



City of Stevenson

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

February 2026 Planning Commission Meeting

Monday, February 09, 2026

6:00 PM

A. 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>

or via YouTube at <https://www.youtube.com/channel/UC4k9bA0lEEvsF6PSoDwjJvA/>

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.

Tools: *6 to mute/unmute & *9 to raise hand

B. Old Business

- 1. Meeting Minutes** - Planning Commission is presented with minutes from November 2025 for approval.

C. New Business

- 2. Public Hearing** - Conditional Use Permit (Wesley Huston)

D. Discussion

E. Adjournment

Minutes
Stevenson Planning Commission Meeting
Monday, November 10, 2025
6:00 PM

MEMBERS PRESENT	Planning Commission Chair Jeff Breckel; Councilmembers Auguste Zettler, Anne Keesee. Commissioner Anthony Lawson participated through a remote platform. Commissioner Charles Hales was not present.
STAFF PRESENT	Wesley Wootten, City Administrator; Daniel Pitairu, Permits and Records Manager
PUBLIC PRESENT	Mary Repar, Greg Carey, Dana Hendricks, Adi Elliott, Christine Hecht, Angie Martin, Martin Hecht, Mike Perry.

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

A. Preliminary Matters

1. Public Comment Expectations **Reminders of meeting protocol.**
PC Chair Jeff Breckel requested **City Administrator Wootten** 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 remote or call in participants: *6 to mute/unmute & *9 to raise hand.

Daniel Pitairu, City of Stevenson's new Permits and Records manager was introduced.

PC Chair Breckel shared the purpose and reason for the meeting. It is not a public hearing, but an opportunity for the public to offer comments regarding the city's short term/vacation rental policy. He provided a number of topics being considered, including safety, compatibility with neighborhoods, tourism expansion, limits on the number owned/operated, housing impacts, etc. He provided some details on what the city is aware of regarding current short-term rentals.

- Most are owned by local residents, seven have out of the area owners.
- It is a commercial use in a residential zone.
- Standards differ from hotels and lodging businesses.

- Spotty compliance with licensing makes it hard to know exact number of sites.
- Number of occupants can be defined through ordinance.
- Area cities have ordinances detailing standards

2. Public Comment Period:

Mary Repar spoke about a sustainability housing conference she attended in The Dalles, Oregon recently. She noted affordable housing needs to be motivated through policy initiatives.

B. New Business

None presented

C. Old Business

Public Workshop - Vacation Rentals

Christine and Martin Hecht, Greg Carey, Adi Elliott, Angie Martin and Mike Perry provided insight and information about their experiences with and understanding of short term/vacation rentals.

- Additional income from rentals helps homeowners.
- Many ADU's are used for short term rental units.
- Local owners more likely to invest in neighborhoods and community.
- Lodging taxes need to be paid to ensure fairness.
- Clarity need on licensing, fees, enforcement. Review licensing process.
- Reducing system development charges to help with housing affordability.
- Businesses cite housing availability as a major concern.
- Freestanding vs ADU's vs house sharing=different licensing & regulation needs.
- Caps on total number of units should be considered.
- ADU/home sharing not impacting housing supply.

D. Discussion

PC Chair Breckel thanked everyone for their comments and questions. He noted he learned more about freestanding sites than he was aware of before.

City Administrator Wootten shared he intends to have a new City Planner in place by December 2025. He suggested researching the true number of STR's/vacation rentals would be one of their first tasks. **Commissioner Zettler** suggested a cap using a percent would allow flexibility. One question to be further considered is whether to include ADU's or home sharing sites. All are considered businesses operating in a residential area.

E. Adjournment

Following a motion by **Commissioner Zettler**, seconded by **Commissioner Keesee**, **PC Chair Breckel** declared the meeting adjourned at 7:46 p.m.

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 February 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: Wesley Huston

LOCATIONS: 365 SW Foster Creek Rd, Stevenson, WA 98648

EVALUATION: The Planning Commission will 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.

CUP-2025-003, requests to provide customers of Cohoperative, Inc., a nursery (Existing Use) located at the above address with the option of making overnight use of the same property through a limited number of primitive campsites (Proposed Use). These 17 sites would require vehicles to be self-sufficient, allowing guests to bring their own supplies and practice "pack-in, pack-out" for all waste thus eliminating the need for additional on-site infrastructure. As a grow your own, then pick your own nursery focused primarily on hops, on site camping accommodations will help cultivate a sense of community around activities such as planting, managing/maintaining and then harvesting. I see this as being a 3 season sort of offering as winter use would not be needed as there would be no active hop growth.

PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on February 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, 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: January 21st and January 28th, 2026

November 26, 2025

Planning Department
City of Stevenson
7121 East Loop Road
Stevenson, WA 98648

RE: Primitive Campsites at 365 SW Foster Creek Road

I am seeking approval for the following at 365 SW Foster Creek Road, an SR zoned, 3.2 acre property.

I would like to provide customers of Cohoperative, Inc., a nursery (Existing Use) located at the above address with the option of making overnight use of the same property through a limited number of primitive campsites (Proposed Use). These 17 sites would require vehicles to be self-sufficient, allowing guests to bring their own supplies and practice "pack-in, pack-out" for all waste thus eliminating the need for additional on-site infrastructure. As a grow your own, then pick your own nursery focused primarily on hops, on site camping accommodations will help cultivate a sense of community around activities such as planting, managing/maintaining and then harvesting. I see this as being a 3 season sort of offering as winter use would not be needed as there would be no active hop growth.

The above poses no public health or safety dangers beyond what is foreseeable in a residentially zoned area. No steep slopes onsite will be affected or require any grading as all campsites will be located in currently usable naturally flat areas of the property as shown on the Site Plan. By nature of its location relative to others, this property as shown on the Site Plan, maintains a large buffer zone on all sides from any potential interference with current uses of abutting properties. Sharing property lines with only one property, this proposed use complements the Commercial Recreation (CR) zoned Skamania Lodge open space and maintenance facilities better than it would if mixed in with purely residential uses. In addition, it is well known that primitive campsites can help surrounding businesses by attracting visitors who spend money on

local goods and services like groceries, restaurants, gas as well as all the numerous other activities and attractions Stevenson offers.

For these reasons, I hope that the Planning Department and Commission with entertain the idea of this use at 365 SW Foster Creek Road here in Stevenson.

Thank you,

Wes Huston

365 SW Foster Creek Road

365 SW FOSTER GREEK ROAD SITE PLAN

SITE PLAN FOR PROPOSED PRIMITIVE CAMPSITES



2018 Critical Areas Map

City of Stevenson, Washington

