



# City of Stevenson

Phone (509) 427-5970

Fax (509) 427-8202

7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

## June 10th, 2026 Board of Adjustment Meeting

Wednesday, June 10, 2026

6:00 PM

Zoom link <https://us02web.zoom.us/j/81362531905>  
City website: <https://www.ci.stevenson.wa.us/meetings>  
Video recordings at <https://vimeo.com/cityofstevenson>

### A. Preliminary Matters

1. **Public Comment Expectations:** Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date. On the phone participants press \*6 to mute/unmute & \*9 to raise hand.
2. **Public Comment Period:** (For items not located elsewhere on the agenda)

### B. New Business

3. **Variance request:** VAR-2026-001 - Artbliss Hotel, parking requirement
  - a. Appearance of Fairness Disclosures
  - b. Presentation by Staff
  - c. Presentation by Applicant
  - d. Public Hearing
    1. Comments in Favor
    2. Comments in Opposition
    3. Comments Neither in Favor nor Opposition
    4. Close Public Hearing

e. Board Deliberation

f. Decision

**4. Variance request: VAR-2026-002 Schade - ADU Variance**

a. Appearance of Fairness Disclosures

b. Presentation by Staff

c. Presentation by Applicant

d. Public Hearing

1. Comments in Favor

2. Comments in Opposition

3. Comments Neither in Favor nor Opposition

4. Close Public Hearing

e. Board Deliberation

f. Decision


**E. Adjournment**

---

**Conditional Use Permit CUP2024-01**

---

**From** Gregory Stafford <gregorystafford99@gmail.com>  
**Date** Wed 5/27/2026 9:51 AM  
**To** Planning <planning@ci.stevenson.wa.us>

 1 attachment (6 MB)  
IMG\_20260526\_0001\_NEW.pdf

Some people who received this message don't often get email from gregorystafford99@gmail.com. [Learn why this is important](#)

To Stevenson Washington Planning Commission,  
Conditional Use Permit for CUP2024-01 meeting date was May 13, 2024.  
The Planning Commission did not approve the River Christian Church proposal at the open-record public hearing. And the Neighborhood also did not approve because of the public comments.  
The application was not filled out correctly under the Property Information Section, "Zoning".

And Planning Commission found under developement in its proposed location it did not pass.

1. Will not endanger the public health and 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 River Christian Church has proceeded with the Site Plan anyway.  
I have enclosed the information from May 13, 2024 and would like to stop the project.  
The Neighborhood would like to stop the project and remove Play Area, Stop the Fencing Project.


Gregory A Stafford  
291 NW Roosevelt St  
Stevenson WA, 98648  
503-853-9960

---

**Conditional Use Permit CUP2024-01**

---

**From** Gregory Stafford <gregorystafford99@gmail.com>  
**Date** Wed 5/27/2026 9:51 AM  
**To** Planning <planning@ci.stevenson.wa.us>

 1 attachment (6 MB)  
IMG\_20260526\_0001\_NEW.pdf

Some people who received this message don't often get email from gregorystafford99@gmail.com. [Learn why this is important](#)

To Stevenson Washington Planning Commission,  
Conditional Use Permit for CUP2024-01 meeting date was May 13, 2024.  
The Planning Commission did not approve the River Christian Church proposal at the open-record public hearing. And the Neighborhood also did not approve because of the public comments.  
The application was not filled out correctly under the Property Information Section, "Zoning".

And Planning Commission found under developement in its proposed location it did not pass.

1. Will not endanger the public health and 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 River Christian Church has proceeded with the Site Plan anyway.  
I have enclosed the information from May 13, 2024 and would like to stop the project.  
The Neighborhood would like to stop the project and remove Play Area, Stop the Fencing Project.

Gregory A Stafford  
291 NW Roosevelt St  
Stevenson WA, 98648  
503-853-9960

---

**Public Comment Section for 06/08/2026**

---

**From** Gregory Stafford <gregorystafford99@gmail.com>  
**Date** Sun 6/7/2026 10:15 AM  
**To** Planning <planning@ci.stevenson.wa.us>

Some people who received this message don't often get email from gregorystafford99@gmail.com. [Learn why this is important](#)

To Planning Committee, Stevenson,

Greg Stafford has adjoining property to River Christian Church. And would like to provide additional comments to meeting.

1. The River Christian Church withdrew their CUP2024-01 proposal 1 month after original meeting. And proceeded with the project anyway. This is a Code violation and would like this enforced.
2. The Play Area has been put in place according to site plan. We believe the play area is placed incorrectly and on contaminated land. Also has wood chips from WKO that have been placed on land. Having a fire danger risk at high levels.
3. The parking area will be reduced significantly after fencing is completed, by 36 x 60 ft. And from narrative information states a safe place to play. Play Area on toxic soil and dangerous location is not safe. The bathrooms are too far away. Exposure to weather and steep terrain.
4. The Easement across church property has been used continuously during all activities at church. The young children have played in easement and have moved our signs and lighting. We're concerned about increasing traffic.
5. River Christian Church has increase size of church and infrastructure since they withdrew CUP2024-01. Which takes away more parking area.
6. Planning Commission measured parking area several times, to meet parking requirements. And believe your suppose to maintain these requirements. The street Roosevelt is narrow and steep. And parking should not be allowed in Street. And not allowed in Easements adjoining property.
7. The contaminated land at play area, is from poisons being sprayed on equipment and land underneath play area. Also on a parking lot which has been used over 50 years. Parking areas get contaminated from use. Constant poison on plastic that has been used is very harmful to children at any age.

Gregory Stafford  
291 NW Roosevelt St  
Stevenson WA 98648

Sunday June 7/2024

In response to River Christian Church proposal on May 13/2024 CUP2024-01 and NOW, Old Plastic Play ground.

from Debra Taylor @ 291 NW. Roosevelt St. Stevenson, WA. 98648

- 1) I attended this City Planning Meeting on May 13/2024 and results of this meeting was NOT approved by the neighborhood and City Planning.
- 2) As a neighbor of River Christian Church, I have witnessed the Church has continued forward with development of proposal anyway.
- 3) Parking is always a problem for space. The placement of the Old Plastic playground is now taking parking away from size needed for size of Church.
- 4) I also have witnessed someone always spraying the ground with weed killers and over spray always hitting the Old Plastic playground. This very

unsafe for children and Adults.

- 5) Children are not the only ones using this Plastic playground, Young Adults use this as well, sometimes late at night.
- 6) The Old Plastic playground Does impact property value tremendously! Location is in view and not in a safe location as well.
- 7) There is No toilets close for Childrens use, and Playground is in Full Sun all day long with lots of Noise.

Please respond on how this was passed without neighborhood informed.

Thank You

Debra Taylor  
PO. Box 256  
Stevenson WA.  
98648



Tiffany Andersen <tiffany@ci.stevenson.wa.us>

---

## Conditional use permit preschool

1 message

**Peter Johnson** <peter@johnsonfishsci.com>  
To: planning@ci.stevenson.wa.us

Tue, May 7, 2024 at 3:24 PM

To whom it may concern,

My family and I live at 192 NW Roosevelt Street. If the proposed plans to open up and operate a preschool at 252 NW Roosevelt Street were to be accepted by the City, in my view this would have a negative effect on our neighborhood. Presently, and for as long as I have lived at this address (since 2011) the top block of Roosevelt Street could be characterized as quiet and tranquil with a very limited amount of traffic moving up or down this dead end portion of the street. The only time the number of vehicles passing by my house on our road increases to any noticeable degree is on Sundays when the River Church holds its services. During weekdays when kids are going to and from the high school, there is minimal traffic.

