



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: June 10th, 2024
SUBJECT: Conditional Use Permit – Nursery School at River Christian Church

Introduction

This memo updates the Stevenson Planning Commission on the Conditional Use Permit Application reviewed at its May 2024 regular meeting.

The application sought to establish a Nursery School co-located with the River Christian Church. The proposal was located at 252 NW Roosevelt Street (Tax Lot 03-07-36-2-4-1200) in the R1 Single-Family Residential District.

After holding a public hearing the Planning Commission decided to deny the permit pending adoption of findings of fact at this meeting. Since that time, the applicant has withdrawn the application. As a result, staff has not prepared findings of fact for adoption, and no further action from the planning commission is necessary. In their withdrawal, the applicant reserved the possibility of submitting a new proposal for consideration the applicant. The applicant has also retained legal representation related to the proposal, focusing on state and federal protections related to the freedom of religion.

City policies allow the optional use of a Hearings Examiner – a professional land use attorney – to conduct quasi judicial land use proceedings in-lieu of the Planning Commission, Board of Adjustment or City Council. Staff typically recommends this option when applicants have legal counsel representation during the development of their application. If a new application is submitted for this proposal, Staff will likely recommend the City Council pursue that option in this case. If they act on that recommendation, it will be a rare instance where the public forum for discussion on a Conditional Use Permit will not occur in front of the Planning Commission. It will likely also be an awkward instance where the public testifying before you will need to testify again as part of the record on a resubmittal.

Staff will ensure all appropriate notices are provided if a new application is submitted and also inform the Planning Commission of the hearing date if Commissioners desire to make individual or collective comments.

Recommended Action

None at this time.

Prepared by,

Ben Shumaker

Attachment:: Withdrawal Notice

Ben Shumaker

From: Glenn Daman <glenncdaman@gmail.com> on behalf of Glenn Daman
Sent: Wednesday, May 29, 2024 7:49 AM
To: Ben Shumaker

Good morning, Ben. This is to inform you that River Christian Church is withdrawing its application for a Conditional Use Permit for the preschool with the condition that we still retain the right to resubmit a modified application in the future.

Glenn Daman
Pastor
River Christian Church.