



City of Stevenson

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7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

August 10, 2026 Planning Commission Meeting

Monday, August 10, 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.

B. Old Business

- 1. Meeting Minutes** - Planning Commission is presented with minutes from July 13th, 2026 for approval.
- 2. 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

C. New Business

D. Discussion

E. Adjournment

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.



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

FILE NUMBER:	ZON-2026-001
PROJECT NAME:	201 SW Attwell Rezone
DESCRIPTION OF PROPOSAL:	Request to rezone a .48 parcel to Multi-Family Residential (R3). The parcel is currently zoned Suburban Residential (SR).
LOCATION:	201 SW Attwell Rd, Stevenson, WA
PARCEL NO.:	02-07-01-2-0-0900-00
ZONING:	Suburban Residential (SR)
PROPONENT:	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: $20,446 \text{ SF} \div 2,000 \text{ SF/unit} = 10.22 \text{ units}$
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.

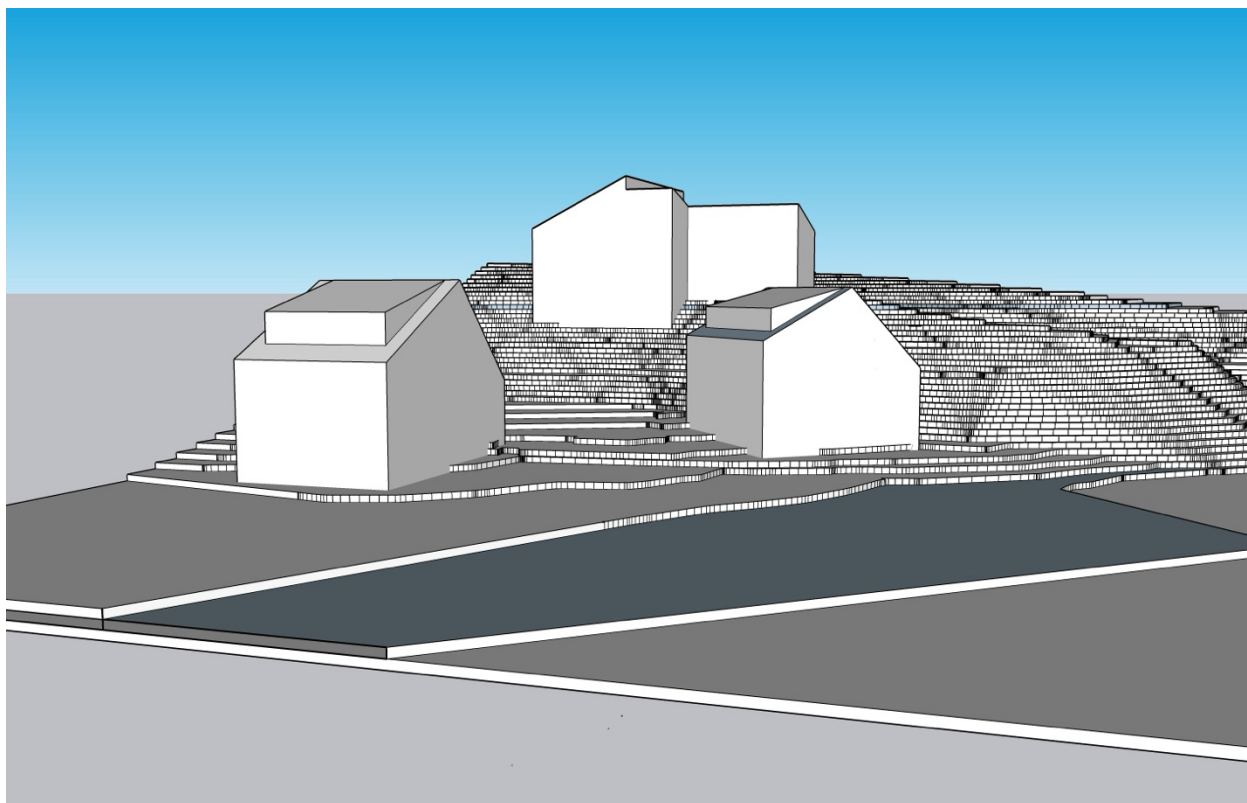


Figure 1 – Conceptual Massing, View 1

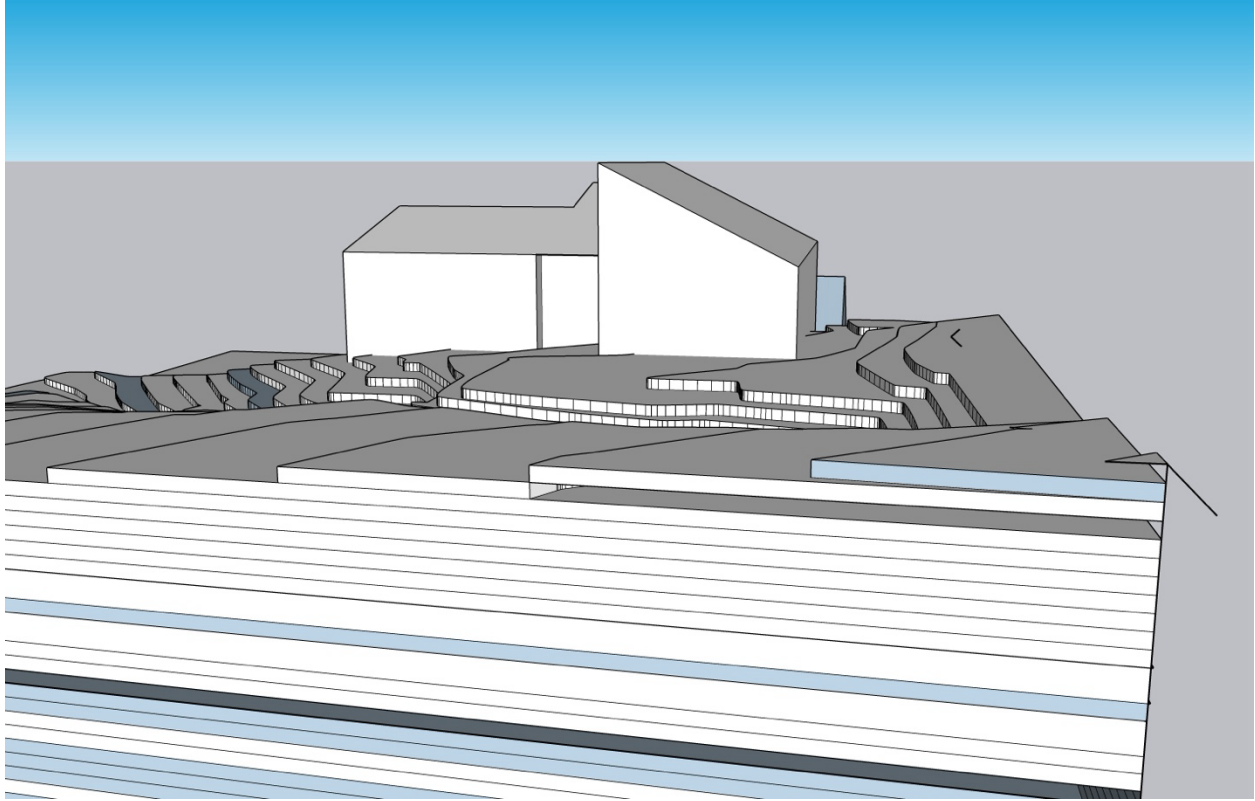


Figure 2 – Conceptual Massing, View 2

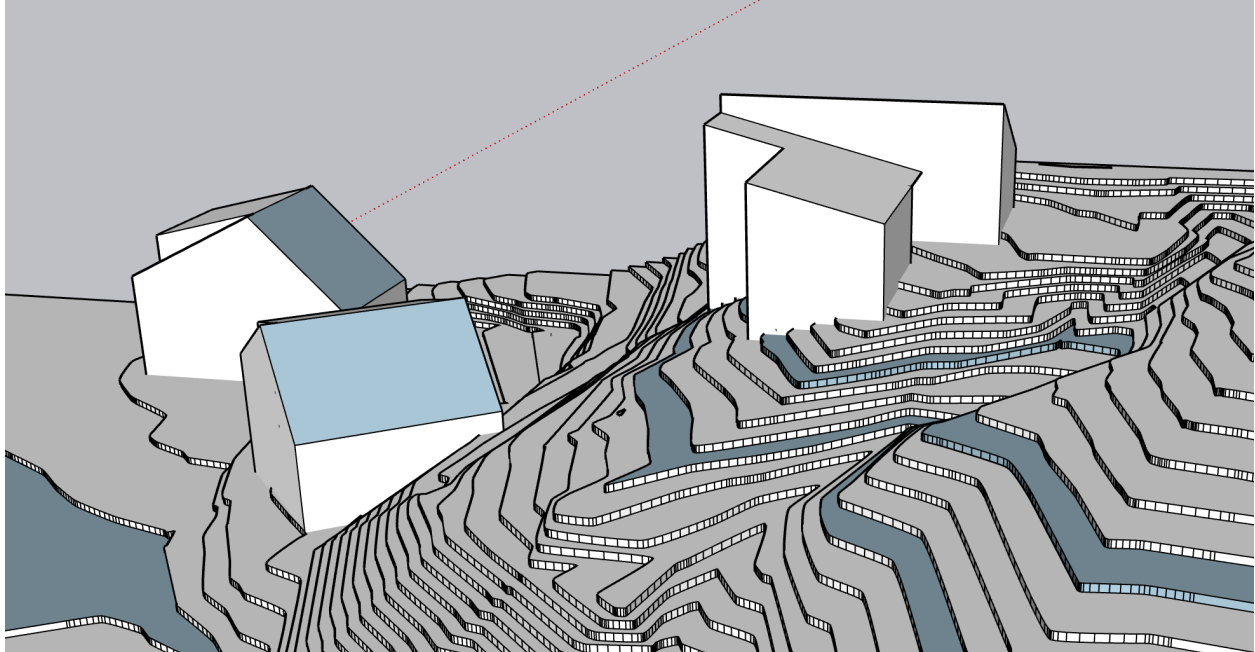


Figure 3 – Conceptual Massing, View 3

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.

