



City of Stevenson

Planning Department

(509)427-5970

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

TO: City Council
FROM: Josh Neblock
DATE: September 17th, 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

The Planning Commission reviewed the request on July 13th & August 10th and recommended Council approve the rezone.

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

Future Land Use Map: The Comprehensive Plan's Future Land Use Map is crucial for showing clearly and concisely how the Goals, Objectives, and Tactics contained in Chapter 3 relate to the Population Report in Appendix C. This map designates all areas of the City and Urban Area according to five basic land use designations describing where population and business growth will occur and how the City intends for lands to be used in the future.

The Future Land Use Designations are not zoning districts, and The Future Land Use Map is not a zoning map. Whereas the City of Stevenson Zoning Map is an official regulatory document adopted by ordinance through the Zoning Code, the Comprehensive Plan's Future Land Use Map is a guidance document that will be used to shape future decisions about annexations, land development policies, the size and timing of capital facility upgrades, changes to existing zoning designations, and those purposes indicated in RCW 35A.63.080

High Density Residential (HDR)

An area dominated by multi-family housing or single-family housing on lots smaller than 15,000 square feet. Residential uses in these areas are often mixed with institutions, utilities, schools and parks and/or located in close proximity to commercial uses more characteristic of urban areas. Development within a High Density Residential area almost exclusively requires extension of, or connection to, public water and sewer systems. Development patterns in these areas encourage connected street networks with pedestrian and bicycle facilities providing connections to abutting neighborhoods, schools, parks, and business centers. High Density Residential areas may be subcategorized by single-family or multi-family designations, and public use designations...

Background

Site Characteristics

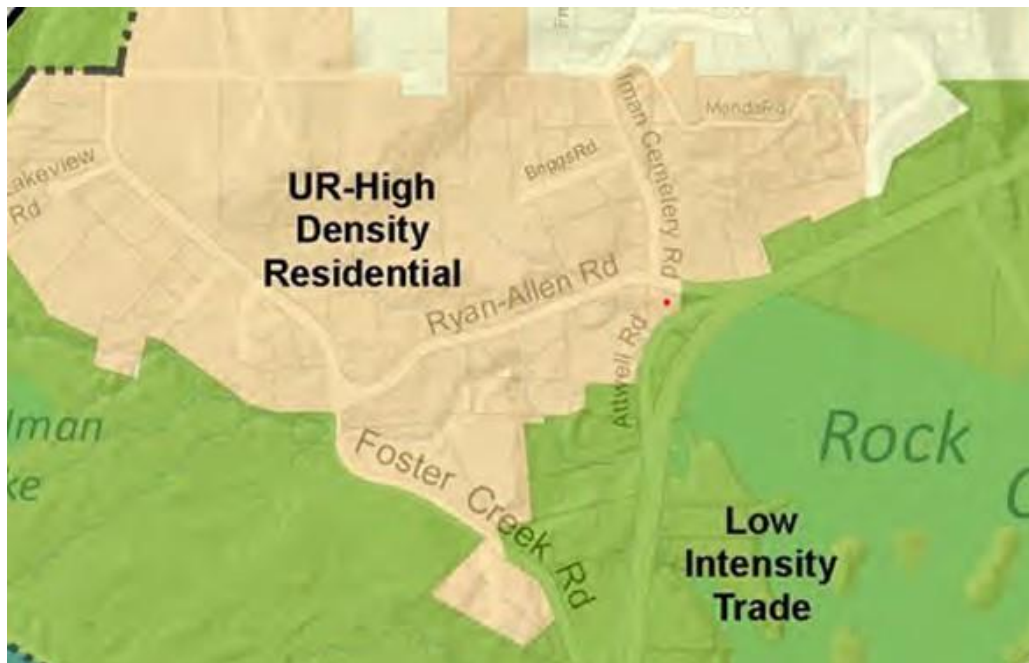
Subject Parcel				
Owner(s)	Tax Lot #	Zoning District	Current Use	Parcel Size
Rogier DuCloo	02-07-01-2-0-0900-00	SR	Residential	~0.49 ac (~22,000 sf)

