



CONDITIONAL USE PERMIT APPLICATION

PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Applicant/Contact: Jane Vail, P.E., Wallis Engineering

Mailing Address: 215 W 4th St., Suite 200, Vancouver, WA 98660

Phone: 360.695.7041 Fax: _____

E-Mail Address (Optional): JANE.VAIL@WALLISENG.NET

Property Owner: City of Stevenson

Mailing Address: P. O. Box 371, Stevenson, WA 98648

Phone: 509.427.5970 Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Property Address (Or Nearest Intersection): 686 SW Rock Creek Drive

Tax Parcel Number: 02070120120100 Zoning: PR

Lot Size: 2.71 ac Current Use of Property: WWTP & City PW maintenance shop

Brief Narrative of Request:
Upgrade the Stevenson Wastewater Treatment Plant. Construct new Aeration building.
Interior (not exterior) improvements to the Laboratory and RAS/WAS buildings.

Water Supply Source: City Sewage Disposal Method: City

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.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: *Jane Vail* Date: 7/7/2022

Signature of Property Owner: *[Signature]* Date: 7/15/22

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



SUBMIT TO:
 City Hall
 7121 NE Loop Road

Conditional Use Permit

Submittal Requirements

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.).

- Application Fee (Amount: _____ Date: _____ Receipt #: _____)**
- Completed and Signed Conditional Use Permit Application**
- Copies of the Property Title or Other Proof of Ownership**
- Descriptions of Any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following:**
 - The Location and Dimensions of All Existing and Proposed Structures
 - A Floor Plan of the Structure Housing the Proposed Conditional Use
 - A North Arrow and Scale
 - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
 - The Location and Dimensions of All Parking Areas
- A Narrative Discussing How the Proposal Meets the Four Criteria Described Above**
- 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)**
- Any Information Associated with Proposals Reviewed under SMC 17.39**
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit Application**

Conditional Use Permit
City of Stevenson WWTP Upgrade



Applicant: City of Stevenson, WA

Submitted by Wallis Engineering

July 08, 2022

APPLICANT INFORMATION

CITY OF STEVENSON

CAROLYN SOUREK, PUBLIC WORKS DIRECTOR

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CITY OF STEVENSON WASTEWATER TREATMENT PLANT UPGRADE

BACKGROUND

On March 15, 2021, the City of Stevenson, Washington approved a Shoreline Substantial Development Permit (SSDP) for the Rock Creek Pump Station and Force Main. The City filed the approved permit with the Department of Ecology on March 21, 2021. The mandatory Department of Ecology appeal period ended 21-days later without an appeal. Consequently, the Rock Creek Pump Station and Force Main SSDP is final. In June 2022, the city received an application to amend the Rock Creek Pump Station and Force Main SSDP to specifically address the Shoreline implications of the improvements to the sanitary treatment plant. The amendment application is under review.

WWTP LOCATION

686 SW Rock Creek Drive Site Parcel: 02070120120100. 2.71 acres. Property Owner: City of Stevenson.

USE

Utilities, Wastewater Treatment Plant (WWTP) and Stevenson Public Works maintenance building.

ZONING

The WWTP is in the Public Use and Recreation District (PR). SMC 17.35.020. The purposes of the PR zone are to accommodate existing uses, to minimize conflicts of use, and to maintain and conserve the environmental qualities of the Rock Creek pond area. SMC 17.35.020.A. "County, City, or state public works facility, support buildings and structures, shops and yards" are a permitted (P) use in the PR zone. SMC Table 17.35.040-1 Public Districts Use Table.

PROPOSAL

The WWTP is in the western portion of parcel number [02070120120100](#) and consists of an operational wastewater treatment plant with numerous existing structures. The WWTP is bound by Rock Creek Park Road to the east and south, by Rock Creek Drive to the north, and by a rock outcropping and developed parking and existing buildings to the west. The WWTP is west of Rock Creek Park Road approximately 65 feet west of the OHWM of Rock Creek.

The WWTP was constructed in 1971 and originally consisted of a package treatment plant with a chlorine contact tank and disinfectant sludge lagoon. In 1992, the original plant was upgraded with new facilities including the oxidation ditch, secondary clarifiers, and a UV disinfection facility. Some components from the original WWTP were kept as back-up to the new facilities or for solids handling.

