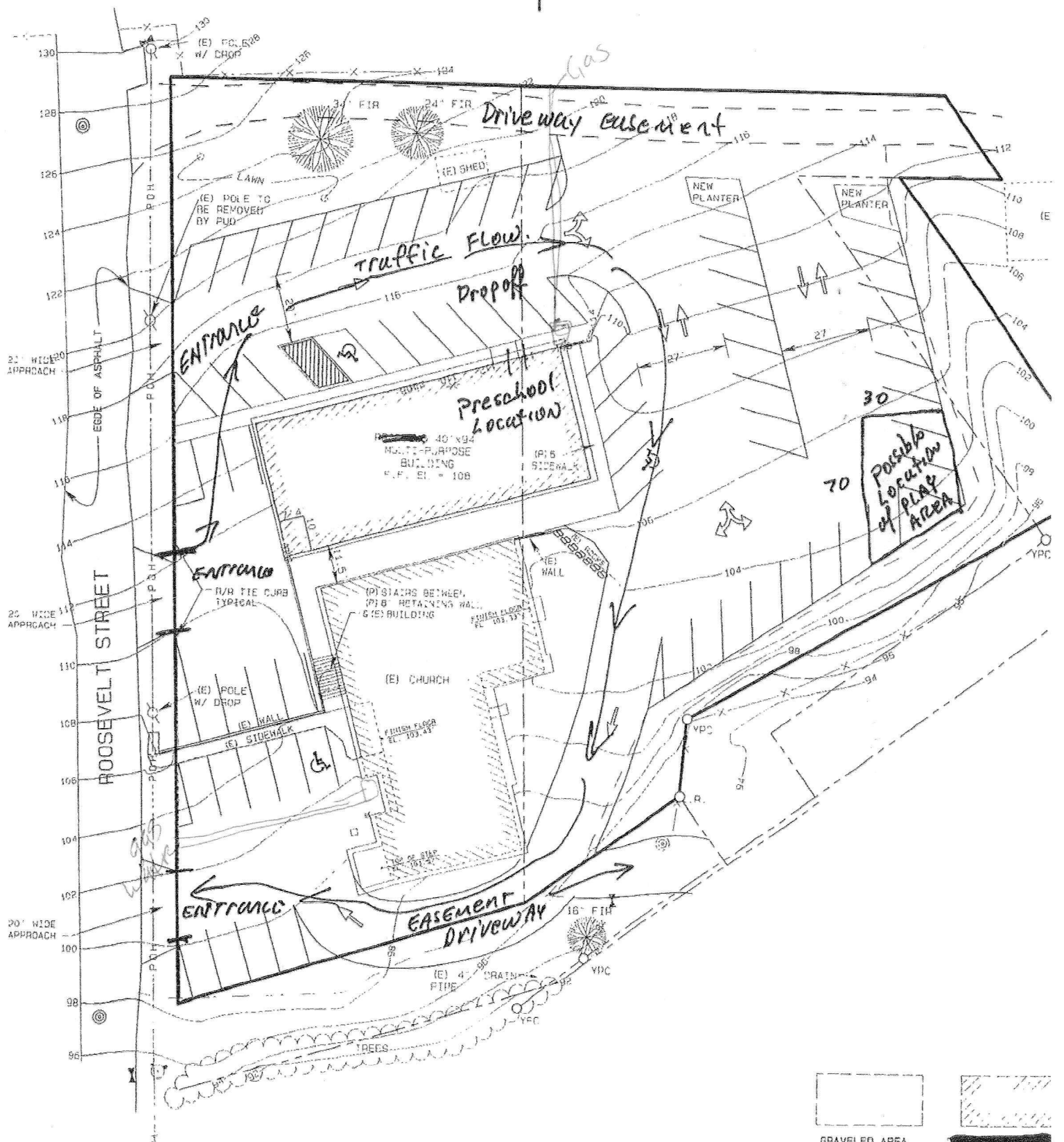
Greg Stafford
P.O. Box 256
Steveonson WA. 98648

Arthur Yeoman
6520 116th Ave. NE
Kirkland Wa. 98033

Jeremiah Karr
P.O. Box 16
Carson WA. 98610

Jim Joseph
P.O. Box 788
Stevenson, WA.
98648

North
↑



D3 LEGENDS
02.2

01 SITE PLAN
02.2

SCALE: 1" = 40'-0" CONTOURS AT 1 FOOT INTERVALS

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Publish: May 1, 2024 and May 8, 2024



CITY OF STEVENSON

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

River Church/Pastor Glenn Daman-Pre-K Addition
Pre-Application Meeting for Conditional Use Permit
Address: 252 NW Roosevelt (Tax Lot 03-07-36-2-4-1200-00)
Pre-Application Meeting

Date: 2/29/2024
Time: 11 am
Location: City Hall
Invitees: Ben Shumaker (City Planning), Tiffany Andersen (City Planning), Carolyn Sourek (Public Works), Glenn Dahman (Pastor of River Church)

Submittal Requirements

1	Application Fee: \$600.00
2	Agreement to Pay Outside Consulting Fees
3	<u>Signed Application</u>
4	Copy of the Property Title or Other Proof of Ownership
5	Descriptions of any Existing Restrictive Covenants or Conditions
6	Copy of <u>Site Plan</u>, Clearly Showing Requirements
7	Narrative Discussing How the Proposal Meets the 4 Criteria
	7a Will not endanger the public health or safety
	7b Will not substantially reduce the value of adjoining or abutting property
	7c Will be in harmony with the area in which it is located
	7d Will be in conformity with the Comprehensive Plan, Transportation Plan, or other plan officially adopted by the Council
8	List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property
9	All Specific Information Associated with the Proposal and Required under <u>SMC 17.39</u>
10	Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit

Project

The property owner/Pastor Glenn Daman of 252 NW Roosevelt/The Bridge Church is exploring the possibility of adding a Pre-K educational facility at the church.

