

DRAFT MINUTES
July 13th, 2026
Stevenson Planning Commission Meeting
6:00 PM

Attending: **PC Vice-Chair Auguste Zettler; Planning Commissioners Charles Hales, Anne Keesee, Tracy Gratto, Tony Lawson.**

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

Nathaniel Rotta, Architect for applicants Roger Ducloo and Traci Boyle-Galastiantz.

Public participants: Mary Repar, Norm Haight, Don Meyers, Elizabeth Galloway, Kurt Breckman; **Jeff Breckel, City Councilmember.** Bernie Bacon submitted a written comment.

Vice-Chair Zettler called the meeting to order at 6:00 p.m. He asked **Daniel Pitairu** to explain the meeting protocols and expectations.

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 May 11th, 2026 for approval.

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

Voting aye: **Planning Commission Vice-Chair Auguste Zettler; Commissioners Charles Hales, Anne Keesee, Tracy Gratto, Tony Lawson.**

Public comments:

Mary Repar commented on several items:

- The proposed quarry/mine on the west end of Skamania County. She objected to the number of expected truck trips onto SR 14, and the high amount of water used for mining operations. She also noted existing bad road conditions along SR 14.
- Her public records request regarding recent inspections of the Cape Horn Bridge and the Slough Bridge in Washougal.
- The Cascade Transmission Project slated for the middle of the Columbia River. She is opposed to it for environmental reasons.

C. New Business

3. Select Planning Commission Chair **Commissioner Hales** nominated **Commissioner Anne Keesee** to serve as Chair of the Planning Commission. The nomination was seconded by **Commissioner Lawson** and approved unanimously.

4. Rezoning request: ZON-26-001 201 SW Attwell Rezone

The applicants Roger Ducloo and Traci Boyle-Galastiantz request approval of a zoning map amendment for the property located at 201 SW Attwell Road, Stevenson, Washington (Parcel No. 02070120090000). The subject parcel is currently designated SR – Suburban Residential. This application seeks to rezone the property to R-3 – Multifamily Residential to allow for the development of additional dwelling units on this single lot, increasing housing density in a manner consistent with the City’s long-range planning goals.

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. There were no challenges by the applicant or the public.

b. PC Chair Keesee opened the Public Hearing at 6:10 p.m.

c. Presentation by Staff

Mandy Hertel, Planner II, provided a brief staff report. The applicant is asking to rezone .49 acres from Suburban Residential (SR) to Multi-family Residential (R3). If approved, there is a potential for 10 homes to be on the parcel. Two maps of the location were included in the application. One shows the current zoning, and one shows the location within the Comprehensive Plan's future density plan. **Commissioner Hales** asked what criteria would be helpful in decision-making. **Hertel** suggested anticipated population

growth and current build out rates could be considered. She also noted density was preferred over sprawl.

Commissioner Lawson questioned why the applicant would go to an R3 rather than subdivide to 3 R1's. **Hertel** advised the applicant would say density is needed to meet the demand for housing in the region, and shared where other jurisdictions are allowing more density within their urban growth boundaries.

d. Presentation by Applicant

Nathaniel Rotta, the architect representing the applicant, spoke about zoning map changes that have occurred during the application period. The property is currently a rental. He stated the owners are looking to retire to the site and want to develop two more dwellings as middle-income workforce housing. The R3 designation is based on the unit proposed, and the owner's intent is not to maximize the number of dwellings that could be permitted. Rotta shared several visuals on the site.

1. Comments in Favor

None received.

2. Comments in Opposition

Kurt Breckman, Norm Haight, Mary Repar, Don Meyers, and Elizabeth Galloway all expressed concerns against the proposal, citing setbacks, riparian zones, parking, drainage, tree removal, harmony with the existing neighborhood, steepness of the site and potential changes in the owner's intent for the property.

Councilmember Jeff Breckel pointed out the housing plan presented was not subject to Planning Commission approval. The request is for approval of the underlying zone on that land. Additional approvals would be required. The building or site-specific plan would have to go through the Building Department.

3. Comments Neither in Favor nor Opposition

None received.

PC Chair Keesee closed the Public Hearing at 6:54 p.m.

e. Board Deliberation

Clarification on next steps in the process, and when and where a SEPA (State Environmental Policy Application) analysis is initiated was made.

Further discussion took place regarding Stevenson's readiness for increased housing density and different approaches to the property in question. **Commissioner Zettler** noted it comes down to density, and the difference between rezoning the

whole property at a higher density versus breaking it into three smaller lots is the potential setback requirements for the three individual lots. He recalled past actions on zoning changes and public reaction. He asked where growth was wanted.

A request to know how much unbuilt land in R3 areas exists was expressed. Zoning overlays were also considered.

City Councilmember Breckel noted the Stevenson City Council reviewed the issue of land use and housing capacity at a recent workshop.

MOTION to continue the hearing and have staff conduct research on the amount of available buildable land area in R3, and the effect of an overlay on this proposal if it were to be included in R3 was made by **Commissioner Hales**, seconded by **Commissioner Zettler**.

Voting aye: **PC Chair Keesee; Commissioner Hales, Gratto, Lawson, Zettler**.

f. Decision

No decision was reached.

E. Adjournment

PC Chair Keesee adjourned the meeting at 7:37 p.m. without objection.