

<b>WHEN RECORDED RETURN TO:</b>
CITY OF STEVENSON
7121 EAST LOOP ROAD
PO Box 371
STEVENSON, WA 98648

<b>DOCUMENT TITLE(S)</b>
CONDITIONAL USE PERMIT
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released:
<input type="checkbox"/> Additional numbers on page ____ of document.
<b>GRANTOR(S):</b>
CITY OF STEVENSON
<input type="checkbox"/> Additional names on page ____ of document.
<b>GRANTEE(S):</b>
PUBLIC
<input type="checkbox"/> Additional names on page ____ of document.
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
SW 1/4, S 36, T 3N, R 7 1/2 E
<input checked="" type="checkbox"/> Complete legal on page ____ of document. AFN 2010176204
<b>TAX PARCEL NUMBER(S):</b>
03-75-36-3-3-2000-00
<input type="checkbox"/> Additional parcel numbers on page ____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



# CITY OF STEVENSON

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

## Conditional Use Permit #2016-01

**ISSUED TO:** Scott & Lori Lishan, dba The Cabin Drive-Thru  
**LOCATION:** 210 NE Lutheran Church Road, (Tax Lot #03-75-36-33-2000)  
**EFFECTIVE DATE:** June 13<sup>th</sup>, 2016  
**REVIEW DATE:** None.  
**PURPOSE:** As provided by SMC 17.39 and 17.28.020, this Conditional Use Permit allows for the establishment of a food and beverage operation with drive-through service 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 June 13<sup>th</sup>, 2016.
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 applicant has paid the required application fees.
5. The proposal at the proposed location is not likely to cause pedestrian conflicts.
6. When operated on a gravel surface, increased vehicular traffic from a food or beverage operation with drive-through service poses a potential safety hazard for the City's transportation system.
7. This proposal is located along the eastern entrance to Stevenson, and should be attractively maintained.
8. If operated incorrectly, this proposal could impact the safety and efficiency of the City's water and sewer systems.
9. The proposal satisfied the City's economic goals related to visitor-oriented businesses and retaining existing local businesses.
10. The conditions imposed below are proportionate to the applicant's proposal and the impacts identified in these findings.

### Conditions of Approval

1. This Conditional Use Permit shall be valid only for the applicant at the address above.
2. The applicant shall maintain an asphalt or concrete apron to reduce/eliminate gravel migration from private driveways to public streets. The apron shall be the entire width of the ingress/egress for a distance of at least 10 feet.
3. The applicant shall maintain attractive landscaping between the proposed use and State Route 14.
4. The applicant shall maintain compliance with the City's water and wastewater regulations.

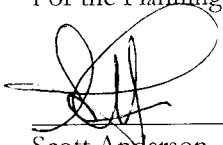
5. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
6. Information about this conditional use permit shall be made available on the property's title records by recording this document with the County Auditor, .

THIS CONDITIONAL USE PERMIT (CUP2016-01) FOR:

**A food and beverage operation with drive-through service in the C1-Commercial District, at 210 NE Lutheran Church Road, Stevenson, WA**

IS HEREBY APPROVED.

For the Planning Commission:



Scott Anderson, Chair

06.14.16

Date