Discussion

Ben explained the Conditional Use Permit (CUP) procedures and believes there would not be an issue with a pre-school being introduced in this area.

As part of the CUP application process, a SEPA evaluation form must be submitted. As part of the SEPA, traffic impacts may be a critical point of evaluation, as more cars on public streets leads to the question of how people are expected to drive on the road to access the church/school. Glenn explained it would likely be between 8-10, up to 15 children tops, so as many vehicles as children and does not appear to be a large influx of cars. The standard approach to demonstrate no negative impact is the development of a Traffic Impact Analysis by a professional traffic engineer. The applicant is welcome to submit an abbreviated version in its place for evaluation, given the specific circumstances of the current development.

Glenn was asked if they would be paving the driveway. The engineering standards require driveway approaches to be paved within the public street right of way and within 30' of the edge of the right of way to mitigate rock on the street. Carolyn asked if there were three access points onto the property and if all access points would be paved. Glenn indicated there is one access for an easement to a neighbor at the upper section of the property, but they do not intend to use this for the pre-school.

The Planning Commission could also look to determine if planning is in harmony with the area. He advised that it may take some investment on the Church's part to ensure this is done. It was suggested to keep in mind the Planning Commission could request screening/fence.

The Building Official will have directives regarding health and life safety as well and an email from the Building Official was forwarded to Glenn.

City personnel agreed that the need for daycare is great, and the impact may be small, but it is advised to be ready to explain all points to the Planning Commission such as contingencies for screening, parking, drop off, etc.

It was asked what kind of licenses are required to open the school. Ben informed the State requires the City to treat facilities differently, as is the case of Daycare Vs. School. Glenn was not sure, as the Instructor Courtney is overseeing that side of the project.

It was suggested to speak to the neighbors within 300 feet of the parcel prior to the letters informing them of the Conditional Use Permit application so it is not a shock when they receive letters from the City. Glenn was informed in past meetings surrounding neighbors have made statements such as "This would substantially reduce the value of surrounding homes." and "This is not in harmony within this area." He let Glenn know to be ready to answer those questions.

It was asked if there would be a play structure. Glenn said that could be constructed in the future, as a Phase II project, but currently no plans have been made. Ben said if they think they will add one in the future go ahead and address it within this Conditional Use Permit, along with any fencing they may be considering.

Planning Review

Once all items 1-10 on the first page are in/addressed, submission will be deemed complete, and Conditional Use Permitting procedures will begin.

Limitations

This summary is provided as a courtesy to applicants. Conclusions reached here are speculative in nature based on the information available at this time. Proposals do not vest until a complete application is submitted. Complete applications will be reviewed for consistency with the City codes and regulations in place on the date they are submitted.

Attachments/Links (Example)

- **Conditional Use Application**
- **Site Plan**
- **Online Portal-Vesting Deed-CCR's**
- **Conditional Use Standards-Municipal Code**

CONDITIONAL USE PERMIT APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: Glenn C Daman
Mailing Address: 151 SW IMAN CEMETERY RD, STEVENSON, WA 98648
Phone: 503-888-0330 **E-Mail Address:** glenncdaman@gmail.com
Property Owner: River Christian church
Mailing Address: P.O BOX 427, STEVENSON wa 98648
Phone: 503-888-0330 **E-Mail Address:** glennedaman@gmail.com

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

Applicants must provide the following information for all Conditional Use Permit Applications. The City will not accept applications without the required information.

- Application Fee (\$ 6000) -
- Agreement to Pay Outside Consulting Fees (When applicable)
- Completed Application Signed by the Applicant and Property Owner
- Copy of the Property Title or Other Proof of Ownership
- Descriptions of any Existing Restrictive Covenants or Conditions None
- Two (2) Copies of a Site Plan, Clearly Showing the Following
 - Location and Dimensions of all Existing and Proposed Structures
 - Floor Plan of any Structure Involved in the Proposed Conditional Use
 - North Arrow and Scale
 - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
 - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 4 Criteria Listed Below
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)
- All Specific Information Associated with the Proposal and Required under SMC 17.39
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Conditional Use Permit Application

A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

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.

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): 252 NW Roosevelt St, STEVENSON WA

Tax Parcel Number: 0307362412000 Zoning: 72 - Recreational - Public use.

Lot Area: 1.32 Acres Future Land Use Designation: _____

Water Supply Source: City Well Sewage Disposal Method: City Septic

Current Use of Lot: Multi-Family Single-Family Commercial Vacant/Other

Proposed Conditional Use: STEPPING STONE Pre-school

Brief Narrative of Request (see attached)

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: [Signature] Date: 3-12-24

Signature of Property Owner: [Signature] Date: 3-12-24

For Official Use Only:
Date Application Received: _____ Date Application Complete: _____