



# City of Stevenson

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7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

## July 13th, 2026 Planning Commission Meeting

Monday, July 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>

City website: <https://www.ci.stevenson.wa.us/meetings>

Video recordings at <https://vimeo.com/cityofstevenson>

**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. On the phone participants press \*6 to mute/unmute & \*9 to raise hand.

### 1. Public Comments

### B. Old Business

2. **Meeting Minutes** - Planning Commission is presented with minutes from May 11th, 2026 for approval.

### C. New Business

### 3. Select Planning Commission Chair and Vice-Chair

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

- a. Appearance of Fairness Disclosures
- b. Presentation by Staff
- c. Presentation by Applicant
- d. Public Hearing

1. Comments in Favor
  2. Comments in Opposition
  3. Comments Neither in Favor nor Opposition
  4. Close Public Hearing
- e. Board Deliberation
  - f. Decision

**D. Discussion**

**E. Adjournment**

**DRAFT Minutes**  
**Stevenson Planning Commission Meeting**  
**Monday, May 11, 2026**  
**6:00 PM**

**Attending:**

**PC Vice-Chair Auguste Zettler; Planning Commissioners Charles Hales, Anne Keesee.** A quorum was present. **Commissioner Anthony Lawson** attended later in the meeting. **Jeff Breckel** was serving as an ex-officio member.

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

Applicant for CUP-2025-003: Wesley Huston

Public participants: Mary Repar, Kara Owen, Ezra Hammer, Rachel Lehr.

**PC Vice Chair Auguste Zettler** called the meeting to order at 6:01 p.m. He requested **Daniel Pitairu, Permits and Records Manager** explain the meeting protocol for public comments.

**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 April 13th, 2026 for approval.

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

Voting aye: **Planning Commissioners Charles Hales, Auguste Zettler, Anne Keesee. Commissioner Lawson** was not in attendance at that time.

**Public comments:**

Mary Repar commented on tree removals in city right-of-way. She suggested a tree policy. She sent Councilmembers an LDB Beverage request regarding

modification of organic matter using the sewer system to dispose of waste and noted past problems with the sewage plant due to excessive organic matter. The Cascade Transmission proposal is out for comments/SEPA with a new scoping period.

## **2. Continuance of Hearing for CUP-2025-003:**

### **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. **Vice-Chair Auguste Zettler** reported a conversation about the issue at Skamania Lodge as he has a part time position there, but stated no impact on his decision-making. There were no challenges by the applicant or the public.

### **b. Presentation by Staff**

**Mandy Hertel, Planner II**, provided a brief staff report. She explained the determination for exempting the project from a SEPA (State Environmental Policy Act) requirement and pointed to details in the report that led to the decision. She noted the city planning commission has the final say in planning decisions, which is different than the county planning process. A reevaluation before a judge is possible.

### **c. Presentation by Applicant**

Wesley Huston requested public comment first in order to address any concerns.

Rachel Lehr, a resident in Stevenson living nearby, requested the conditional use permit be denied. She cited concerns over the number of potential campers, sanitation, fire risk, increased traffic, and the farm classification. She stated it would change the character of the neighborhood.

Ezra Hammer, attorney, spoke on behalf of Skamania Lodge/Terrapins Owner, LLC. He provided a number of points regarding the application for a conditional use permit, and reviewed the four conditions needing to be met for approval-health and safety, harmony with surroundings, no impact on surrounding property values, and compliance with the Comprehensive Plan. He stated the application is incomplete and the Planning Commission cannot approve without additional burden of proof from the applicant. He shared the following observations:

- Site plan is deficient-no dimensions, need size of things in order to approve.
- No SEPA checklist.
- Meets bare standards
- No sanitation or trash storage plan
- No fire safety plan.
- No narrative how findings how will be made.

Mary Repar spoke against approving the conditional use permit due to current zoning restrictions. She questioned if a commercial area was being extended into a residential area.

Wesley Huston spoke on behalf of his application. He stated his willingness to make changes to satisfy the permitting requirements. He noted the property's proximity to the Skamania Lodge's maintenance yard, and that noise from the Lodge occurs during wedding and maintenance activities. He added that site plans don't need all dimensions when a scale is provided, and the number of bathrooms was approved by the Public Health Department. All campers using the site will be known to him.

**Vice-Chair Zettler** closed the public comment portion of the meeting at 6:47 p.m.

**Attorney Muth** shared in 2014 a full SEPA was done by Terrapins Owner, LLC for proposed 10 lots that now make up the site in question. He advised if a SEPA was required then, it should be required for any additional uses. **Hertel** stated appreciation for the historical knowledge of the site. **Commissioner Lawson** joined the meeting remotely.

#### d. Commission Deliberation

Prior to a discussion regarding the approval or denial of the application for a Conditional Use permit by the Planning Commission, the following details were considered.

**Findings of Fact:** The Planning Commission was asked to 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.

The applications and project plans were available for public review at City Hall during regular business hours and at <https://www.ci.stevenson.wa.us/news>, and notice of the hearing had been published in a newspaper of general circulation on January 21st and 28th, 2026.

1. The Planning Commission reviewed the application for a Conditional Use Permit after a duly advertised public hearing in February 2026.
2. The applicant paid the required application fees.
3. **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 public comments and those from the applicant, Commissioners engaged in a lengthy discussion regarding the application.

#### e. Decision

**MOTION** to deny the **CUP-2025-003** for a campground/hop farm facility was made by

**Commissioner Hales**, seconded by **Commissioner Keesee**.

Voting aye: **Commissioner Hales, Lawson, Keesee**.  
Voting nay: **Commissioner Zettler**.

