



City of Stevenson

Phone (509) 427-5970

Fax (509) 427-8202

7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

June 8, 2026 Planning Commission Meeting

Monday, June 08, 2026

6:00 PM

Call-in numbers 253-215-8782, 669-900-6833, 346-248-7799, 312-626-6799, 929-205-6099 or
301-715-8592,

Webinar ID 845 2218 7605, Zoom link <https://us02web.zoom.us/j/84522187605>

City website: <https://www.ci.stevenson.wa.us/meetings>

Video recordings at <https://vimeo.com/cityofstevenson>

A. Public Comment Expectations: Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date. On the phone participants press *6 to mute/unmute & *9 to raise hand.

1. Public Comments

B. Old Business

2. **Meeting Minutes** - Planning Commission is presented with minutes from May 11th, 2026 for approval.

C. New Business


3. Select Planning Commission Chair and Vice-Chair

D. Discussion

E. Adjournment

Conditional Use Permit CUP2024-01

From Gregory Stafford <gregorystafford99@gmail.com>
Date Wed 5/27/2026 9:51 AM
To Planning <planning@ci.stevenson.wa.us>

 1 attachment (6 MB)
IMG_20260526_0001_NEW.pdf

Some people who received this message don't often get email from gregorystafford99@gmail.com. [Learn why this is important](#)

To Stevenson Washington Planning Commission,
Conditional Use Permit for CUP2024-01 meeting date was May 13, 2024.
The Planning Commission did not approve the River Christian Church proposal at the open-record public hearing. And the Neighborhood also did not approve because of the public comments.
The application was not filled out correctly under the Property Information Section, "Zoning".

And Planning Commission found under developement in its proposed location it did not pass.


1. Will not endanger the public health and 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.

The River Christian Church has proceeded with the Site Plan anyway.
I have enclosed the information from May 13, 2024 and would like to stop the project.
The Neighborhood would like to stop the project and remove Play Area, Stop the Fencing Project.

Gregory A Stafford
291 NW Roosevelt St
Stevenson WA, 98648
503-853-9960

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Tiffany Andersen <tiffany@ci.stevenson.wa.us>

Conditional use permit preschool

1 message

Peter Johnson <peter@johnsonfishsci.com>
To: planning@ci.stevenson.wa.us

Tue, May 7, 2024 at 3:24 PM

To whom it may concern,

My family and I live at 192 NW Roosevelt Street. If the proposed plans to open up and operate a preschool at 252 NW Roosevelt Street were to be accepted by the City, in my view this would have a negative effect on our neighborhood. Presently, and for as long as I have lived at this address (since 2011) the top block of Roosevelt Street could be characterized as quiet and tranquil with a very limited amount of traffic moving up or down this dead end portion of the street. The only time the number of vehicles passing by my house on our road increases to any noticeable degree is on Sundays when the River Church holds its services. During weekdays when kids are going to and from the high school, there is minimal traffic.

If the preschool proposal was to go forward the result would be a substantial increase (relative to present conditions) in the number of vehicles moving up and down the block on weekdays when parents would be dropping off and picking up their preschool kids. And potentially, this new traffic will coincide with the time in which high school kids walk to school and walk back home. Given that there are no sidewalks on our block, kids have to walk on the road, which could endanger their safety during times of increased traffic.

So from my perspective, the proposed plan does not meet the criteria necessary to move the plan forward, specifically criteria 7c (will the plan be in harmony with the area in which it is located). I think it is undeniable that increased traffic on weekdays going up and down our road is not harmonious with the present conditions. And it is worth considering whether or not criteria 7a (endangerment of public safety) is also an issue given the increased traffic conditions during the periods in which high school kids are walking on the road.

Thank you

Peter Johnson

RECEIVED

MAY 07 2024

Initial: _____

May 7, 2024

RE: Conditional use permit proposal CUP2024-01

Applicant: Glenn Daman, River Christian Church

252 NW Roosevelt St. Stevenson, WA 98648

I received the proposal in the mail recently and am responding to it.

I am Phil Ginter and am a neighbor of the River Christian Church. I live at and own the property at 205 NW Roosevelt and also own the property at 225 NW Roosevelt ST.

I am opposed to CUP2024-01 as I don't see it being in harmony with the neighborhood. NW Roosevelt is a dead end street and doesn't have through traffic. That is an appealing feature of living on this portion of NW Roosevelt St.