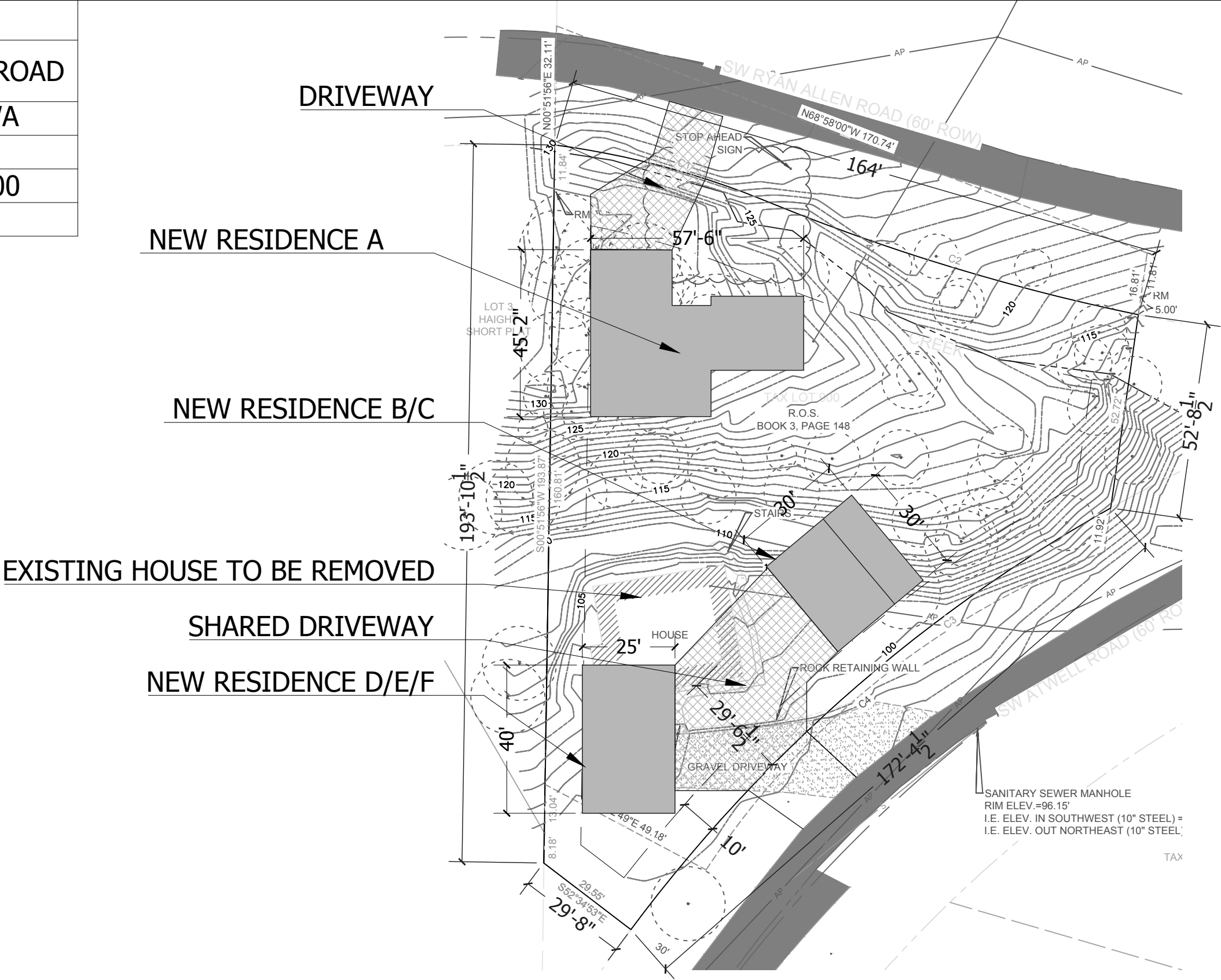
The proposed development — one owner-occupied detached dwelling unit and two multi-unit structures providing between 5 and 7 total units with a mix of studio to 3-bedroom floor plans — is well within the maximum allowable density of 10 units and is thoughtfully scaled to the site’s topography and existing 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: R² 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
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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

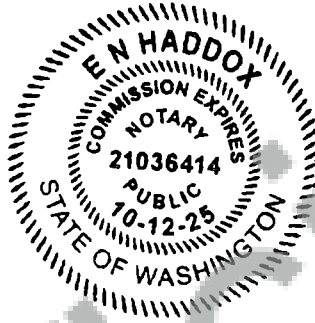
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 18th 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



City of Stevenson

Planning Department

(509)427-5970

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

TO: Planning Commission
FROM: Josh Neblock
DATE: July 13th, 2026
SUBJECT: ZON2026-01: Rezone Request: SR to R3 on SW ATTWELL Street

Introduction

The Planning Commission is asked to review and recommend City Council action on a proposal for rezoning approximately 0.49 acres of land from SR Suburban Residential to R3 Multi-Family Residential.

