



City of Stevenson

Planning Department

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TO: Planning Commission
FROM: Ben Shumaker
DATE: August 11th, 2025
SUBJECT: Vacation Rental Homes – Community Listening Session

Introduction

The Planning Commission asked to invite the broader public to discuss the existing vacation rental licensing program before determining whether to make changes thereto. Tonight's meeting is structured as a listening session to understand how the regulations are experienced by the community.

Recommended Action

None at this time.

Regulatory Framework

The City's [Vacation Rental Home](#) Program was developed 9 years ago. An open and far ranging public involvement process assisted the City's development of its regulatory program. One public commenter's urge to "begin with an assumption of trust" inspired much of that program. The City Council asked the Planning Commission to review the program to determine whether citizen-inspired changes are appropriate.

The public purposes served by the 2016 policies are listed in the column on the left. The tools employed by the draft regulations appear in the center column. Staff interpretation of newly proposed tools are shown in maroon text.

At tonight's listening session, staff encourages the Planning Commission to explore 1) whether the Public Purposes sought in 2016 match the purposes heard from the community today, 2) whether other Public Purposes should be advanced by the program, and 3) whether the public's experience with the program justifies fewer or additional tools for consideration.

Regulatory Intent and Tools		
Public Purpose	Tools	Additional/Newly Suggested Tools
Avoid Neighborhood Disruptions	- Annual License Renewal - Revocable License - Neighborhood Notice - Local Management - Staff Inspections - Interior Informational Posting - Added Parking Standards - Complaint Log/Action Log	- Proof of Residency - On-site Ownership Preference
Reduce Housing Speculation	- Revocable License - Annual License Renewal	Proof of Residency
Reduce Vacation Rental Proliferation	- Revocable License - Annual License Renewal	- Proof of Residency - District-Specific Allowance
Ensure Market Fairness and Taxation	- Annual License Renewal - Taxation Required	
Protect Guests	Annual Renewal	On-site Ownership Preference

	• Local Management • Interior Informational Posting • Staff Inspections • Fire Code Compliance • Added Parking Standards	
Reduce Administrative Burden & Barriers to Entry	• Revocable License • Annual License Renewal • Neighborhood Notice • Staff Inspections • Taxation • Fire Code Compliance • Complaint/Action Log	• Water Shutoff Penalty
Benefit Economy	• Local Management • Fire Code Compliance	• On-site Ownership Preference
7 Total Intents	10 Total Tools: 8 Required (bold text), 2 Advisory	

Public Involvement

This issue was brought to the Planning Commission by the public. To ensure any proposed changes incorporate public input, the Planning Commission requested this listening session. Commissioner Hales worked with City staff to create the message behind the outreach. That message was intentionally neutral. Notice of the meeting was distributed to the public at large via 3 Facebook posts, to past and present license holders, and to the neighbors of past/present license holders.

Next Steps

At this meeting, staff will assist the Planning Commission in synthesizing the feedback received. The Planning Commission will then be asked whether they want to consider the amendments proposed by the public, consider other potential amendments, or maintain the status quo.

Prepared by,

Ben Shumaker
Community Development Director