



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Ben Shumaker, Zoning Administrator
DATE: May 13th, 2024
SUBJECT: Conditional Use Permit – Nursery School at River Christian Church

Introduction

The Stevenson Planning Commission is requested to review an application for a Nursery School co-located at River Christian Church. The proposal is located at 252 NW Roosevelt Street (Tax Lot 03-07-36-2-4-1200) in the R1 Single-Family Residential District. The Nursery School use is listed as C – Conditional and requires case-by-case review and approval.

The public is invited to testify during the public hearing. Effective testimony relates facts about the proposal to the approval criteria. The public hearing is not the time for fact-finding questions by the public.

After hearing and evaluating public testimony, the Planning Commission can close the record and decide on the proposal or hold the record open for submittal and evaluation of additional information.

Recommended Action

Based on the information available at the time of this writing, staff recommends the Planning Commission close the record and approve the proposal based on the findings of fact and conditions of approval drafted in Attachment 1.

Guiding City Policies

Zoning Code

SMC Table 17.15.040-1 Residential Districts Use Table (Abbreviated)

Use	R1	R2	R3	MHR	SR
General Sales or Service Uses					
Personal Services			C*		C
Recreational Services					
*Pending					

SMC 17.39.020 Conditional Use Permit Review

- A. The Planning Commission shall review all applications for conditional use permits.
- B. In granting a conditional use request, the Planning Commission may attach to the conditional use permit such reasonable requirements as will ensure 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.

- C. At least one public hearing shall be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held.
- D. The Planning Commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the Planning Commission for the relevant application.
- E. 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.

SMC 17.39.020 Conditional Use Permit Review

It shall be the duty of the Planning Commission, Board of Adjustment, City Council and zoning administrator to interpret and/or administer the provisions of this title in such a way as to carry out the intent and purpose of the Comprehensive Plan. Where zoning regulations are not clear, or where there are inconsistencies within this title, the comprehensive Plan shall be referred to for interpretation and guidance.

2013 Stevenson Comprehensive Plan

2-Urban Development

- 2.12 Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.
- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.
- 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.

3-Housing

- 3.5 Consider establishing innovative taxing methods and development incentives to ensure vitality and preservation of established residential areas.
- 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.

5-Business & Industry

- 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.

Proposal Background

Site Characteristics

Owner/Applicant: First Baptist Church of Stevenson/Glenn C Daman, River Christian Church
 Purpose: To establish a pre-school in the community to prepare kids for entrance into Grade school; to develop a fenced 36x 60 [playground] on the church property for the children of the church and the children of the preschool to have a safe place to play.
 Location: 252 NW Roosevelt Street, Tax Lot 03-07-36-2-4-1200-00
 Lot size: 1.32 ac

	Zoning	Land Use
Subject Property	R1 Single-Family Residential	River Christian Church and Church-Related Facility
North	ED Education	Stevenson High School
South	R1	Single Family Residential
East	R1	Single Family Residential
West	R1	Single Family Residential



Overview

The Church use of this site predates adoption of the Zoning Code. In 2010, the Church constructed a gymnasium building. The building was permitted under CUP2010-05. One substantive condition was applied to that permit, which required financial assurance that the Church would participate in the improvement of Roosevelt Street, if an improvement was proposed. After periodic review, the condition was modified slightly and read:

“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 Roosevelt Street. 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 for street, sidewalk, and/or drainage improvements on NW Roosevelt Street that may be formed in the ten (10) years after the original issuance of CUP2010-05.”

The assurance was provided in the form of the waiver of protest. No local improvement district was formed within the applicable timeline, and the waiver has expired.

The Church now seeks to expand usage of the gymnasium building permitted via CUP2010-05 in the form of a Nursery School.

Community Input

Notice was sent to nearby property owners on April 25, posted at 2 locations near the project site on May 9, and published in the *Skamania County Pioneer* on May 1 and 8. As of this writing 4 written comments have been received.

Alternatives

1. Deny this request based on its inability to meet the criteria of SMC 17.39.
2. Approve Conditional Use Permit 2024-01 as proposed or as modified by the Commission tonight.
3. Take some other course of action as a Commission.