If the preschool proposal was to go forward the result would be a substantial increase (relative to present conditions) in the number of vehicles moving up and down the block on weekdays when parents would be dropping off and picking up their preschool kids. And potentially, this new traffic will coincide with the time in which high school kids walk to school and walk back home. Given that there are no sidewalks on our block, kids have to walk on the road, which could endanger their safety during times of increased traffic.

So from my perspective, the proposed plan does not meet the criteria necessary to move the plan forward, specifically criteria 7c (will the plan be in harmony with the area in which it is located). I think it is undeniable that increased traffic on weekdays going up and down our road is not harmonious with the present conditions. And it is worth considering whether or not criteria 7a (endangerment of public safety) is also an issue given the increased traffic conditions during the periods in which high school kids are walking on the road.

Thank you

Peter Johnson

RECEIVED

MAY 6 7 2024

Initial: \_\_\_\_\_

May 7, 2024

RE: Conditional use permit proposal CUP2024-01

Applicant: Glenn Daman, River Christian Church

252 NW Roosevelt St. Stevenson, WA 98648

I received the proposal in the mail recently and am responding to it.

I am Phil Ginter and am a neighbor of the River Christian Church. I live at and own the property at 205 NW Roosevelt and also own the property at 225 NW Roosevelt ST.

I am opposed to CUP2024-01 as I don't see it being in harmony with the neighborhood. NW Roosevelt is a dead end street and doesn't have through traffic. That is an appealing feature of living on this portion of NW Roosevelt St.

Any kind of pre-school or daycare adds drop off and pick up traffic, which detracts from the residential qualities of the neighborhood.

The additional traffic, noise, etc. also lessens the value of the two properties I own.

In my lifetime, I've lived in quiet neighborhoods and traffic busy neighborhoods. When it came time to move, the homes on busy streets were difficult to sell and when they did, always for less than comparable homes on quiet streets.

The reasons stated above are why I'm opposed to CUP2024-01.



Phil Ginter

205 NW Roosevelt ST., Stevenson, WA

Holly Torgerson 350 NW Maple Alameda Rd, Stevenson, WA 98648 May 5, 2024

City Hall 7121 E Loop Rd, Stevenson, WA 98648

**Subject: Proposed Conditional Use Permit Application for River Christian Church at 252 NW Roosevelt St, Stevenson, WA 98648**

Dear Stevenson Planning Commission at City Hall,

I hope this letter finds you well. My name is Holly Torgerson, and I am a resident of the affected neighborhood. My ADU I have been renting is just east of the proposed location for changes. I am writing to express my concerns regarding a proposed disturbance that could significantly impact our community. The issue at hand is the construction project planned for 252 NW Roosevelt St, Stevenson, WA 98648. While I understand the importance of development and progress, the proposed project and change in zoning raising potential noise levels are causing considerable distress among residents. Here are the key points I'd like to bring to your attention:

1. **Noise Disruption:** The proposed preschool, di extend well into the evening and even weekends. This would result in constant noise from heavy machinery, drilling, and other construction-related activities. As a residential area, we value our peace and quiet, especially during evenings and weekends.
2. **Impact on Quality of Life:** The noise disturbance will not only affect residents but also nature that residents enjoy. Individuals working remotely, such as myself, will find it challenging to concentrate with the ongoing noise. Additionally, property values may be negatively impacted if the disturbance persists.
3. **Safety Concerns:** The proposed site, 252 NW Roosevelt St, is a short steep road which is a popular pedestrian route for high school kids, as well as residents. Increased traffic and noise pose safety risks to those using this pathway.

**Proposed Solutions:** To address these concerns, I propose the following solutions:

1. **Revised Location:** I kindly request that the proposed preschool be considered for a non-residential area elsewhere in this beautiful town. This would allow residents to enjoy peaceful evenings and weekends.
2. **Not Change River Christian Church zoning:** Included in the filed paperwork is changing the zoning of the church from R1 to recreational. Other areas with such zoning have faced issues with unhoused people claiming the recreational land and causing much distress to the current residents.

I urge you to consider the impact of this proposed disturbance on our neighborhood's well-being. As a concerned citizen, I believe that thoughtful planning and community involvement can lead to a win-win situation for all stakeholders.

Thank you for your attention to this matter. I look forward to hearing about any steps taken to address our concerns. Please feel free to contact me at [holly\\_torgerson@outlook.com](mailto:holly_torgerson@outlook.com) if you need further information.

Sincerely,

Holly Torgerson [holly\\_torgerson@outlook.com](mailto:holly_torgerson@outlook.com)

05/08/2024

Gregory A Stafford

Gregory A Stafford

Page 1

## Public Comment

Proposal; CUP 2024-01

Location; 252 NW Roosevelt St. Stevenson  
WA, 98648

Gregory Stafford Neighbor's Easement  
291 NW Roosevelt St. Stevenson WA, 98648

According to Conditional Use Title 17.39

1) Proposal will endanger the Public Health and Safety.

The NW Roosevelt St. is used for High School and Middle School kids to street to school and from school. Very narrow street, has no side walks. Extremely steep grade. The end of driveway, our Easement used by church since living at this residence for 19 1/2 yrs, continuously. It will be used by Pre School as well.

2) The proposal will also reduce the Value of our house and ADU located at 350 NW Maple Alameda. They are both abutting property. The location of plan Phase I, fencing will be abutting our property, as well, along with kids playing and screaming 7 days a week. Garbage from playground will blow into our yard, and concerned about drop off and safety, which can occur.

05/08/2024

Page 2

Phase II we believe is placing the used play ground into fenced area is Old equipment and not safe for Children to use.

2) This project is not in harmony with the Area. This is not a good location for this 72 - Recreation Zoning. This neighborhood is R-1 Zoning and very quiet, safe and lots of wild life use this area. This disturbance will create lots of noise and take away peace in this neighborhood.

The parking area of Church is maxed out in it's current condition, R-1 Zoning. This will completely overwhelm the parking for Pre school & playground.

3) This proposal does not conform to the safety and health of the neighborhood. The zoning change from R-1 to 72 recreation does not fit. Our Easement rights will be affected by other people using it seven days a week.

The intersection of Hot Springs Alameda and Roosevelt St. are very dangerous. There's NO visibility clearance, left or right of on coming traffic.

4) If this will pass, the playground should be placed in front of Church and children limited to 10 children or less.

Monday - May 6/2024

In Response to Glenn Damen  
River Christian Church Proposal.

From Debra F. Taylor @ 291 NW Roosevelt St.  
Stevenson, WA. 98648

- 1.) Public Safety of Roosevelt St. is steep and narrow.
- 2.) Intersection of Roosevelt St. and Hot Springs Alameda is very Dangerous. Visibility clearance does not exist / Clearance to left or right intersection has no view to on coming traffic, also very narrow for passing traffic onto Roosevelt St.
- 3.) Parking for the River Christian Church is at full capacity.
- 4.) Any fencing or any added buildings take away surface area for the River Christian Church parking, which is very needed for church size.
- 5.) This is a R-1 residential, that protects all residents that live here. This R-1 residential also protects Children using Roosevelt St. for access

to and from High School and Middle School and all Sports activity's.