Surrounding Property Characteristics

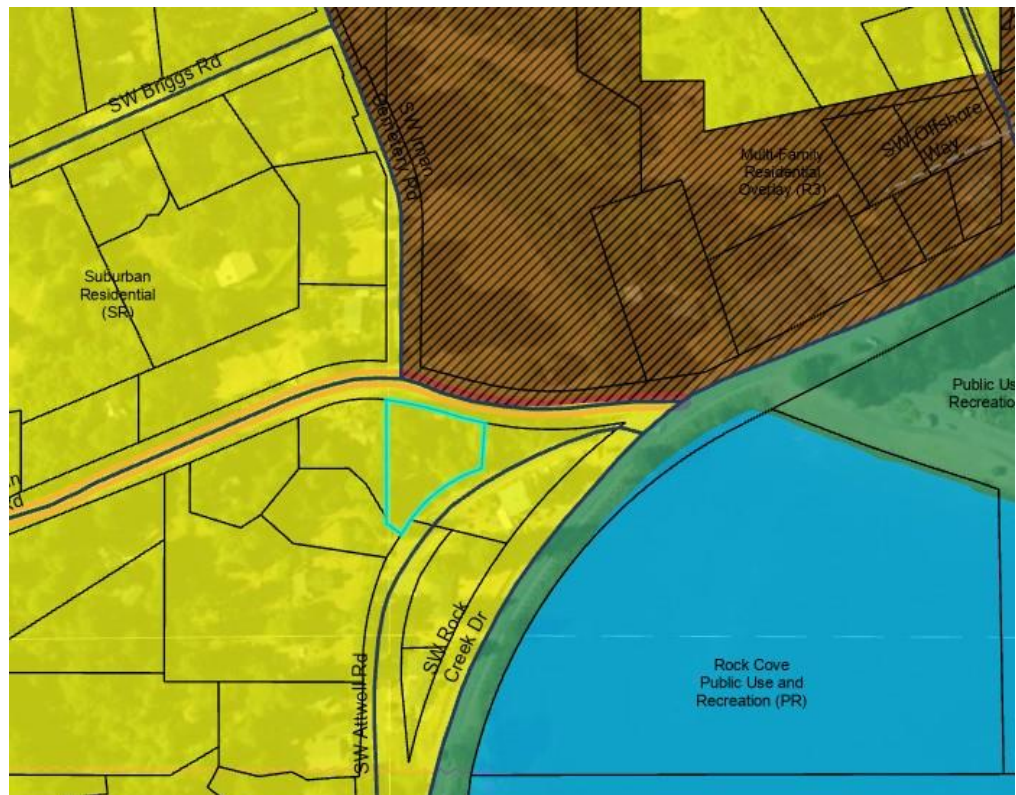
	Zoning	Land Use
Subject Property	SR Suburban Residential	Single Family Residential
North	R3 Multi-Family	Single-Family Residence/Vacant Land
East	SR Suburban Residential	Services/Shop
South	SR Suburban Residential	Single-Family Residences
West	SR Suburban Residential	Single-Family Residences

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	11 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 (lots larger than 15,000 sq. ft.)

Next Steps & Public Involvement

Notice of the meeting has been mailed to the owners of all property within 300 feet of the subject property, posted at the subject parcel and published in the Skamania County Pioneer for two consecutive weeks. The proposal is currently under SEPA review, with a Determination of non-significance issued. The 14-day comment period on the SEPA determination closes on September 23rd, 2026.

City Council should render a decision on the application after considering the materials provided by staff, along with planning commission recommendation and any testimony provided at the public hearing. City staff will provide an updated map for final adoption at the October regular meeting if Council votes to approve the application.

Prepared by,

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

Attachments

Application to Rezone
Build Out analysis for R3 zoning
8/10/26 Planning Commission minutes



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: August 10th, 2026
SUBJECT: ZON2026-01: Rezone Request: Findings of R3 zoned properties build out

Introduction

The Planning Commission requested staff to investigate the current “Build Out” of parcels zoned R3 within Stevenson city limits.