Prepared by,

Ben Shumaker

Attachments

1. Staff Recommendation (2 pages)
2. Application (19 pages)
3. Public Comments (6 pages)



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2024-01

PROPONENT:	River Christian Church (First Baptist Church of Stevenson)
LOCATION:	252 NW Roosevelt Street (Tax Lot 03-07-36-2-4-1200-00)
DECISION DATE:	May 13 th , 2024
REVIEW DATE:	The first Planning Commission meeting in October, 2026.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows a Nursery School.

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on May 13th, 2024.
2. The proposal allows for establishment of a Nursery School collocated at an operational Church.
3. Peak usage of a Nursery School occurs at different time than peak usage of a Church.
4. Overall usage of the property will increase traffic on upper Roosevelt Street and its intersection with Hot Springs Alameda.
5. Upper Roosevelt Street is a substandard street with a 2023 pavement condition rating of 90, no sidewalks, untreated stormwater, overhead utility pole conflicts, no emergency services turnaround, a gated vehicular entry and narrow pedestrian entry to Stevenson High School.
6. The proponent should bear a proportionate share of improving upper Roosevelt Street, however, frontage improvements constructed only at the subject site would inadequately and inefficiently address the substandard aspects of NW Roosevelt Street for which no improvement plan has been developed.
7. The conditions imposed by this permit further the compelling governmental interests of mitigating this project's impacts to the community's traffic and stormwater systems; these conditions are the least restrictive means of furthering these interests.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the proponent 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, undergrounding, and/or drainage improvements on NW Roosevelt Street. 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 for said improvements on upper Roosevelt Street that may be formed in the ten (10) years after the decision date of this permit.

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 assess neighborhood impacts of the operating 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 (**CUP2024-01**) FOR:

**A Nursery School
in the R1 Single-Family Residential District
at 252 NW Roosevelt Street.**

IS HEREBY ISSUED.

For the Planning Commission:

Chair

Date



City of Stevenson
 PO Box 371
 Stevenson, WA 98648
 (509) 427-5970

The River Church, Dahman Glenn
 252 NW Roosevelt
 Stevenson, WA, 98648

Account Information			
Cust #:	1501		
Date:	03/12/2024	Due:	04/11/2024
Invoice #:	1333		
For:	Building Permits		
Permit:	CUP2024-01		

Item	Taxed	Quantity	Amount	Total
Conditional Use Permit - Planning Fees - 03/12/2024	N	1.0000	600.00	600.00
CUP2024-01-252 NW Roosevelt-The River Church				
			Non Taxed:	600.00
			Taxed:	0.00
			Tax @ 0.00%:	0.00
			Payments:	0.00
			Total:	600.00

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: glennedaman@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 assy.

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: _____

AFTER RECORDING MAIL TO:

Name First Baptist Church
Address P.O. B 427
City / State Stevenson WA 98648

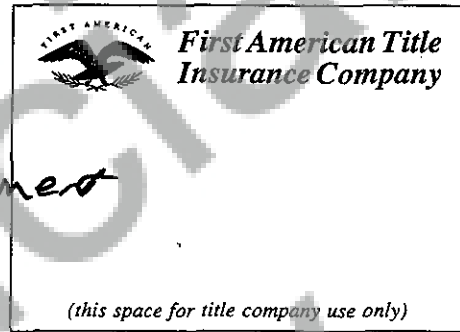
Quit Claim Deed

THE GRANTOR First Baptist Church of Stevenson

for and in consideration of Boundaryline Adjustment

conveys and quit claims to First Baptist Church of Stevenson

the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) therein:



See Exhibit A

REAL ESTATE EXCISE TAX

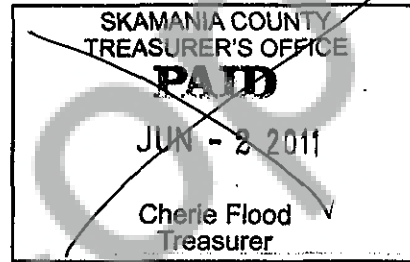
19095

JUN - 2 2011

PAID

EXEMPT

Cherie Flood Deputy
SKAMANIA COUNTY TREASURER



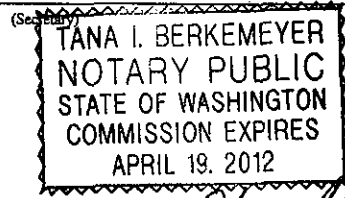
Assessor's Property Tax Parcel/Account Number(s): 03073624120000 ^{6.S.}

Dated June 2 2011

John T. Davis
(Individual)

By John T. Davis
(President)
By _____
(Secretary)

LPB-12 (11/96)



County of Skamania
Notary of WASHINGTON Tana I. Berkemeyer

EXHIBIT 'A'

PARCEL I

Lots 1, 2, 3, 4, 5, 6 & 7, Block 1 of the Upper Cascade Addition, according to the recorded plat thereof, recorded in Book A of Plats, Page 69, in the County of Skamania, State of Washington.