- 6.) This is a R-1 residential Zone, not a Recreational Zone. Due to location that will change traffic flow. This proposal will put residents and Children in Harm's way that use Roosevelt St.
- 7.) This proposal will increase traffic flow on 291 NW. Roosevelt Easement used by River Christian Church that has Water, Electric, Gas and Cable.
- 8.) This proposal also increases NOISE! It's very quiet and peaceful for all residents and wild life that live here.
- 9.) This proposal from Glenn Damann does NOT make clear that he is asking for a Zone change as well. It's a R-1 Residential and he wants Zone change to Recreational, that makes this neighborhood unsafe.
- 10.) This proposal will also impact property Value tremendously. This will substantially reduce the value of the adjoining and abutting neighborhood.

5/6/2024 ) John F. Taylor

---

**Conditional Use Permit CUP2024-01**

1 message

---

**Gregory Stafford** <gregorystafford99@gmail.com>  
To: planning@ci.stevenson.wa.us

Wed, May 27, 2026 at 9:51 AM

To Stevenson Washington Planning Commission,  
Conditional Use Permit for CUP2024-01 meeting date was May 13, 2024.  
The Planning Commission did not approve the River Christian Church proposal at the  
open-record public hearing. And the Neighborhood also did not approve because of the  
public comments.

The application was not filled out correctly under the Property Information Section, "Zoning".


And Planning Commission found under developement in its proposed location it did not pass.

1. Will not endanger the public health and 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 River Christian Church has proceeded with the Site Plan anyway.  
I have enclosed the information from May 13, 2024 and would like to stop the project.  
The Neighborhood would like to stop the project and remove Play Area, Stop the Fencing Project.

Gregory A Stafford  
291 NW Roosevelt St  
Stevenson WA, 98648  
503-853-9960

---

 **IMG\_20260526\_0001\_NEW.pdf**  
6603K

**CITY OF STEVENSON - NOTICE OF PUBLIC HEARING**  
**CONDITIONAL USE PERMIT**

Notice is hereby given that the Stevenson Planning Commission will hold an open-record public hearing to consider a Conditional Use Permit Application.

MEETING: May 13, 2024 at 6:00pm held in person with remote options.  
Location: Stevenson City Hall, 7121 East Loop Road  
Webinar: <https://us02web.zoom.us/j/85637388112>  
Phone-in: 1-253-215-8782 or 1-346-248-7799  
Meeting ID#: 856 3738 8112

APPLICANT: Glenn Daman, River Christian Church

LOCATION: 252 NW Roosevelt Street, Stevenson WA 98648

PROPOSAL: CUP2024-01: On March 12, 2024, an application was submitted with the following description: "The property owner wishes to establish a pre-school in the community to prepare kids for entrance into Grade school. Request to develop a fenced 36 X 60 on the church property for the children of the church and the children of the pre-school to have a safe place to play." The proposed use is for a Nursery School, or similar facility, in zone R1.



PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on May 10<sup>th</sup> will be included within the packet for consideration prior to the meeting. Additional comment and verbal testimony will also be considered at the public hearing.

CONTACT: To provide comments or request ongoing involvement in the application contact [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us), mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

6/08 6pm

The application and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).

Publish: May 1, 2024 and May 8, 2024

Stepping Stone Preschool  
Narrative

**Request:**

1. To established a pre-school in the community to prepare kids for entrance into Grade school.
2. To develop a fenced 36x 60 on the church property for the children of the church and the children of the preschool to have a safe place to play.

**Purpose:**

Stepping Stone Narrative is a Christian-based preschool that prepares children for academic and spiritual success in elementary school.

**Public Health and Safety:**

The preschool will be led by Courtney Wheeler, a certified Elementary teacher with the state of Washington, and will involve an assistant who we have been properly vetted with a background check. All activities will involve a minimum of two adults providing mutual supervision. The School will have 8-12 students (ages 3-5) and will involve a Tuesday-Wednesday-Thursday, 8:15—11:15 am schedule. The safety of the students will be paramount. The proposed playground will involve a certified playground that will be fenced, supervised, and have bark chips to ensure the physical safety of the children.

**Effect of value of adjoining or abutting property.**

The property has had a church present for over 100 years, during which it was owned and operated by the Luthern church. River Christian Church has been present on this location for over 50 years. The use of the building as a preschool is in conformity with the longstanding use of the church as a place for worship and a place to minister to children in the community. Properly, the value of the adjoining property should not have any negative effect since the activities and use will not be substantially different from the present use of the Church property. The traffic flow should not be substantially different since we already use the building for several midweek uses, including Bible studies and current children's programs. Furthermore, the property is located next to the Steven High School and the current use and traffic generated by the school. In terms of the overall traffic generated by the church during this week, we project that this will only be an approximate increase of 15%.

Current Estimated weekly traffic:

Sunday Worship:	40 Vehicles
Awana	20 Vehicles
Mid-week Bible Studies:	20 Vehicles

*parking lot is Full / often*

*wrong*

Est total of other Daily traffic per week: 15 vehicles  
Total current traffic Appx 95 vehicles Per week

Preschool additional traffic est. 15-20 Vehicles per week

**In Harmony with the area in which it is located:**

The church has been located and used since the 1960s, and this use will not be substantially differ from its current youth programs we have (Awana and Youth). It is part of the church's recognized ministry. Furthermore, it is next to the High School and an extension of the educational needs of the community.

**In the comprehensive Plan of the City:**

Adequate programs for children to attract new families into the community are critical to its development. This not only involves vibrant church and religious teaching and education but also religious-based preschools that will attract parents into the community who desire to see their children not only receive educational preparation for school but also spiritual instruction and training to equip them for life. We firmly believe that having a Christian-based preschool is a critical part of the social capital of a healthy and vibrant community that will attract and keep young families. Currently, the community is struggling with keeping and attracting young families (as seen in the steady decline in our schools), and we hope that this will play an important part in helping to reverse that trend.

