



City of Stevenson

Planning Department

(509)427-5970

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

Conditional Use Permit #2022-03

PROONENT:	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:

Date

DRAFT