PARCEL II

Lots 1, 2, 3, 4, 5, 6, & 7, Block 4, of the Roselawn Extension according to the recorded plat thereof, recorded in Book A of plats, Page 65, in the County of Skamania, State of Washington.

Except that portion conveyed to Leo Allen etux by instrument recorded in Book 73, Page 308.

PARCEL III

A tract of land located in Roselawn Extension according to the official plat thereof on file and of record of Page 65 of Book A of Plats, Records of Skamania County, Washington, described as follows:

Beginning at a point on the East line of Block 4 of said Roselawn Extension, 5.20 feet North 36 03'31" West of the Southeast Corner of said Block 4; Thence North 36 03'31" West along the Easterly line of said Block 4, 126.80 to the Northeaster Corner of Lot 6 of said Block 4; Thence North 89 48'58" East 61.71 feet to the Southeast Corner of Lot 7 of said Block 4; Thence South 36 03'31" East along the West line of Block 5 of said Roselawn Extension 96.08 feet to a point that bears North 60 09'26" East from the Point of Beginning; Thence South 60 09'26" West 50.30 feet to the Point of Beginning.

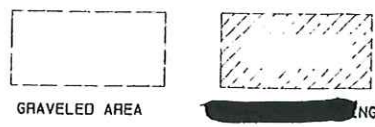
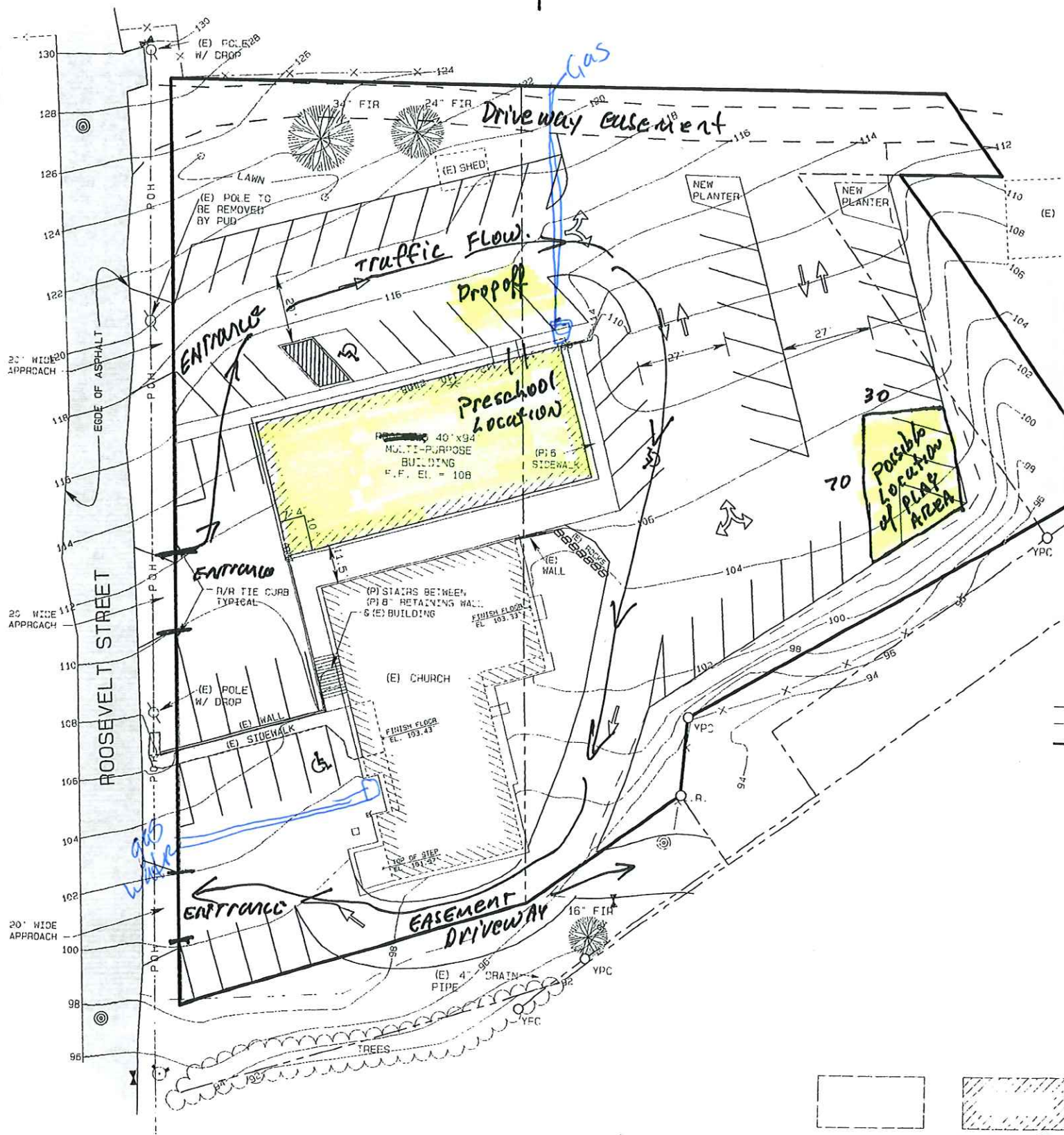
Except that portion conveyed to Bob Barnes etux, by instrument, recorded in Book 73, Page 309.

