

**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: Monday March 9, 2026, at 6:00pm held in person with remote options.  
Location: Stevenson City Hall, 7121 East Loop Road  
Webinar: <https://us02web.zoom.us/j/84522187605>

Phone-in: 1-253-215-8782 or 1-253-205-0468  
Meeting ID#: 845 2218 7605

APPLICANT: Mark Heron

LOCATIONS: 850 NE Montell Terrace, Stevenson, WA 98648

EVALUATION: The Planning Commission will review Conditional Use Permit application CUP-2025-001 and consider whether the proposed use (Horse Building and Arena) can be permitted under Single Family Residential Zoning Designation (R1) pursuant to CS 17.39.020.

*CUP-2025-001, requests approval of a 70'x125'building/stable for two horses and 80'x130'outdoor riding arena .*

PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on March 9, 2026, 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 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).

Publish: February 25<sup>th</sup> and March 4<sup>th</sup>, 2026



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

**CONDITIONAL USE PERMIT REQUEST  
STAFF REPORT**

<b>FILE NUMBER:</b>	CUP-2025-001
<b>PROJECT NAME:</b>	Horse Stable and Riding Arena
<b>DESCRIPTION OF PROPOSAL:</b>	The applicant requests approval of a 70 foot by 125-foot horse stable and an 80-foot by 130-foot outdoor riding arena for two retired horses.
<b>LOCATION:</b>	850 Montell Terrace, Stevenson, WA
<b>PARCEL NO.:</b>	03-75-36-2-0-1370-00
<b>ZONING:</b>	Singel Family Residential (R1)
<b>PROPONENT:</b>	Mark Heron

**PROJECT DESCRIPTION:**

The applicant is requesting approval of a horse stable and outdoor riding arena for two retired horses at 850 Montell Terrace located within the city limits of Stevenson, WA.



*Image 1. Subject Parcel & Vicinity*

## **STAFF ANALYSIS**

### **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 landowner 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. Property owners within 300 feet were mailed notices on February 24, 2026. The hearing is scheduled for March 9, 2026. Notices were published in the city newspaper of record, The Pioneer, on February 25, 2026, and March 4, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date, time, 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 to the city on October 20, 2025. Staff used GIS to attain adjacent property owners' addresses. The application was deemed complete on November 17, 2025.

### **Title 17 – Zoning – Chapter 17.15 Residential Districts**

---

#### *17.15.020 – List of zoning districts*

*A. R1 Single-Family Residential District. The single-family residential district (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas.*

**Finding:** The subject property is located in (R1) Single-Family Residential Zoning. Owning horses is common practice in our community. A large outdoor arena, owned by the county and open to the public, is within two miles of the subject parcel. The subject parcel is surrounded by mostly large tracts of land. The parcel directly to the north is 10.58 acres, the parcel to the NE is 9.58 acres, the parcel to the SE is 3.98 acres, and the subject parcel is 3.61 acres. The five parcels directly to the south are between 0.15 acres and 0.32 acres. The parcel and most of the surrounding parcels are more rural in character. See Image 1 above.

*17.15.040 – Uses*

*3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.*

**Finding:** According to table 17.15.040-1, owning farm animals is listed as a conditional use in the Single-Family Residential Zone. Conditional uses will be reviewed later in this report.

Table 17.15.040-1 Residential Districts Use Table					
Use	R1	R2	R3	MHR	SR
Farm Animals (SMC <a href="#">17.40.095</a> )	C <sup>7</sup>	X	X	X	P

7-In granting a conditional use request for farm animals in the R1 district, the planning commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC [17.40.095](#).

*17.15.050 – Residential density standards*

*A. Density and Lot Size. The maximum density and minimum lot dimensions for Residential Districts are contained in Table 17.15.050-1: Residential Density Standards.*

Table 17.15.050-1: Residential Density Standards						
District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	40 ft	90 ft	1 Unit <sup>2</sup>	35%
	Water, Septic	15,000 sf <sup>1</sup>	90 ft	120 ft	1 Unit <sup>2</sup>	25%
	Well, Septic	1 acre <sup>1</sup>	200 ft	200 ft	1 Unit <sup>2</sup>	10%

**Finding:** The subject parcel is serviced by city sewer and water. The maximum lot coverage allowed is 35%. The subject parcel is 3.61 acres or 157,251.6 sq ft and 35% of 157,251.6 sq ft is 47, 175.48 sq ft. With the addition of the proposed structure the lot coverage would cover approximately 17, 542 sq ft. The proposal meets this code provision.