Any kind of pre-school or daycare adds drop off and pick up traffic, which detracts from the residential qualities of the neighborhood.

The additional traffic, noise, etc. also lessens the value of the two properties I own.

In my lifetime, I've lived in quiet neighborhoods and traffic busy neighborhoods. When it came time to move, the homes on busy streets were difficult to sell and when they did, always for less than comparable homes on quiet streets.

The reasons stated above are why I'm opposed to CUP2024-01.



Phil Ginter

205 NW Roosevelt ST., Stevenson, WA

Holly Torgerson 350 NW Maple Alameda Rd, Stevenson, WA 98648 May 5, 2024

City Hall 7121 E Loop Rd, Stevenson, WA 98648

Subject: Proposed Conditional Use Permit Application for River Christian Church at 252 NW Roosevelt St, Stevenson, WA 98648

Dear Stevenson Planning Commission at City Hall,

I hope this letter finds you well. My name is Holly Torgerson, and I am a resident of the affected neighborhood. My ADU I have been renting is just east of the proposed location for changes. I am writing to express my concerns regarding a proposed disturbance that could significantly impact our community. The issue at hand is the construction project planned for 252 NW Roosevelt St, Stevenson, WA 98648. While I understand the importance of development and progress, the proposed project and change in zoning raising potential noise levels are causing considerable distress among residents. Here are the key points I'd like to bring to your attention:

1. **Noise Disruption:** The proposed preschool, di extend well into the evening and even weekends. This would result in constant noise from heavy machinery, drilling, and other construction-related activities. As a residential area, we value our peace and quiet, especially during evenings and weekends.
2. **Impact on Quality of Life:** The noise disturbance will not only affect residents but also nature that residents enjoy. Individuals working remotely, such as myself, will find it challenging to concentrate with the ongoing noise. Additionally, property values may be negatively impacted if the disturbance persists.
3. **Safety Concerns:** The proposed site, 252 NW Roosevelt St, is a short steep road which is a popular pedestrian route for high school kids, as well as residents. Increased traffic and noise pose safety risks to those using this pathway.

Proposed Solutions: To address these concerns, I propose the following solutions:

1. **Revised Location:** I kindly request that the proposed preschool be considered for a non-residential area elsewhere in this beautiful town. This would allow residents to enjoy peaceful evenings and weekends.
2. **Not Change River Christian Church zoning:** Included in the filed paperwork is changing the zoning of the church from R1 to recreational. Other areas with such zoning have faced issues with unhoused people claiming the recreational land and causing much distress to the current residents.

I urge you to consider the impact of this proposed disturbance on our neighborhood's well-being. As a concerned citizen, I believe that thoughtful planning and community involvement can lead to a win-win situation for all stakeholders.

Thank you for your attention to this matter. I look forward to hearing about any steps taken to address our concerns. Please feel free to contact me at holly_torgerson@outlook.com if you need further information.

Sincerely,

Holly Torgerson holly_torgerson@outlook.com

05/08/2024

Gregory A Stafford

Gregory A Stafford

Page 1

Public Comment

Proposal; CUP 2024-01

Location; 252 NW Roosevelt St. Stevenson
WA, 98648

Gregory Stafford Neighbor's Easement
291 NW Roosevelt St. Stevenson WA, 98648

According to Conditional Use Title 17.39

1) Proposal will endanger the Public Health and Safety.

The N.W. Roosevelt St. is used for High School and Middle School kids to street to school and from school. Very narrow street, has no side walks. Extremely steep grade. The end of driveway, our Easement used by Church since living at this residence for 19 1/2 yrs, continuously. It will be used by Pre School as well.

2) The proposal will also reduce the Value of our house and ADU located at 350 NW Maple Alameda. They are both abutting property. The location of plan Phase I, fencing will be abutting our property, as well, along with kids playing and screaming 7 days a week. Garbage from playground will blow into our yard, and concerned about drop off and safety, which can occur.

05/08/2024

Page 2

Phase II we believe is placing the used play ground into fenced area is Old equipment and not safe for Children to use.

2) This project is not in harmony with the Area. This is not a good location for this 72 - Recreation Zoning. This neighborhood is R-1 Zoning and very quiet, safe and lots of wild life use this area. This disturbance will create lots of noise and take away peace in this neighborhood.