Irrevocably bound as one Legal Parcel of Record.

Skamania County Assessor
Date 6/2/2011 Parcel# 03073624120000
G.S.



North
↑



D3 LEGENDS
D1.2

SITE PLAN

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

FELLOWSHIP HALL/multipurpose



NOV 11



Parcel 03073624120000

Owner FIRST BAPTIST CHURCH
OF STEVENSON

Situs 252 NW ROOSEVELT ST



EALAMEDA



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

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

Melissa Cleveland
P.O. box 640
Stevenson, Wa. 98648

Phillip Ginter
P.O. Box 1364
Stevenson, WA. 98648

Pat Rice
189 Del Ray Ave
Stevenson WA 98648

Adam Kick



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	Signed Application
4	Copy of the Property Title or Other Proof of Ownership
5	Descriptions of any Existing Restrictive Covenants or Conditions
6	Copy of Site Plan, 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 SMC 17.39
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](#)

WHEN RECORDED RETURN TO:

First Baptist Church
 PO Box 427
 Stevenson, WA 98648

DOCUMENT TITLE(S)
 Boundary Line Adjustment / Lot Consolidation (BLA 2010-03)

REFERENCE NUMBER(S) of Documents assigned or released:

Additional numbers on page _____ of document.

GRANTOR(S):
 First Baptist Church of Stevenson

Additional names on page _____ of document.

GRANTEE(S):
 First Baptist Church of Stevenson

Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
 See Exhibit A

Complete legal on page 3 of document.

TAX PARCEL NUMBER(S):
 0307362412000 G.S.

Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



City of Stevenson
Official Approval

Stevenson Baptist Church
Boundary Line Adjustment/Lot Consolidation (BLA2010-03)
5-19-2011

On October 31st, 2010, the City of Stevenson Planning Department received a proposal from the Stevenson First Baptist Church regarding the adjustment of the boundary line separating two-plus lots within Tax Parcel 03-07-36-2-4--1200, owned by the Church. The proposal, as depicted on the attached plot plan, would consolidate the lots by eliminating the boundary lines between the underlying legal lots.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;
9. This Boundary Line Adjustment and its effects lie wholly outside any critical area or buffer.

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2010-03), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval and the plot plan signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

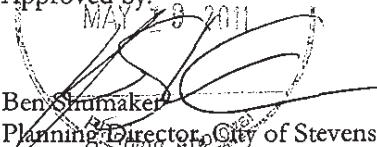
MAY 9 2011

 Ben Strumaker
 Planning Director, City of Stevenson

EXHIBIT 'A'

PARCEL I

Lots 1, 2, 3, 4, 5, 6 & 7, Block 1 of the Upper Cascade Addition, according to the recorded plat thereof, recorded in Book A of Plats, Page 69, in the County of Skamania, State of Washington.

