



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, June 1, 2021, 6:15 PM

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENDA ITEMS

- a. Approval of minutes from the May 4, 2021 Planning Commission Meeting.
- b. PUBLIC HEARING, CONSIDERATION, AND VOTE on proposed amendments to Title 21 (Zoning) adopting land use definitions, development standards, and revising use allowances related to recreational facilities.

5. PLANNING COMMISSION BUSINESS

6. ADJOURN

Participation Instructions:

To join the Zoom meeting online, visit <https://us02web.zoom.us/j/6564597957>.

To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **656 459 7957**



SKAMANIA COUNTY PLANNING COMMISSION

MINUTES

Tuesday, May 4, 2021, 6:15 PM

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

1. CALL TO ORDER

Cyndi Soliz called the meeting to order at 6:15 PM.

2. PLEDGE OF ALLEGIANCE

Cyndi Soliz led the Pledge of Allegiance.

3. ROLL CALL

Planning Commissioners Present: Anita Gahimer Crow, Sue Davis, John Prescott, Cyndi Soliz

Staff Present: Mike Beck, Andrew Lembrick, Alan Peters

4. AGENDA ITEMS

- a. Approval of minutes from the April 20, 2021 Planning Commission Meeting.
John Prescott moved to approve the minutes of the April 20, 2021 Planning Commission Meeting. Anita Gahimer Crow seconded the motion. Motion passed 4-0.

- b. Workshop to discuss recreational facilities.

Alan Peters presented updated draft recreational facility development standards and provided responses to questions and suggestions raised at the previous meeting. Alan Peters also presented staff's proposal for consolidating the existing residential uses into six new terms and amending the use lists for each zone.

A member of the public in attendance, Becky Fromm, wished to speak and was allowed by the Chair. Ms. Fromm spoke of her desire to establish a recreational site on Carson Creek, but has not been allowed to in the High-Density Residential zone. She also spoke of application costs.

John Prescott stated that Steven Epling provided written comments regarding the review process and application costs to expand his existing recreational facility on the Washougal River.

Staff explained the particular obstacles towards both properties and the review required due to the conditional use process and shoreline master program. The



SKAMANIA COUNTY PLANNING COMMISSION

Planning Commission could consider a different process for permit revisions or expansions.

The Planning Commission discussed the public comments and staff's proposal. Anita Gahimer Crow provided several recommendations to improve the existing draft. Cyndi Soliz discussed whether it would be appropriate to expand allowances for recreational facilities in the West End Rural Lands designations. Staff suggested that there may be other areas where changes might be appropriate, but changes should be consistent with the comprehensive plan. The Planning Commission could also propose amending the comprehensive plan if they felt that the proposed regulations warranted reconsideration of the plan policies.

The Planning Commission discussed next steps and determined that a public hearing should be scheduled for June 1, 2021. The May 18, 2021 meeting will be cancelled to provide staff and the Planning Commission time to prepare for the hearing. Cyndi Soliz volunteered to review the West End plan and Alan Peters agreed to review the Carson High Density Residential zoning in preparation for the hearing.

5. PLANNING COMMISSION BUSINESS

Staff discussed the upcoming meeting schedule and upcoming items on the Planning Commission's work plan.

6. ADJOURN

Cyndi Soliz adjourned the meeting at 7:47 PM.



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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STAFF REPORT

TO: Skamania County Planning Commission
FROM: Alan Peters, Assistant Planning Director

REPORT DATE: May 25, 2021
HEARING DATE: June 1, 2021
PROPOSAL: Recreational Facilities

Background and Review Process

Recreation is an important industry in Skamania County. The comprehensive plan states that "Skamania County is a focal point of year-round recreational opportunities" which include "boating, fishing, hunting, camping, hiking, snowmobiling, cross-country skiing, wildflower hiking tours, hot mineral springs day spas, golf courses, windsurfing, and kite boarding." The plan further states that "Skamania County should strive to improve recreational opportunities throughout the County including enhancing public access to the waterways."

Planning staff held four workshops with the Planning Commission in March – May 2021 to discuss how the zoning code can better support the Comprehensive Plan's vision for recreation. On March 16, 2021, staff discussed the existing regulations and areas of concern where these rules are ambiguous or appear to limit new recreation development. At the April 6, 2021, the Planning Commission reviewed and provided feedback on draft definitions for six types of recreational facilities: indoor recreational facility, outdoor recreational facility, campground, group camp, rural event center, and retreat center. On April 20, 2021, the Planning Commission reviewed draft standards for recreational facilities. On May 4, 2021, the Planning Commission reviewed additional revisions to the standards and proposal for implementing the new standards and land use definitions into Title 21. After that meeting, the Planning Commission directed staff to prepare for a public hearing to consider a recommendation to the Board of County Commissioners to adopt the proposal into the zoning code.