### **Conclusions of Law**

Based on these findings and conditions, the Planning Commission is not satisfied that this Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

**3. Planning Commission Applications** Commissioners reviewed the two applications submitted to fill the Planning Commission vacancy and prepared to make a recommendation to City Council. They interviewed Brian Riffel. Tracy Gratto had previously been interviewed at the April 2026 Planning Commission meeting. Riffel chose to withdraw his application in support of Tracy Gratto. He was invited to apply to the Skamania County Planning Commission and encouraged to remain interested.

Following **PC Vice-Chair Zettler's** call for a recommendation, **Commissioner Keesee** proposed the Stevenson City Council appoint Tracy Gratto to fill the open Planning Commission position at the May 21st City Council meeting.

### **C. New Business**

No new business was introduced.

### **D. Discussion**

**Commissioner Lawson** initiated a brief discussion regarding ex-officio members, quorums, and alternate serving members. **Attorney Muth** advised the bylaws allow the Mayor to appoint an ex-officio to serve, with voting allowed only if needed to make a quorum.

**Mandy Hertel, Planner II** thanked the Commission for their hard work on the CUP process.

**Commissioner Hales** also thanked the city staff for their work.

It was noted that city emails remain troublesome. Prior to adjournment Mary Repar announced she has trees available for planting.

#### **E. Adjournment**

**Commissioner Hales** motioned to adjourn at 7:26 p.m. The motion was approved unanimously.



**City of Stevenson Community Development**  
7121 E Loop Rd, Stevenson, WA 98648  
PH: 509-427-5970 · Inspection Line: 509-427-3922

**NOTICE OF PUBLIC HEARING**  
**Intent to Rezone**  
**July 13, 2026 6pm**

<b>FILE NUMBER:</b>	ZON-2026-001
<b>PROJECT NAME:</b>	201 SW Attwell Rezone
<b>DESCRIPTION OF PROPOSAL:</b>	Request to rezone a .48 parcel to Multi-Family Residential (R3). The parcel is currently zoned Suburban Residential (SR).
<b>LOCATION:</b>	201 SW Attwell Rd, Stevenson, WA
<b>PARCEL NO.:</b>	02-07-01-2-0-0900-00
<b>ZONING:</b>	Suburban Residential (SR)
<b>PROPONENT:</b>	Roger DuCloo

**PROJECT DESCRIPTION:**

The applicant requests 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.

**Public Hearing:** 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





## NARRATIVE FOR ZONING CHANGE APPLICATION

March 27, 2026

City of Stevenson, Washington

201 SW Attwell Road | Parcel No. 02070120090000

### I. Property Information

Parcel Number	02070120090000
Situs Address	201 SW Attwell Road, Stevenson, WA 98648
Current Zoning	SR – Single-Family Residential
Proposed Zoning	R-3 – Multi-Family Residential
Comp. Plan Designation	UR – Urban Residential, High Density
Total Parcel Size	0.49 Acres / 20,446 SF
Max Allowable Density (R-3)	1 unit per 2,000 SF = up to 10 dwelling units
Proposed Development	1 detached unit (owner-occupied) + 2 multi-unit structures (5–7 units total)
Nearest Transit Stop	Skamania County Public Transit – Hegewald Center (~0.3 mi / ~6 min walk)
Owner of Record	Roger Ducloo and Traci Boyle-Galastiantz

### II. Project Overview and Owner’s Vision

The applicant respectfully requests 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 – Single-Family Residential. This application seeks to rezone the property to R-3 – Multi-Family 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.

The 0.49-acre parcel (approximately 20,446 SF) is situated within the City of Stevenson with convenient access to City services, the broader community, and public transportation. The proposed development program consists of one detached dwelling unit and two multi-unit structures, each containing between 2 and 3 units with a mix of unit types ranging from studio to 3-bedroom, for a total of between 5 and 7 units depending on final design. This is well within the maximum allowable density of 10 units under R-3 zoning. Any future development will connect to the public sewer system and will comply with all applicable local and state requirements.

Importantly, this project is grounded in a personal and community-minded vision. Owners Roger Ducloo and Traci Boyle-Galastiantz intend for the property to serve as their retirement home — with the detached dwelling unit serving as their own residence. The additional structures are not intended as a speculative investment, but rather as a deliberate effort to create a small, intentional residential community on the site. The owners’ goal is to foster a genuine sense of community among all residents of the property, offering well-designed, attainable long- and mid-term rental housing in a setting where neighbors know one another

and shared space is thoughtfully considered. This vision reflects a deeply personal commitment to the Stevenson community and to the value of thoughtful, human-scale infill development.

**Owner’s Vision for 201 SW Attwell Road**

The intent for this property is to serve as the owner’s retirement home. Rather than simply maximizing development potential, the owners’ goal is to create a thoughtfully designed, small-scale residential community on the site — one where the detached dwelling and the two additional structures are developed with intention, fostering a genuine sense of community among the residents who will live there.

- Primary Goal: Owner-occupied retirement residence
  - Secondary Goal: Provide additional housing units that contribute to the City’s housing supply
  - Rental Intent: Long- and mid-term rentals to serve local workforce and community residents
  - Design Intent: Foster a sense of community among residents of all units on the property
- This is a personally invested, community-minded project — not a speculative development.

