

**CITY OF STEVENSON
NOTICE OF PUBLIC HEARING
June 10th, 2026 @ 6PM
VARIANCE REQUEST**

FILE NUMBER:	VAR-2026-002
PROJECT NAME:	Schade - ADU Variance
DESCRIPTION OF PROPOSAL:	Code variance request to exceed the maximum distance from the primary residence to the proposed ADU
LOCATION:	329 NW Kanaka Creek RD, Stevenson, WA
PARCEL NO.:	03-07-36-4-4-0400-00
ZONING:	Single-Family Residential (R1)
PROPONENT:	Ryan Cook for Bob Schade

PUBLIC COMMENT: The deadline for submitting comments on this proposal is June 10th by 5pm. A minimum of 14 working days from the date of notice is required SMC 2.14.050.

PUBLIC HEARING: Attend in person at City Hall 7121 E Loop Rd or by Zoom at: <https://us02web.zoom.us/j/81362531905>

CONTACT: To provide comments 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.

The applications 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).



City of Stevenson Community Development
 7121 E Loop Rd, Stevenson, WA 98648
 PH: 509-427-5970

**VARIANCE REQUEST
 STAFF REPORT**

FILE NUMBER:	VAR-2026-002
PROJECT NAME:	Schade, ADU proximity
DESCRIPTION OF PROPOSAL:	Code variance request to exceed the maximum distance from the primary residence to the proposed ADU on a residential parcel.
LOCATION:	329 NW Kanaka Creek Rd Stevenson, WA
PARCEL NO.:	03-07-36-4-4-0400-00
ZONING:	Single Family Residential (R1)
PROPONENT:	Ryan Cook for Bob Schade

PROJECT DESCRIPTION:

The applicant, Ryan Cook is requesting a variance to exceed the allowable distance from an ADU to the primary dwelling. The proposed distance of approximately 84 feet exceeds the maximum allowable distance of 40 feet. The applicant states that existing development on site, a large Oregon White Oak (protected habitat) and an existing RV pad with utilities are factors that justify approval of the 84 feet requested.

STAFF ANALYSIS

Image 1a and 1b: View from proposed ADU site, mature Oregon White Oak shown



Image 2: Existing turnaround



Image 3: View from home showing size of turnaround



Image 4: Showing existing development



Title 2 – Administration and Personnel - Chapter 2.14 Board of Adjustment

2.14.010 Created – Powers and duties

2. Variances. Applications for variances from the terms and provisions of the land use regulatory codes of the city when such power has been assigned by ordinance of the city council, provided that any variance granted shall be subject to such conditions as the board of adjustment deems necessary and that no variance shall be granted unless the board of adjustments finds that:

a. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated;

Finding: Allowing the Schade property to site an ADU approximately 84 feet from the existing primary residence (exceeding proximity restriction of within 40 feet) without conducting a variance process would be granting a special privilege inconsistent with limitations put on other properties. The variance process is a means to allow exceptions when deemed appropriate, and the request is mitigated accordingly. The granting of this variance request will not grant a special privilege. The resulting outcome would allow the siting of a single ADU, while avoiding the requirement to demolish/deconstruct existing improvements on the subject parcel in a residential zone.

b. The strict application of the land use regulation is found to deprive subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;

Finding: The subject property is developed with a 1900 sq. ft. single-family dwelling with an attached garage, an approximately 860 sq. ft. detached garage and studio accessory building, an RV pad with utilities and a large parking/turnaround area.

The owner is the owner/operator of a kayaking business, which conducts some business operations onsite. Customers dropping off and picking up Kayaks commonly utilize the turnaround to safely maneuver while towing trailers. Residential (R1) zoning designation allows ADUs as an "accessory use" and is subject to SCC to 17.40.040 Accessory Dwelling Units. ADUs must be within 40 feet of the primary residence, the provision states the following.

Proximity. To ensure adequate owner supervision and achieve other purposes, the nearest point of a Detached ADU shall be located within 40 feet of the primary unit.

Due to the existing development onsite, placing the ADU within 40 feet would require impractical correlated outcomes, deprive the property owner of property rights and result in unfair financial requirements associated with requiring the ADU to be placed within 40 feet of the primary residence. The following outcomes are examples of likely outcomes that would result from forcing the land owner to abide by the ADU proximity provision; the destruction of existing improvements, disruption of onsite business operations by obstructing and/or eliminating the turnaround area used by customers, and/or the removal of a mature Oregon White Oak which is priority habitat and a protected native species, etc. These would all deprive the owner of rights and privileges enjoyed by landowners in the vicinity and under the same zoning designation (R1).

c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated;

Finding: The subject property is surrounded by parcels zoned Residential (R1), the desired ADU site is approximately 84 feet from the primary residence will meet lot line setbacks, and critical area buffer zone requirements. Accessory Dwelling Units are a common accessory use on parcels zoned Residential (R1). Granting the requested variance will not be detrimental to the public welfare, will not be injurious to property and/or improvements in the vicinity.

d. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;

