

Minutes
Stevenson Planning Commission Meeting
Wednesday, December 10, 2025
6:00 PM

Planning Commission Chair Jeff Breckel called the meeting to order at 6:00 p.m. A quorum was present.

MEMBERS PRESENT

PC Chair Jeff Breckel; Commissioners Auguste Zettler, Anne Keesee, Tony Lawson.

STAFF PRESENT

City Administrator Wes Wootten; Daniel Pitariu, Permits & Records Manager.

PUBLIC PARTICIPANTS

Mary Repar, Christine Hecht, Martin Hecht, Greg Felton, Mike Perry, Angie Martin, Adi Elliott, Dana Hendricks

A. Preliminary Matters

1. Public Comment Expectations

PC Chair Jeff Breckel requested **City Administrator Wootten** explain the meeting protocol for remote and public participants. Commenters must raise their hand and be acknowledged by the Chair. For remote, *6 to mute/unmute & *9 to raise hand, or raise hand icon. 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.

Daniel Pitariu was introduced and welcomed as the new City of Stevenson's Permits and Records Manager.

PC Chair Breckel explained the purpose of the meeting was to continue the conversation about short term/vacation rentals in the city of Stevenson. The intent is to gain more information in order to develop recommendations for the City Council to consider regarding potential oversight and licensing.

2. Public Comment Period:

Mary Repar commented on the project the Mid-Columbia Housing Authority is building in Carson, and spoke about the need for more affordable housing in the region.

3. Approval of Minutes:

PC Minutes from November 2026 were not reviewed.

B. New Business

4. Vacation Rental Discussion:

The Planning Commissioners, public attendees, and **City Administrator Wootten** held a detailed discussion on the issue of short term/vacation rentals in Stevenson. Ways to improve the licensing process; responsibility for safety equipment and inspections; limiting the number of rentals/owner residency requirements; zoning challenges; financial benefits for owners, tourism support, caps on ADU's and house shares vs free standing rentals, and other topics were discussed. Determining the total number of rentals available was seen as essential.

Following the discussion **PC Chair Breckel** called for reviewing the comments and topics received in order to finalize recommendations for the City Council's review.

D. Old Business

No unfinished business was presented.

C. Discussion

No further discussion occurred.

E. Adjournment

PC Chair Breckel declared the meeting adjourned at 7:55 p.m. following a motion by **Commissioner Keese**, seconded by **Commissioner Zettler**.

Minutes recorded by
Johanna Roe