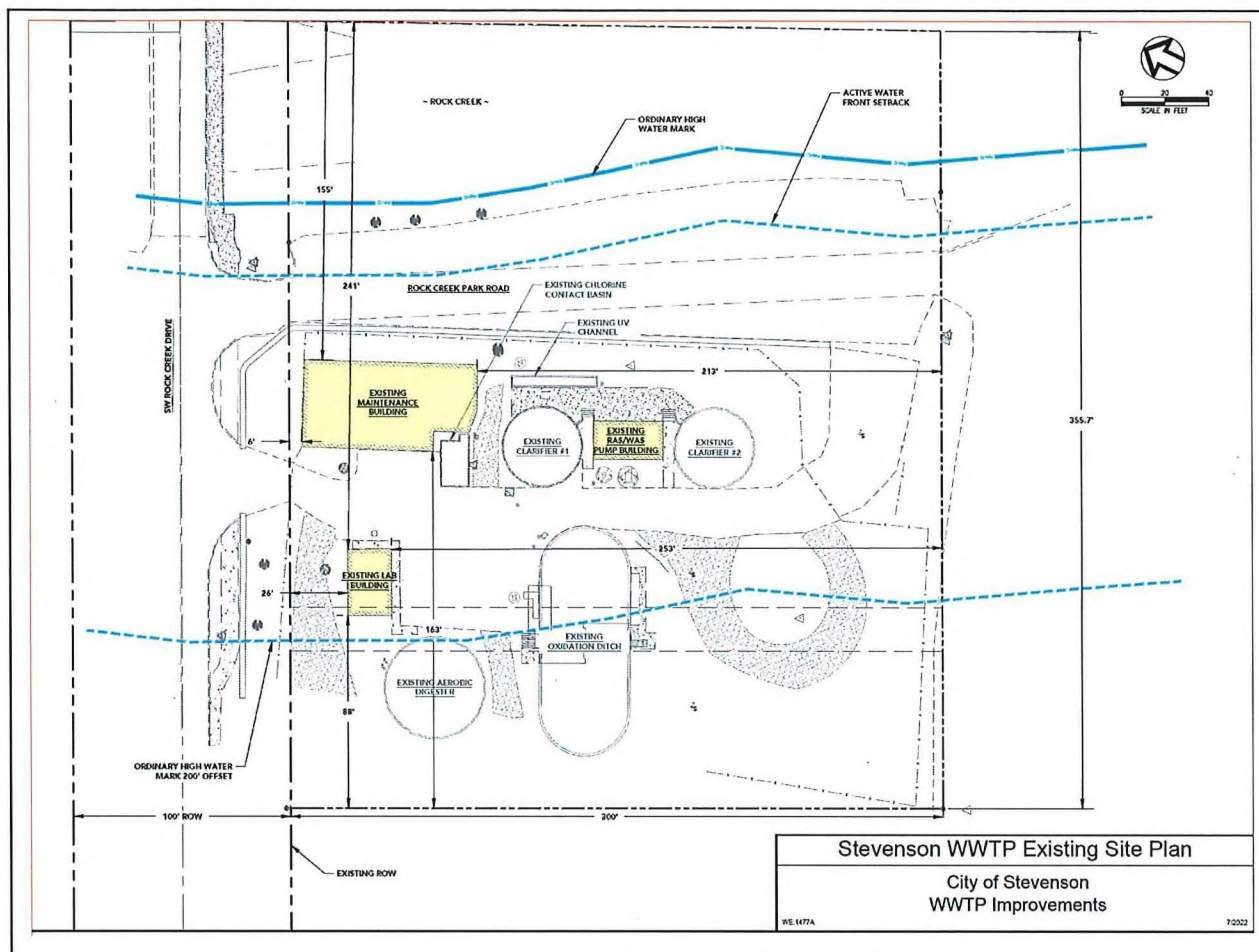
Improvements to the WWTP were identified in the city's 2017 General Sewer Plan and Wastewater Facilities Plan Update. The City obtained outside funding for the project from two federal agencies. Each agency required independent reviews under their National Environmental Policy Act (NEPA). The project has been reviewed under the State Environmental Policy Act under City File # SEPA2019-03.

