



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 14th, 2024
SUBJECT: 2024 Conditional Use Permit Reviews

Introduction

When the Planning Commission grant's 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 2022 and 2023 as well as some issued prior to this period:

- CUP2019-01: SDA Mural #1, issued March 11th, 2019 to Stevenson Downtown Association and WSW, LLC.
- 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, revised November 14th, 2022.
- CUP2022-01: 54.40 Sign, issued May 9th, 2022 to 54.40 Brewing and Brian Adams.
- CUP2022-02: Salon, issued August 8th, 2022 to Matt Tackett.
- CUP2022-03: WWTP, issued August 8th, 2022 to City of Stevenson.
- CUP2023-01: Cascade Pump Station, issued April 10th, 2023 to City of Stevenson

Recommended Action

Staff recommends a public hearing to review:

- 1) Progress toward satisfaction of CUP2020-01
- 2) Potential extension of the review period for CUP2022-03 and CUP2023-01
- 3) Revocation of the 4 remaining permits, which are no longer required.

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.

CUP2019-01, CUP2019-02 – SDA Murals

The murals have been installed and maintained in compliance with the conditions of the permits. 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. Action is recommended to vacate these now unnecessary permits.

CUP2020-01 – Nazarene Church

The Church has been operating since 2020. The public has not relayed concerns to the City about its operation. Several bushes have been planted to the west and southwest of the parking lot. The bushes continue to struggle and do not fully screen the parking lot. Action is recommended to review and consider potential alteration of the condition.

CUP2022-01 – 54.40 Sign

The permittee no longer occupies the building and the signs have been removed. Action is recommended to vacate the now unnecessary permit.

CUP2022-02 – Salon

The salon no longer occupies the building. The owner intends to convert the space to a use permitted in the district. Action is recommended to vacate the now unnecessary permit.

CUP2022-03 – WWTP

The wastewater treatment plant upgrades are not yet operational. Action is recommended to remove the review date or extend it until the 2026 review cycle.

CUP2023-01 – Cascade Pump Station

The wastewater pump station is not yet operational. Action is recommended to remove the review date or extend it until the 2026 review cycle.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- CUP2019-01
- CUP2019-02
- CUP2020-01
- CUP2022-01
- CUP2022-02
- CUP2022-03
- CUP2023-01



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2019-01

PROPONENT: Stevenson Downtown Association & WSW, LLC
LOCATION: 180 SW Second Street (Tax Lot #02-07-01-1-1-1000)
DECISION DATE: March 11th, 2018
REVIEW DATE: The first Planning Commission meeting in October, 2020.
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 March 11th, 2019.
3. The applicant has paid the required application fees.
4. The proposal and its effects lie wholly outside of any critical area or buffer.
5. The proposal includes no artificial illumination methods.
6. 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.
7. 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

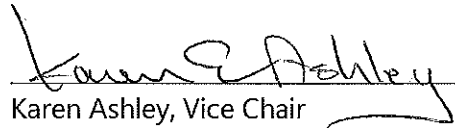
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

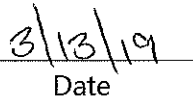
THIS CONDITIONAL USE PERMIT (CUP2019-01) FOR:

**Installation of a Mural in the
C1 Commercial District
at 180 SW Second Street, Tax Lot # 02-07-01-1-1-1000.**

IS HEREBY ISSUED.

For the Planning Commission:


Karen Ashley, Vice Chair


Date



City of Stevenson

Planning Department

(509)427-5970

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 4 th , 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:

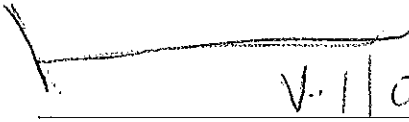
1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by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

REVISED 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, November 14 th , 2022
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
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 public hearings on July 13th, 2020, July 20th, 2020, and November 14th, 2022.
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 November 14th, 2023.
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 12-12-2022



City of Stevenson

Planning Department

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

Conditional Use Permit #2022-01

PROPONENT:	54.40 Brewing & Brian Adams
LOCATION:	310 SW Second Street (Tax Lot #02-07-01-1-1-4200)
DECISION DATE:	May 9 th , 2022
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.25, this Conditional Use Permit allows installation of a Sign of Outstanding Design.