**III. Consistency with the Comprehensive Plan and Subarea Plan**

Reference: Stevenson Comprehensive Plan | April 2013, as Amended through October 2022

As established in the Stevenson Comprehensive Plan (April 2013, as amended through October 2022), the subject property at 201 SW Attwell Road carries a land use designation of Urban Residential – High Density (UR). The Comprehensive Plan’s UR High Density designation is specifically intended to accommodate multi-family and higher-density residential development within the City’s urban growth area, recognizing that certain locations within Stevenson are well-suited to support a greater concentration of housing in order to meet community needs, utilize existing infrastructure efficiently, and advance long-range growth management goals.

The proposed rezone to R-3 Multi-Family Residential directly implements the land use vision established in the Comprehensive Plan for this parcel. The current SR – Single-Family Residential zoning is inconsistent with the UR High Density designation already assigned to this property through the Comprehensive Plan process. Approving this rezone corrects that inconsistency and brings the zoning map into conformance with the City’s adopted long-range planning document.

Furthermore, the subject parcel is located across the street from and within the same general area as existing R-3 zoned properties. The proposed rezone is therefore consistent with the established pattern of multi-family zoning in the immediate vicinity. Rezoning this parcel to R-3 would not introduce an incompatible use or zoning classification — rather, it would extend an already-present zoning pattern to a parcel that the Comprehensive Plan has already identified as appropriate for higher-density residential use.

Approval of this rezone is consistent with the Comprehensive Plan’s goals of expanding housing diversity, supporting infill development within the existing urban boundary, and making efficient use of land already served by municipal infrastructure — all of which are central themes of the Stevenson Comprehensive Plan as adopted and amended.

**IV. Middle Housing Needs and the Context of Smaller Communities**

The need for middle housing — defined broadly as housing types that fall between detached single-family homes and large apartment complexes, such as duplexes, triplexes, cottage clusters, and small multi-unit buildings — is increasingly recognized as a critical component of a healthy and balanced housing supply. While much of the public discourse around middle housing has focused on large urban centers, the need is equally pressing, and in some ways more acute, in smaller cities and towns like Stevenson.

Washington State has actively pursued housing reform legislation in recent years directing jurisdictions of all sizes to plan for and accommodate middle housing types. These reforms acknowledge a fundamental reality: the gap between single-family ownership housing and large-scale apartment development leaves an enormous range of households without appropriate housing options. Middle housing fills that gap —

providing attainable, right-sized rental and ownership options for individuals, couples, small families, seniors, and workers who do not need or cannot afford a detached single-family home.

For communities with seasonal or tourism-dependent economies — such as Stevenson, which serves as a gateway to the Columbia River Gorge and relies on a significant hospitality, recreation, and service industry workforce — the housing challenge is particularly pronounced. Seasonal workers, year-round hospitality employees, and others employed in the local economy often face a rental market dominated by short-term vacation rentals, leaving very limited options for long- or mid-term housing at attainable price points. This imbalance drives workers to commute from more distant communities, straining both individual households and the reliability of the local workforce.

The proposed development at 201 SW Attwell Road directly addresses this gap. The owners intend to offer the additional units as long- and mid-term rentals — providing stable, community-embedded housing options that serve local workers and year-round residents rather than competing in the short-term vacation rental market. This type of intentional, small-scale middle housing — owner-present, community-oriented, and focused on longer-term tenancy — is precisely the kind of housing that smaller communities like Stevenson need more of and that state housing policy increasingly encourages jurisdictions to enable.

Middle Housing – A Growing Priority Across Washington

- Middle housing is recognized as a critical tool for housing supply in communities of all sizes — from major urban centers to small cities and rural towns.
- Seasonal and tourism-dependent economies like Stevenson face unique housing pressure, with demand for year-round workforce housing often exceeding available supply.
- Long- and mid-term rental units fill a critical gap between ownership and short-term vacation rentals, providing stable housing for local workers and residents.
- Washington State has increasingly directed jurisdictions of all sizes to plan for and accommodate middle housing types as part of broader housing reform efforts.

The proposed development at 201 SW Attwell Road directly responds to this statewide and local imperative by adding modest, community-scaled middle housing units in a walkable, transit-accessible location.

**V. Change in Circumstances Warranting Reclassification**

The application is supported by the recognition that this parcel’s location — adjacent to and across the street from existing R-3 zoned land, and designated UR High Density in the Stevenson Comprehensive Plan (April 2013, as amended through October 2022) — presents a timely opportunity to provide additional housing units on a reasonably sized lot within convenient access to the City of Stevenson. The alignment between the parcel’s Comprehensive Plan designation and the adjacent zoning pattern represents a clear planning basis for this reclassification. The rezone corrects an inconsistency between the current SR zoning and the higher-density residential use that both the Comprehensive Plan and the surrounding zoning context already anticipate for this general area.

**VI. Mitigation of Environmental Impacts**

The general residential use of the subject property is not changing as a result of this rezone — the purpose is to increase density and create additional housing units on an existing residential lot. No commercial, industrial, or otherwise incompatible uses are being introduced. Because the nature of the use remains residential, environmental impacts associated with this reclassification are expected to be minimal.

Any future development on the site will be required to follow all standard environmental review processes as prescribed by applicable City codes and the State Environmental Policy Act (SEPA). This includes review of stormwater management, site grading, utility connections, and other project-level impacts at the time of permit application. The project will include connection to the public sewer system, consistent with City requirements for multi-family development. No major modifications to existing services or facilities are anticipated beyond those standard to residential infill development.