Permanent improvements to the WWTP will occur within same general footprint as the existing treatment plant. All proposed improvements to the WWTP are above the ordinary high water mark (OHWM) setback. Proposed improvements include: a new UV channel, new aeration basin, and new mixed liquor splitter box. Proposed improvements outside of shoreline jurisdiction include the aeration building, headworks, and gate and access driveway. All work will be conducted landward of the functionally isolated riparian buffer of Rock Creek.

ZONING ANALYSIS

The WWTP is in the Public Use and Recreation Zoning District (PR). One purpose of the PR district is to provide space for utility programs and services demanded by the community. (SMC 19.35.010) County, city, or state public works facility, support buildings and structures, shops and yards are permitted (P) uses in the PR zone. However, "Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%" are classified as a conditional use. (Table 17.35.040-1 Public Districts Use Table)

The Stevenson Municipal Code (SMC) defines a building: "Building" means any structure built or used for the support, shelter or enclosure of any person, animals, goods, equipment or chattels and property of any kind, but does not include fences." (SMC 17.10.100) By definition, there are three (3) buildings on the 2.71 acre site. The existing buildings and structures are depicted in the Existing Conditions Site Plan below.##



Conditional use review is required for expansion of buildings that “would increase gross floor area by more than 500 square feet or lot coverage by more than 20%.” Increases to structures do not require conditional use review.¹

Response.

Buildings on site:

- The city-owned Public Works maintenance building (40 ft. x 80 ft., 3,200 sq. ft.) is not associated with the functions of the WWTP. No work is proposed on the Maintenance Building by this application.
- The WWTP laboratory is in the laboratory control building (30.4 ft. x 20.5 ft., 623.2 sq. ft.) No exterior work is proposed on the laboratory control building by this application.
- The RAS/WAS pump building (32 ft. x 17.6 ft., 563.2 sq. ft.) contains the MCC for the treatment equipment as well as the annunciator panel and auto dialer. No exterior work is proposed on the RAS/WAS pump building by this application, although technical upgrades within the interior of the building are planned.
- The proposed Aeration building is a new building and measures 52 ft. x 21.7 ft. (1,128 sq. ft.)

The Laboratory and the RAS/WAS pump buildings are each larger than 500 sq. ft. and are pre-existing conditional uses. Because no exterior work is proposed on these buildings by this application, no further discussion or analysis of the two

¹ "Structure means anything constructed or erected." (SMC 17.110.790)

buildings is necessary. The proposed 1,128 sq. ft. Aeration building is a new structure and is subject to conditional use review.

Table 17.35.050-1: Public Density Standards

Response.

- The minimum lot area in the PR zone is 10,000 sf. ft. The WWTP site is 2.71 acres. This criterion is met.
- There are no minimum lot width and lot depth standards in the PR zone.
- The maximum lot coverage in the PR zone is 35%. Lot coverage relates specifically to buildings.² The WWTP is a pre-existing development. The proposed Aeration building will be constructed within the existing impervious area footprint of the WWTP. The total lot area coverage, including the proposed Aeration building is 5%.³ This criterion is met.

Table 17.35.060-1: Public Dimensional Standards

Response. The Maintenance building is not associated with the functions of the WWTP. The proposal does not involve any improvements to the footprint or exterior existing Laboratory or RAS/WAS building, only construction of an Aeration building.

PR District	Maximum building height	Minimum Setbacks		
		Front	Side, interior	Rear, interior
	35 ft	25 ft	10 ft	10 ft
Proposed Aeration building	Less than 35 ft	137 ft	34 ft	105 ft

The proposed Aeration building will comply with the PR District dimensional standards. This criterion is met.

17.35.070 - Public districts design.

A. PR Design. "Storage shall be visually screened by landscaping barriers, fencing, walls or covering."

Response. The proposal does not involve any outdoor storage.

17.35.100 - Public districts landscaping.

PR Landscaping.

