

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, May 12th, 2025
6:00 PM

Following the resolution of audio difficulties, Planning Commission Chair Jeff Breckel called the meeting to order at 6:10 p.m. A quorum was present.

MEMBERS PRESENT

PC Chair Jeff Breckel; Commissioners Anne Keese, Charles Hales. Commissioner Tony Lawson and Vice-Chair Auguste Zettler were absent.

STAFF PRESENT

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Andersen, Stevenson City Administrator Wesley Wooten

GUESTS PRESENT

Dana Hendricks, Janet Campbell

PUBLIC PRESENT

None

A. Preliminary Matters

1. Public Comment Expectations

Shumaker explained use of tools for remote and public participants: For remote, *6 to mute/unmute & *9 to raise hand, or raise the hand icon. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

2. Public Comment Period:

None received.

3. Approval of Minutes:

April 14th, 2025, Stevenson Planning Commission meeting minutes were approved unanimously following a motion by **Commissioner Keese**, seconded by **Commissioner Hales**. There were no changes or corrections.

B. New Business

4. Vacation Rentals

Establish Public Involvement Expectations for a topic referred to the Planning Commission by the City Council.

Ben Shumaker, Community Development Director provided a staff report on the topic of vacation rentals. Since Washington State changed its registration system in 2020, the city of Stevenson has lost the ability to accurately track the number and locations of vacation rentals taking place within Stevenson. **Planning & Public Works Assistant Tiffany Andersen** shared the state reports 27 active rental sites, yet Stevenson has had only 3 permit application packages submitted. **Commissioner Keese** also noted large discrepancies in the number of rentals advertised online with the numbers known to Stevenson.

C. Discussion

Planning Commissioners held a discussion on the issue. Guests Dana Hendricks and Janet Campbell shared concerns and information about the loss of housing stock within Stevenson and the effect vacation rentals have on the community as a whole. **Commissioner Hales** pointed out erosion of the housing supply was within the Planning Commission's scope to address. It was determined a review of the existing ordinance was in order to explore changes to the policies about vacation rentals. Best approaches to maximizing public outreach for input were considered. A workshop will be scheduled for June or July, with draft changes to the ordinance potentially available for review in August.

D. Old Business

5. Short Plat Review

Planning Commission Review/Recommendation of Rock Cove plat alteration.

The Planning Department has received a proposed short plat for alteration of a plat along Rock Creek Drive. The two properties involved are currently vacant and the site of a development proposal. The tax lot numbers for the properties are 02-07-01-0-0-1302 and -1303. Per the city code, the Planning Commission is to be notified and given the opportunity to review the application.

The proposal involves a) consolidation of the 2 lots into 1 and b) relocation of a public access easement on the site.

Ben Shumaker, Community Development Director recommended the Planning Commission recommend the Stevenson City Council approval of the plat alteration as consistent with the Shoreline Substantial Development Permit issued in 2024. The action proposed is formally enforcing what has already been approved.

MOTION: Following a brief discussion, the Commissioners unanimously approved a motion by

Commissioner Hales, seconded by **Commissioner Keesee**, to recommend the Stevenson City Council approve the Rock Cove plat alteration.

6. Joint Meeting Review

Preparing for joint meeting with Skamania County Planning Commission on the Critical Areas Ordinance update.

Ordinance update.

A June 12th, 2025 meeting is scheduled to begin the work of updating the required Critical Areas Ordinance.

Stevenson is intending to adopt the same regulations as Skamania County.

7. Thought of the Month:

-Adaptive Reuse:

<https://www.planning.org/planning/2025/apr/unlock-suburban-housing-potential-and-put-empty-office-to-work/>

-Skinny Houses:

<https://www.cnu.org/publicsquare/2025/05/02/benefits-skinny-houses>

8. Staff & Commission Reports

Ben Shumaker, Community Development Director welcomed **Wes Wootten** as the new **Stevenson City Administrator**.

Shumaker reported the city staff held a long exercise on the Capital Facilities Plan and Comprehensive Plan regarding annual reviews, amendments and incorporation of the plans in decision-making.

E. Adjournment

PC Chair Breckel declared the meeting adjourned at 7:40 p.m. There were no objections.

**Minutes recorded by
Johanna Roe**