VII. Land Needs, Appropriateness, and Consistency of Treatment

a. Need for Additional Land:

No additional land is needed for the proposed use. The rezone applies solely to the subject parcel at 201 SW Attwell Road. The existing 20,446 SF lot is sufficient in size to accommodate the proposed multi-family residential development — consisting of one detached owner-occupied unit and two multi-unit structures totaling between 5 and 7 units — well within the maximum allowable density of 10 units under R-3 zoning, without the need to assemble additional parcels or expand the project area.

b. Appropriateness of the Proposed Classification for Reasonable Development:

The R-3 Multi-Family Residential classification is appropriate for the reasonable development of this property. The parcel is adjacent to main access points and located directly across the street from existing R-3 zoning, placing it in an area already recognized as suitable for higher-density residential development. Its proximity to primary City circulation routes and public transit ensures that future residents will have convenient access to downtown Stevenson, employment, and community services. A Skamania County Public Transit stop serving the Hegewald Center is located approximately 0.3 miles from the site — roughly a 6-minute walk — making this a well-connected location for residents who may not own or rely on a personal vehicle. This is a prime lot for the provision of additional middle housing units — well-located, appropriately sized, and consistent with the zoning and land use pattern of the surrounding area.

c. Special Treatment of the Subject Property:

The proposed reclassification does not constitute special treatment of the subject property. The parcel is already a residential use — the rezone simply allows a greater density of that same use, reflecting the property’s proximity to major City circulation routes, public transit, and its adjacency to existing R-3 zoned land. Approving this rezone is consistent with how similar properties in the vicinity have been treated and brings the subject parcel into alignment with both the surrounding zoning pattern and its Comprehensive Plan designation. No special privileges or exceptions are being sought — this is a straightforward reclassification to match the land use context already established in the area.

VIII. Density, Development Program, and Setback Considerations

The subject parcel at 201 SW Attwell Road contains approximately 20,446 square feet of lot area. Under the R-3 Multi-Family Residential zoning designation, the City of Stevenson allows a maximum density of one dwelling unit per 2,000 square feet of lot area, yielding a maximum of 10 allowable dwelling units. The applicant’s proposed development program is intentionally modest relative to the maximum — consisting of one owner-occupied detached dwelling unit and two multi-unit structures — and is designed to respond thoughtfully to the topography, existing site features, and the owners’ vision for a cohesive, community-oriented residential setting.

Density Analysis – 201 SW Attwell Road	
Lot Area:	20,446 SF
R-3 Max Density:	1 dwelling unit per 2,000 SF
Calculation:	20,446 SF ÷ 2,000 SF/unit = 10.22 units
Maximum Allowable:	10 Dwelling Units
Proposed Development Program:	
• 1 detached single-family dwelling unit (owner-occupied retirement residence)	
• Structure A: 2–3 units, ranging from studio to 3-bedroom	
• Structure B: 2–3 units, ranging from studio to 3-bedroom	
Total Proposed Units: 5–7 units (subject to final design)	
Units Well Within Maximum Allowable Density of 10 Units	

The proposed unit mix — ranging from studios to 3-bedroom units across two structures — is intended to serve a variety of household types and income levels, contributing to a more diverse and resilient housing stock in Stevenson. Final unit counts per structure (2 or 3 units each) will be determined through the design

development process in response to site constraints, building code requirements, and the owners' goal of creating a thoughtfully scaled, community-centered environment.

**Setback Considerations:**

The applicant is proposing to apply R-3 Multi-Family Residential setback standards for the development of this site. This approach is appropriate and justified by several factors specific to this location. The existing built environment along this stretch of SW Attwell Road reflects a non-uniform setback pattern, with structures in the immediate vicinity ranging from construction at or near the property line to setbacks of approximately 30 feet. The existing dwelling on the subject parcel itself does not conform to SR setback standards, further demonstrating that the SR dimensional requirements are not reflective of the actual development pattern in this area.

In addition, the site presents topographic and physical constraints that limit the flexibility of site layout. The applicant is committed to utilizing the site to the best of its ability given these conditions, and the R-3 setback standards provide a dimensional framework that is both consistent with the requested zoning designation and better suited to the practical realities of this parcel.

Setback Context – SW Attwell Road Frontage

The existing built environment along this stretch of SW Attwell Road reflects a wide variation in front setbacks, ranging from structures built at or near the property line to those set back approximately 30 feet. The existing dwelling on the subject parcel does not conform to SR setback standards. Given this non-uniform setback pattern, the variable topography of the site, and existing site features, the applicant is proposing to apply R-3 setback standards, which are better suited to the practical constraints of this lot and consistent with the requested zoning designation.

Existing Setback Variation (Attwell Road vicinity): Property line to approximately 30 feet

Applicable Setback Standard: R-3 Multi-Family Residential

Site layout will maximize efficient use of the parcel in consideration of topography, existing features, and R-3 dimensional standards.

**IX. Transit Access and Multimodal Connectivity**

The subject property at 201 SW Attwell Road benefits from direct proximity to Skamania County Public Transit service. A transit stop serving the Hegewald Center is located approximately 0.3 miles from the site — roughly a 6-minute walk — providing future residents with access to public transportation without the need for a vehicle. This level of transit accessibility is a meaningful indicator of site suitability for multi-family residential development, as it supports reduced automobile dependence, lower transportation costs for residents, and a more sustainable land use pattern consistent with the City's planning goals.