17.15.060 – Residential dimensional standards

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential Dimensional Standards.

District	Maximum Height of Building	Front	Minimum Setbacks			
			Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft <sup>1</sup>	20 ft

**Finding:** The maximum height of the proposed structure is 32ft at the peak. Setbacks are addressed in 17.40.095 of this report.

**Title 17 – Zoning – Chapter 17.39 Conditional Use Standards**

---

17.39.20 – Conditional use permit review

A. The planning commission shall review all applications for conditional use permits.

**Finding:** The planning commission will receive this report and all application materials for review prior to the public hearing. A hearing is scheduled for March 9, 2026.

B. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure 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.

**Finding:**

1. For approval of owning horses in the R1 district, compliance of the standards in SMC 17.40.095 shall be followed and will be addressed later in this report. If the standards in 17.40.095 are followed, the use will not endanger the public health and safety of the public.
2. Constructing a proposed horse stable/building will add value to the property. The intended design can easily be used and converted to a shop with infinite uses at the property owner’s desire. See attached building plans. The outdoor arena is a riding area in the yard. Yards can be redesigned to the property owner’s desire and should not impact property value negatively.
3. The large acreage of the subject parcel and most neighboring parcels are typically in harmony with owning horses. Dogs are outright allowed and are arguably and potentially more of a nuisance than horses.
4. The findings in this report and conditions enforced will ensure the project meets the comprehensive plan.

*C. At least one public hearing shall (SMC [17.12.060](#) - Public Hearings—Procedures—Fees) be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held.*

*D. The planning commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the planning commission for the relevant application.*

*E. The planning commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met.*

**Finding:** A public hearing before the Planning Commission is scheduled for March 9, 2026. The application was received on September 9, 2025, and deemed complete on November 17, 2025, which is more than twenty days prior to the hearing. The Planning Commission is scheduled to render a decision by April 6, 2026. Any conditions of approval imposed by the Planning Commission will be incorporated into the Administrative Decision, which will be issued by planning staff following completion of the decision process.

*17.39.030 – Submittal requirements*

*A. Application for a conditional use permit shall be made on forms provided by the administrator.*

*B. An application shall not be deemed complete until the following submittal requirements have been received:*

- 1. All materials required pursuant to this title;"*
- 2. Any applicable materials required pursuant to the sections of this chapter;*
- 3. All appropriate fees;*
- 4. Any additional information from the applicant that the administrator, in the administrator's sole discretion, deems necessary to adequately inform the planning commission of the proposed conditional use.*

*C. Specific submittal requirements may be waived when the administrator, in the administrator's sole discretion, deems the information to be unnecessary for review of the proposed conditional use.*

**Finding:** The application with all the required documents was deemed complete on November 17, 2025.

*Chapter 17.40 – Performance Standards*

*17.40.095 Farm Animals and Urban Farm Animals*

*A. Where allowed by this code, the keeping of farm animals and urban farm animals is subject to the baseline standards in Table 17.40.095-1.*

Table 17.40.095-1 Baseline Standards

EXPAND

Animal Type	Maximum Density	
	Lot smaller than 1 acre	Lot 1 acre or larger
Farm Animal <sup>1</sup>	0 farm animals	1 adult animal per 8,000 square feet
Urban Farm Animals <sup>1</sup>	No maximum number	No maximum number

<sup>1</sup> Both the animal owner and the property owner upon which the animal(s) are kept shall be jointly and severally responsible to comply with the provisions of this chapter.

**Finding:** One farm animal is allowed every 8000 square feet. The subject parcel is approximately 157,252 square feet. According to SMC 17.13.090, "farm animal" is defined as large animals, including horses. Two horses would be allowed according to this provision.

