

Minutes
Stevenson Planning Commission Meeting
Monday, August 11, 2025
6:00 PM

MEMBERS PRESENT

Planning Commission Chair Jeff Breckel;
Councilmembers Auguste Zettler, Anthony Lawson,
Charles Hales. Commissioner Keesee was not in attendance.

STAFF PRESENT

Community Development Director Ben Shumaker,
Planning & Public Works Assistant Tiffany Andersen

PUBLIC PRESENT

Cheryl Adams, Kelly O'Malley-McKee, Greg Felton, Thad Roth

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 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:

No comments were received

3. Approval of Minutes:

May 12th, 2025, Planning Commission meeting minutes were approved unanimously following a motion by **Commissioner Lawson**, seconded by **Commissioner Hales**. There were no changes or corrections.

B. New Business

None presented

C. Old Business

4. Vacation Rental Listening Session:

The intent was to collect public impressions of the current program

Planning Commission Chair Breckel recounted the purpose behind reviewing the vacation rental policy. The May 2025 Planning Commission meeting heard concerns some residents had on the number of houses being used as vacation rentals in Stevenson neighborhoods. At the time it was determined the actual number of rentals was unknown, and directions were given to gather more data.

Community Development Director Ben Shumaker and **Commissioner Hales** related they had developed a public input survey regarding vacation and short-term rentals (STR). Responses, pros and cons, included suggestions to modify the current system. Minimizing neighborhood disruptions, lessening housing speculation, reducing vacation rentals, ensuring market fairness, protecting guests, lowering the administrative burden of licenses, and economic benefits of STR's were among the comments submitted.

Planning & Public Works Assistant Tiffany Andersen relayed just 11 vacation rental sites had paid all fees and completed documentation for the city. Another 27 have not. She noted the rules and timelines are not clear. When the State of Washington changed how business licensing was processed, the city lost the ability to track local business applications.

Further discussion followed. Site safety inspections, clarification of documentation for applicants, enforcement of current regulations, and requiring a level of local owner occupancy were topics considered. Developing policies and basic regulatory approaches to preserve housing availability and maintain neighborhood characteristics was also contemplated. Cheryl Adams, Kelly O'Malley McKee, Greg Felton and Thad Roth provided comments during the discussion onsite inspections, local ownership of STR's, future regulations, and lodging options now available in Stevenson.

It was determined additional feedback was needed. **Commissioner Zettler** advised that any language intended to change zoning codes be addressed in a deliberate way.

Commissioners Lawson and **Hales** agreed to work on developing a concept document in order to invite further public input and present it at the September 2025 PC meeting.

5. Land Division Code Review:

Community Development Director Ben Shumaker explained several potential amendments intended to clean-up and modernize the Land Division Code. He pointed out several outdated and inconsistent land use rules that create frustration for applicants. **PC Chair Breckel** requested the amendments be added to upcoming agendas for review.

D. Discussion

6. Thought of the Month:

-Housing Price Dynamics:

<https://www.strongtowns.org/journal/2025/7/21/what-happens-when-housing-prices-go-down-because-they-are>

7. Staff & Commission Reports

Community Development Director Ben Shumaker provided updates on the recently approved sewer ordinance, the Cascade Avenue project, and finalization of the Sewer System upgrades. He noted further updates on water projects would be presented in September.

E. Adjournment

Following a motion by **Commissioner Lawson**, seconded by **Commissioner Zettler**, **Planning Commission Chair Breckel** declared the meeting adjourned at 8:25 p.m.

Minutes prepared by Johanna Roe