1. *Minimum landscaping shall include the area between the building line and the street right-of-way line excluding drives, parking areas and pathways.*
2. *New trees, shrubs, groundcover and other materials shall be compatible with other nearby landscaping.*
3. *New plantings shall be of such size and density that they are initially effective.*

Response. Existing foliage screens the WWTP from Rock Creek Drive. The Aeration building will be set back 173 feet from Rock Creek Drive. The existing oxidation ditch and aerobic digester are between the new Aeration building and the Rock Creek right-of-way. As a condition of approval in the Rock Creek Pump Station and Force Main SSDP and the treatment plant amendment to the SSDP, the City will implement the planting plan proposed by Ecological Land Services (ELS). The PR landscape criteria are met.

17.35.110 - Public districts maintenance and performance standards.

A. PR Maintenance and performance standards.

1. *Outdoor storage shall be maintained in a safe and orderly manner at all times.*

Response. Outdoor storage is not proposed.

17.35.130 - Public districts parking and loading.

A. PR Parking and loading.

1. *Off-street parking shall be provided in accordance with the requirements of SMC# : 175 Parking and Loading Standards.*

Response. Public parking is not proposed. Additional off street parking is not proposed. Service vehicles will enter the site via

² "Lot coverage means that portion of a lot that is occupied by the principal buildings and accessory buildings, expressed as a percentage of the lot area. It includes all projections including decks and porches but not eaves." SMC 17.10.440#

³ Lot area = 118,048 sq. ft. Combined ground floor area of the Maintenance building, Laboratory building, RAS/WAS building and proposed Aeration building is 5,512.4 sq. ft. 5,512.4 / 118,048 = 0.05.

the access gate and will park on the existing driveway. This criterion is met.

17.35.145 - Public district signs.

Response. The applicant does not propose to install any new signs.

CONDITIONAL USE REVIEW ANALYSIS

17.39.030 Submittal requirements.

- A. *Application for a conditional use permit shall be made on forms provided by the administrator.*
- B. *An application shall not be deemed complete until the following submittal requirements have been received:*
 - 1. *All materials required pursuant to this title;"*
 - 2. *Any applicable materials required pursuant to the sections of this chapter;*
 - 3. *All appropriate fees;*
 - 4. *Any additional information from the applicant that the administrator, in the administrator's sole discretion, deems necessary to adequately inform the planning commission of the proposed conditional use.*
- C. *Specific submittal requirements may be waived when the administrator, in the administrator's sole discretion, deems the information to be unnecessary for review of the proposed conditional use.*

Response. The application contains the required submittal documents.

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.*

Response.

The Planning Commission will conduct a public hearing on the proposed conditional use application. The conditional use proposal is upgrade the city's WWTP necessary to maintain the safe operation of the WWTP and to ensure that wastewater is treated and disposed of consistent with city, state, and federal clean water regulations. The proposal will construct improvements on the existing WWTP property. Given the isolation of the WWTP from residential areas and proximity to other public properties, the proposed improvements will not substantially reduce the value of adjoining or abutting properties. The site has served as the locus of the city's wastewater treatment system since 1971. The proposed improvements will largely be made within the footprint of the existing facility. Therefore, the proposed improvements to the WWTP site are in harmony with the area in which it is located. The Stevenson comprehensive plan and zoning map identify the site as being capable of supporting necessary public facilities. The Stevenson 2017 General Sewer Plan and Wastewater Facilities Plan Update, adopted by the City Council, anticipate that the site will continue to be used as a WWTP.

For these reasons, the proposed conditional use application is consistent with the applicable conditional use approval criteria.

CONCLUSIONS

The proposal has identified the buildings on-site that, due to their size, are conditional uses. The Maintenance building is a city-owned property amendment and is not associated with the operation of the WWTP. The proposal does not alter the use or dimensions of the Laboratory or RWS/WAS buildings. The proposal to construct an 1,128 sq. ft. Aeration building is subject to conditional use review. The proposal has demonstrated that it meets the applicable use and dimensional requirements of the underlying PR zone. The proposal has demonstrated that it satisfies all conditional use approval criteria. For these reasons and more we ask the City of Stevenson to approve the WWTP Upgrade conditional use application.

