



# 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 12<sup>th</sup>, 2020  
**SUBJECT:** 2020 Conditional Use Permit Reviews

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### **Introduction**

The Stevenson Planning Commission is requested to review one (1) Conditional Use Permit issued during 2018 and 2019 for compliance with the conditions of approval and decide whether further review is merited.

### **Recommended Action**

Staff recommends no further analysis of CUP2019-01, related to a Mural the C1 Commercial District.

### **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**

This conditional use permit was issued to the Stevenson Downtown Association (applicant) and WSW, LLC (owner) in March, 2019. The permit included the following conditions:

1. This Conditional Use Permit shall be valid only for the applicant at the location above **(In Compliance)**.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid **(In Compliance)**.
3. The proposal shall submit an Application for Improvement and obtain administrative approval through the City's Building, Planning, and Public Works departments. **(In Compliance)**.
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. **(In Compliance)**.

### **Planning Commission Consideration**

Earlier this year, the City Council, at the recommendation of the Planning Commission amended the text of the Zoning Code to allow installation of murals of this type without obtaining Conditional Use Permits from the Planning Commission.



The project, located on the Leavens Street Façade of the NAPA building at 180 SW Second Street, Tax Lot # 02-07-01-1-1-1000 has been installed and its longevity appears satisfactory to staff. If the Planning Commission is satisfied with this review, then no specific action is required, and the use may continue with limited City reviews. If the Planning Commission is unsatisfied with this limited review, it should schedule a public hearing at its next meeting to further discuss this conditional use permit. However, as a result of the Zoning Code change, the Planning Commission would have limited authority to enforce changes to the permit or permit conditions.

Prepared by,

Ben Shumaker  
Community Development Director

Attachments:

- CUP2019-01



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### 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 11<sup>th</sup>, 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 11<sup>th</sup>, 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

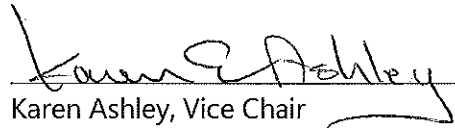
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

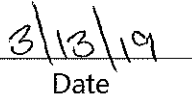
THIS CONDITIONAL USE PERMIT (CUP2019-01) FOR:

**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