For residents of the proposed development who work in the service industry, hospitality, retail, or other sectors common in the Stevenson area, the availability of nearby public transit provides a practical alternative to driving — particularly during non-standard hours when personal vehicle use may be less safe or less feasible. Transit access also broadens housing options for individuals and families who do not own a vehicle or who choose not to drive, further expanding the inclusivity and affordability of the proposed development.

Transit Access – Skamania County Public Transit

Nearest Transit Stop: Skamania County Public Transit – Hegewald Center

Distance from Site: Approximately 0.3 miles

Walk Time: Approximately 6 minutes

Proximity to public transit further supports the suitability of this site for multi-family residential development and reduces automobile dependence for future residents.

## X. Enhancement of Public Health and Safety

The rezoning of this parcel to R-3 Multi-Family Residential directly supports the public health and safety of the Stevenson community by enabling the creation of additional housing units that serve residents across a range of economic circumstances. Expanding the availability of multi-family housing provides more options for individuals and families to live within the community — including service industry workers, essential employees, and others who may currently face limited housing choices in Stevenson.

Providing housing proximate to employment centers, community services, and public transit reduces the need for long-distance commuting — a factor with meaningful public safety implications. Service workers, hospitality employees, and others who work non-standard hours (early morning shifts, late nights, or extended hours) are particularly vulnerable to fatigue-related driving risks. When employees are required to commute significant distances under these conditions — with reduced alertness, limited daylight, and physical demands from long shifts — the risk of traffic incidents increases substantially. By enabling more housing options within the City and within walking distance of transit, this rezone supports the ability of working residents to live closer to where they work, reducing commute distances and associated safety risks.

In this respect, the proposed rezone is not merely a land use decision — it is a community health and safety investment that supports a more equitable, resilient, and livable Stevenson for all residents.

## XI. Conceptual Massing and Site Images

The following images are provided to illustrate the conceptual massing, site context, and general character of the proposed multi-family residential development on the subject parcel at 201 SW Attwell Road. These images are intended to support the zoning change application and are not final engineered or architectural drawings.