Recommended Action

Staff do not have a recommendation currently. The Planning Commission should weigh the potential change to the surrounding neighborhood resulting from a density increase. Planning Commission members should also consider the supporting provisions within the Stevenson Comprehensive Plan, including the future land use map, which designates the subject parcel high-density residential.

Guiding City Policies

Zoning Code

ZMC 17.08.030 – Purpose of Zoning Map

The Zoning Map adopted for the City is an official map and land use policy to control and direct the use and development of property in the municipal territory by dividing it comprehensively into districts according to the present and potential use of the properties.

SMC 17.50.010 – Boundary or Zone Changes

The Council may, upon proper application, upon recommendation of the planning commission, or upon its own motion, after public hearing and referral to and report from the planning commission, change by resolution the district boundary lines or zone classification as shown on the zoning map, provided such change is duly considered in relationship to a comprehensive plan.

Comprehensive Plan

Goal 2: "Development within the Urban Area wisely considers the long-term interests of the community"

- 2.7-2 Balance the availability of sufficient land for various uses when designating Future Land Use and Zoning districts.
- 2.7-3 Consider infill potential when designating Future Land Use and Zoning districts, especially with regard to multi-family housing.
- 2.7-5 Consider location and suitability of land for urban uses and established need when designating Future Land Use and Zoning districts.
- 2.12 Facilitate and encourage the use of innovative building types and land development patterns that encourage conservation of energy and other resources.
- 2.14 Ensure development review processes are prompt, predictable, open, and uncomplicated.

Goal 3: "A variety of housing options accommodates all residents"

- 3.1 Periodically review and revise land development regulations for residential areas to accommodate changing social and economic needs of residents.
- 3.2 Encourage a range of residential land uses, housing sizes, types, and price ranges and establish appropriate development criteria.
- 3.2-2 Ensure adequate and buildable areas for multi-family housing development

Background

Site Characteristics

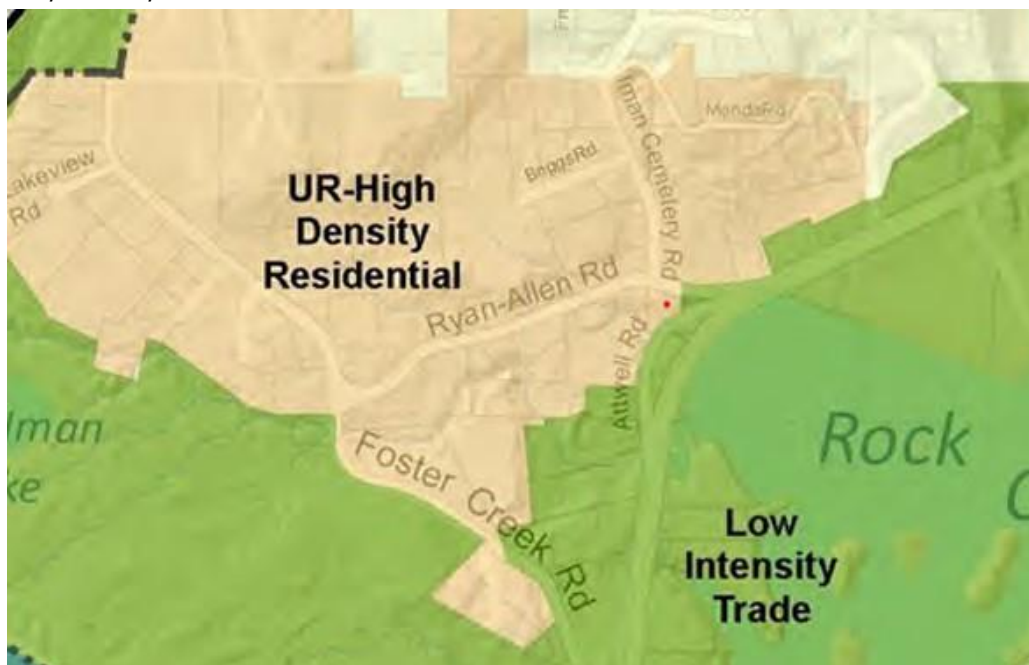
Subject Parcel				
Owner(s)	Tax Lot #	Zoning District	Current Use	Parcel Size
Rogier DuCloo	02-07-01-2-0-0900-00	SR	Residential	~0.49 ac (~22,000 sf)