The parking area of Church is maxed out in it's current condition, R-1 Zoning. This will completely overwhelm the parking for Pre school & playground.

3) This proposal does not conform to the safety and health of the neighborhood. The zoning change from R-1 to 72 recreation does not fit. Our Easement rights will be affected by other people using it seven days a week.

The intersection of Hot Springs Alameda and Roosevelt St. are very dangerous. There's NO visibility clearance, left or right of on coming traffic.

4) If this will pass, the playground should be placed in front of Church and children limited to 10 children or less.

Monday - May 6/2024

In Response to Glenn Damen
River Christian Church Proposal.

From Debra F. Taylor @ 291 NW Roosevelt St.
Stevenson, WA. 98648

- 1.) Public Safety of Roosevelt St. is steep and narrow.
- 2.) Intersection of Roosevelt St. and Hot Springs Alameda is very Dangerous. Visibility clearance does not exist / Clearance to left or right intersection has no view to on coming traffic, also very narrow for passing traffic onto Roosevelt St.
- 3.) Parking for the River Christian Church is at full capacity.
- 4.) Any fencing or any added buildings take away surface area for the River Christian Church parking, which is very needed for church size.
- 5.) This is a R-1 residential, that protects all residents that live here. This R-1 residential also protects Children using Roosevelt St. for access

to and from High School and Middle School and all Sports activity's.

- 6.) This is a R-1 residential Zone, not a Recreational Zone. Due to location that will change traffic flow. This proposal will put residents and Children in Harm's way that use Roosevelt St.
- 7.) This proposal will increase traffic flow on 291 NW. Roosevelt Easement used by River Christian Church that has Water, Electric, Gas and Cable.
- 8.) This proposal also increases NOISE! It's very quiet and peaceful for all residents and wild life that live here.
- 9.) This proposal from Glenn Damann does NOT make clear that he is asking for a Zone change as well. It's a R-1 Residential and he wants Zone change to Recreational, that makes this neighborhood unsafe.
- 10.) This proposal will also impact property Value tremendously. This will substantially reduce the value of the adjoining and abutting neighborhood.

5/6/2024) John F. Taylor

Conditional Use Permit CUP2024-01

1 message

Gregory Stafford <gregorystafford99@gmail.com>
To: planning@ci.stevenson.wa.us

Wed, May 27, 2026 at 9:51 AM


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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: May 13, 2024 at 6:00pm held in person with remote options.
Location: Stevenson City Hall, 7121 East Loop Road
Webinar: <https://us02web.zoom.us/j/85637388112>
Phone-in: 1-253-215-8782 or 1-346-248-7799
Meeting ID#: 856 3738 8112

APPLICANT: Glenn Daman, River Christian Church

LOCATION: 252 NW Roosevelt Street, Stevenson WA 98648

PROPOSAL: CUP2024-01: On March 12, 2024, an application was submitted with the following description: "The property owner wishes to establish a pre-school in the community to prepare kids for entrance into Grade school. Request to develop a fenced 36 X 60 on the church property for the children of the church and the children of the pre-school to have a safe place to play." The proposed use is for a Nursery School, or similar facility, in zone R1.



PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on May 10th 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, mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

6/08 6pm

The application 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: May 1, 2024 and May 8, 2024

Stepping Stone Preschool
Narrative

Request:

1. To established a pre-school in the community to prepare kids for entrance into Grade school.
2. To develop a fenced 36x 60 on the church property for the children of the church and the children of the preschool to have a safe place to play.

Purpose:

Stepping Stone Narrative is a Christian-based preschool that prepares children for academic and spiritual success in elementary school.

Public Health and Safety:

The preschool will be led by Courtney Wheeler, a certified Elementary teacher with the state of Washington, and will involve an assistant who we have been properly vetted with a background check. All activities will involve a minimum of two adults providing mutual supervision. The School will have 8-12 students (ages 3-5) and will involve a Tuesday-Wednesday-Thursday, 8:15—11:15 am schedule. The safety of the students will be paramount. The proposed playground will involve a certified playground that will be fenced, supervised, and have bark chips to ensure the physical safety of the children.

Effect of value of adjoining or abutting property.

