

DRAFT MINUTES
City of Stevenson Planning Commission Meeting
March 9, 2026

Attending:

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

City Staff: **Daniel Pitairu, Permits and Records Manager**

Skamania County Community Development Staff: **Mandy Hertel, Planner II**

Public/remote participants: Mary Repar, Kara Owen.

PC Chair Jeff Breckel called the meeting to order at 6:00 p.m.

A. Public Comment Expectations

Reminders of meeting protocol.

PC Chair Breckel requested **Daniel Pitairu, Permits and Records Manager** explain the meeting protocol. Commenters must raise their hand and be acknowledged by the Chair. Please state your name clearly for the minute taker. 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. Tools for mobile or call in participants: *6 to mute/unmute & *9 to raise hand.

Public comment:

Written comments were included in the agenda packet.

Mary Repar commented on Lasher Street and sidewalks needed on the western side of the street.

Jeff Breckel, PC Chair, announced his appointment to the Stevenson City Council, and the PC meeting tonight would be his last. Election of officers may need to take place along with a new PC member.

B. Unfinished Business

1. Meeting Minutes

The Planning Commission was presented with PC meeting minutes from February 9th, 2026 for review and approval.

MOTION to approve minutes from the February 9, 2026 Planning Commission meeting was made by **Commissioner Keesee**, seconded by **Commissioner Zettler**.

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

**2. Conditional Use Permit CUP-2025-003:
Updates from Wesley Houston.**

Planning Commission Chair Breckel noted the official agenda of the meeting did not note a continuation of the public hearing, but the legal notice published did. **Commissioner Hales** suggested continuing the hearing only to take additional testimony, with no decision to be taken. **City Attorney Muth** advised no vote could be taken on something not on the agenda, but a continuation could proceed. **Commissioner Zettler** pointed out an additional Fairness of Doctrine was not needed that night as no decision was to be made.

Background: At the February 9th Planning Commission meeting, Commissioners reviewed Conditional Use Permit application CUP-2025-003 to consider whether the proposed use (campground) can be permitted under Suburban Residential zoning designation (SR) pursuant to CS 17.39.020. 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 the initial review, additional information was requested from the applicant. No decision was made at the February 9th Planning Commission meeting.

PC Chair Breckel opened the public hearing at 6:13 p.m. He shared further information on the project posted earlier in the day, including a revised site plan and operational procedures. Wesley Houston, applicant, provided details on changes to the original proposal. He noted he had uploaded information that day to the Cloud Permitting System. Restroom facilities, with a

septic system and drain field will be installed. The sites will no longer be considered primitive. A number of additional conditions were explained, including traffic control and parking, emergency vehicle access, check in/out rules, maximum # of site visitors, fireworks, and pet management.

Chairman Breckel asked for comments in favor. None were received. He suggested the applicant review the recent written comments and present a response to them at the April 2026 PC meeting.

Kara Owen, general manager of Skamania Lodge spoke in opposition to the project, stating it was not compatible with Single Residential zoning. Questions regarding septic system installations and pending sewer line hookups were raised, along with storm water, fire protection, site management, sanitation facilities and lighting.

Attorney Muth explained the current ordinance requires properties abutting a sewer line need to be hooked up. The nearest sewer line to the site in question is approximately 1,200' away.

Commissioner Keesee confirmed the number of restrooms were in line with environmental health regulations.

Mary Repar spoke against the proposal. She stated the area is zoned residential, and the proposal is not in accordance with the zone.

Mandy Hertel, Planner II clarified the site was considered low impact, with no tree clearing or grading needed. No critical areas are present, so a SEPA checklist and a threshold determination are not required.

PC Chair Breckel closed the public comment portion at 6:44 p.m.

Further discussion by Planning Commissioners took place. **Commissioner Hales** would like to review the new materials just submitted. **Commissioner Keesee** requested additional information on a turnaround for fire truck access.

Mandy Hertel, Planner II advised for the record a campground is not prohibited in the zone, but is allowed only with conditions established by the Planning Commission that would need to be met. Permitting for any structures or septic systems will be needed if the PC approves the request.

Attorney Muth added information on the appeals process.

Commissioner Lawson initiated a broader discussion regarding when and where sewer hook ups would be available, and if a commercial or residential code for a septic system would be applied to the site. **Commissioner Zettler** recommended defaulting to the Department of Health requirements for that determination.

PC Chair Breckel pointed out the request is for a conditional use permit, approved only if the site is physically developable and able to meet the conditions put in place. Public health and safety, adjoining property valuations, conformity with city plans, and being in harmony with its locale are other findings that need to be taken into account.

C. New Business

Mayor Taylor was introduced. She shared she would welcome feedback, and was looking to consult for long range planning needs. **Mayor Taylor** explained the timeline and application process for a new Planning Commissioner.

D. Discussion

No further discussion took place.

E. Adjournment

The meeting was adjourned at 7:07 p.m. following a motion by **Commissioner Zettler**, seconded by **Commissioner Keesee**. There were no objections.