Surrounding Property Characteristics

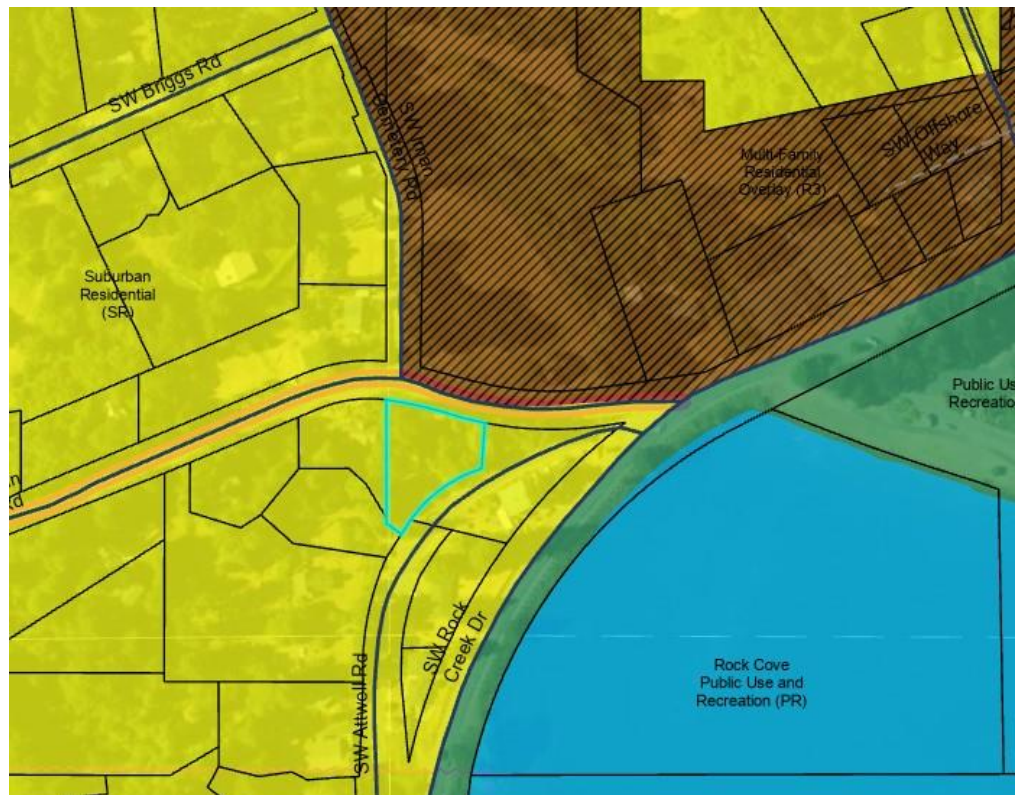
	Zoning	Land Use
Subject Property	SR Suburban Residential	Single Family Residential
North	R3 Multi-Family	Single-Family Residence/Vacant Land
East	SR Suburban Residential	Services/Shop
South	SR Suburban Residential	Single-Family Residences
West	SR Suburban Residential	Single-Family Residences

Aerial Photos

Comprehensive plan map



Current Zoning Designations



<i>Text Comparison</i>					
Allowed Use Comparison				Allowed Density	
	SR (Existing)	R3 (Request)		SR (Existing)	R3 (Request)
Travel Trailer	Prohibited	Not Listed	Minimum Lot Area	15,000 sf	2,000 sf per Unit
Townhome	Conditional	Permitted	Maximum Number Lots	1 lot	10 lots
Multi-Family Dwelling	Conditional	Permitted	Maximum Density	1 SFR and 1 ADU	1 per 2,000 sf lot area
Townhome	Unlisted	Permitted	Maximum Units	2	10 units
Bed & Breakfast	Conditional	Permitted			
Hostel	Conditional	Permitted			
Hotel	Conditional	Conditional			
Vacation Rental	Permitted	Permitted			
Campground	Conditional	Prohibited			
Home Occupation	Accessory	Accessory			
Nursery (Plants)	Unlisted	Conditional			

Staff Analysis

The subject property lies within the HDR – High Density Residential area of the Comprehensive Plan’s Future Land Use Map. This designation would support both the existing zoning designation and the requested change.

The proposed change would increase the maximum density of the subject parcel by 8 dwelling units. The applicant states a planned development ranging from 5-7 units on less than .5 acres. Attwell road is primarily made up of low density single-family residences.

Next Steps & Public Involvement

The Planning Commission is encouraged to listen to any testimony provided by the public in attendance and incorporate it into their recommendation if they deem it appropriate. The Planning Commission will deliver its recommendation to the City Council, which must hold the open record public hearing on this request. Public Involvement will be explicitly sought in advance of that hearing. Notices of the public hearing will be published and distributed to nearby property owners consistent with the Stevenson Municipal Code. Additionally, this proposal is subject to review under the State Environmental Policy Act. The SEPA Responsible Official's determination thereunder will be published and subject to reconsideration after a 14-day comment period.