Findings:

Key:

No marking = Single Family Residential

U = Undeveloped

B = Built out and/or Multi-Family units

- = Public assembly/service and/or government property

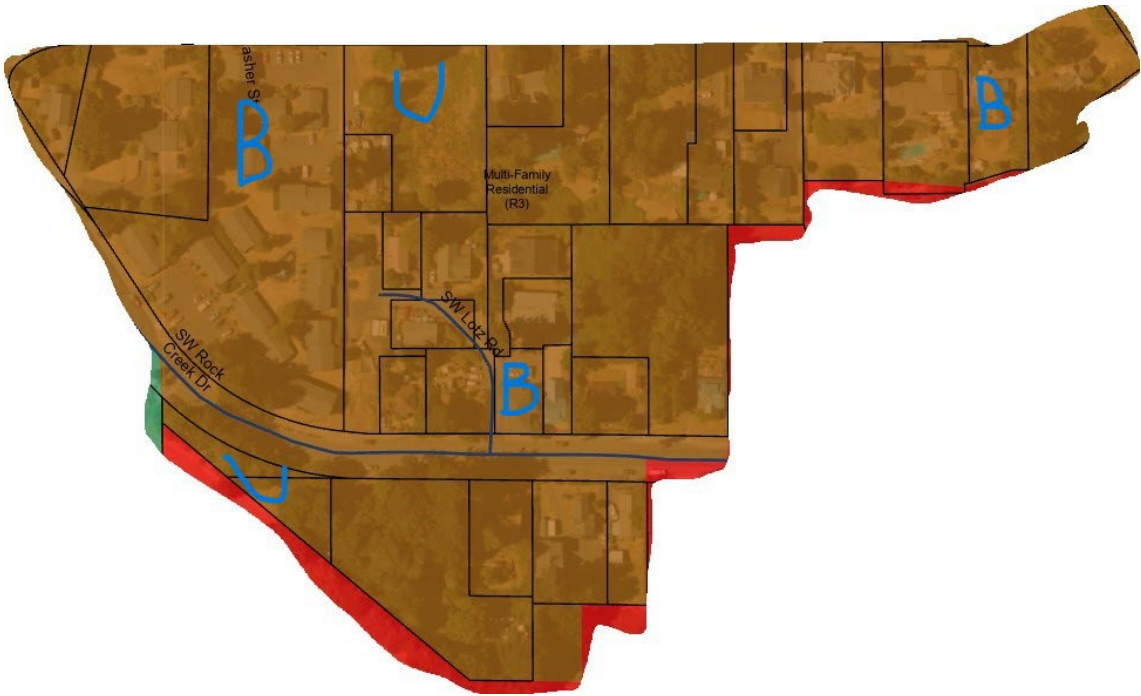
R3 Overlay block



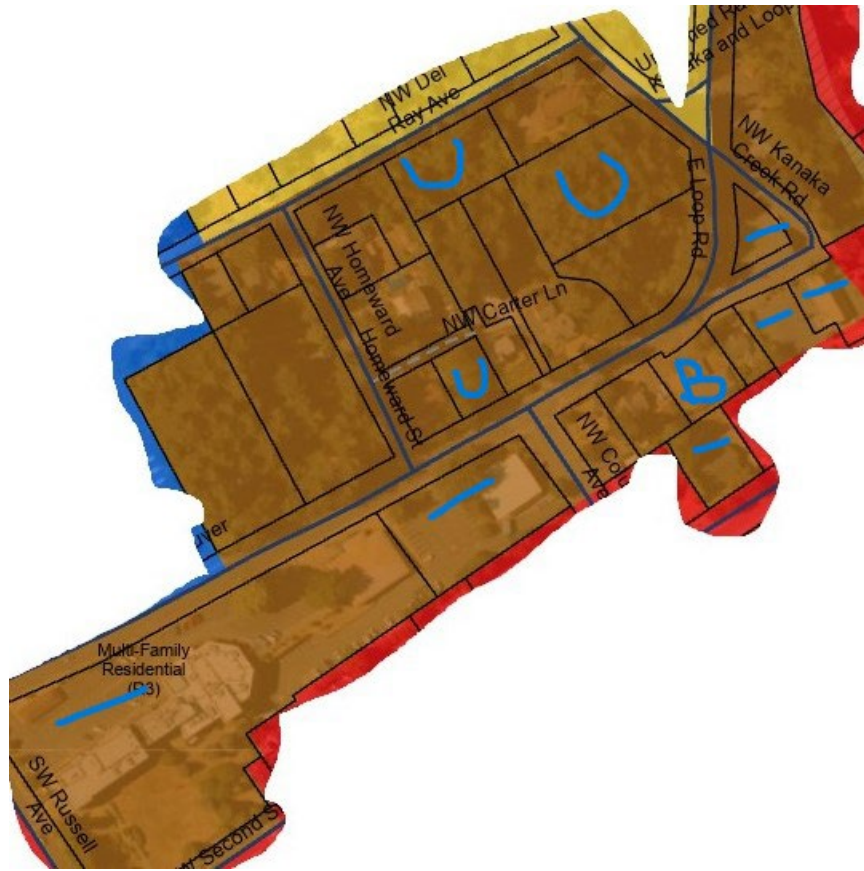
R3 block between Rock Creek and Stevenson Elementary, North of Vancouver Ave



