



Tiffany Andersen <tiffany@ci.stevenson.wa.us>

Conditional use permit preschool

1 message

Peter Johnson <peter@johnsonfishsci.com>
To: planning@ci.stevenson.wa.us

Tue, May 7, 2024 at 3:24 PM

To whom it may concern,

My family and I live at 192 NW Roosevelt Street. If the proposed plans to open up and operate a preschool at 252 NW Roosevelt Street were to be accepted by the City, in my view this would have a negative effect on our neighborhood. Presently, and for as long as I have lived at this address (since 2011) the top block of Roosevelt Street could be characterized as quiet and tranquil with a very limited amount of traffic moving up or down this dead end portion of the street. The only time the number of vehicles passing by my house on our road increases to any noticeable degree is on Sundays when the River Church holds its services. During weekdays when kids are going to and from the high school, there is minimal traffic.

If the preschool proposal was to go forward the result would be a substantial increase (relative to present conditions) in the number of vehicles moving up and down the block on weekdays when parents would be dropping off and picking up their preschool kids. And potentially, this new traffic will coincide with the time in which high school kids walk to school and walk back home. Given that there are no sidewalks on our block, kids have to walk on the road, which could endanger their safety during times of increased traffic.

So from my perspective, the proposed plan does not meet the criteria necessary to move the plan forward, specifically criteria 7c (will the plan be in harmony with the area in which it is located). I think it is undeniable that increased traffic on weekdays going up and down our road is not harmonious with the present conditions. And it is worth considering whether or not criteria 7a (endangerment of public safety) is also an issue given the increased traffic conditions during the periods in which high school kids are walking on the road.

Thank you

Peter Johnson

RECEIVED

MAY 6 7 2024

Initial: _____

May 7, 2024

RE: Conditional use permit proposal CUP2024-01

Applicant: Glenn Daman, River Christian Church

252 NW Roosevelt St. Stevenson, WA 98648

I received the proposal in the mail recently and am responding to it.

I am Phil Ginter and am a neighbor of the River Christian Church. I live at and own the property at 205 NW Roosevelt and also own the property at 225 NW Roosevelt ST.

I am opposed to CUP2024-01 as I don't see it being in harmony with the neighborhood. NW Roosevelt is a dead end street and doesn't have through traffic. That is an appealing feature of living on this portion of NW Roosevelt St.

Any kind of pre-school or daycare adds drop off and pick up traffic, which detracts from the residential qualities of the neighborhood.

The additional traffic, noise, etc. also lessens the value of the two properties I own.

In my lifetime, I've lived in quiet neighborhoods and traffic busy neighborhoods. When it came time to move, the homes on busy streets were difficult to sell and when they did, always for less than comparable homes on quiet streets.

The reasons stated above are why I'm opposed to CUP2024-01.



Phil Ginter

205 NW Roosevelt ST., Stevenson, WA

Holly Torgerson 350 NW Maple Alameda Rd, Stevenson, WA 98648 May 5, 2024

City Hall 7121 E Loop Rd, Stevenson, WA 98648

Subject: Proposed Conditional Use Permit Application for River Christian Church at 252 NW Roosevelt St, Stevenson, WA 98648

Dear Stevenson Planning Commission at City Hall,

I hope this letter finds you well. My name is Holly Torgerson, and I am a resident of the affected neighborhood. My ADU I have been renting is just east of the proposed location for changes. I am writing to express my concerns regarding a proposed disturbance that could significantly impact our community. The issue at hand is the construction project planned for 252 NW Roosevelt St, Stevenson, WA 98648. While I understand the importance of development and progress, the proposed project and change in zoning raising potential noise levels are causing considerable distress among residents. Here are the key points I'd like to bring to your attention:

1. **Noise Disruption:** The proposed preschool, di extend well into the evening and even weekends. This would result in constant noise from heavy machinery, drilling, and other construction-related activities. As a residential area, we value our peace and quiet, especially during evenings and weekends.
2. **Impact on Quality of Life:** The noise disturbance will not only affect residents but also nature that residents enjoy. Individuals working remotely, such as myself, will find it challenging to concentrate with the ongoing noise. Additionally, property values may be negatively impacted if the disturbance persists.
3. **Safety Concerns:** The proposed site, 252 NW Roosevelt St, is a short steep road which is a popular pedestrian route for high school kids, as well as residents. Increased traffic and noise pose safety risks to those using this pathway.

Proposed Solutions: To address these concerns, I propose the following solutions:

1. **Revised Location:** I kindly request that the proposed preschool be considered for a non-residential area elsewhere in this beautiful town. This would allow residents to enjoy peaceful evenings and weekends.
2. **Not Change River Christian Church zoning:** Included in the filed paperwork is changing the zoning of the church from R1 to recreational. Other areas with such zoning have faced issues with unhoused people claiming the recreational land and causing much distress to the current residents.