PARCEL II

Lots 1, 2, 3, 4, 5, 6, & 7, Block 4, of the Roselawn Extension according to the recorded plat thereof, recorded in Book A of plats, Page 65, in the County of Skamania, State of Washington.

Except that portion conveyed to Leo Allen etux by instrument recorded in Book 73, Page 308.

PARCEL III

A tract of land located in Roselawn Extension according to the official plat thereof on file and of record of Page 65 of Book A of Plats, Records of Skamania County, Washington, described as follows:

Beginning at a point on the East line of Block 4 of said Roselawn Extension, 5.20 feet North 36 03'31" West of the Southeast Corner of said Block 4; Thence North 36 03'31" West along the Easterly line of said Block 4, 126.80 to the Northeaster Corner of Lot 6 of said Block 4; Thence North 89 48'58" East 61.71 feet to the Southeast Corner of Lot 7 of said Block 4; Thence South 36 03'31" East along the West line of Block 5 of said Roselawn Extension 96.08 feet to a point that bears North 60 09'26" East from the Point of Beginning; Thence South 60 09'26" West 50.30 feet to the Point of Beginning.

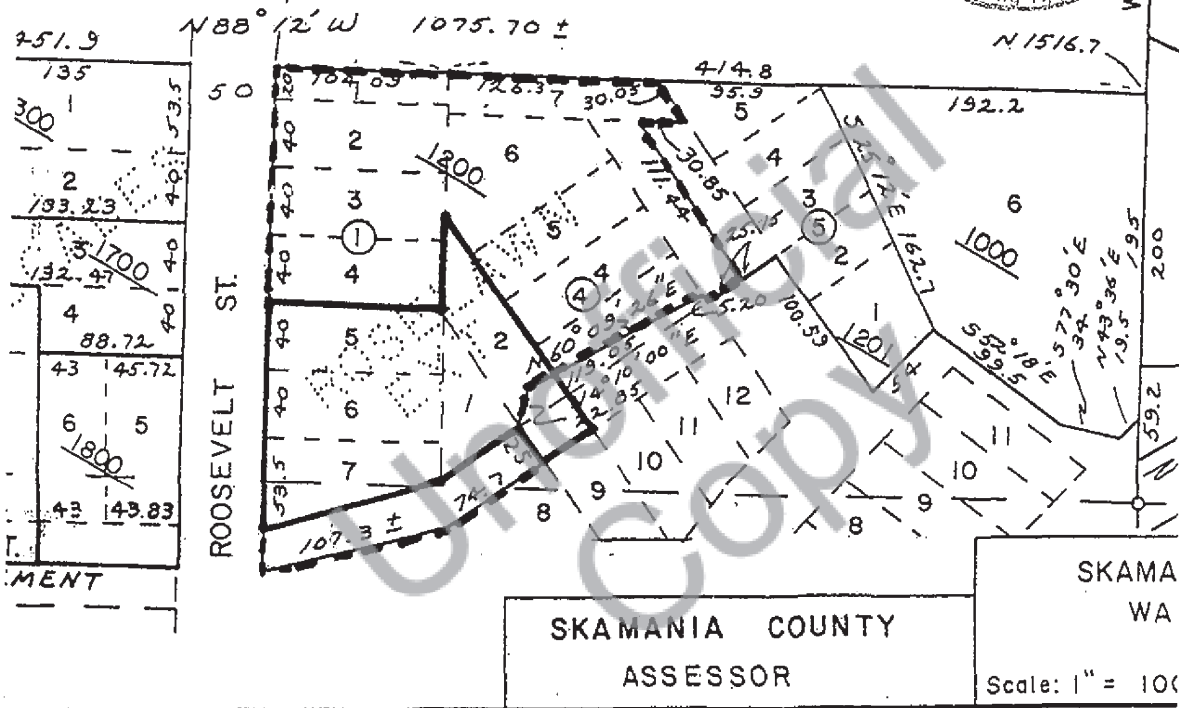
Except that portion conveyed to Bob Barnes etux, by instrument, recorded in Book 73, Page 309.

Irrevocably bound as one Legal Parcel of Record.