The property has had a church present for over 100 years, during which it was owned and operated by the Luthern church. River Christian Church has been present on this location for over 50 years. The use of the building as a preschool is in conformity with the longstanding use of the church as a place for worship and a place to minister to children in the community. Properly, the value of the adjoining property should not have any negative effect since the activities and use will not be substantially different from the present use of the Church property. The traffic flow should not be substantially different since we already use the building for several midweek uses, including Bible studies and current children's programs. Furthermore, the property is located next to the Steven High School and the current use and traffic generated by the school. In terms of the overall traffic generated by the church during this week, we project that this will only be an approximate increase of 15%.

Current Estimated weekly traffic:

Sunday Worship:	40 Vehicles
Awana	20 Vehicles
Mid-week Bible Studies:	20 Vehicles

parking lot is Full / often

wrong

Est total of other Daily traffic per week: 15 vehicles
Total current traffic Appx 95 vehicles Per week

Preschool additional traffic est. 15-20 Vehicles per week

In Harmony with the area in which it is located:

The church has been located and used since the 1960s, and this use will not be substantially differ from its current youth programs we have (Awana and Youth). It is part of the church's recognized ministry. Furthermore, it is next to the High School and an extension of the educational needs of the community.

In the comprehensive Plan of the City:

Adequate programs for children to attract new families into the community are critical to its development. This not only involves vibrant church and religious teaching and education but also religious-based preschools that will attract parents into the community who desire to see their children not only receive educational preparation for school but also spiritual instruction and training to equip them for life. We firmly believe that having a Christian-based preschool is a critical part of the social capital of a healthy and vibrant community that will attract and keep young families. Currently, the community is struggling with keeping and attracting young families (as seen in the steady decline in our schools), and we hope that this will play an important part in helping to reverse that trend.

Address of Neighbors:

Greg Stafford
P.O. Box 256
Stevenson WA. 98648

Arthur Yeoman
6520 116th Ave. NE
Kirkland Wa. 98033

Jeremiah Karr
P.O. Box 16
Carson WA. 98610

Jim Joseph
P.O. Box 788
Stevenson, WA.
98648

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Publish: May 1, 2024 and May 8, 2024



CITY OF STEVENSON

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

River Church/Pastor Glenn Daman-Pre-K Addition
Pre-Application Meeting for Conditional Use Permit
Address: 252 NW Roosevelt (Tax Lot 03-07-36-2-4-1200-00)
Pre-Application Meeting

Date: 2/29/2024
Time: 11 am
Location: City Hall
Invitees: Ben Shumaker (City Planning), Tiffany Andersen (City Planning), Carolyn Sourek (Public Works), Glenn Dahman (Pastor of River Church)

Submittal Requirements

1	Application Fee: \$600.00
2	Agreement to Pay Outside Consulting Fees
3	<u>Signed Application</u>
4	Copy of the Property Title or Other Proof of Ownership
5	Descriptions of any Existing Restrictive Covenants or Conditions
6	Copy of <u>Site Plan</u>, Clearly Showing Requirements
7	Narrative Discussing How the Proposal Meets the 4 Criteria
	7a Will not endanger the public health or safety
	7b Will not substantially reduce the value of adjoining or abutting property
	7c Will be in harmony with the area in which it is located
	7d Will be in conformity with the Comprehensive Plan, Transportation Plan, or other plan officially adopted by the Council
8	List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property
9	All Specific Information Associated with the Proposal and Required under <u>SMC 17.39</u>
10	Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit

Project

The property owner/Pastor Glenn Daman of 252 NW Roosevelt/The Bridge Church is exploring the possibility of adding a Pre-K educational facility at the church.

Discussion

Ben explained the Conditional Use Permit (CUP) procedures and believes there would not be an issue with a pre-school being introduced in this area.

As part of the CUP application process, a SEPA evaluation form must be submitted. As part of the SEPA, traffic impacts may be a critical point of evaluation, as more cars on public streets leads to the question of how people are expected to drive on the road to access the church/school. Glenn explained it would likely be between 8-10, up to 15 children tops, so as many vehicles as children and does not appear to be a large influx of cars. The standard approach to demonstrate no negative impact is the development of a Traffic Impact Analysis by a professional traffic engineer. The applicant is welcome to submit an abbreviated version in its place for evaluation, given the specific circumstances of the current development.