Prepared by,

Josh Neblock
Lead Land Use Planner
Skamania County and City of Stevenson

Attachment

1- Application to Rezone



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

FILE NUMBER:	ZON-2026-001
PROJECT NAME:	201 SW Attwell Rezone
DESCRIPTION OF PROPOSAL:	Request to rezone a .48 parcel to Multi-Family Residential (R3). The parcel is currently zoned Suburban Residential (SR).
LOCATION:	201 SW Attwell Rd, Stevenson, WA
PARCEL NO.:	02-07-01-2-0-0900-00
ZONING:	Suburban Residential (SR)
PROPONENT:	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:	$20,446 \text{ SF} \div 2,000 \text{ SF/unit} = 10.22 \text{ units}$
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.

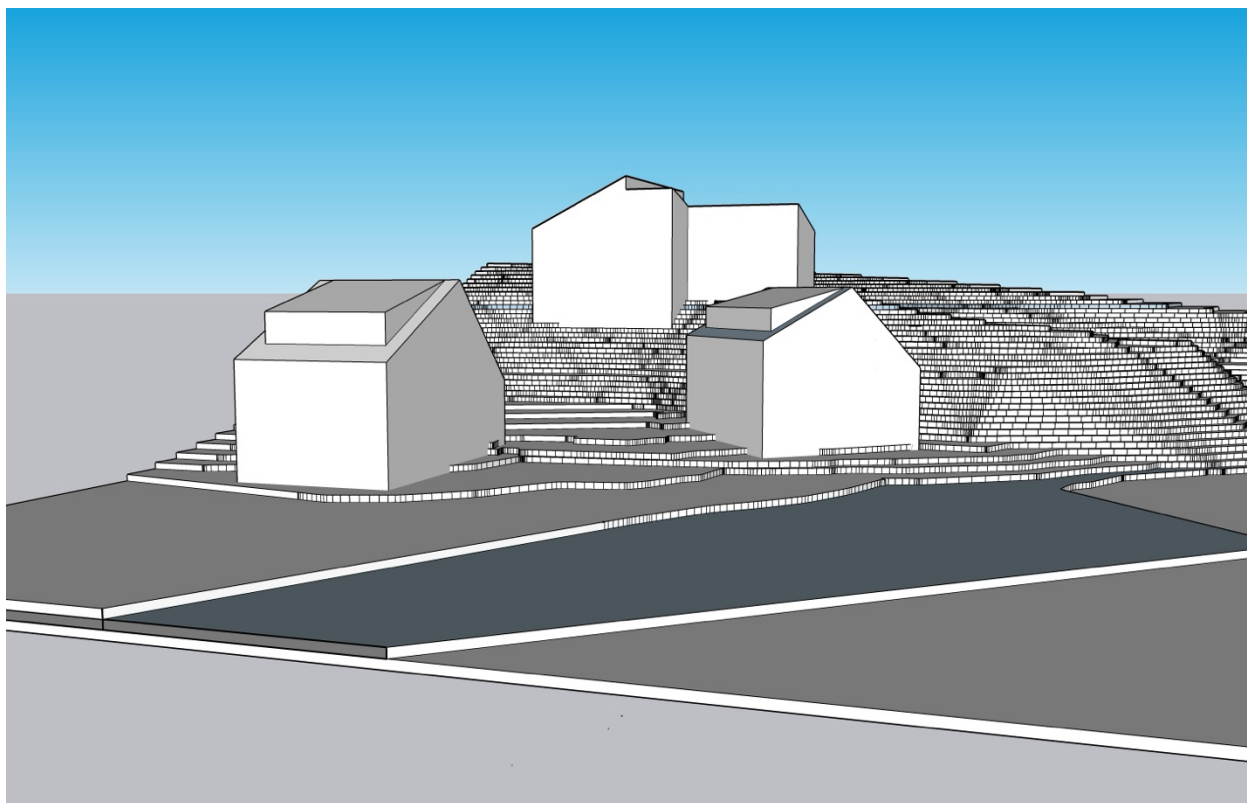


Figure 1 – Conceptual Massing, View 1

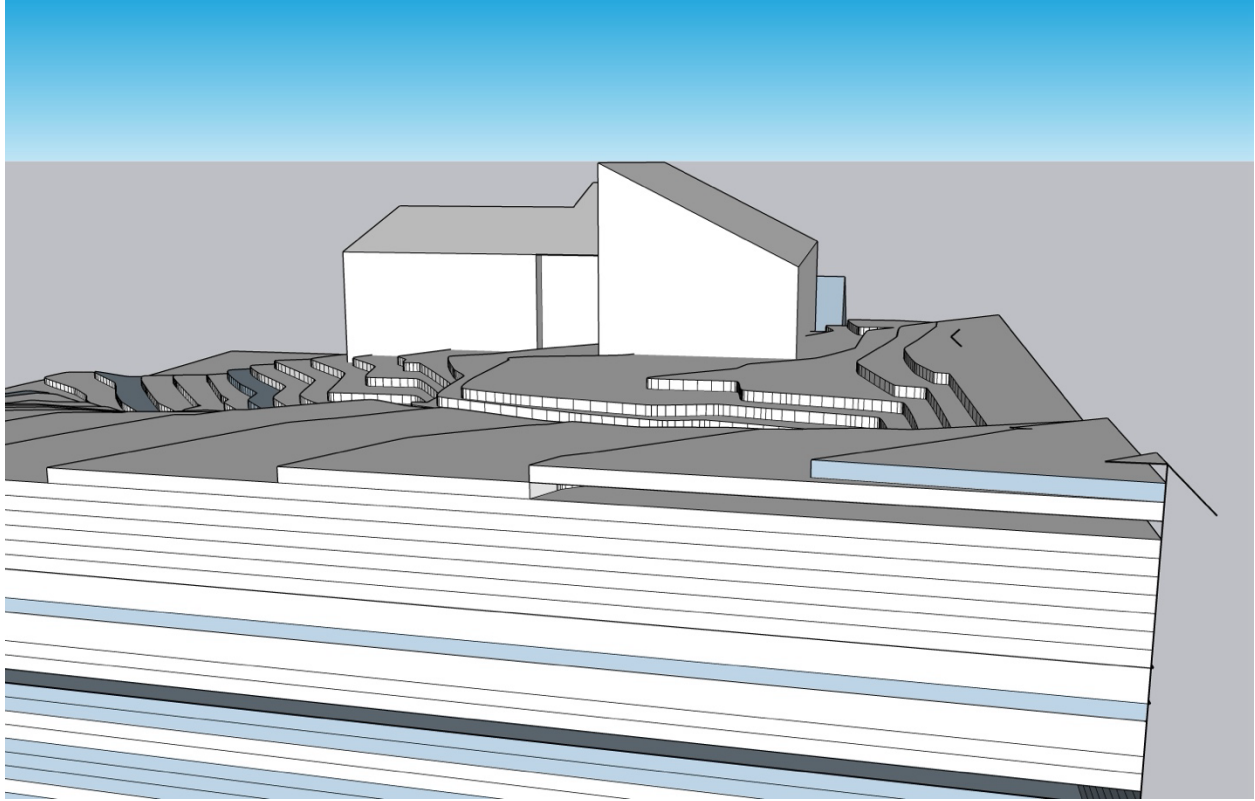


Figure 2 – Conceptual Massing, View 2

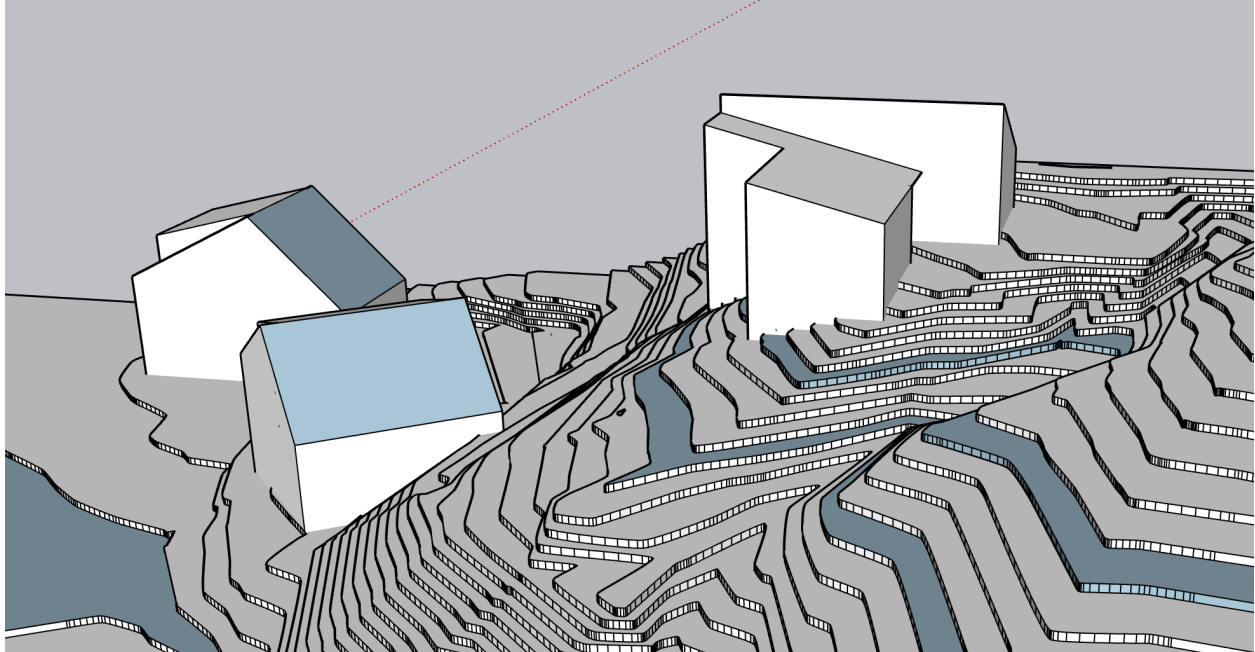


Figure 3 – Conceptual Massing, View 3

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.