I urge you to consider the impact of this proposed disturbance on our neighborhood's well-being. As a concerned citizen, I believe that thoughtful planning and community involvement can lead to a win-win situation for all stakeholders.

Thank you for your attention to this matter. I look forward to hearing about any steps taken to address our concerns. Please feel free to contact me at holly_torgerson@outlook.com if you need further information.

Sincerely,

Holly Torgerson holly_torgerson@outlook.com

05/08/2024

Gregory A Stafford

Gregory A Stafford

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Public Comment

Proposal; CUP 2024-01

Location; 252 NW Roosevelt St. Stevenson
WA, 98648

Gregory Stafford Neighbor's Easement
291 NW Roosevelt St. Stevenson WA, 98648

According to Conditional Use Title 17.39

1) Proposal will endanger the Public Health and Safety.

The N.W. Roosevelt St. is used for High School and Middle School kids to street to school and from school. Very narrow street, has no side walks. Extremely steep grade. The end of driveway, our Easement used by Church since living at this residence for 19 1/2 yrs, continuously. It will be used by Pre School as well.

2) The proposal will also reduce the Value of our house and ADU located at 350 NW Maple Alameda. They are both abutting property. The location of plan Phase I, fencing will be abutting our property, as well, along with kids playing and screaming 7 days a week. Garbage from playground will blow into our yard, and concerned about drop off and safety, which can occur.

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Phase II we believe is placing the used play ground into fenced area is Old equipment and not safe for Children to use.

2) This project is not in harmony with the Area. This is not a good location for this 72 - Recreation Zoning. This neighborhood is R-1 Zoning and very quiet, safe and lots of wild life use this area. This disturbance will create lots of noise and take away peace in this neighborhood.

The parking area of Church is maxed out in it's current condition, R-1 Zoning. This will completely overwhelm the parking for Pre School & playground.

3) This proposal does not conform to the Safety and health of the neighborhood. The zoning change from R-1 to 72 recreation does not fit. Our Easement rights will be affected by other people using it seven days a week.

The intersection of Hot Springs Alameda and Roosevelt St. are very Dangerous. There's NO visibility clearance, left or right of on coming traffic.

4) If this will pass, the playground should be placed in front of Church and Children limited to 10 children or less.

Monday - May 6/2024

In Response to Glenn Damen
River Christian Church Proposal.

From Debra F. Taylor @ 291 NW Roosevelt St.
Stevenson, WA. 98648

- 1.) Public Safety of Roosevelt St. is steep and narrow.
- 2.) Intersection of Roosevelt St. and Hot Springs Alameda is very Dangerous. Visibility clearance does not exist / Clearance to left or right intersection has no view to on coming traffic, also very narrow for passing traffic onto Roosevelt St.
- 3.) Parking for the River Christian Church is at full capacity.
- 4.) Any fencing or any added buildings take away surface area for the River Christian Church parking, which is very needed for church size.
- 5.) This is a R-1 residential, that protects all residents that live here. This R-1 residential also protects Children using Roosevelt St. for access

to and from High School and Middle School and all Sports activity's.

- 6.) This is a R-1 residential Zone, not a Recreational Zone. Due to location that will change traffic flow. This proposal will put residents and Children in Harm's way that use Roosevelt St.
- 7.) This proposal will increase traffic flow on 291 NW. Roosevelt Easement used by River Christian Church that has Water, Electric, Gas and Cable.
- 8.) This proposal also increases NOISE! It's very quiet and peaceful for all residents and wild life that live here.
- 9.) This proposal from Glenn Damann does NOT make clear that he is asking for a Zone change as well. It's a R-1 Residential and he wants Zone change to Recreational, that makes this neighborhood unsafe.
- 10.) This proposal will also impact property Value tremendously. This will substantially reduce the value of the adjoining and abutting neighborhood.

5/6/2024) John F. Taylor

Conditional Use Permit CUP2024-01

1 message

Gregory Stafford <gregorystafford99@gmail.com>
To: planning@ci.stevenson.wa.us

Wed, May 27, 2026 at 9:51 AM

To Stevenson Washington Planning Commission,
Conditional Use Permit for CUP2024-01 meeting date was May 13, 2024.
The Planning Commission did not approve the River Christian Church proposal at the open-record public hearing. And the Neighborhood also did not approve because of the public comments.
The application was not filled out correctly under the Property Information Section, "Zoning".

And Planning Commission found under developement in its proposed location it did not pass.

1. Will not endanger the public health and 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 River Christian Church has proceeded with the Site Plan anyway.
I have enclosed the information from May 13, 2024 and would like to stop the project.
The Neighborhood would like to stop the project and remove Play Area, Stop the Fencing Project.

Gregory A Stafford
291 NW Roosevelt St
Stevenson WA, 98648
503-853-9960

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