R3 block south of Vancouver Ave



R3 block courthouse and city hall area



R3 Block NE Lutheran Church Rd and Gropper Rd



Staff Analysis

According to current county property records, approximately 132 parcels are zoned R3 within city limits. Less than 15 % of parcels zoned R3 are developed with multi-family units. 12 parcels are developed with public services and/or government buildings, likely eliminating them from future multi-family developments. According to current county property records, 22 parcels (16 %) of parcels zoned R3 are undeveloped.

Although the subject property lies within the HDR – High Density Residential area of the Comprehensive Plan's Future Land Use Map, the City has not even remotely approached its potential build out for parcels zoned R3.

As the city approaches its build out potential for R3 zoned parcels, the planning commission should then begin to consider the Comprehensive Plan Future Land Use Map and how it can be implemented. Currently, the city does not have a pressing need for more parcels zoned R3, according to build out potential.

When considering the need in the immediate area, the planning commission should consider the seven R3-Overlay zoned, undeveloped parcels across the street from the subject parcel. As well as the impacts to the current characteristics of the subject parcels surrounding neighborhood if the rezone request is approved.

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



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.

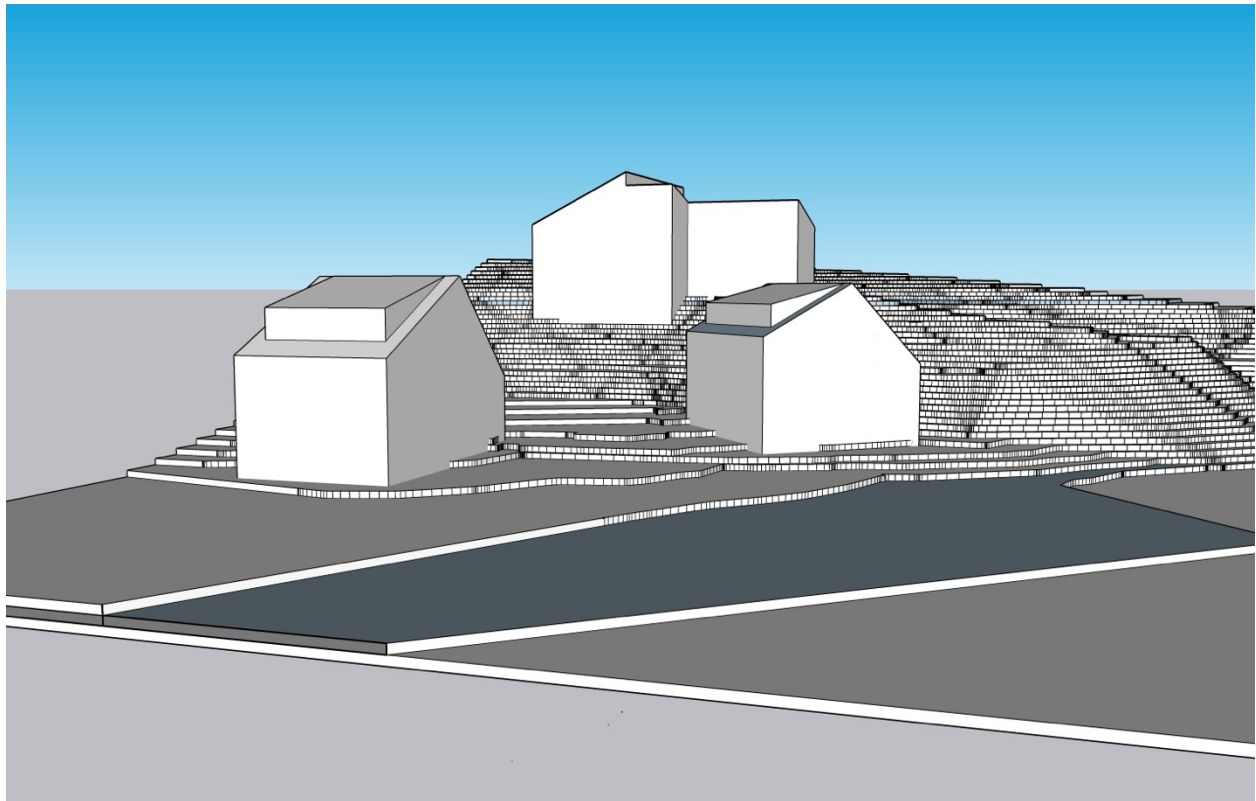


Figure 1 – Conceptual Massing, View 1

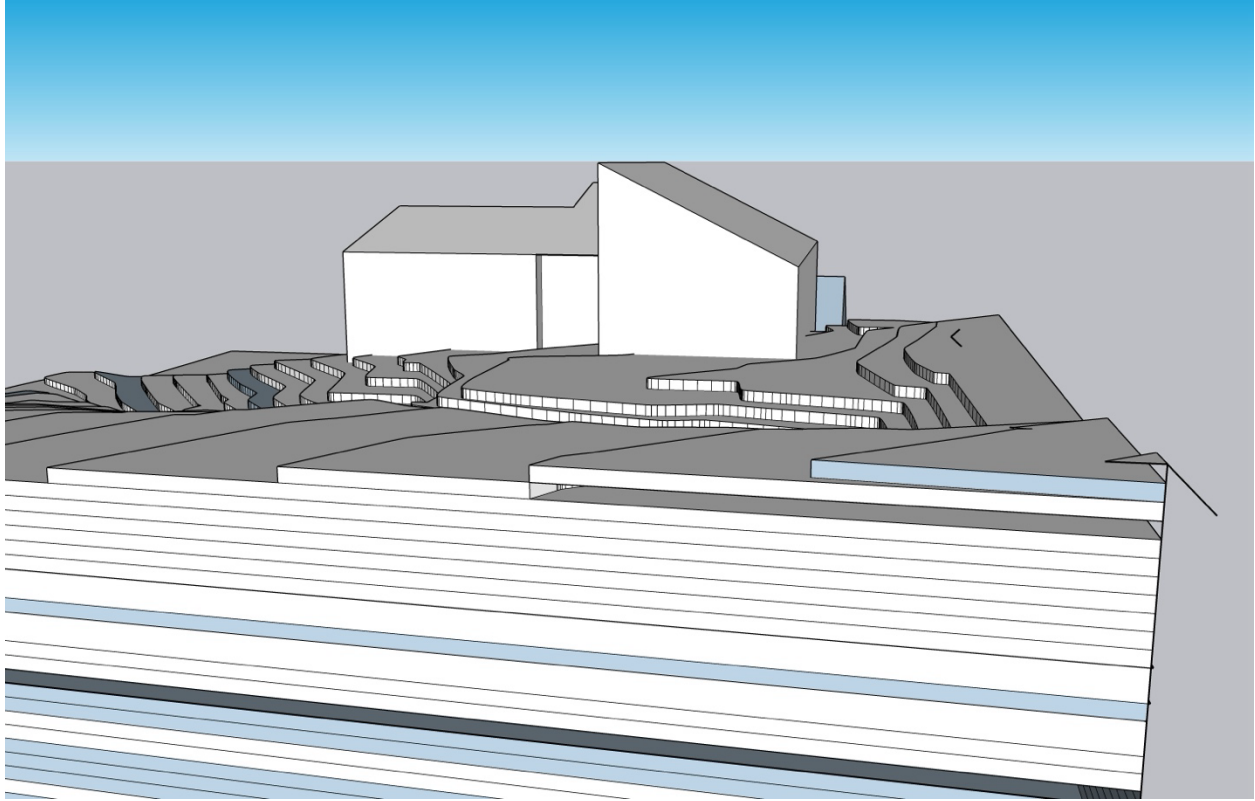


Figure 2 – Conceptual Massing, View 2

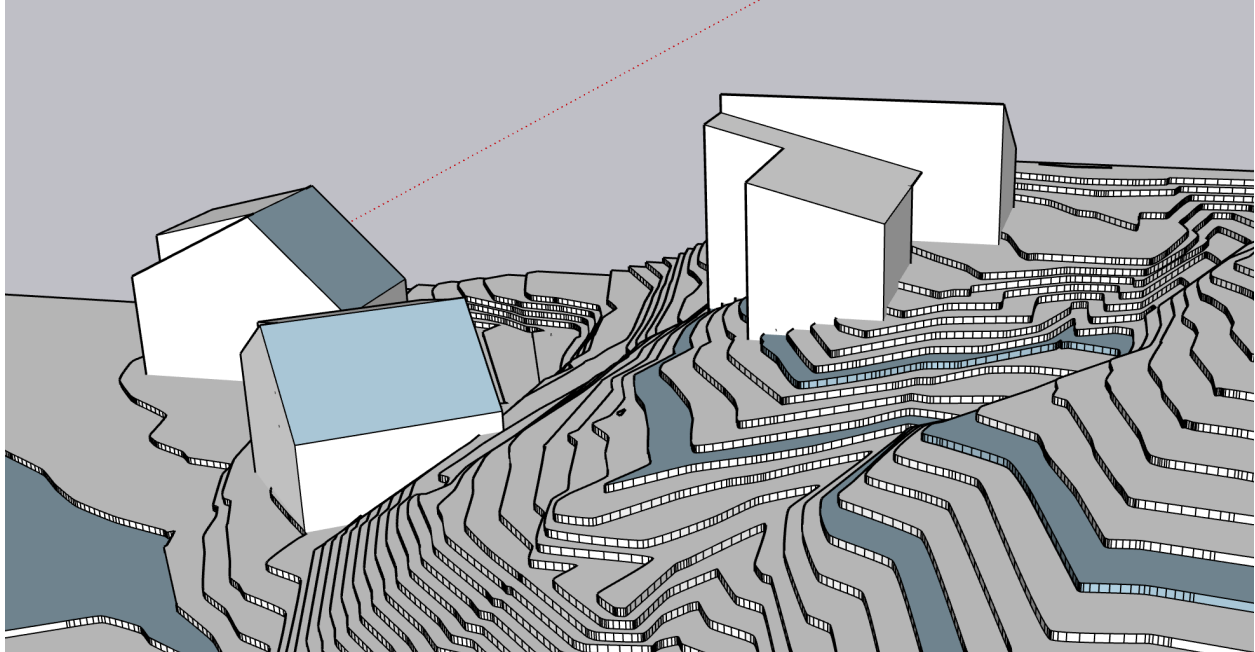


Figure 3 – Conceptual Massing, View 3

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.

DRAFT MINUTES

Stevenson Planning Commission Meeting Monday, August 10, 2026

Attending: **PC Chair Anne Keesee, Vice-Chair Auguste Zettler; Planning Commissioners Charles Hales, Tracy Gratto, Tony Lawson. Jeff Breckel, City Councilmember** attended as an ex-officio member.

City Staff: **Daniel Pitairu, Permits and Records Manager; City Attorney Robert Muth; Skamania County Community Development Staff Josh Neblock.**

Guests: **Mayor Jenny Taylor, City of Stevenson.**

Public participants: Mary Repar, Doug Zaebel

Planning Commission Chair Keesee called the meeting to order at 6:00 p.m. She 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. State your name clearly for the record. 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.

Mary Repar spoke about EFSEC consistency rules for the proposed Cascade Renewable Transmission Line project in the Columbia River. Public comments are open until August 26.

B. Old Business

1. Meeting Minutes -

The Planning Commission was presented with meeting minutes from July 13th, 2026 for approval.

MOTION to approve the Planning Commission minutes from July 13th was made by **Commissioner Hales**, seconded by **Commissioner Zettler**.