- B. Animal Wastes. Any person who keeps animals under this title shall be responsible for the disposal of any excreta deposited by the animal(s) on public areas or private property. Such person shall further not permit such excreta or food supplies, on the property of such person or elsewhere, to be or become a breeding place for insects or flies, to be or become unsanitary, or to give offensive odor.*
- C. Animal Health and Well-Being. Any person who keeps animals under this title shall provide shelter for the animal(s) in the event of extreme weather conditions, take precautions to ensure that the allowed animal is protected from predators, and provide appropriate health care, food and water for the animal(s).*
- D. Running at Large. No person who keeps animals under this title shall allow the animal(s) to run at large within the city. Structural features or equipment shall be installed to maintain and control the animal(s) so as to reduce the nuisance impact on adjacent land uses.*
- E. Setbacks. Stables and barns housing farm animals shall be set back at least sixty feet from all property lines. An existing stable or barn having a setback of less than sixty feet shall be considered a nonconforming use if the proponent can provide proof that the structure housed farm animals at the effective date of the ordinance codified in this section. Coops, hives, hutches and other structures housing urban farm animals shall be subject to the minimum density and dimensional standards required elsewhere in this code.*

**Finding:** As a **CONDITION OF APPROVAL** all provisions of this standard shall be met throughout the life of the use or the use shall be revoked. The horses will be housed inside the proposed horse stable. The stable building and outdoor riding arena will be fenced so the possibility of running at large will be mitigated. The horse stable and riding arena shall be setback 60 feet from property lines.

Based on the information and findings provided in this report, staff **APPROVES with CONDITIONS** the proposed conditional use permit, per the code.

1. All the provisions of 17.40.095 shall be met.
2. The stable building and outdoor riding arena will be fenced so the possibility of running at large will be mitigated.
3. The horse stable and riding arena shall be set back 60 feet from property lines.



Mandy Hertel, Land Use Planner

March 2, 2026

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Planning Commission

Application questions for Conditional Use Permit  
850 Montell Terrace, Stevenson, WA 98648

Will not endanger the public health & safety.

The horses will only be in either a pole type arena, or adjoining steel structure with stalls. 60' timber fringe further limits public access to animals. We have a similar property within the city limits of Hood River with horses next to the city walking trail for the past 30 years. Neighbors and walkers love the horses! Kids feed them and we have never had a complaint. We are aggressive to fly abatement and have a skid steer for managing waste.

Will not substantially reduce the value of adjoining property.

Timber set back will severely limit the view of horses and structure. Only for the use of 2 horses, "no events", for pleasure use only. Montell Terrace "final block" is limited to only 3 residences with large land footprints, none of which are adjacent to the horse proposed area. There is only 1 adjoining lot to this property which is located to the East and is at the opposite end of subject property.

Will be in harmony with the area in which it is located.

The 3 properties at the last block of Montell Terrace are all large foot print properties mostly treed. With a large timber fringe (60' deep) this proposal will not significantly change "the look" of this area.

Will be in conformity with the comprehensive plan, transportation plan or other plan officially adopted by the city council relevant to your project.