**Address of Neighbors:**

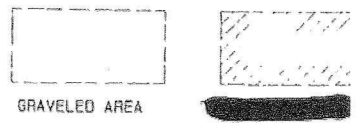
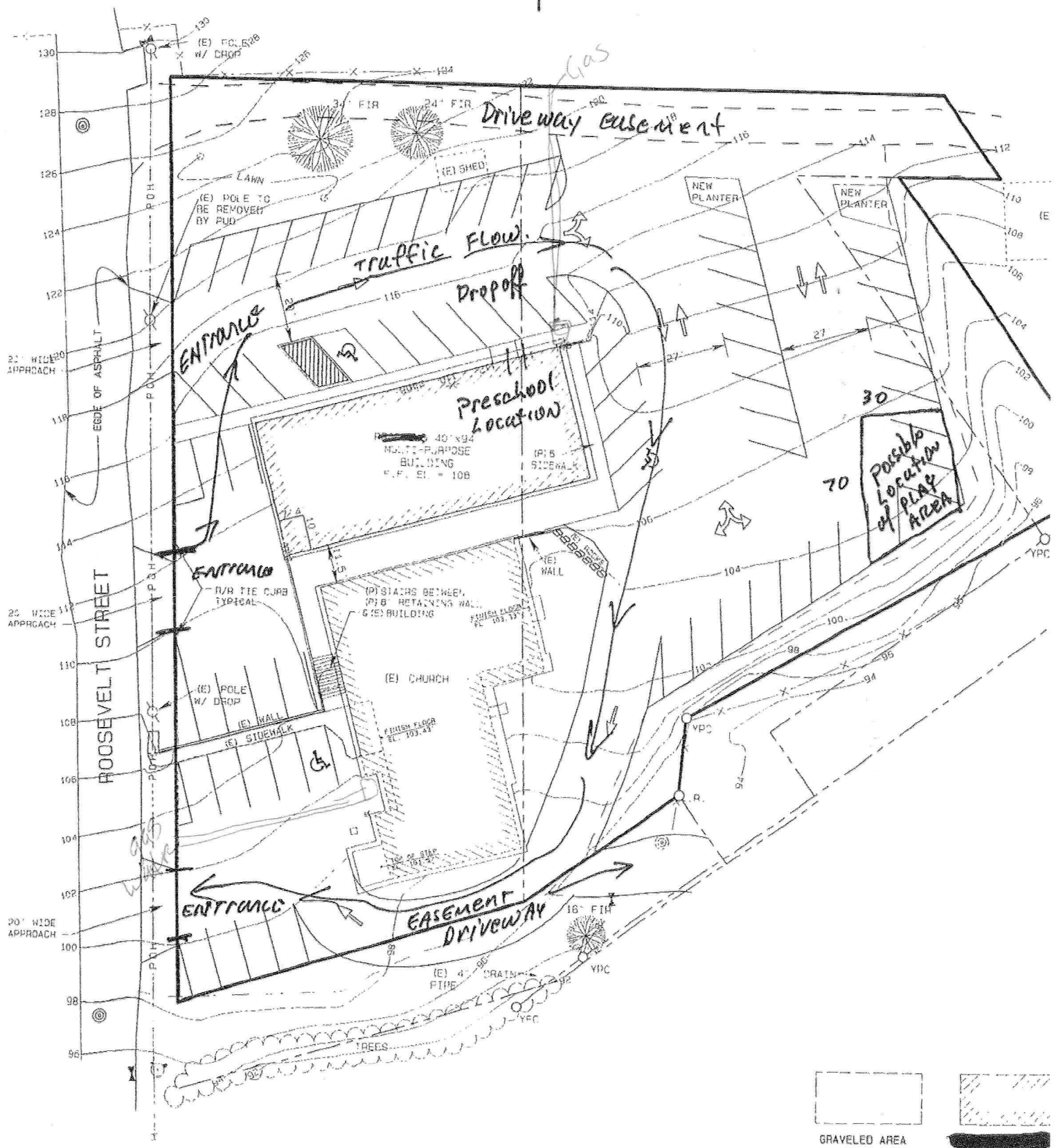
Greg Stafford  
P.O. Box 256  
Stevenson WA. 98648

Arthur Yeoman  
6520 116<sup>th</sup> Ave. NE  
Kirkland Wa. 98033

Jeremiah Karr  
P.O. Box 16  
Carson WA. 98610

Jim Joseph  
P.O. Box 788  
Stevenson, WA.  
98648

North  
↑



D3 LEGENDS  
D2.2

01 SITE PLAN

SCALE: 1" = 40'-0" CONTOURS AT 1 FOOT INTERVALS

**CITY OF STEVENSON - NOTICE OF PUBLIC HEARING**  
**CONDITIONAL USE PERMIT**

Notice is hereby given that the Stevenson Planning Commission will hold an open-record public hearing to consider a Conditional Use Permit Application.

MEETING: May 13, 2024 at 6:00pm held in person with remote options.

Location: Stevenson City Hall, 7121 East Loop Road

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

Phone-in: 1-253-215-8782 or 1-346-248-7799

Meeting ID#: 856 3738 8112

APPLICANT: Glenn Daman, River Christian Church

LOCATION: 252 NW Roosevelt Street, Stevenson WA 98648

PROPOSAL: CUP2024-01: On March 12, 2024, an application was submitted with the following description: "The property owner wishes to establish a pre-school in the community to prepare kids for entrance into Grade school. Request to develop a fenced 36 X 60 on the church property for the children of the church and the children of the pre-school to have a safe place to play." The proposed use is for a Nursery School, or similar facility, in zone R1.

PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on May 10<sup>th</sup> will be included within the packet for consideration prior to the meeting. Additional comment and verbal testimony will also be considered at the public hearing.

CONTACT: To provide comments or request ongoing involvement in the application contact [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us), mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

The application and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).

Publish: May 1, 2024 and May 8, 2024



# CITY OF STEVENSON

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

**River Church/Pastor Glenn Daman-Pre-K Addition**  
**Pre-Application Meeting for Conditional Use Permit**  
**Address: 252 NW Roosevelt (Tax Lot 03-07-36-2-4-1200-00)**  
**Pre-Application Meeting**

**Date:** 2/29/2024  
**Time:** 11 am  
**Location:** City Hall  
**Invitees:** Ben Shumaker (City Planning), Tiffany Andersen (City Planning), Carolyn Sourek (Public Works), Glenn Dahman (Pastor of River Church)

### Submittal Requirements

1	<b>Application Fee: \$600.00</b>
2	Agreement to Pay Outside Consulting Fees
3	<u>Signed Application</u>
4	<b>Copy of the Property Title or Other Proof of Ownership</b>
5	<b>Descriptions of any Existing Restrictive Covenants or Conditions</b>
6	<b>Copy of <u>Site Plan</u>, Clearly Showing Requirements</b>
7	<b>Narrative Discussing How the Proposal Meets the 4 Criteria</b>
	<b>7a Will not endanger the public health or safety</b>
	<b>7b Will not substantially reduce the value of adjoining or abutting property</b>
	<b>7c Will be in harmony with the area in which it is located</b>
	<b>7d Will be in conformity with the Comprehensive Plan, Transportation Plan, or other plan officially adopted by the Council</b>
8	<b>List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property</b>
9	<b>All Specific Information Associated with the Proposal and Required under <u>SMC 17.39</u></b>
10	<b>Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit</b>

## **Project**

The property owner/Pastor Glenn Daman of 252 NW Roosevelt/The Bridge Church is exploring the possibility of adding a Pre-K educational facility at the church.

## **Discussion**

Ben explained the Conditional Use Permit (CUP) procedures and believes there would not be an issue with a pre-school being introduced in this area.

As part of the CUP application process, a SEPA evaluation form must be submitted. As part of the SEPA, traffic impacts may be a critical point of evaluation, as more cars on public streets leads to the question of how people are expected to drive on the road to access the church/school. Glenn explained it would likely be between 8-10, up to 15 children tops, so as many vehicles as children and does not appear to be a large influx of cars. The standard approach to demonstrate no negative impact is the development of a Traffic Impact Analysis by a professional traffic engineer. The applicant is welcome to submit an abbreviated version in its place for evaluation, given the specific circumstances of the current development.

Glenn was asked if they would be paving the driveway. The engineering standards require driveway approaches to be paved within the public street right of way and within 30' of the edge of the right of way to mitigate rock on the street. Carolyn asked if there were three access points onto the property and if all access points would be paved. Glenn indicated there is one access for an easement to a neighbor at the upper section of the property, but they do not intend to use this for the pre-school.

The Planning Commission could also look to determine if planning is in harmony with the area. He advised that it may take some investment on the Church's part to ensure this is done. It was suggested to keep in mind the Planning Commission could request screening/fence.

The Building Official will have directives regarding health and life safety as well and an email from the Building Official was forwarded to Glenn.

City personnel agreed that the need for daycare is great, and the impact may be small, but it is advised to be ready to explain all points to the Planning Commission such as contingencies for screening, parking, drop off, etc.