EXHIBITS

Figure 1 City of Stevenson WWTP Existing Conditions Plan

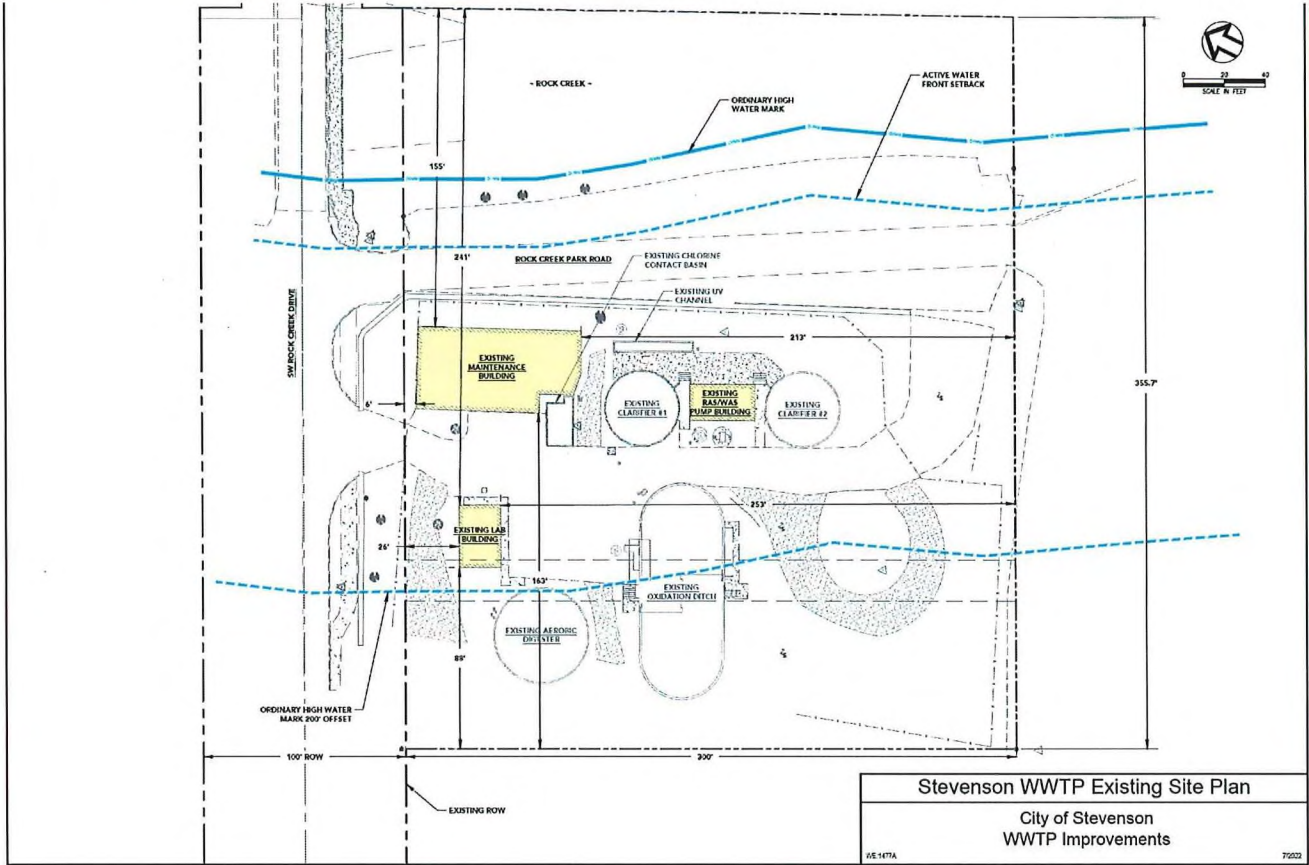


Figure 2. City of Stevenson WWTP Proposed