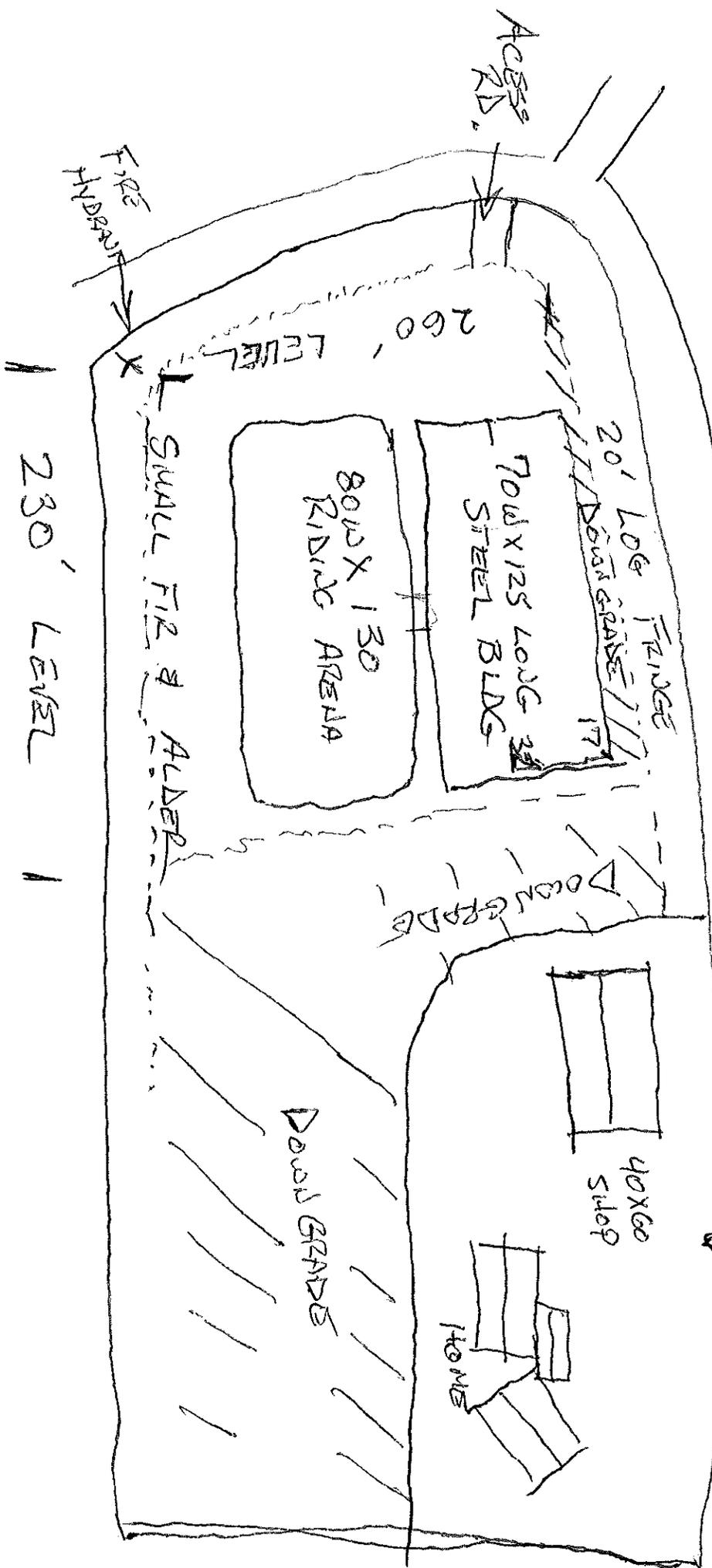
This part of the lot will not be sold for any other use. It will provide exercise for the owner and 2 horses. No known plans affect this property.