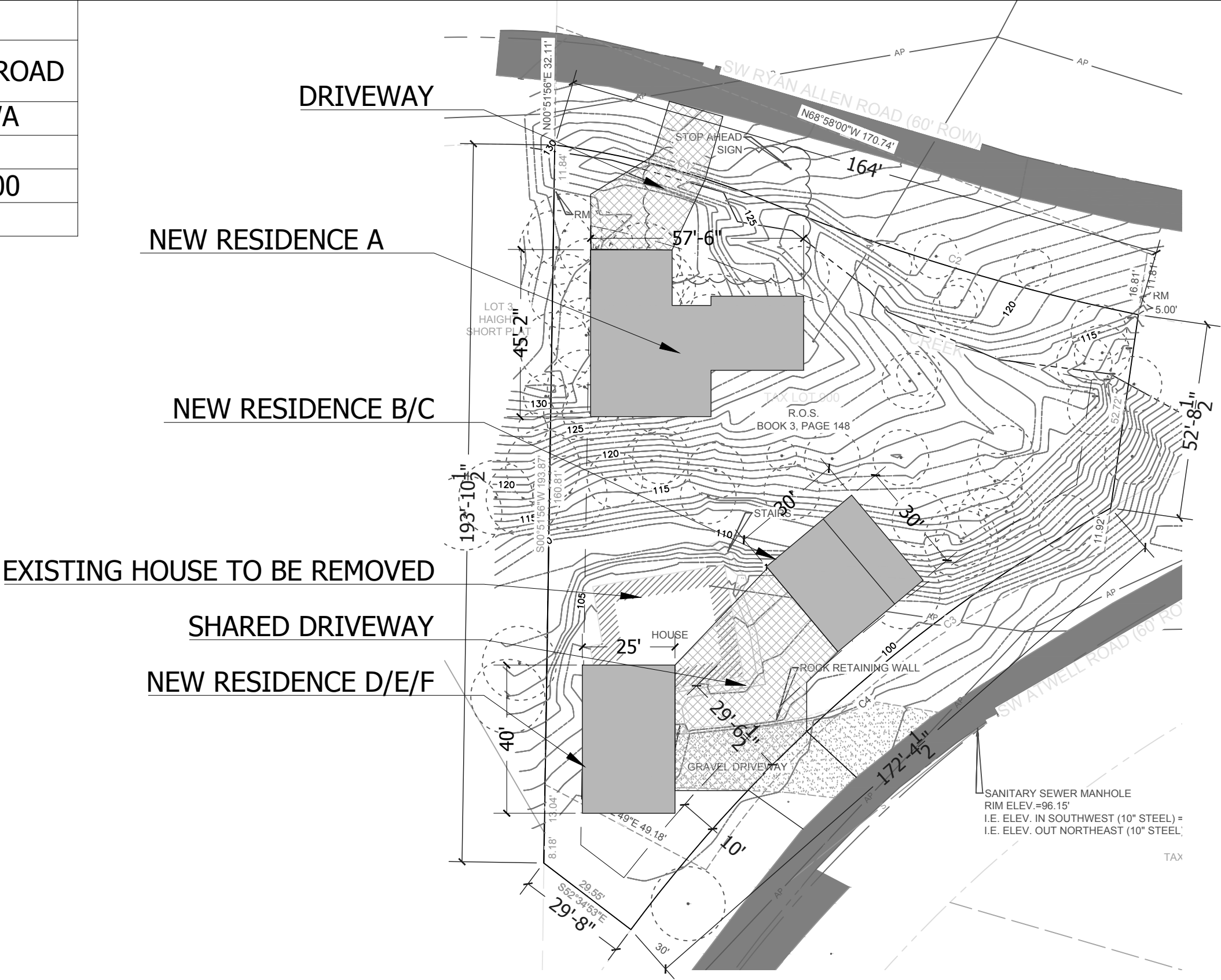
The proposed development — one owner-occupied detached dwelling unit and two multi-unit structures providing between 5 and 7 total units with a mix of studio to 3-bedroom floor plans — is well within the maximum allowable density of 10 units and is thoughtfully scaled to the site’s topography and existing 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: R² 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
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00018962202400009640030031

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

Jacob W. Robinson

Skamania County
Real Estate Excise Tax

37280

JUL 18 2024

PAID \$6080.00
Skamania County Treasurer

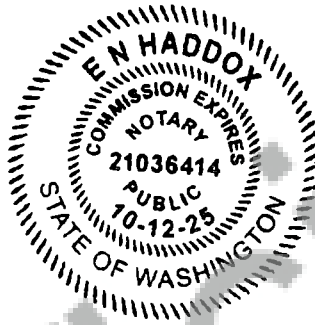
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on 18th 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