



CITY OF STEVENSON

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

COPY

HAND DELIVERED
5-11-2012

Conditional Use Permit #2012-01

ISSUED TO: City of Stevenson

LOCATION: Intersection of Second Street and Rock Creek Drive, (No Tax Lot #)

EFFECTIVE DATE: May 7th, 2012

REVIEW DATE: The first Planning Commission in October, 2014

PURPOSE: As provided by SMC 17.39, SMC 17.28.020.V, this Conditional Use Permit application for a sign of outstanding design is approved at the bus stop near the intersection of Second Street and Rock Creek Drive based on the following Findings of Fact and subject to the following conditions.

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 May 7th, 2012.
3. The Planning Commission is satisfied that, as conditioned, this Conditional Use:
 - a. Will not endanger the public health or safety;
 - b. Will not substantially reduce the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.
4. The Planning Commission is satisfied that the proposed sign:
 - a. Is located in the C1- Commercial District;
 - b. Due to its small size and status as the only sign on the building wall, does not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area or to a sign that is inconsistent with the signage objectives of the Zoning Code and Comprehensive Plan;
 - c. Does not create a traffic or safety hazard;
 - d. Is not be an off-premises sign; and
 - e. Is a unique sign of outstanding design that:
 - i. Achieves a positive and tasteful image,
 - ii. Has good legibility,
 - iii. Exhibits technical competence and quality in design, construction, durability, and is uncluttered by wires, angles, or other elements that detract from the appearance,
 - iv. Relates to architectural features rather than obscures or disregards building planes,
 - v. Presents a harmonious relationship to other signs or street furniture in the vicinity, especially other bus stops within the system,
 - vi. Is of a size that is in scale with the building where the sign is located.
5. The applicant has paid the required application fees.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the applicant for this transit system at any location within the City.