Improvements Site Plan

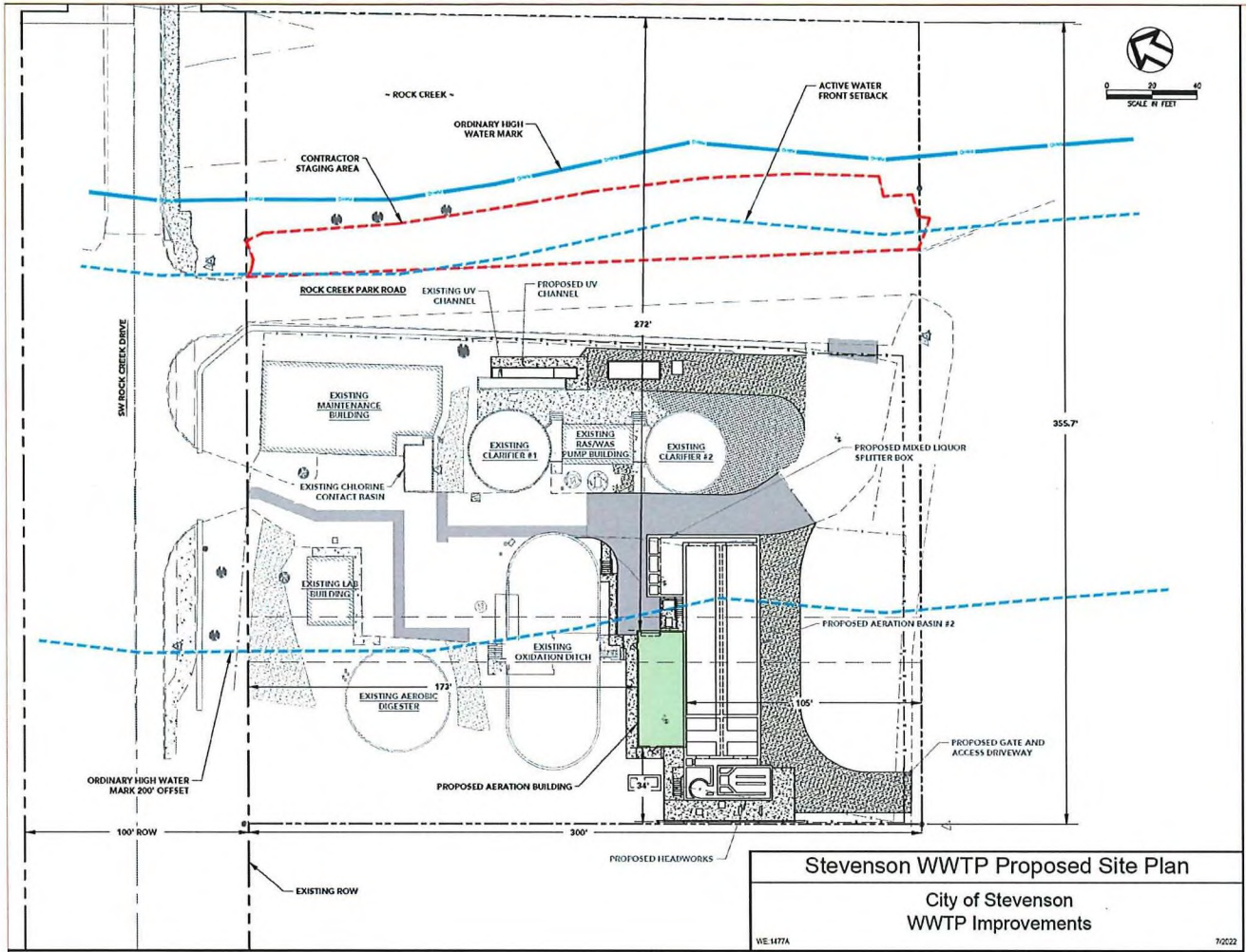


Figure 3 City of Stevenson WWTP and Rock Creek Pump Station Proposed Improvements