Glenn was asked if they would be paving the driveway. The engineering standards require driveway approaches to be paved within the public street right of way and within 30' of the edge of the right of way to mitigate rock on the street. Carolyn asked if there were three access points onto the property and if all access points would be paved. Glenn indicated there is one access for an easement to a neighbor at the upper section of the property, but they do not intend to use this for the pre-school.

The Planning Commission could also look to determine if planning is in harmony with the area. He advised that it may take some investment on the Church's part to ensure this is done. It was suggested to keep in mind the Planning Commission could request screening/fence.

The Building Official will have directives regarding health and life safety as well and an email from the Building Official was forwarded to Glenn.

City personnel agreed that the need for daycare is great, and the impact may be small, but it is advised to be ready to explain all points to the Planning Commission such as contingencies for screening, parking, drop off, etc.

It was asked what kind of licenses are required to open the school. Ben informed the State requires the City to treat facilities differently, as is the case of Daycare Vs. School. Glenn was not sure, as the Instructor Courtney is overseeing that side of the project.

It was suggested to speak to the neighbors within 300 feet of the parcel prior to the letters informing them of the Conditional Use Permit application so it is not a shock when they receive letters from the City. Glenn was informed in past meetings surrounding neighbors have made statements such as "This would substantially reduce the value of surrounding homes." and "This is not in harmony within this area." He let Glenn know to be ready to answer those questions.

It was asked if there would be a play structure. Glenn said that could be constructed in the future, as a Phase II project, but currently no plans have been made. Ben said if they think they will add one in the future go ahead and address it within this Conditional Use Permit, along with any fencing they may be considering.

Planning Review

Once all items 1-10 on the first page are in/addressed, submission will be deemed complete, and Conditional Use Permitting procedures will begin.

Limitations

This summary is provided as a courtesy to applicants. Conclusions reached here are speculative in nature based on the information available at this time. Proposals do not vest until a complete application is submitted. Complete applications will be reviewed for consistency with the City codes and regulations in place on the date they are submitted.

Attachments/Links (Example)

- **Conditional Use Application**
- **Site Plan**
- **Online Portal-Vesting Deed-CCR's**
- **Conditional Use Standards-Municipal Code**

CONDITIONAL USE PERMIT APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: Glenn C Daman
Mailing Address: 151 SW IMAN CEMETERY RD, STEVENSON, WA 98648
Phone: 503-888-0330 **E-Mail Address:** glenncdaman@gmail.com
Property Owner: River Christian church
Mailing Address: P.O BOX 427, STEVENSON wa 98648
Phone: 503-888-0330 **E-Mail Address:** glennedaman@gmail.com

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

Applicants must provide the following information for all Conditional Use Permit Applications. The City will not accept applications without the required information.

- Application Fee (\$ 6000) -
- Agreement to Pay Outside Consulting Fees (When applicable)
- Completed Application Signed by the Applicant and Property Owner
- Copy of the Property Title or Other Proof of Ownership
- Descriptions of any Existing Restrictive Covenants or Conditions None
- Two (2) Copies of a Site Plan, Clearly Showing the Following
 - Location and Dimensions of all Existing and Proposed Structures
 - Floor Plan of any Structure Involved in the Proposed Conditional Use
 - North Arrow and Scale
 - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
 - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 4 Criteria Listed Below
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property (Obtainable Through the Skamania County Assessor's Office)
- All Specific Information Associated with the Proposal and Required under SMC 17.39
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Conditional Use Permit Application

A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find 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.

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): 252 NW Roosevelt St, STEVENSON WA

Tax Parcel Number: 0307362412000 Zoning: 72 - Recreational - Public use

Lot Area: 1.32 Acres Future Land Use Designation: _____

Water Supply Source: City Well Sewage Disposal Method: City Septic

Current Use of Lot: Multi-Family Single-Family Commercial Vacant/Other

Proposed Conditional Use: STEPPING STONE Pre-school

Brief Narrative of Request (see attached)

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: [Signature] Date: 3-12-24

Signature of Property Owner: [Signature] Date: 3-12-24

For Official Use Only:
Date Application Received: _____ Date Application Complete: _____

DRAFT Minutes
Stevenson Planning Commission Meeting
Monday, May 11, 2026
6:00 PM

Attending:

PC Vice-Chair Auguste Zettler; Planning Commissioners Charles Hales, Anne Keesee. A quorum was present. **Commissioner Anthony Lawson** attended later in the meeting. **Jeff Breckel** was serving as an ex-officio member.