Finding: The proposal will not be detrimental to the land use regulatory code, as the stated reasoning for the 40-foot proximity limit is to "ensure adequate owner supervision". The proposed site of the ADU is directly across the driveway/parking/turnaround area in front of the primary residence. The subject property is flat and clear in this portion and immediate views from the single-family residence to the desired ADU site are not obstructed. Granting a variance that results in the construction of an ADU on a parcel zoned Residential (R1) does not conflict with the policies of the comprehensive plan.

e. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Finding: The layout of the existing improvements on the subject parcel, primarily the single-family residence and large asphalt parking/turnaround area were done well before the current owners purchased the property. The requested 84 feet from the primary residence is the minimum variance necessary as the exact ADU site was selected for practical reasons. The site is currently an RV pad that has existing utilities that run underground to the site and is flat with minimal slopes. The proposed site would allow occupants of the ADU to utilize the existing access drive. The site avoids the water resource located on the eastern portion of the subject parcel, while also preserving an existing mature Oregon White Oak.

The City of Stevenson denying the variance request would deprive the applicant of rights and privileges.

2.14.050 – Appeal and variance procedures.

E. Upon filing of an application for a variance, the board of adjustment shall set the time and place for a public hearing on such matter. The provisions of the city of Stevenson Zoning Code regarding public hearings shall apply to public hearings held by the board of adjustment.

Finding: The variance application was initially submitted on April 2nd, 2026, planning staff requested changes. The applicant satisfied the requested changes on May 13th. The application was deemed complete on May 18th, 2026. A hearing was scheduled for June 10th, 2026. The provisions regarding public hearings will be addressed later in this report.

Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms

17.12.060 – Public Hearings – Procedures - Fees

A. Whenever a public hearing is required by this title:

- 1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*
- 2. Written notices shall be mailed to the land owner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

B. Such notices shall:

- 1. State the time and place of such hearing and the nature of the question to be heard;*
- 2. Be posted and mailed not less than 14 days prior to the hearing;*
- 3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on May 27th, 2026. Property owners within 300 feet were mailed notices on May 21st, 2026. Notices were published in the city newspaper of record, The Pioneer, on May 13th, 2026, and May 20th, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date and place and how to provide comment.

C. A request involving a public hearing shall require of the applicant:

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding: The application fee has been paid, all landowners within 300 ft were identified and notified.

Based on the information and findings provided in this report, staff recommends to **APPROVE** the requested variance.

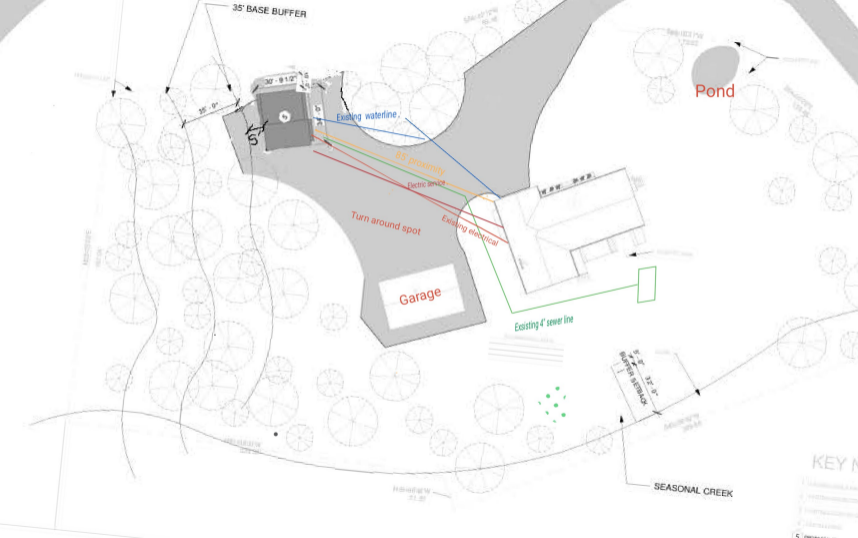


Josh Neblock
Land Use Planner

June 10th, 2026

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Staff
- City of Stevenson Board of Adjustment



KEY M

- 1. Unimproved Area
- 2. Improved Area
- 3. Utility Lines
- 4. Addressed Area
- 5. Other



SUBMIT TO:
City Hall
7121 E Loop Road

Variance Application

A Variance is an authorization from the Board of Adjustment or Hearing Examiner for a property owner to depart from the literal requirements of the provisions of SMC 17-Zoning or SMC 16.02-Short Plat & Short Subdivisions because the strict enforcement of their provisions would cause the owner undue hardship in view of the facts and conditions applying to the specific parcel of property.

A Variance will be granted by the Board of Adjustment when it finds that:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located;
2. The strict application of the land use regulation is found to deprive the subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located.
4. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;
5. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Applications without the required information will not be accepted. Site plans are to be 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): 329 Kanaka Creek RD

Tax Parcel Number: _____ Zoning: _____

Lot Area: _____ 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

Brief Narrative of Request Variance of Proximity for proposed ADU.

Main House sits in a park like setting with a pond to the Northeast, a 3 car garage to the south west and the Ideal spot for the ADU to the South. Location is currently an RV pad with utilities. Proposed proximity from House to ADU is 85' City ordinance is 40' We are requesting a Variance of 45' due to the settings of Property.

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 2.

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: 10/3/23

Signature of Property Owner: _____

Date: _____

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