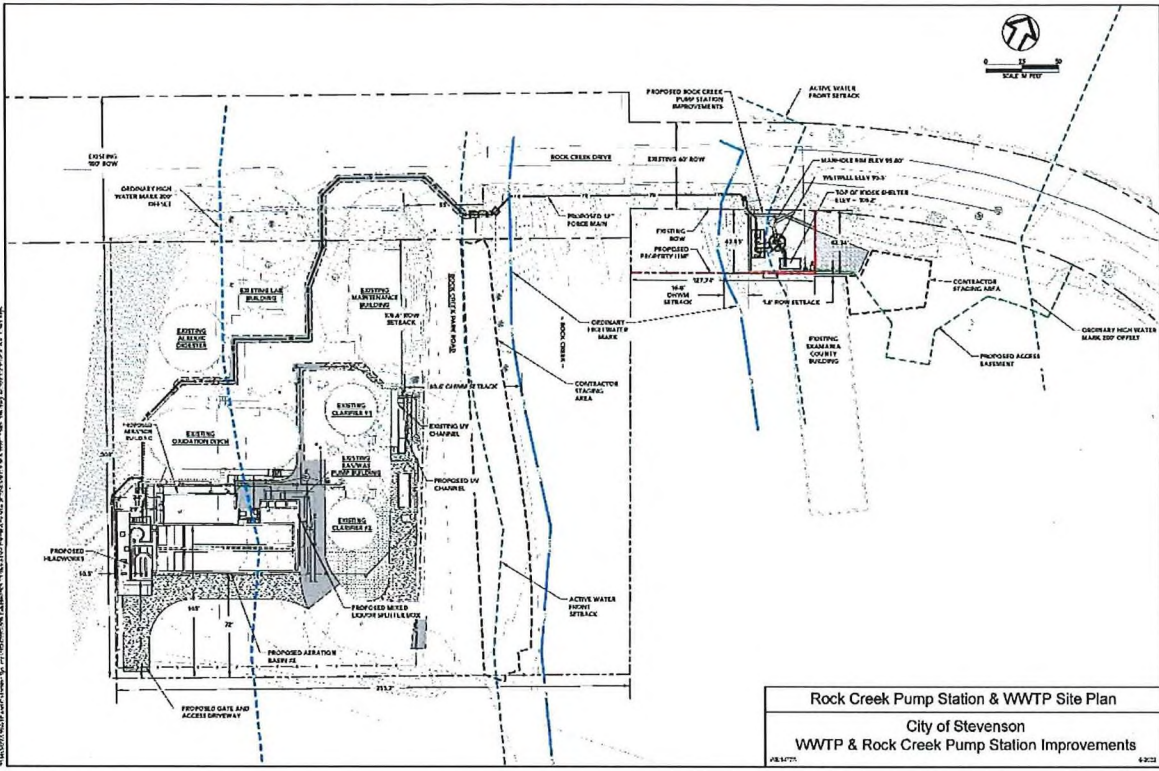
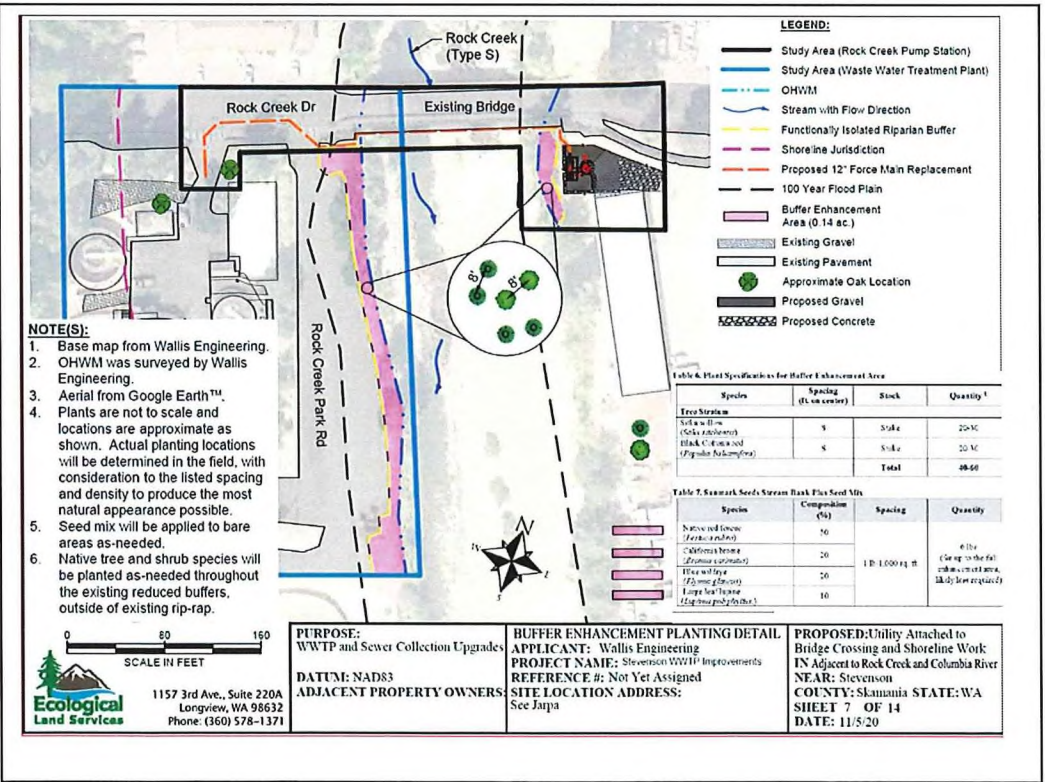