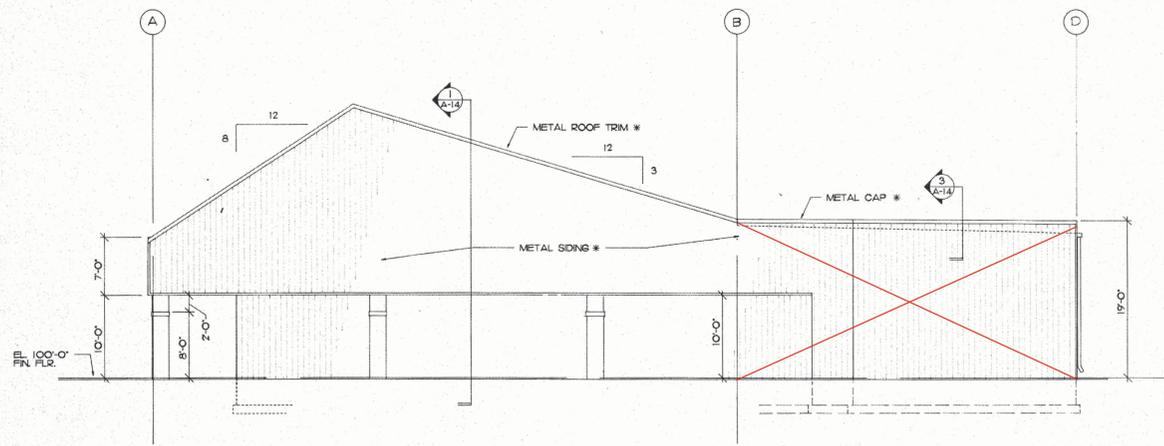
850 NE MONSTER TERRACE

60-80 FT CLASS

Mostly DOUG FIR  
BLACK WALNUT

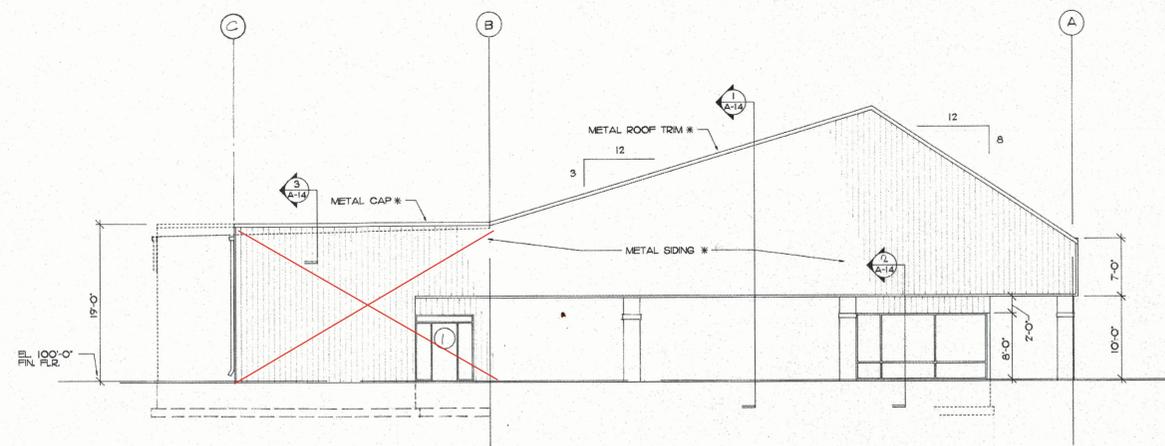
EXISTING



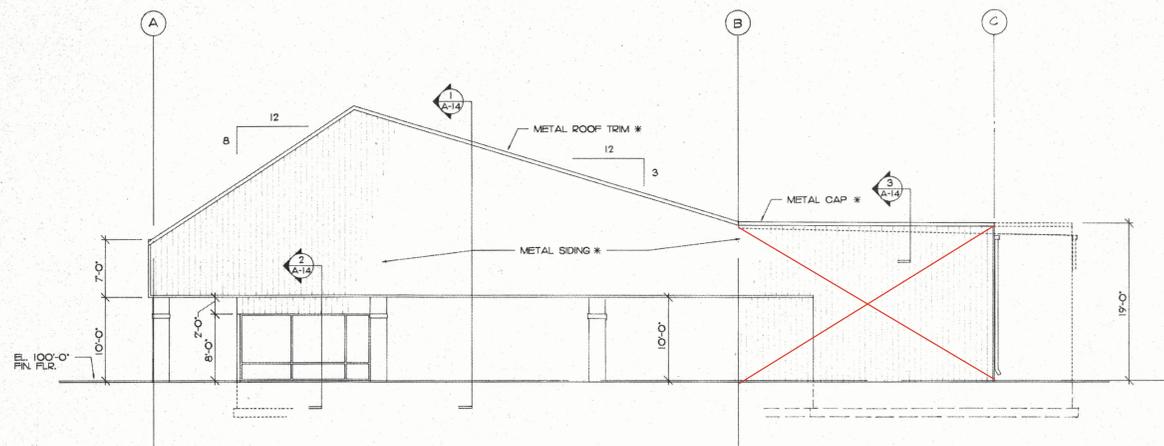


EXTERIOR END ELEVATION 7  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER

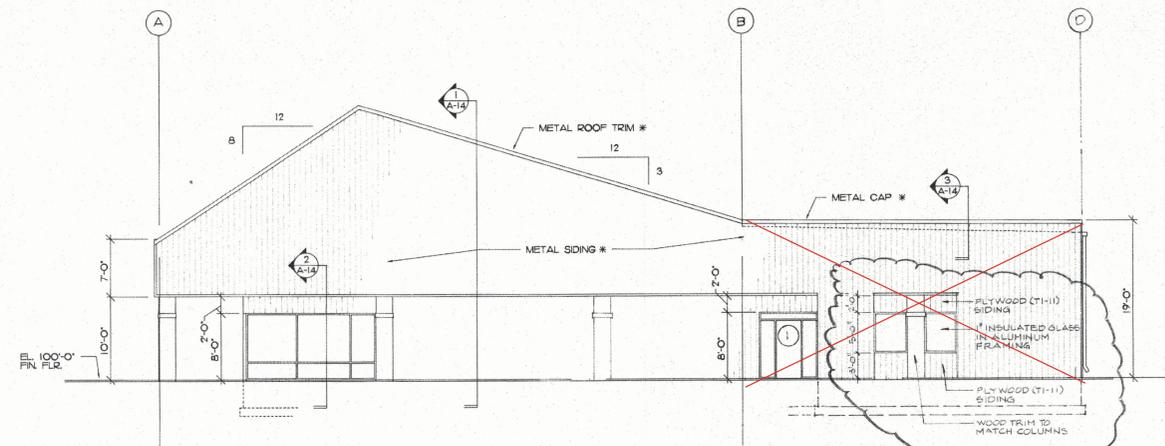
Red "X" is the area of the structure that will not be included in this proposal.