It was asked what kind of licenses are required to open the school. Ben informed the State requires the City to treat facilities differently, as is the case of Daycare Vs. School. Glenn was not sure, as the Instructor Courtney is overseeing that side of the project.

It was suggested to speak to the neighbors within 300 feet of the parcel prior to the letters informing them of the Conditional Use Permit application so it is not a shock when they receive letters from the City. Glenn was informed in past meetings surrounding neighbors have made statements such as "This would substantially reduce the value of surrounding homes." and "This is not in harmony within this area." He let Glenn know to be ready to answer those questions.

It was asked if there would be a play structure. Glenn said that could be constructed in the future, as a Phase II project, but currently no plans have been made. Ben said if they think they will add one in the future go ahead and address it within this Conditional Use Permit, along with any fencing they may be considering.

### **Planning Review**

Once all items 1-10 on the first page are in/addressed, submission will be deemed complete, and Conditional Use Permitting procedures will begin.

### **Limitations**

This summary is provided as a courtesy to applicants. Conclusions reached here are speculative in nature based on the information available at this time. Proposals do not vest until a complete application is submitted. Complete applications will be reviewed for consistency with the City codes and regulations in place on the date they are submitted.

### **Attachments/Links (Example)**

- **Conditional Use Application**
- **Site Plan**
- **Online Portal-Vesting Deed-CCR's**
- **Conditional Use Standards-Municipal Code**

# CONDITIONAL USE PERMIT APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us) Phone: (509)427-5970

**Applicant/Contact:** Glenn C Daman  
**Mailing Address:** 151 SW IMAN CEMETERY RD, STEVENSON, WA 98648  
**Phone:** 503-888-0330 **E-Mail Address:** glenncdaman@gmail.com

**Property Owner:** River Christian Church  
**Mailing Address:** P.O. Box 427, Stevenson wa 98648  
**Phone:** 503-888-0330 **E-Mail Address:** glennedaman@gmail.com

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

## Submittal Requirements

*Applicants must provide the following information for all Conditional Use Permit Applications. The City will not accept applications without the required information.*

- Application Fee (\$ 6000 ) -
- Agreement to Pay Outside Consulting Fees (When applicable)
- Completed Application Signed by the Applicant and Property Owner
- Copy of the Property Title or Other Proof of Ownership
- Descriptions of any Existing Restrictive Covenants or Conditions None
- Two (2) Copies of a Site Plan, Clearly Showing the Following
  - Location and Dimensions of all Existing and Proposed Structures
  - Floor Plan of any Structure Involved in the Proposed Conditional Use
  - North Arrow and Scale
  - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
  - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 4 Criteria Listed Below
- 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)
- All Specific Information Associated with the Proposal and Required under SMC 17.39
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request

Continued on Page 2



SUBMIT TO:  
City Hall  
7121 E Loop Road

# Conditional Use Permit Application

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.).

## Property Information

Property Address (Or Nearest Intersection): 252 NW Roosevelt St, STEVENSON WA

Tax Parcel Number: 0307362412000 Zoning: 72 - Recreational - Public use.

Lot Area: 1.32 Acres Future Land Use Designation: \_\_\_\_\_

Water Supply Source:  City  Well Sewage Disposal Method:  City  Septic

Current Use of Lot:  Multi-Family  Single-Family  Commercial  Vacant/Other

Proposed Conditional Use: STEPPING STONE Pre-school

Brief Narrative of Request (see attached)

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

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.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: [Signature] Date: 3-12-24

Signature of Property Owner: [Signature] Date: 3-12-24

For Official Use Only:  
Date Application Received: \_\_\_\_\_ Date Application Complete: \_\_\_\_\_

**CITY OF STEVENSON  
NOTICE OF PUBLIC HEARING  
June 10th, 2026 @ 6PM  
VARIANCE REQUEST**

<b>FILE NUMBER:</b>	VAR-2026-001
<b>PROJECT NAME:</b>	Artbliss Hotel, parking requirement
<b>DESCRIPTION OF PROPOSAL:</b>	Code variance request to reduce the required dedicated parking spaces by 3, utilizing on street parking.
<b>LOCATION:</b>	31 NW Second Street, Stevenson, WA
<b>PARCEL NO.:</b>	03-07-36-4-4-3600-00
<b>ZONING:</b>	Commercial (C1)
<b>PROPONENT:</b>	Thomas Sikora

PUBLIC COMMENT: The deadline for submitting comments on this proposal is June 10<sup>th</sup> by 5pm. A minimum of 14 working days from the date of notice is required SMC 2.14.050.

PUBLIC HEARING: Attend in person at City Hall 7121 E Loop Rd or by Zoom at: <https://us02web.zoom.us/j/81362531905>

CONTACT: To provide comments contact [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us), mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

The applications and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).



# VARIANCE APPLICATION

Mail: PO Box 371, Stevenson, Washington 98648 Email: [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us) Phone: (509)427-5970

**Applicant/Contact:** Thomas Sikora

Mailing Address: po box 1113

Phone: 5038662645 E-Mail Address: sikoraventures@gmail.com

**Property Owner:** Thomas Sikora, Tabatha Wiggins

Mailing Address: po box 1113

Phone: 5038662645 E-Mail Address: sikoraventures@gmail.com

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

## Submittal Requirements

*Applicants must provide the following information for all Variance Applications.  
The City will not accept applications without the required information.*

- Application Fee** (\$ \_\_\_\_\_)
- Agreement to Pay Outside Consulting Fees** (When applicable)
- Completed Application Signed by the Applicant and Requesting Property Owners or their Representatives**
- Descriptions of Any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following**
  - Location and Dimensions of all Existing and Proposed Structures
  - Floor Plan of any Structure Involved with a Variance Request
  - North Arrow and Scale
  - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
  - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 5 Criteria Listed Below**
- 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 Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request**

Continued on Page 2



SUBMIT TO:  
City Hall  
7121 E Loop Road

# Variance Application

A Variance is an authorization from the Board of Adjustment or Hearing Examiner for a property owner to depart from the literal requirements of the provisions of SMC 17-Zoning or SMC 16.02-Short Plat & Short Subdivisions because the strict enforcement of their provisions would cause the owner undue hardship in view of the facts and conditions applying to the specific parcel of property. A Variance will be granted by the Board of Adjustment when it finds that:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located;
2. The strict application of the land use regulation is found to deprive the subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located.
4. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;
5. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¾"=1', etc.).

## Property Information

Property Address (Or Nearest Intersection): Frank Johns st / 2nd st  
 Tax Parcel Number: 03073644360000 Zoning: C-1  
 Lot Area: 5,750 SQ FT Future Land Use Designation: hotel  
 Water Supply Source:  City  Well Sewage Disposal Method:  City  Septic  
 Current Use of Lot:  Multi-Family  Single-Family  Commercial  Vacant/Other

### Brief Narrative of Request

Requesting a permission for 3 additional parking spaces in order to expand the use of the new rental property. ~~New development will include additional short term rental apartments requiring 3 additional parking spaces to satisfy the city requirement for new downtown development. The property has no access to offer on-site parking. Currently, the property has grandfathered in 3 on-street spaces, but with the new development 3 additional on-street spaces would satisfy this requirement. There is ample street parking in front and near the new development. We are simply asking to be allowed to use the existing street parking to get the certificate of occupancy and open for business.~~

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 2.