C.S.
6/2/11



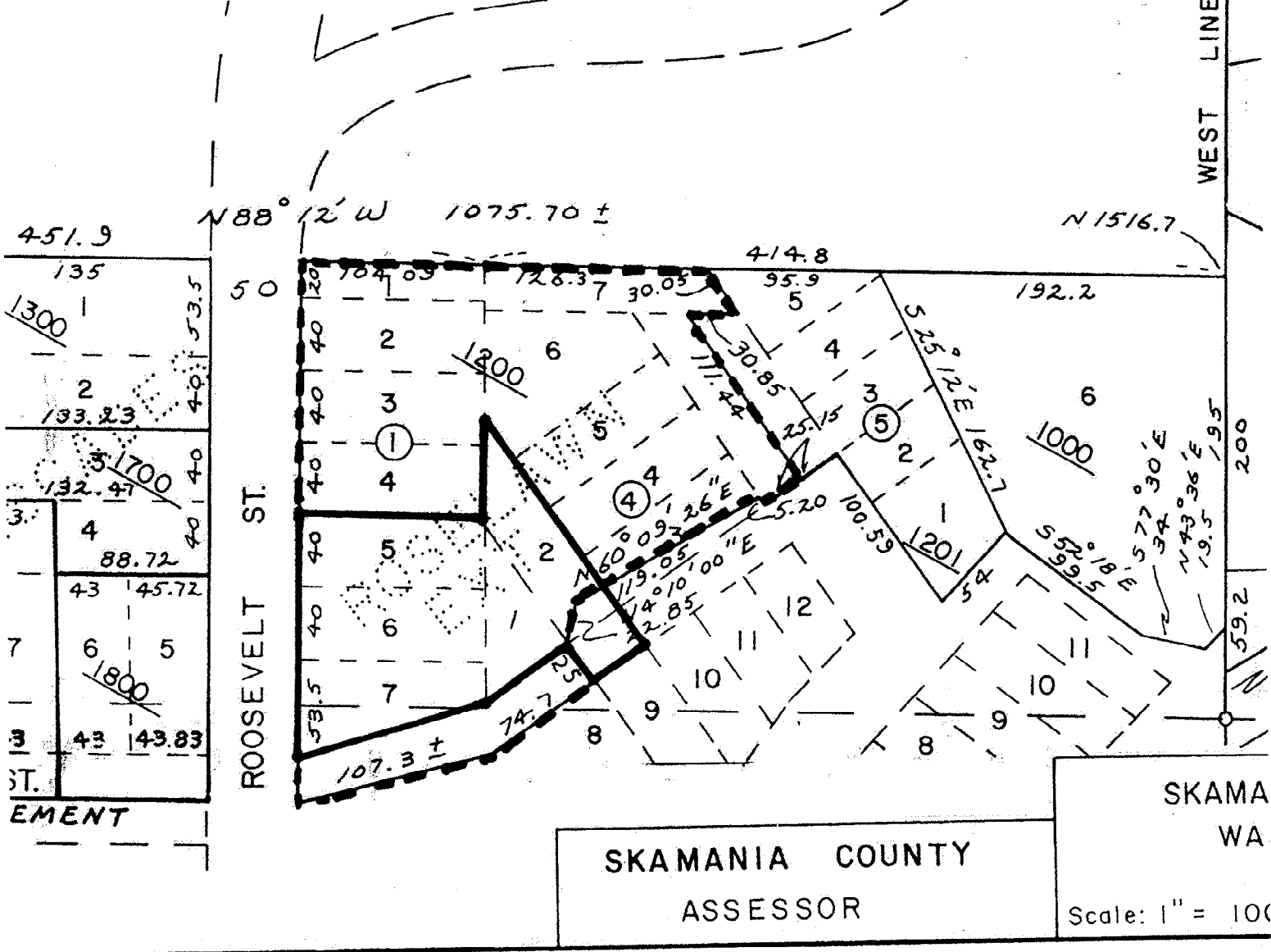
THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT UNDER CITY AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW 58.17.090(6)



— BOUNDARY IN LEGAL DESCRIPTION

- - - TAX LOT BOUNDARY

All interior lot lines within Tax Lot #03-07-36-2-4-120000 are to be eliminated.





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 07 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

05/08/2024

Gregory A Stafford

Page 1

~~Gregory A Stafford~~

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 1) 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.

05/08/2024

Gregory A Stafford

Page 2

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

3) 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.

4) 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 on right of on coming traffic.

5) 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 Damer
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 Dawson does NOT make clear that he is asking for a Zone change as well. It's 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 Debby F. Taylor