Figure 4 Rock Creek and WWTP Approved Landscape Plan

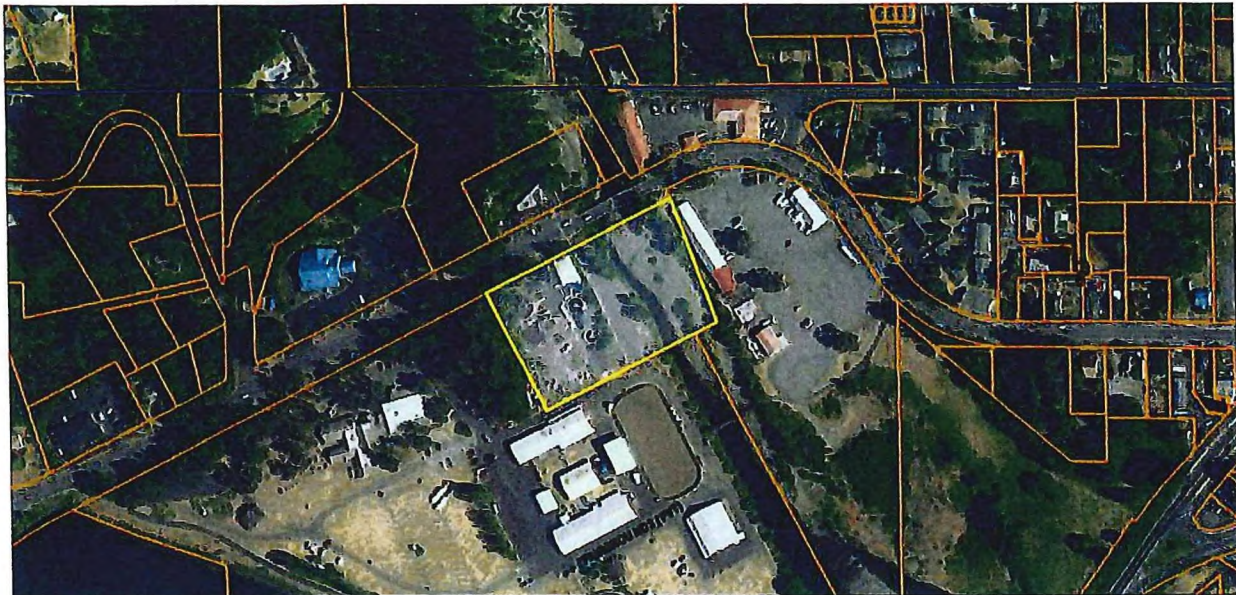


City of Stevenson

Notice of Public Hearing

The Stevenson Planning Commission will hold a public hearing to review the following issues:

Conditional Use Proposal: The Stevenson Public Works Department is requesting permission to expand the Wastewater Treatment Plant at 686 SW Rock Creek Drive (02-07-01-2-0-1201). Building additions to public works facilities require Planning Commission approval when more than 500 sf are added.



These proposals are subject to review and approval by the Planning Commission as conditional uses and according to the criteria of SMC 17.39.145.

The public hearing is scheduled for 6:00pm on Monday, Aug 8, 2022.

Attendance is possible in person at City Hall, 7121 E Loop Road, Stevenson, WA, via conference call: +1-346-248-7799 (ID# 856 3738-8112), and via webinar:

<https://us02web.zoom.us/j/85637388112>.

Your attendance, comments, and inquiries are cordially invited. The proposal is available for public review at City Hall or online: www.ci.stevenson.wa.us.

City Hall is accessible to people with disabilities. Please call at least 24 hours in advance at (509) 427-5970 (TDD: 1-800-833-6388) if you require special accommodations, including handicap accessibility or interpreter services, to attend the hearing.

Publish Jul 27 & Aug 3, 2022

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