



# City of Stevenson

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7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

## April 2026 Planning Commission Meeting

Monday, April 13, 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>

**or via YouTube** at <https://www.youtube.com/channel/UC4k9bA0IEEvsF6PSoDwjvA/>

**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.

### B. Old Business

- 1. Meeting Minutes** - Planning Commission is presented with minutes from March 9th, 2026 for approval.
- 2. Continued hearing and possible decision for Conditional use Permit CUP-2025-003**

### C. New Business

- 3. Planning Commission Applications** - Review of the applications submitted to fill the Planning Commission vacancy and prepare to make a recommendation to City Council.

### D. Discussion

### E. Adjournment

**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 Keese**. There were no objections.

# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371

[info@ci.stevenson.wa.us](mailto:info@ci.stevenson.wa.us)

Stevenson, Washington 98648

**TO:** Individuals Interested in the Stevenson Planning Commission

**FROM:** Jenny Taylor, Mayor

**SUBJECT:** Statement of Interest

Thank You for Your Interest!

Please take a brief moment to fill in the forms on this sheet. This will give us an idea of who you are and how you will be able to help contribute to our Planning Commission.

**Name:** Brian Riffel      **Email Address:**

**Address:** Stevenson, WA 98648

**Preferred Phone:**                      **Alternate Phone:** N/A

**Availability:**

Are you able to attend meetings on the 2<sup>nd</sup> Monday of every month at 6:00pm?      \* **Yes**      No

**Residency/Citizenship:**

Are you a resident of Stevenson? \* **Yes**      --No

Are you a citizen of the United States?                      \* **Yes**                      --No

**Your Age:**      --25 or younger      --26-35      --36-45      --46-55      \* **56-65**      --66 or older

**Areas of Interest**

Please place a mark next to the topics that interest you (please limit your response to three (3) topics):

- |   |   |
|---|---|
| Land Use (Subdivision/Zoning Controls)      | * Housing                                       |
| Capital Facilities (Water/Sewer/Stormwater) | * Transportation (Auto/Bike/Pedestrian/Parking) |
| * Economic Development (Industry/Tourism)   | Parks, Recreation, & Open Space                 |
| Scenery & Aesthetics (Signage/Architecture) | Environment & Sustainability                    |
| Other (please specify):                     |   |

**Background/ Statement of Interest**

Please use the space below to provide us with a brief statement about yourself and why you want to be involved with the Planning Commission (attach additional sheets as necessary):

My wife, Hilary, and I built a home in Stevenson and moved in March 2020. After 25 years in the Grant Park/Hollywood neighborhood of Portland, we were attracted to the natural beauty of the Columbia River Gorge.

After making the decision to move, we also made a commitment to be part of the community and look for ways to contribute; I see the Planning Commission as a good fit for some of my interests and experience. One of my formative career experiences was being part of the founding Board of the Northeast Community Center, a nonprofit organization formed by a small group of us in response to the YMCA closing its Hollywood Branch. While not necessarily "fun", I would characterize those four years as empowering; being

part of small group making a difference in the community inspired me to transition my career from CPA to nonprofit management. After nearly a decade with a Portland nonprofit as Fiscal and Deputy Director, I had an opportunity to transition to *philanthropy*, which is the work I have been doing for the past 13 years. Given my career progression, I tend to view issues through both a fiscal and community benefit lens; that is the perspective I would bring to the Planning Commission.

As for my specific areas of interest, I do a lot of walking around Stevenson, averaging 25-30 miles/week, so I have a selfish interest in making Stevenson more pedestrian friendly; however, I also believe that a good sidewalk system contributes to property values, livability, and the overall health and safety of the community. When more people are out walking for purpose or pleasure, there are opportunities to meet and talk with each other, keep eyes and ears on neighbors, and improve one's own health.

While walking, I see many vacant homes and commercial spaces around town; at the same time, we have a lack of affordable housing and a downtown core that would benefit if these empty spaces could be filled with small businesses &/or amenities. I have a strong interest in exploring potential public policy options to create incentives and/or force utilization of these vacant properties to address some of our affordable housing and economic development challenges. Stevenson is a small, under resourced community; we can't afford to have community assets sitting dormant.

I hope to have the opportunity to discuss this position in person. Thank you for your consideration.



Dear Members of the Planning Commission,

I am writing to express my interest in serving on the City of Stevenson's Planning Commission. I believe the Planning Commission plays a critical role in ensuring that decisions are thoughtful, forward-looking, and grounded in both community input and sound policy.

Stevenson's unique identity, with its natural beauty, small-town feel, and strong sense of community, is something I value greatly. As an eight-year resident of Stevenson, I am particularly interested in ensuring that, as the city grows, planning decisions reflect balanced growth that maintains the character of our town while responsibly preparing for the future.

My interests include supporting housing availability across income levels so that people who live and work here can continue to be part of the community. I also care about environmental stewardship. Given Stevenson's location and the importance of its shoreline and surrounding natural resources, I believe planning decisions should prioritize long-term sustainability, protection of waterways, resilience to climate impacts, and thoughtful land use that reflects both ecological responsibility and community needs. Lastly, public engagement is another area I am passionate about. I believe that planning decisions are strongest when they are informed by meaningful community input and transparent processes.

I believe my professional and volunteer background has given me the experience to be a helpful contributor to the Planning Commission. I have worked in government at both the state and county levels, where I developed an understanding of how to balance public input with regulatory requirements and policy frameworks. In addition, I served for 13 years as Chair and Vice Chair of my neighborhood association in Portland, Oregon. In that role, I helped review land-use variance requests, facilitated community discussions, and ensured broad participation in decision-making processes. I served for several years on the Citizen Advisory Committee for the Foster Transportation and Streetscape Plan, a state-funded Transportation and Growth Management effort. Currently, I serve on the Skamania County Chamber of Commerce Board of Directors, where I learn about and help address business and community concerns and priorities.

I feel closely aligned with many of Stevenson's Comprehensive Plan goals and appreciate its focus on managing growth while preserving the qualities that make Stevenson special. My approach is to be both pragmatic and optimistic, recognizing the realities of growth and change while working to shape outcomes that reflect shared community values.

I would be honored to contribute my experience, perspective, and commitment to the City of Stevenson in this capacity.

Thank you for your consideration,  
Tracy Gratto, MSW