City Staff: **Daniel Pitairu, Permits and Records Manager, City Attorney Robert Muth, Skamania County Community Development Staff Mandy Hertel, Planner II.**

Applicant for CUP-2025-003: Wesley Huston

Public participants: Mary Repar, Kara Owen, Ezra Hammer, Rachel Lehr.

PC Vice Chair Auguste Zettler called the meeting to order at 6:01 p.m. He requested **Daniel Pitairu, Permits and Records Manager** explain the meeting protocol for public comments.

A. Public Comment Expectations: Commenters must raise their hand and be acknowledged by the Chair. 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. On the phone participants press *6 to mute/unmute & *9 to raise hand.

B. Old Business

1. Meeting Minutes

The Planning Commission was presented with minutes from April 13th, 2026 for approval.

MOTION to approve minutes as presented was made by **Commissioner Keesee**, seconded by **Commissioner Hales**.

Voting aye: **Planning Commissioners Charles Hales, Auguste Zettler, Anne Keesee. Commissioner Lawson** was not in attendance at that time.

Public comments:

Mary Repar commented on tree removals in city right-of-way. She suggested a tree policy. She sent Councilmembers an LDB Beverage request regarding

modification of organic matter using the sewer system to dispose of waste and noted past problems with the sewage plant due to excessive organic matter. The Cascade Transmission proposal is out for comments/SEPA with a new scoping period.

2. Continuance of Hearing for CUP-2025-003:

a. Appearance of Fairness Disclosures

City Attorney Muth administered an Appearance of Fairness Disclosure to Planning Commissioners. The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair, impartial and unbiased in both appearance and fact. Any conflicts of interest must be disclosed to ensure fairness and impartiality. Disclosures include any financial interest in the final outcome, any outside (ex-parte) communications made with any party of interest or anything else that could be construed as a conflict or affects any decision making. Decision makers can be challenged by applicants regarding any perceived conflicts of interest. Upon questioning, none of the Planning Commissioners disclosed any financial interests, compensation for a vote, or other matters that would impede a fair and impartial decision. **Vice-Chair Auguste Zettler** reported a conversation about the issue at Skamania Lodge as he has a part time position there, but stated no impact on his decision-making. There were no challenges by the applicant or the public.

b. Presentation by Staff

Mandy Hertel, Planner II, provided a brief staff report. She explained the determination for exempting the project from a SEPA (State Environmental Policy Act) requirement and pointed to details in the report that led to the decision. She noted the city planning commission has the final say in planning decisions, which is different than the county planning process. A reevaluation before a judge is possible.

c. Presentation by Applicant

Wesley Huston requested public comment first in order to address any concerns.

Rachel Lehr, a resident in Stevenson living nearby, requested the conditional use permit be denied. She cited concerns over the number of potential campers, sanitation, fire risk, increased traffic, and the farm classification. She stated it would change the character of the neighborhood.

Ezra Hammer, attorney, spoke on behalf of Skamania Lodge/Terrapins Owner, LLC. He provided a number of points regarding the application for a conditional use permit, and reviewed the four conditions needing to be met for approval-health and safety, harmony with surroundings, no impact on surrounding property values, and compliance with the Comprehensive Plan. He stated the application is incomplete and the Planning Commission cannot approve without additional burden of proof from the applicant. He shared the following observations:

- Site plan is deficient-no dimensions, need size of things in order to approve.
- No SEPA checklist.
- Meets bare standards
- No sanitation or trash storage plan
- No fire safety plan.
- No narrative how findings how will be made.

Mary Repar spoke against approving the conditional use permit due to current zoning restrictions. She questioned if a commercial area was being extended into a residential area.

Wesley Huston spoke on behalf of his application. He stated his willingness to make changes to satisfy the permitting requirements. He noted the property's proximity to the Skamania Lodge's maintenance yard, and that noise from the Lodge occurs during wedding and maintenance activities. He added that site plans don't need all dimensions when a scale is provided, and the number of bathrooms was approved by the Public Health Department. All campers using the site will be known to him.

Vice-Chair Zettler closed the public comment portion of the meeting at 6:47 p.m.