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.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: [Signature]

Date: 3/16/2026

Signature of Property Owner: [Signature]

Date: 3/16/2026

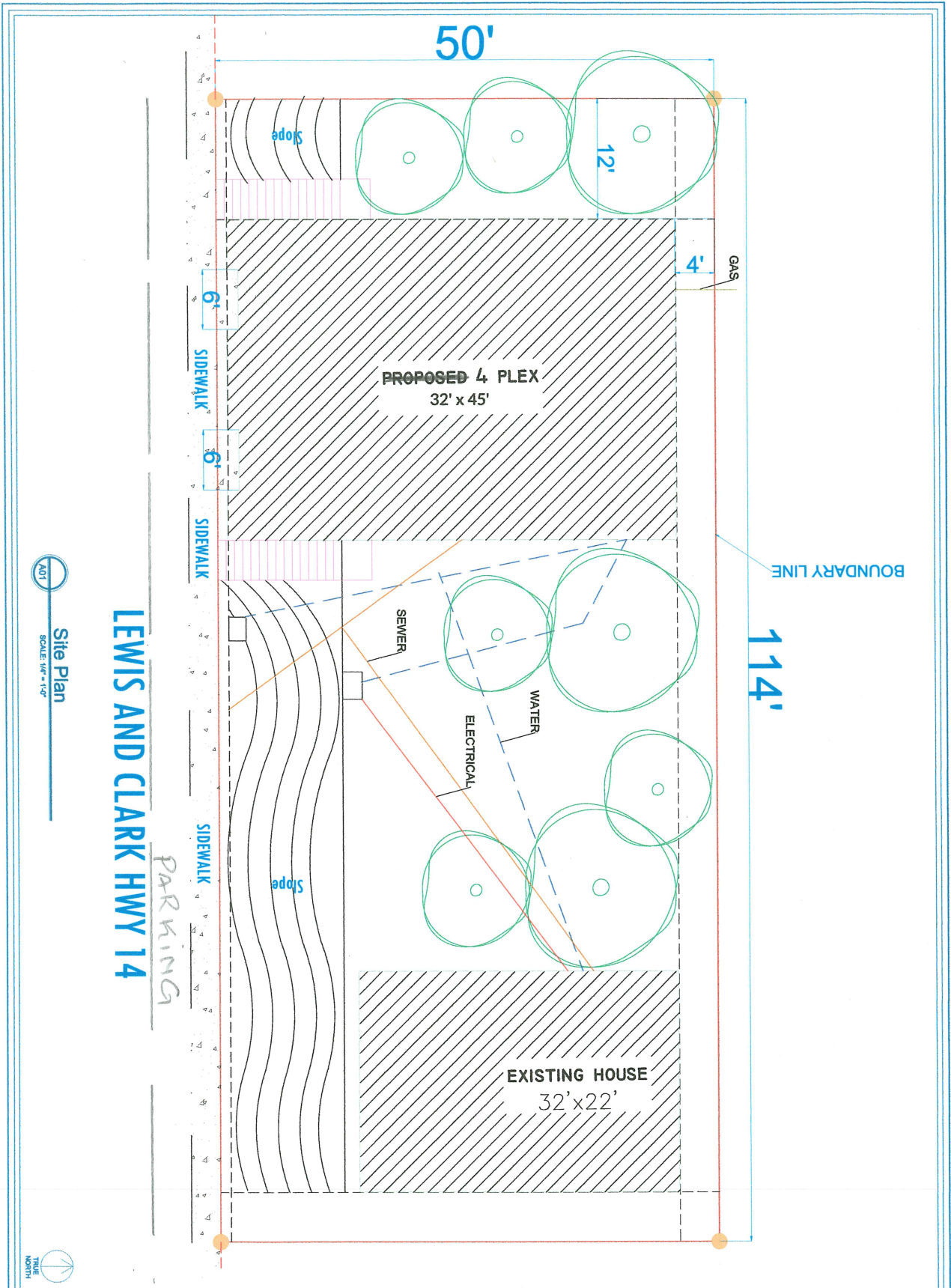
For Official Use Only: Date Application Received: _____	Date Application Complete: _____
--	----------------------------------

**Project description:**

I am requesting a variance to use 3 street parking spaces directly in front of the 31 NW 2nd st property. The new 4plex building being completed in May 2026 requires additional 3 parking spaces to fulfill the city planning requirement. The newly expanded infrastructure on property will serve as a short term lodging. There are 8+ street parking spaces in front of the property which is ample space to satisfy the parking requirement if granted the use of them. Unfortunately, 31NW property has no viable option for onsite parking due to its location and steep elevations within and surrounding this downtown lot.

The parking in front of the property, has been freely used already. Historically, our property has been grandfathered in 3 parking spaces, now, we are required to provide 3 additional spaces due to expansion. There are numerous parking spaces along 2nd street on both side of the street. The use of additional parking would not be detrimental to the public welfare, those spaces are already in use by public, other businesses and tourist.

The granting of the requested variance would not adversely impact the City of Stevenson Comprehensive Plan



A01 Site Plan  
SCALE: 1/8" = 1'-0"

LEWIS AND CLARK HWY 14

PARKING



A01

DATE:	6 May 2022
PRINTED:	
DESIGN:	
CHECK:	

SHEET TITLE  
SITE PLAN

**HOUSE ADDITION OF 4 PLEX**

37 2nd St, Stevenson, WA 98648, USA

No.	Description	Date



**City of Stevenson Community Development**  
 7121 E Loop Rd, Stevenson, WA 98648  
 PH: 509-427-5970 · Inspection Line: 509-427-3922

**VARIANCE REQUEST  
 STAFF REPORT**

<b>FILE NUMBER:</b>	VAR-2026-001
<b>PROJECT NAME:</b>	Artbliss Hotel, parking requirement
<b>DESCRIPTION OF PROPOSAL:</b>	Code variance request to reduce amount of onsite parking required by 3. Due to development on site, 3 more parking spaces are not feasible. The hotel would utilize street parking directly in front of 31 NW 2 <sup>nd</sup> street.
<b>LOCATION:</b>	31 NW Second Street, Stevenson, WA
<b>PARCEL NO.:</b>	03-07-36-4-4-3600-00
<b>ZONING:</b>	Commercial (C1)
<b>PROPONENT:</b>	Thomas Sikora

**PROJECT DESCRIPTION:**

The applicant, Thomas Sikora is requesting a variance to use 3 street parking spaces directly in front of the 31 NW 2nd st property. The new addition to the ArtBliss Hotel, a 4-plex building, requires additional 3 parking spaces to fulfill the city planning requirement. The newly expanded infrastructure on property will serve as a short-term lodging facility. Due to the building footprint and expanded infrastructure associated with the new addition, 3 additional onsite parking spaces are unattainable.

**STAFF ANALYSIS**



*Image 1. Current onsite parking area*



Image 2: Sidewalk view in front of Artbliss



Image 3: Parking spaces in front of Artbliss

## **Title 2 – Administration and Personnel - Chapter 2.14 Board of Adjustment**

### *2.14.010 Created – Powers and duties*

*2. Variances. Applications for variances from the terms and provisions of the land use regulatory codes of the city when such power has been assigned by ordinance of the city council, provided that any variance granted shall be subject to such conditions as the board of adjustment deems necessary and that no variance shall be granted unless the board of adjustments finds that:*

*a. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated;*

Finding: Allowing the hotel to operate without the amount of onsite parking spaces without conducting a variance process would be granting a special privilege inconsistent with limitations put on other properties. The variance process is a means to allow exceptions when deemed appropriate, and the request is mitigated accordingly.