Voting aye: **Commissioners Anne Keesee, Tony Lawson, Auguste Zettler, Charles Hales, Tracy Gratto.**

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

The applicants Roger Ducloo and Traci Boyle-Galastiantz have requested 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, visited the site, 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. Public Hearing

PC Chair Keesee opened the Public Hearing at 6:04 p.m.

c. Presentation by Staff:

Josh Neblock, lead land use planner for City of Stevenson introduced himself and noted his impartiality. He provided and explained a build-out analysis as requested by the Planning Commission last month.

He provided block-by-block information in the R3 overlay block. Current property records show 132 (+/-) parcels are zoned R3. Multi-family units make up less than 15% of those parcels. Twelve parcels are government or public service buildings, 22 parcels (16%) are undeveloped.

Neblock noted the city is not even close to realizing maximum build-out in the R3 zone. The property in question on Atwell is located in the high-density residential area in the comprehensive plan's future land use map. **Neblock** advised the Planning Commission should consider the comprehensive plan/future land use map once build-out approaches. With seven parcels directly across the street in the R3 overlay block

undeveloped, he stated there was no pressing need for additional parcels to be zoned R3.

PC Chair Keesee asked **Neblock** to explain the R3 overlay. He noted for density purposes it is the same as R3. The overlay is intended to help create an attractive corridor along Rock Creek. **Commissioner Hales** confirmed that included design requirements.

Neblock provided draft maps regarding the housing needs investigation done several years ago by city staff. They show proposed changes with recommendations regarding rezoning. He also shared a housing consultants forecast from January 2020 of housing needs, and their recommendations via changes to zoning codes.

This prompted questions on past decisions made by the Planning Commission regarding those proposed zoning changes. **Councilmember Breckel** recalled the Planning Commission received public feedback opposed to rezoning due to concerns over large apartment complexes rising alongside single-family homes. **Commissioner Zettler** noted the current map was drawn up before 2017, and the rationale and institutional history is no longer known. Developers, individual owner requests, and access to core services were all considerations.

A brief discussion followed on the need to review and update the comprehensive plan.

d. Presentation by Applicant

No presentation was provided.

1. Comments in Favor

None received

2. Comments in Opposition

Doug Zaebel opposed proposed zoning change on Atwell. Mary Repar commented in opposition.

3. Comments Neither in Favor
nor Opposition

None received

4. Public Hearing closure

PC Chair Keesee closed the public hearing at 6:35

e. Board Deliberation

A number of related items were discussed during deliberation, including future changes to the comprehensive plan, current ADU siting requirements, sewer and water services, buffering, setbacks, the site's terrain, tree retention, and ways the actual permitting and building process affect development. **Neblock** advised the Planning Commission could recommend to the City Council the site be rezoned as part of the R3 overlay.

f. Decision

MOTION: Commissioner Zettler motioned to approve the proposal, contingent the parcel is zoned as the R3 overlay. **Commissioner Lawson** seconded the motion.

Voting aye: **Commissioners Lawson, Hales, Zettler, Gratto**
Voting nay: **Commissioner Keesee**

Following the vote **City Attorney Muth** confirmed the recommendation to city council would be approval of the requested SR to R3 zoning map be amended with the restriction of the R3 overlay as the component portion of the restriction.

C. New Business

Commissioner Hales stated the night's discussion and other recent requests to the Planning Commission indicated the need for changes to the comprehensive plan, zoning plan and city code. Developing a work plan for the Planning Commission and setting priorities that align with the Planning Department, Planning Commission and City Council was discussed. **Mayor Taylor** provided comments.

D. Discussion

Methods of communications between Commission members and city staff were considered. **City Attorney Muth** provided advice on open public meeting laws and public records requests. Contacting city staff regarding meeting attendance to ensure a quorum was viewed as the safest and most appropriate way to communicate.

Commissioner Lawson initiated a conversation regarding ex-officio members voting on Planning Commission decisions. **City Attorney Muth** advised an ex-officio member of the PC who is also a City Councilmember could vote when needed.

E. Adjournment

At 7:24 p.m., following a motion by **Commissioner Zettler**, seconded by **Commissioner Gratto**, **PC Chair Keesee** declared the meeting adjourned.