

Minutes
Stevenson Planning Commission Meeting
Monday, September 8, 2025
6:00 PM

MEMBERS PRESENT: **Planning Commission Chair Jeff Breckel;
Commissioner Auguste Zettler, Commissioner Anne
Keesee.**

STAFF PRESENT: **Community Development Director Ben Shumaker,
Planning & Public Works Assistant Tiffany Andersen**

PUBLIC PRESENT: Mary Repar

GUESTS: Cheryl Carrington

Planning Commission Chair Jeff Breckel called the meeting to order at 6:09 p.m. A quorum was in attendance.

A. Preliminary Matters

- 1. Public Comment Expectations** At the request of **PC Chair Breckel, Community Development Director Shumaker** shared the following information: He noted the Planning Commission provides an inclusive meeting. Commenters must raise their hand and be acknowledged by the Chair. Speakers must provide their name for recording in the minutes. Individual comments may be cut off after 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. For remote participants, the tools to use are *6 to mute/unmute & *9 to raise hand.
- 2. Public Comment Period:** Mary Repar spoke about a upcoming events, the high curbs along certain streets in Stevenson, recent articles provided by **Ben Shumaker**, and the need for more work addressing affordable housing.
- 3. Approval of Minutes:** Prior to the action **Commissioner Keesee** requested information on the Planning Commission's new short-term rental housing/vacation rental sub-committee be sent to her.
August 11th, 2025 Planning Commission meeting minutes were approved unanimously following a motion

by **Commissioner Zettler** seconded by **Commissioner Keesee**. There were no changes or corrections.

B. New Business

4. Zoning Interpretation:

Contemplating Public, Private or Parochial Schools in the PR/Public Use & Recreation District

The Stevenson Planning Commission was asked to interpret the Zoning Code based on the applicant's request in Attachment 1 to open and operate a private school for children in grades K-2 at a local county owned site. In conducting this interpretation, the Planning Commission is constrained by the process and standards of SMC 17.12.020.

The Planning Commission's interpretation can-

- a) prohibit;
- b) allow staff review/approval as an accessory use; or
- c) allow Planning Commission review/approval via a conditional use permit.

A staff memo addressed Public, Private or Parochial School as an unlisted use in the PR Public Use & Recreation District. The Planning Commission was asked to evaluate this proposal based on its understanding of a) whether the Public, Private or Parochial School use is consistent with the purpose of the PR District and; b) whether the use is expressly permitted in less restrictive districts.

A draft interpretation was attached based on the assumption that the Public, Private or Parochial School use could be conditionally allowed in the PR District. A second draft interpretation was provided if the Planning Commission believes it can be allowed as an Accessory Use to instant principal uses in the district. Approval standards are in place.

Ben Shumaker, Community Development Director, noted the information in the staff report explained the options before the Commission.

A detailed discussion took place. A number of points were raised on protecting the use of public recreational spaces. **Commissioner Zettler** suggested any approval should ensure no new structures are to be built or installed at the site. **Shumaker** provided additional restrictions are in place due to the site being in close proximity to water body edges.

Prior to the motion it was determined a fourth finding would be added regarding the appropriate use of an

existing building which would not interfere or detract from public use.

Findings

Based on the discussion, the following findings were made:

- 1) The Professional Services use is consistent with the purpose of the PR Public Use & Recreation District.
- 2) The Public, Private or Parochial School use is expressly allowed in a less restrictive district than the PR District.
- 3) The Public, Private or Parochial School use is not customarily incidental to permitted instant principal uses in the PR District.
- 4) This is an appropriate use of an existing building that will not interfere or detract from public use.

MOTION to amend Planning Commission Interpretation Public Use & Recreation District—Public, Private or Parochial School (ZON2025-01A) to state this interpretation is considered a conditional use to adaptively reuse an existing structure without detracting or interfering with public use was made by **Commissioner Zettler**, seconded by **Commissioner Keesee**.

Voting aye: **Commissioners Breckel, Keesee, Zettler**.

5. Zoning Interpretation

Contemplating Personal Services uses in the R1 Single-Family Residential District.

The Stevenson Planning Commission was asked to interpret the Zoning Code based on the applicant's request in Attachment 1 to operate a sauna business on her property.

In conducting this interpretation, the Planning Commission is constrained by the process and standards of SMC 17.12.020. The Planning Commission's interpretation can-

- a) prohibit;
- b) allow staff review/approval as an accessory use; or
- c) allow Planning Commission review/approval via a conditional use permit.

The memo analyzed the request in 2 ways. More conservatively, it dealt with "Day Spa" as an unlisted use in the Zoning Code generally. More permissively, it dealt

with Personal Services as an unlisted use in the R1 Single-Family Residential District.

Shumaker provided background information on the request. There are two different categories of personal services under current codes. There is no zoning amendment required through this process, but this interpretation and the one prior on private schools will be noted for review when the next round of zoning amendments comes before the Planning Commission.

Following a discussion on the proposal details, it was determined the use of a dedicated structure in a Single Family Residential zone for business purposes was not in keeping with the intent of that particular zoning criteria.

Shumaker noted changes to Planning Commission Interpretation Single-family Residential District—Personal Services (Day Spa) (ZON2025-02A). The changes included removing #'s 2,3, and 4 from the Findings, and amending Finding #1 to read personal service use is inconsistent with the purpose of the R1C residential district and no further analysis is necessary. In the R1 single-family residential district, the personal services use does not satisfy the criteria of SMC 17.12.020. As a result, the use is prohibited in the district.

MOTION to adopt Planning Commission Interpretation A as amended was made by **Commissioner Zettler**, seconded by **Commissioner Keese**.

Voting aye: **Commissioners Breckel, Keese, Zettler**.

C. Old Business

6. Vacation Rental Strategy:

Commissioners reviewed and discussed the ad hoc sub-committee report on potential policies and tools to employ related to vacation rental homes. It was determined by the sub-committee the licensing of short-term rental properties was outside of the land use zoning tasks the Planning Commission is responsible for.

The following recommendations for action were made by the sub-committee:

- Planning Commission to recommend Policy Intents and Regulatory Tools to City Council
- City Council to review and accept or alter Planning Commission recommendations

- Staff to develop code language based on City Council direction
- Planning Commission review and recommendation of code language
- City Council action on Planning Commission recommendations

Gaining broader public input on the issue was seen as critical to finding solutions to the short-term rental questions and concerns being raised by some community members.

D. Discussion

6. Thought of the Month:

-Housing - The Abundance Movement:
<https://www.smartgrowthamerica.org/knowledge-hub/news/smart-growth-the-abundance-we-need/>

7. Staff & Commission Reports

Community Development Director Shumaker provided updates on paving projects along Railroad, Seymour and Ash Alley, and re-striping along Russell Avenue.

E. Adjournment

Following a motion by **Commissioner Zettler**, seconded by **Commissioner Keesee**, **Planning Commission Chair Breckel** declared the meeting adjourned 7:40 p.m.

Minutes prepared by Johanna Roe