Attorney Muth shared in 2014 a full SEPA was done by Terrapins Owner, LLC for proposed 10 lots that now make up the site in question. He advised if a SEPA was required then, it should be required for any additional uses. **Hertel** stated appreciation for the historical knowledge of the site. **Commissioner Lawson** joined the meeting remotely.

d. Commission Deliberation

Prior to a discussion regarding the approval or denial of the application for a Conditional Use permit by the Planning Commission, the following details were considered.

Findings of Fact: The Planning Commission was asked to review Conditional Use Permit application **CUP-2025-003** and consider whether the proposed use (campground) can be permitted under Suburban Residential zoning designation (SR) pursuant to CS 17.39.020.

The applications and project plans were available for public review at City Hall during regular business hours and at <https://www.ci.stevenson.wa.us/news>, and notice of the hearing had been published in a newspaper of general circulation on January 21st and 28th, 2026.

1. The Planning Commission reviewed the application for a Conditional Use Permit after a duly advertised public hearing in February 2026.
2. The applicant paid the required application fees.
3. **The CUP-2025-003 application** requested permission to provide customers of Cohoperative, Inc., a nursery (Existing Use) located at 365 Foster Creek Road, Stevenson, Washington with the option of making overnight use of the same property through a limited number of primitive campsites (Proposed Use). Seventeen sites are proposed on the 3.2-acre property, which is also a commercial hop growing business.

Following public comments and those from the applicant, Commissioners engaged in a lengthy discussion regarding the application.

e. Decision

MOTION to deny the **CUP-2025-003** for a campground/hop farm facility was made by

Commissioner Hales, seconded by **Commissioner Keesee**.

Voting aye: **Commissioner Hales, Lawson, Keesee**.
Voting nay: **Commissioner Zettler**.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is not satisfied that this Conditional Use proposal:

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.

3. Planning Commission Applications Commissioners reviewed the two applications submitted to fill the Planning Commission vacancy and prepared to make a recommendation to City Council. They interviewed Brian Riffel. Tracy Gratto had previously been interviewed at the April 2026 Planning Commission meeting. Riffel chose to withdraw his application in support of Tracy Gratto. He was invited to apply to the Skamania County Planning Commission and encouraged to remain interested.

Following **PC Vice-Chair Zettler's** call for a recommendation, **Commissioner Keesee** proposed the Stevenson City Council appoint Tracy Gratto to fill the open Planning Commission position at the May 21st City Council meeting.

C. New Business

No new business was introduced.

D. Discussion

Commissioner Lawson initiated a brief discussion regarding ex-officio members, quorums, and alternate serving members. **Attorney Muth** advised the bylaws allow the Mayor to appoint an ex-officio to serve, with voting allowed only if needed to make a quorum.

Mandy Hertel, Planner II thanked the Commission for their hard work on the CUP process.

Commissioner Hales also thanked the city staff for their work.

It was noted that city emails remain troublesome. Prior to adjournment Mary Repar announced she has trees available for planting.

E. Adjournment

Commissioner Hales motioned to adjourn at 7:26 p.m. The motion was approved unanimously.

Sunday June 7/2024

In response to River Christian Church proposal on May 13/2024 CUP2024-01 and NOW, Old Plastic Play ground.

from Debra Taylor @ 291 NW. Roosevelt St. Stevenson, WA. 98648

- 1) I attended this City Planning Meeting on May 13/2024 and results of this meeting was NOT approved by the neighborhood and City Planning.
- 2) As a neighbor of River Christian Church, I have witnessed the Church has continued forward with development of proposal anyway.
- 3) Parking is always a problem for space. The placement of the Old Plastic playground is now taking parking away from size needed for size of Church.
- 4) I also have witnessed someone always spraying the ground with weed killers and over spray always hitting the Old Plastic playground. This very

unsafe for children and Adults.

- 5) Children are not the only ones using this Plastic playground, Young Adults use this as well, (sometimes) late at night.
- 6) The Old Plastic playground Does impact property value tremendously! Location is in view and not in a safe location as well.
- 7) There is No toilets close for Childrens use, and Playground is in Full Sun all day long with lots of Noise.

Please respond on how this was passed without neighborhood informed.

Thank You

Debra Taylor
PO. Box 256
Stevenson WA.
98648