*b. The strict application of the land use regulation is found to deprive subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;*

Finding: The subject property has a one-bedroom residential dwelling and a 4-plex hotel. Commercial (C1) zoning designation has an onsite parking requirement of 1 per unit for hotels, along with 1 per two employees and 1 for a one-bedroom home. This brings the total required onsite parking to 6. The subject property currently has 3 parking spots. Due to the topography, its surrounding development and size of the subject parcel, the application of current land use regulations would

deprive the landowner of rights and privileges enjoyed by other property in the vicinity, and those with property within the Commercial (C1) zoning designation.

*c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated;*

Finding: Allowing Artbliss Hotel guests to use 3 on street parking spots, directly in front of the building, will not be detrimental to public welfare or have adverse impacts on the surrounding properties and/or improvements. Many "residential" based uses in the downtown area have renters/tenants that park on the street overnight which have not eroded public welfare. A few examples include The Manor Apartments (right across the street), the Avery building and the Rock Creek Terrace Apartments.

*d. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;*

Finding: The proposal does not conflict with the policies of the comprehensive plan.

*e. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.*

Finding: The application to expand the Artbliss hotel was approved, and construction was allowed to commence. Prior planning staff indicated that before occupancy was allowed, the parking requirement must be satisfied. No record of how prior planning staff and the applicant planned on satisfying this requirement could be found. Because the City allowed the structure and infrastructure to be built, limiting space for additional parking, the hardship is not self-imposed. The 3 on-street parking spots are the minimum amount needed to satisfy the parking requirement. The City of Stevenson denying the variance request would deprive the applicant of rights and privileges.

#### *2.14.050 – Appeal and variance procedures.*

*E. Upon filing of an application for a variance, the board of adjustment shall set the time and place for a public hearing on such matter. The provisions of the city of Stevenson Zoning Code regarding public hearings shall apply to public hearings held by the board of adjustment.*

Finding: The variance application was submitted on April 14<sup>th</sup>, 2026, deemed complete on April 28<sup>th</sup>, 2026. A hearing was scheduled for June 10<sup>th</sup>, 2026. The provisions regarding public hearings will be addressed later in this report.

### **Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms**

#### *17.12.060 – Public Hearings – Procedures - Fees*

*A. Whenever a public hearing is required by this title:*

- 1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*
- 2. Written notices shall be mailed to the land owner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

*B. Such notices shall:*

- 1. State the time and place of such hearing and the nature of the question to be heard;*
- 2. Be posted and mailed not less than 14 days prior to the hearing;*
- 3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on May 27<sup>th</sup>, 2026. Property owners within 300 feet were mailed notices on May 21<sup>st</sup>, 2026. Notices were published in the city newspaper of record, The Pioneer, on May 13<sup>th</sup>, 2026, and May 20<sup>th</sup>, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date and place and how to provide comment.

*C. A request involving a public hearing shall require of the applicant:*

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding: The application fee was paid during the pre-consultation process. All mailing addresses within 300ft are available to staff using GIS and were provided by the applicant. The application was deemed complete on April 28<sup>th</sup>, 2025.

Based on the information and findings provided in this report, staff recommends to **APPROVE** the requested variance.

June 10<sup>th</sup>, 2026



Joshua Neblock  
Lead land Use Planner

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Staff
- City of Stevenson Board of Adjustment

**CITY OF STEVENSON  
NOTICE OF PUBLIC HEARING  
June 10th, 2026 @ 6PM  
VARIANCE REQUEST**

<b>FILE NUMBER:</b>	VAR-2026-002
<b>PROJECT NAME:</b>	Schade - ADU Variance
<b>DESCRIPTION OF PROPOSAL:</b>	Code variance request to exceed the maximum distance from the primary residence to the proposed ADU
<b>LOCATION:</b>	329 NW Kanaka Creek RD, Stevenson, WA
<b>PARCEL NO.:</b>	03-07-36-4-4-0400-00
<b>ZONING:</b>	Single-Family Residential (R1)
<b>PROPONENT:</b>	Ryan Cook for Bob Schade

PUBLIC COMMENT: The deadline for submitting comments on this proposal is June 10<sup>th</sup> by 5pm. A minimum of 14 working days from the date of notice is required SMC 2.14.050.

PUBLIC HEARING: Attend in person at City Hall 7121 E Loop Rd or by Zoom at: <https://us02web.zoom.us/j/81362531905>

CONTACT: To provide comments contact [planning@ci.stevenson.wa.us](mailto:planning@ci.stevenson.wa.us), mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

The applications and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).



**City of Stevenson Community Development**  
 7121 E Loop Rd, Stevenson, WA 98648  
 PH: 509-427-5970

**VARIANCE REQUEST  
 STAFF REPORT**

<b>FILE NUMBER:</b>	VAR-2026-002
<b>PROJECT NAME:</b>	Schade, ADU proximity
<b>DESCRIPTION OF PROPOSAL:</b>	Code variance request to exceed the maximum distance from the primary residence to the proposed ADU on a residential parcel.
<b>LOCATION:</b>	329 NW Kanaka Creek Rd Stevenson, WA
<b>PARCEL NO.:</b>	03-07-36-4-4-0400-00
<b>ZONING:</b>	Single Family Residential (R1)
<b>PROPONENT:</b>	Ryan Cook for Bob Schade

**PROJECT DESCRIPTION:**

The applicant, Ryan Cook is requesting a variance to exceed the allowable distance from an ADU to the primary dwelling. The proposed distance of approximately 84 feet exceeds the maximum allowable distance of 40 feet. The applicant states that existing development on site, a large Oregon White Oak (protected habitat) and an existing RV pad with utilities are factors that justify approval of the 84 feet requested.

**STAFF ANALYSIS**

Image 1a and 1b: View from proposed ADU site, mature Oregon White Oak shown



Image 2: Existing turnaround



Image 3: View from home showing size of turnaround



Image 4: Showing existing development



**Title 2 – Administration and Personnel - Chapter 2.14 Board of Adjustment**

**2.14.010 Created – Powers and duties**

*2. Variances. Applications for variances from the terms and provisions of the land use regulatory codes of the city when such power has been assigned by ordinance of the city council, provided that any variance granted shall be subject to such conditions as the board of adjustment deems necessary and that no variance shall be granted unless the board of adjustments finds that:*

*a. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated;*

**Finding:** Allowing the Schade property to site an ADU approximately 84 feet from the existing primary residence (exceeding proximity restriction of within 40 feet) without conducting a variance process would be granting a special privilege inconsistent with limitations put on other properties. The variance process is a means to allow exceptions when deemed appropriate, and the request is mitigated accordingly. The granting of this variance request will not grant a special privilege. The resulting outcome would allow the siting of a single ADU, while avoiding the requirement to demolish/deconstruct existing improvements on the subject parcel in a residential zone.

*b. The strict application of the land use regulation is found to deprive subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;*

**Finding:** The subject property is developed with a 1900 sq. ft. single-family dwelling with an attached garage, an approximately 860 sq. ft. detached garage and studio accessory building, an RV pad with utilities and a large parking/turnaround area.

The owner is the owner/operator of a kayaking business, which conducts some business operations onsite. Customers dropping off and picking up Kayaks commonly utilize the turnaround to safely maneuver while towing trailers. Residential (R1) zoning designation allows ADUs as an "accessory use" and is subject to SCC to 17.40.040 Accessory Dwelling Units. ADUs must be within 40 feet of the primary residence, the provision states the following.