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on May 9th, 2022.
2. The applicant has paid the required application fees.
3. The proposal, as conditioned, has been deemed to satisfy the criteria listed in SMC 17.39.145.C.

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 (**CUP2022-01**) FOR:
**Installation of a Sign of Outstanding Design in the
C1 Commercial District
at 310 SW Second Street, Tax Lot # 02-07-01-1-1-4200.**

IS HEREBY ISSUED.

For the Planning Commission:

_____ Date

DRAFT



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2022-02

PROPONENT:	Matt Tackett
LOCATION:	421 SW Rock Creek Drive (Tax Lot #02-07-01-1-0-1601-00)
DECISION DATE:	August 8 th , 2022
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows a Salon use on the first floor of the existing building.

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on August 8th, 2022.
2. The applicant has paid the required application fees.
3. The proposal allows for continuance of a long-standing use of the subject property which has been subject to conditions and remained in harmony with the neighborhood.

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. No outdoor speakers shall be installed in conjunction with this conditional use proposal.
4. Individual signs related to this proposal shall be limited to that allowed in SMC 17.15.
5. The use shall retain at least seven (7) off-street parking spaces in compliance with SMC 17.42.
6. 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:

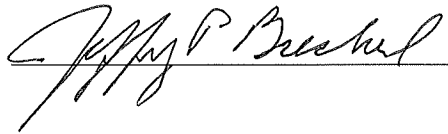
1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by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

THIS CONDITIONAL USE PERMIT (**CUP2022-02**) FOR:

A Salon use
on the first floor of a building in the R3 Multi-Family District Installation
at 421 SW Rock Creek Drive, Tax Lot # 02-07-01-1-0-1601.

IS HEREBY ISSUED.

For the Planning Commission:

 8-17-2022
Date



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2022-03

PROPONENT:	City of Stevenson
LOCATION:	686 SW Rock Creek Drive (Tax Lot #02-07-01-2-0-1201-00)
DECISION DATE:	August 8 th , 2022
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows expansion of a Public Works Facility by more than 500 square feet (a ~1,150 square foot blower building).

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on August 8th, 2022.
2. The applicant has paid the required application fees.
3. The proposal allows for continuance of a long-standing use and process improvements to a Public Works Facility by adding a new ~1,150 sf blower building.

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 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 (**CUP2022-03**) FOR:

**Building addition to a Public Works Facility increasing gross floor area by ~1,150 square feet,
more than 500 square feet or lot coverage by more than 20%
in the PR District
at 686 SW Rock Creek Drive, Tax Lot # 02-07-01-2-0-1201.**

IS HEREBY ISSUED.

For the Planning Commission:

 8-17-2022
Jeff Breckel, Chair Date



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2022-03

PROPONENT:	City of Stevenson
LOCATION:	Public right-of-Way adjacent to 240 SW Cascade Avenue
DECISION DATE:	April 10 th , 2023
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows a Utility or Communication Facility (Wastewater Pump Station).

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on April 10th, 2022.
2. The proposal allows for upgrading and continuance of a long-standing Utility or Communication Facility use.

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 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

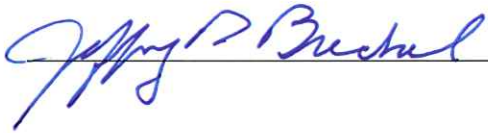
Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

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 (CUP2023-01) FOR:
**A Utility or Communication Facility (wastewater pump station)
in the C1 Commercial District
in the public right-of-way adjacent to 240 SW Cascade Avenue.**

IS HEREBY ISSUED.

For the Planning Commission:

 4-11-2023
Date