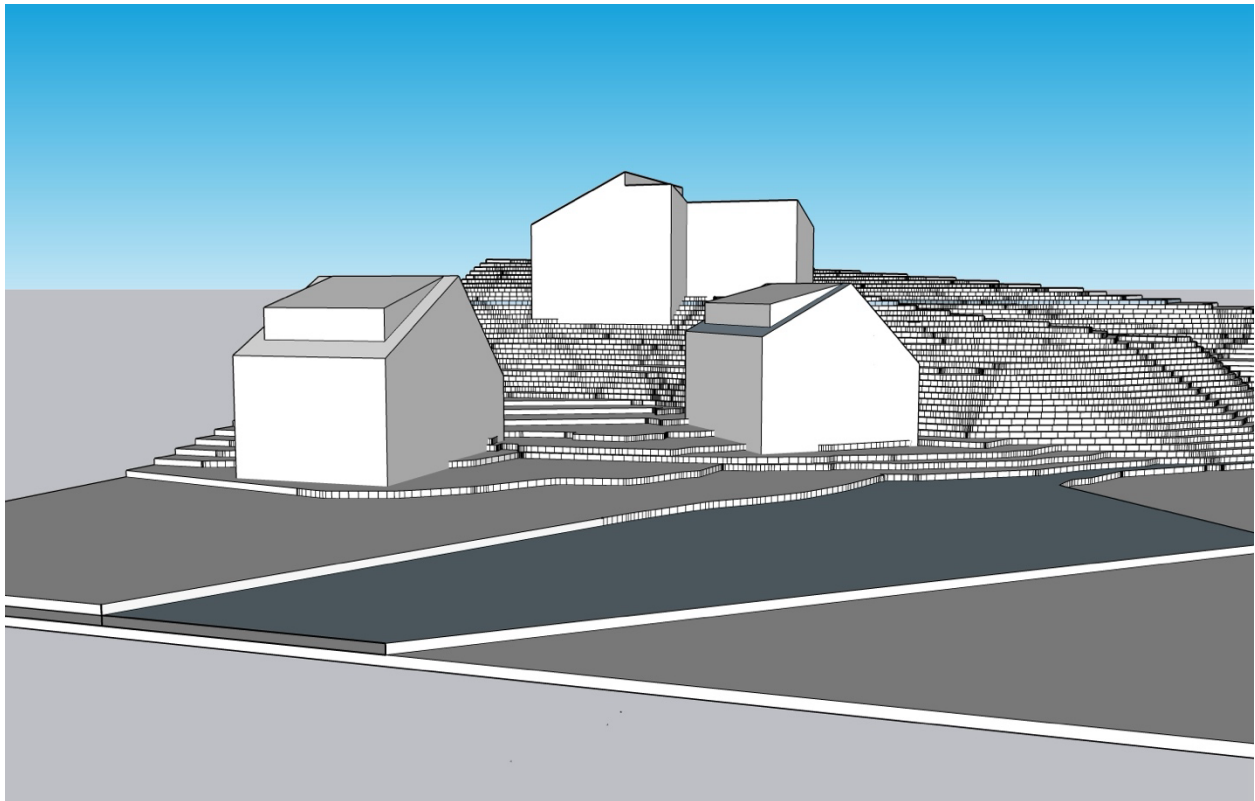


Figure 1 – Conceptual Massing, View 1

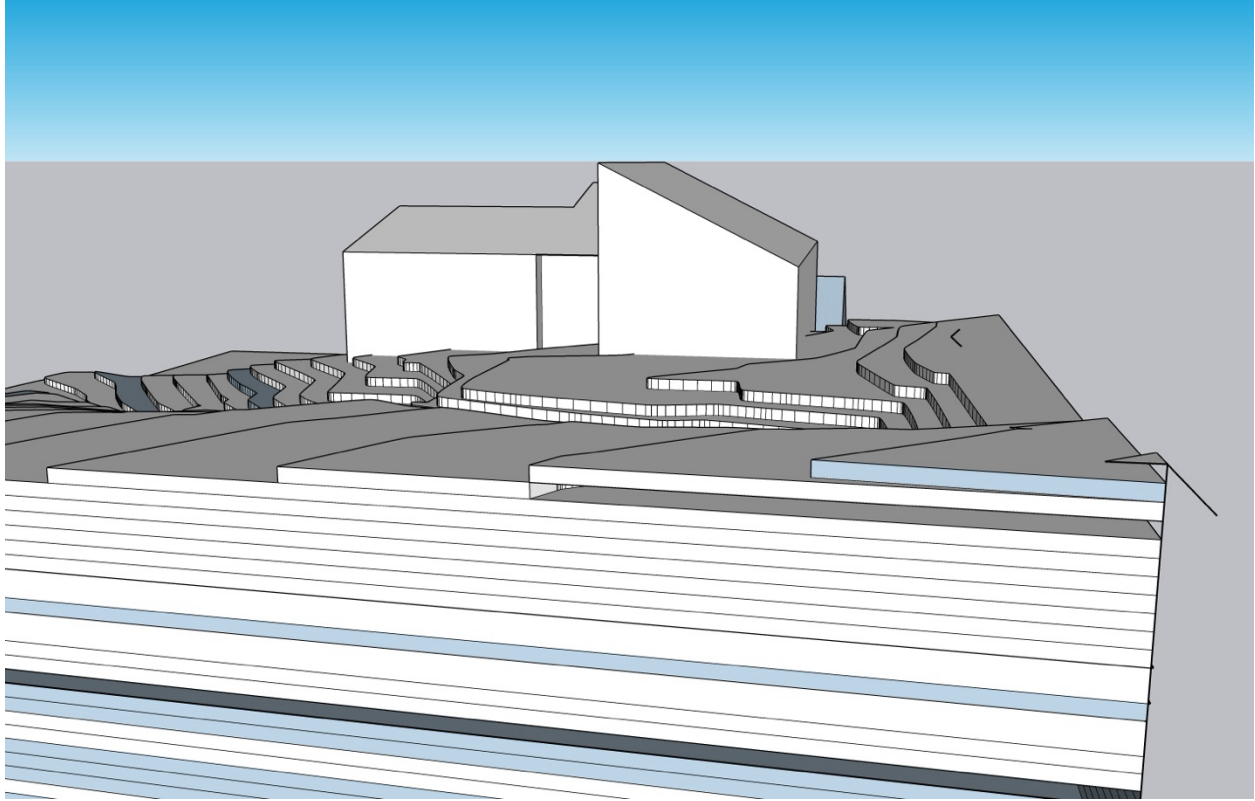


Figure 2 – Conceptual Massing, View 2

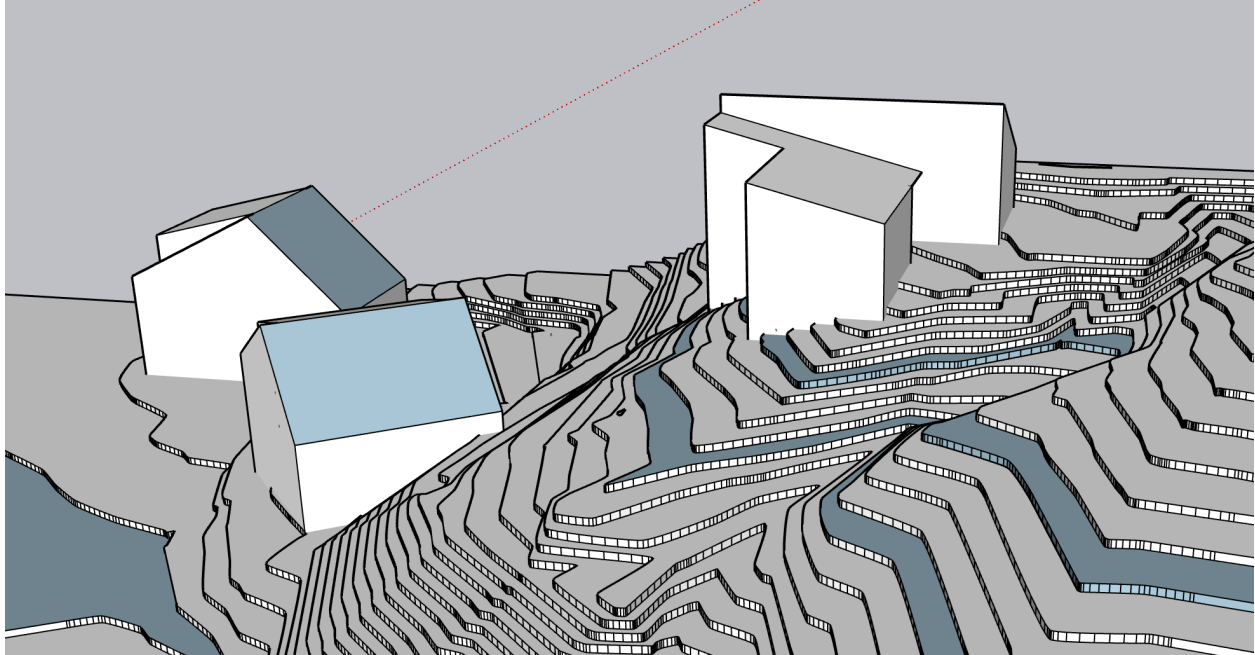


Figure 3 – Conceptual Massing, View 3

## XII. Conclusion

The proposed rezone of Parcel No. 02070120090000 at 201 SW Attwell Road from SR – Single-Family Residential to R-3 – Multi-Family Residential is consistent with the City of Stevenson’s Comprehensive Plan (April 2013, as amended through October 2022), which designates this parcel as Urban Residential High Density. The rezone is further supported by the adjacent R-3 zoning pattern in the same general area and responds directly to the community’s demonstrated need for expanded and diverse housing options.

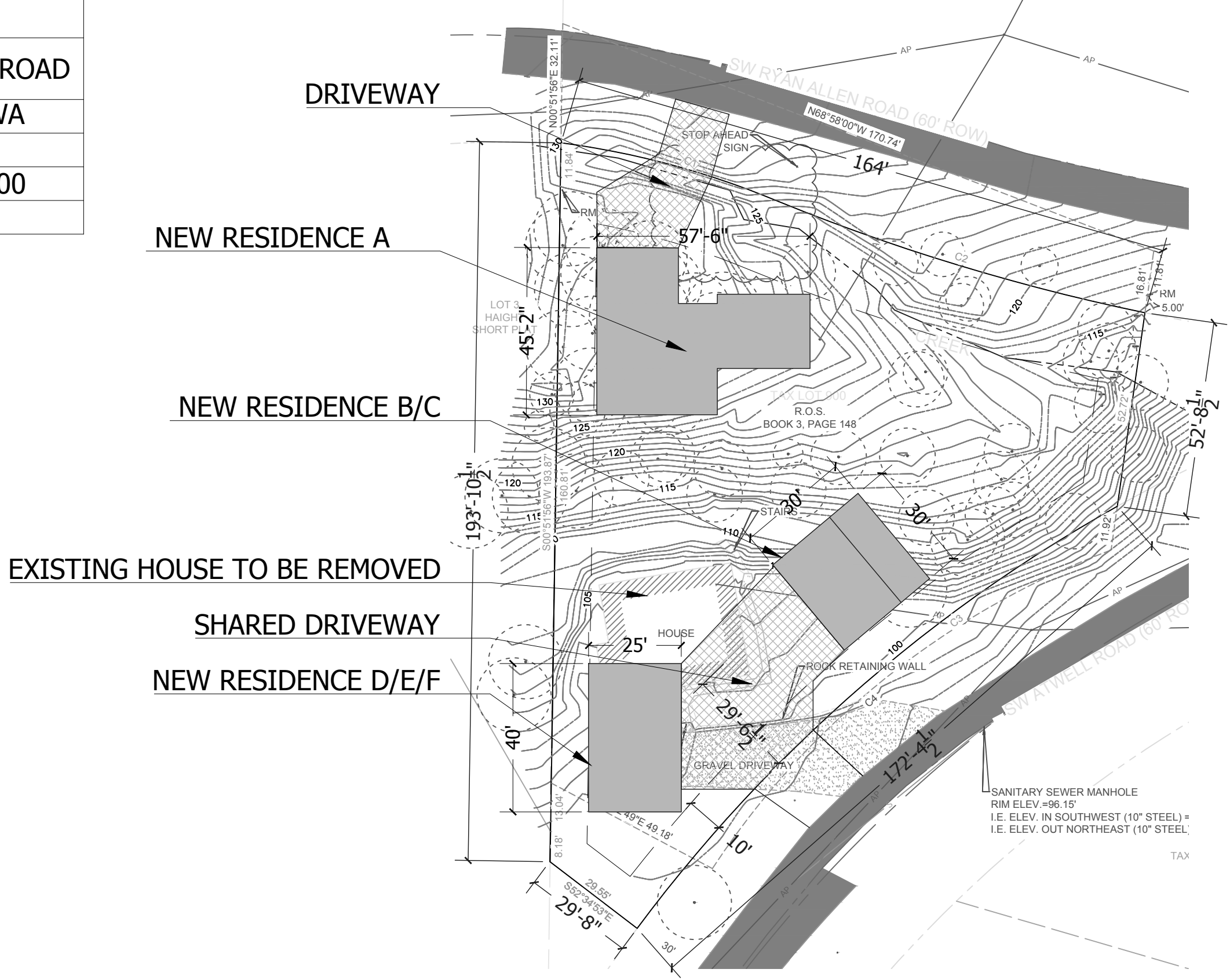
The proposed development — one owner-occupied detached dwelling unit and two multi-unit structures providing between 5 and 7 total units with a mix of studio to 3-bedroom floor plans — is well within the maximum allowable density of 10 units and is thoughtfully scaled to the site’s topography and existing conditions. The units will be offered as long- and mid-term rentals, addressing a critical gap in Stevenson’s housing market and providing stable housing options for the local workforce in a community where short-term vacation rentals have increasingly displaced year-round housing supply. No additional land is required and no special treatment is being sought.

At its core, this application reflects the personal vision of owners Roger Ducloo and Traci Boyle-Galastiantz, who intend to make this property their retirement home while creating a small, intentional community for their future neighbors. This is not a speculative project — it is a long-term investment in a place the owners plan to call home, designed with care for the people who will live there alongside them.