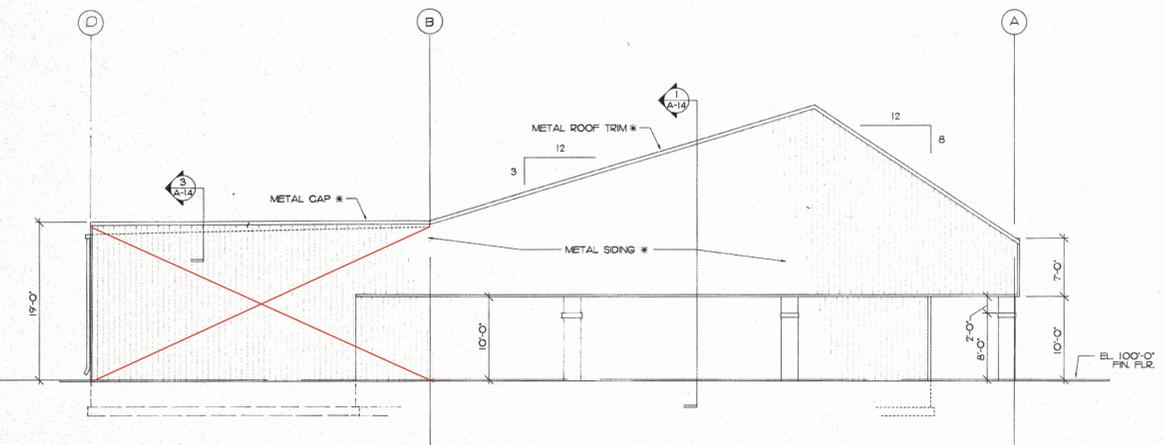
EXTERIOR END ELEVATION 8  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER



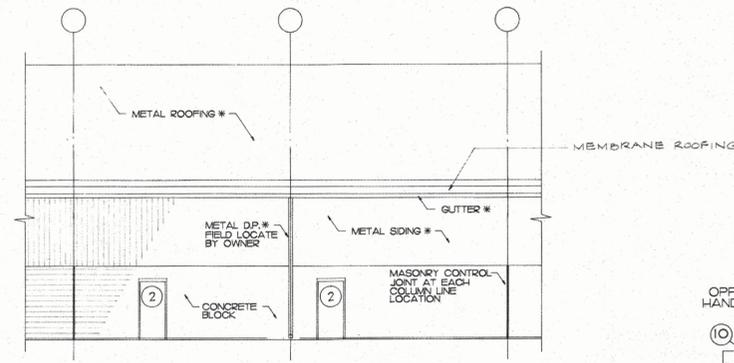
EXTERIOR END ELEVATION 9  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER



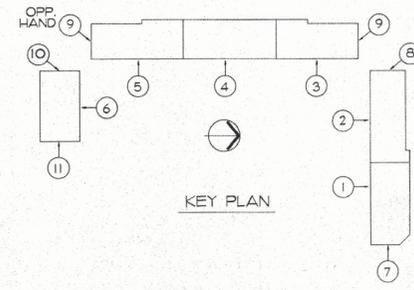
EXTERIOR END ELEVATION 10  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER



EXTERIOR END ELEVATION 11  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER



TYPICAL REAR ELEVATION  
SCALE: 1/8" = 1'-0"  
NOTE: (\*) DENOTES MATERIAL BY METAL BUILDING MANUFACTURER



<b>HORIZON GROUP, INC.</b> 1050 W. Westport Ave. Muskegon, MI 49441	
<b>MANUFACTURERS MARKETPLACE</b> MICHIGAN TRAVERSE CITY	
FILE NAME: STAMBERS DATE: MAY, 1990 COMMISSION NO: 003206 ARCHITECT: JHM APPROVED: DJT	<b>THE COLLABORATIVE INC.</b> Architects Planners Landscape Architects 5130 Elmhurst Blvd. Toledo, Ohio 43604 (419) 242-7405 (419) 845-8950
SHEET NO: 21 (A-11)	OF 25



