

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

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

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

A. Preliminary Matters

1. Public Comment Expectations **Reminders of meeting protocol.**

PC Chair Jeff Breckel requested **City Administrator Wootten** explain the meeting protocol. Commenters must raise their hand and be acknowledged by the Chair. **Please state your name clearly for the minute taker.** Individual comments may be cut off after 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date. Tools for remote or call in participants: *6 to mute/unmute & *9 to raise hand.

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

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

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

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

2. Public Comment Period:

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

B. New Business

None presented

C. Old Business

Public Workshop - Vacation Rentals

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

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

D. Discussion

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

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

E. Adjournment

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