The site’s location within approximately 0.3 miles — a roughly 6-minute walk — of a Skamania County Public Transit stop at the Hegewald Center further reinforces this parcel’s suitability for multi-family residential use. Access to public transit reduces automobile dependence, supports residents across all income levels and mobility needs, and contributes to a more connected, sustainable, and equitable community in Stevenson.

The applicant respectfully requests that the City of Stevenson Planning Commission and City Council approve this zoning map amendment and appreciates the opportunity to contribute to the City’s housing goals.

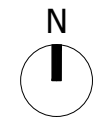
CODE INFORMATION	
SITE ADDRESS	201 SW ATTWELL ROAD
	STEVENSON, WA
COUNTY	SKAMANIA
PROPERTY ID	02070120090000
AREA	.49 ACRES



ARCHITECT:  
R<sup>2</sup> ARCHITECTURE+PLANNING  
WILSONVILLE, OR  
C: NATHANIEL ROTTA  
P: 971.940.6561  
E: nathaniel@r2ap.com

PROJECT:  
201 SW ATWELL RD  
STEVENSON, WA 98110

**SITE PLAN**  
1" = 30'  
3/27/2026



Request of: COLUMBIA GORGE TITLE



When recorded return to:

Rogier Ducloo and Traci Boyle-Galestiantz  
3449 Northeast Oregon Street  
Portland, OR 97232

### STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-24-160

**THE GRANTOR(S)**

Mercedes Lux Robinson and Jacob W. Robinson, a married couple who, acquired title as Mercedes J. Lux, a single woman and Jacob Wiley Robinson, a single man,

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
**THE GRANTEE(S)**  
Rogier Ducloo and Traci Boyle-Galestiantz, registered domestic partners

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Sec 1, T2N, R7E W.M.

SUBJECT TO SPECIAL EXCEPTIONS 9-14 OF THE PRELIMINARY TITLE REPORT DATED JUNE 3, 2024,  
FILE NUMBER S-24-160, A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE  
HEREIN NAMED.

Tax Parcel Number(s): 02-07-01-2-0-0900-00

Dated: 7/18/24

Mercedes Lux Robinson  
Mercedes Lux Robinson

Jacob W. Robinson  
Jacob W. Robinson

Skamania County  
Real Estate Excise Tax  
37280  
JUL 18 2024

PAID \$6080.00  
Skamania County Treasurer  
Melmonasha Spatz

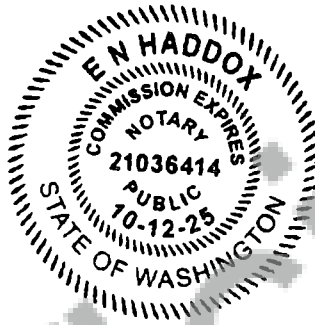
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 18<sup>th</sup> day of July, 2024 by Mercedes  
Lux Robinson and Jacob W Robinson.

E. Haddox  
Signature

notary  
Title

My commission expires: 10/12/25



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 201 Southwest Attwell Road, Stevenson, WA 98648  
Tax Parcel Number(s): 02-07-01-2-0-0900-00

**Property Description:**

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington and described as follows:

Beginning at the point of intersection of the State Road No. 8 (as located prior to 1921) with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, said point of beginning being 426 feet North of the North line of the Baughman D.L.C.; thence from said point of beginning North 200 feet to intersection with the South line of the County Road known as the Red Bluff Road and also known as the original State Road No. 8 as surveyed by Murray in 1906-1907; thence South 70° East along the South line of said Red Bluff Road to intersection with the State Road No. 8 (North Bank Highway) as established and located March 24, 1924; thence South 60° West 250 feet; thence in a westerly direction to the Point of Beginning.

**TOGETHER WITH:**

Beginning at a Skamania County Monument marking the intersection of the North line of the Baughman D.L.C. with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence North along the West line of the said Section 1 a distance of 426 feet to an iron pipe, the initial point of the tract hereby described; thence South 63° 40' East 29.05 feet; thence North 60° East to the Northerly right of way line of that certain road formerly designated as the North Bank Highway as approved by the State Highway Commission under date of March 14, 1921; thence following said Northerly right of way line in a Southwesterly direction to intersection with the West line of the said Section 1; thence North to the initial point.


**EXCEPTING THEREFROM:**

Beginning at a Skamania County Monument marking the intersection of the North line of the Baughman D.L.C. with the West line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence North along the West line of the said Section 1 a distance of 426 feet to an iron pipe; thence South 63° 40' East 29.05 feet; thence North 60° East 250 feet to an iron pipe, the initial point of the tract hereby described; thence North 70° West 90 feet; thence South 07° 06' East 86.44 feet; thence North 60° East 110 feet to the initial point.

**FURTHER EXCEPTING THEREFROM:**

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the county of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of said Section 1 which lies North 0° 00' 46" West, 395.33 feet from the North line of the Baughman D.L.C., thence South 54° 09' 04" East, 29.18 feet to the Westerly edge of Attwell County Road, being a point on a curve concave to the Southeast and having a radius of 405 feet; thence Southwesterly along said curve a distance of 43.73 feet through a central angle of 6° 11' 10" (the chord of which is South 32° 44' 48" West, 43.71 feet) to the West line of said Section 1; thence North 0° 00' 46" West, 53.85 feet to the point of beginning.

Skamania County Assessor 

Date 7/18/24 Parcel# 0207012090000