***Proximity. To ensure adequate owner supervision and achieve other purposes, the nearest point of a Detached ADU shall be located within 40 feet of the primary unit.***

Due to the existing development onsite, placing the ADU within 40 feet would require impractical correlated outcomes, deprive the property owner of property rights and result in unfair financial requirements associated with requiring the ADU to be placed within 40 feet of the primary residence. The following outcomes are examples of likely outcomes that would result from forcing the land owner to abide by the ADU proximity provision; the destruction of existing improvements, disruption of onsite business operations by obstructing and/or eliminating the turnaround area used by customers, and/or the removal of a mature Oregon White Oak which is priority habitat and a protected native species, etc. These would all deprive the owner of rights and privileges enjoyed by landowners in the vicinity and under the same zoning designation (R1).

*c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated;*

Finding: The subject property is surrounded by parcels zoned Residential (R1), the desired ADU site is approximately 84 feet from the primary residence will meet lot line setbacks, and critical area buffer zone requirements. Accessory Dwelling Units are a common accessory use on parcels zoned Residential (R1). Granting the requested variance will not be detrimental to the public welfare, will not be injurious to property and/or improvements in the vicinity.

*d. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;*

Finding: The proposal will not be detrimental to the land use regulatory code, as the stated reasoning for the 40-foot proximity limit is to "ensure adequate owner supervision". The proposed site of the ADU is directly across the driveway/parking/turnaround area in front of the primary residence. The subject property is flat and clear in this portion and immediate views from the single-family residence to the desired ADU site are not obstructed. Granting a variance that results in the construction of an ADU on a parcel zoned Residential (R1) does not conflict with the policies of the comprehensive plan.

*e. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.*

Finding: The layout of the existing improvements on the subject parcel, primarily the single-family residence and large asphalt parking/turnaround area were done well before the current owners purchased the property. The requested 84 feet from the primary residence is the minimum variance necessary as the exact ADU site was selected for practical reasons. The site is currently an RV pad that has existing utilities that run underground to the site and is flat with minimal slopes. The proposed site would allow occupants of the ADU to utilize the existing access drive. The site avoids the water resource located on the eastern portion of the subject parcel, while also preserving an existing mature Oregon White Oak.

The City of Stevenson denying the variance request would deprive the applicant of rights and privileges.

*2.14.050 – Appeal and variance procedures.*

*E. Upon filing of an application for a variance, the board of adjustment shall set the time and place for a public hearing on such matter. The provisions of the city of Stevenson Zoning Code regarding public hearings shall apply to public hearings held by the board of adjustment.*

Finding: The variance application was initially submitted on April 2<sup>nd</sup>, 2026, planning staff requested changes. The applicant satisfied the requested changes on May 13<sup>th</sup>. The application was deemed complete on May 18<sup>th</sup>, 2026. A hearing was scheduled for June 10<sup>th</sup>, 2026. The provisions regarding public hearings will be addressed later in this report.

**Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms**

*17.12.060 – Public Hearings – Procedures - Fees*

*A. Whenever a public hearing is required by this title:*

*1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*

*2. Written notices shall be mailed to the land owner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*

*3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

*B. Such notices shall:*

*1. State the time and place of such hearing and the nature of the question to be heard;*

*2. Be posted and mailed not less than 14 days prior to the hearing;*

*3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on May 27<sup>th</sup>, 2026. Property owners within 300 feet were mailed notices on May 21<sup>st</sup>, 2026. Notices were published in the city newspaper of record, The Pioneer, on May 13<sup>th</sup>, 2026, and May 20<sup>th</sup>, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date and place and how to provide comment.

*C. A request involving a public hearing shall require of the applicant:*

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding:           The application fee has been paid, all landowners within 300 ft were identified and notified.

Based on the information and findings provided in this report, staff recommends to **APPROVE** the requested variance.

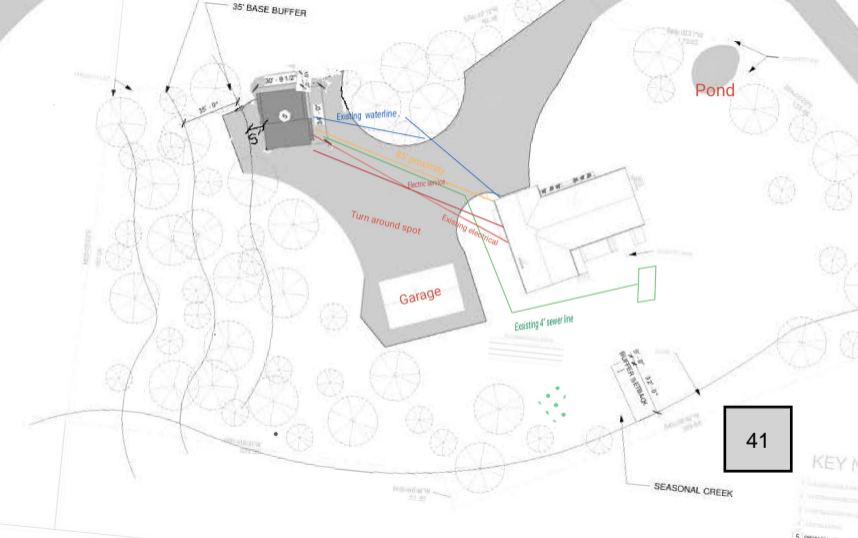


Josh Neblock  
Land Use Planner

June 10th, 2026

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Staff
- City of Stevenson Board of Adjustment



41

KEY M

5' easement



SUBMIT TO:  
City Hall  
7121 E Loop Road

# Variance Application

A Variance is an authorization from the Board of Adjustment or Hearing Examiner for a property owner to depart from the literal requirements of the provisions of SMC 17-Zoning or SMC 16.02-Short Plat & Short Subdivisions because the strict enforcement of their provisions would cause the owner undue hardship in view of the facts and conditions applying to the specific parcel of property.

A Variance will be granted by the Board of Adjustment when it finds that:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located;
2. The strict application of the land use regulation is found to deprive the subject property of rights and privileges enjoyed by other property in the vicinity and under identical zoning district classifications, because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings;
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located.
4. The granting of the variance will not be detrimental to the purposes of the land use regulatory code from which the variance is requested, and will not conflict with the goals and policies of the comprehensive plan;
5. The hardship creating the need for a variance is not self-imposed and that the variance requested is the minimum variance which will alleviate the hardship.

Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

## Property Information

Property Address (Or Nearest Intersection): 329 Kanaka Creek RD

Tax Parcel Number: \_\_\_\_\_ Zoning: \_\_\_\_\_

Lot Area: \_\_\_\_\_ Future Land Use Designation: \_\_\_\_\_

Water Supply Source:  City  Well Sewage Disposal Method:  City  Septic

Current Use of Lot:  Multi-Family  Single-Family  Commercial  Vacant/Other

Brief Narrative of Request Variance of Proximity for proposed ADU.

Main House sits in a park like setting with a pond to the Northeast, a 3 car garage to the south west and the Ideal spot for the ADU to the South. Location is currently an RV pad with utilities. Purposed proximity from House to ADU is 85' City ordinance is 40' We are requesting a Variance of 45' due to the settings of Property.

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 2.

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.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: [Signature]

Date: 10/3/23

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

For Official Use Only:  
Date Application Received: \_\_\_\_\_ Date Application Complete: \_\_\_\_\_