A SEPA Determination of Non-significance for the proposed amendments was issued on May 19, 2021. The proposal is scheduled for a public hearing on June 1, 2021. Notice of this hearing was published in the Skamania County Pioneer on May 19, 2021, and on the County's website. Following the hearing, the Planning Commission can forward a recommendation to the Board of County Commissioners for final adoption of the proposed amendments.

Proposed Text Amendments

The proposal includes three components: new recreational facility land use terms and definitions, new supplementary development and use standards for recreational facilities, and amendments to the use allowances in each zoning designation to implement the new land use terms.

Definitions

The proposal would adopt the following new land use terms and definitions. These definitions would be adopted into Chapter 21.08 (Definitions) of the zoning code and would replace the existing definition for recreational facilities which states that "recreational facility" means "facilities intended for public or private group recreation."

Facility

A place, building, or amenity provided for a particular purpose.

Outdoor recreational facility

A facility provided for outdoor recreation encompassing a varying range of activities pursued for purposes such as physical exercise, general wellbeing, spiritual renewal, and education. Examples include, but are not limited to, camping, hiking, skiing, fishing, hunting, shooting, backpacking, picnicking, wildlife and botanical viewing, horseback riding, swimming, rock climbing, cycling, windsurfing, rafting, sailing, and outdoor team sports such as soccer, baseball, tennis, and basketball.

Indoor recreational facility

A facility provided for the purpose of conducting, viewing, or participating in indoor recreational activities. This term includes, but is not limited to, archery or shooting ranges, driving ranges, volleyball courts, bowling alleys, ice or skating rinks, billiard halls, video game centers, soccer fields, tennis courts, basketball courts, and fitness centers.

Campground

A facility with two or more developed campsites for temporary occupancy of tents, trailers, campers, cabins, recreational vehicles, or similar devices, but not including recreational vehicle or mobile home parks. Campgrounds may include group campsites where two or more developed campsites are available for group use. The use of private property for incidental recreational camping by property owners and their guests does not constitute a campground facility.

Group camp

A camp facility operated by an entity such as an outdoor, youth, or faith-based group which may offer a variety of active and passive recreational activities. Group camps may provide overnight accommodation facilities, such as cabins and designated campsites, and other amenities for site users, such as meeting and assembly spaces, food services, recreational facilities and equipment and medical/health stations.

Rural event center

A facility that provides a venue to host social or professional gatherings and events such as corporate retreats, family reunions, meetings, ceremonies, weddings, parties, and

receptions. These facilities may consist of indoor or outdoor gathering spaces and are typically located to take advantage of special rural characteristics such as natural features, historic structures and landscapes, and scenic views.

Retreat center

A facility, which may include a lodge, series of buildings, or accessory facilities with a primary focus on relaxation, rehabilitation, religion, recreation activities, relaxation/spa uses, conferences, meeting, and event facilities. Access to and use of the retreat center may be provided with or without compensation. Retreat centers may include temporary lodging and/or campsite facilities.

Development standards

The proposal includes development standards for recreational facilities that would be placed in Title 21's supplementary development and use standards. These standards include a purpose statement, an applicability statement, standards for all recreational facilities, and then additional use-specific standards for campgrounds, rural event centers, retreat centers, and group camps. These standards would apply to all zone classifications where recreational facilities or any individual type of recreational facility would be allowed.

- A. It is the purpose of this section to promote the development of recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan.*

The purpose of these standards is to promote the development of recreational facilities, which in most cases currently require a conditional use permit. These minimum standards would assist the applicant with meeting the conditional use requirements, but are not so prescriptive as to eliminate the flexibility allowed by the conditional use process.

- B. The requirements of this section apply to commercial and public recreational facilities. This section does not apply to the uncompensated use of land by a private property owner and their guests for their own personal enjoyment.*

Many landowners within the county engage in recreational activity on their own private property. This section establishes that these types of uses are not regulated under this section.

- C. Standards for all recreational facilities.*
- 1. Adequate on-site parking shall be provided.*
 - 2. Any lighting shall be fully shielded and directed downward to limit off-site glare.*
 - 3. Adequate sanitation facilities shall be provided for all uses.*
 - 4. Uses shall comply with the noise regulations in Chapter 8.22.*
 - 5. Uses shall comply with all environmental health requirements, including those related to water, septic, food service, and pools.*
 - 6. A caretaker residence may be allowed upon a demonstrated need.*

This section includes basic requirements that would apply to all types of recreation facilities. All facilities would be required to provide adequate on-site parking and bathrooms. Where lighting is used, it must be shielded to limit glare onto adjacent properties. All uses would be required to comply with the existing noise regulations and any applicable environmental health

requirements related to water, septic, commercial kitchens, or swimming pools.

Finally, this section allows for the establishment of a caretaker residence when the applicant demonstrates a need for this use. This provision would not restrict the development of single-family dwellings in zones where this use is allowed outright. It would allow for a caretaker dwelling in zones where dwellings are not allowed (such as Commercial Resource Lands zones) or are restricted (such as Forest/Agriculture zones).

D. Standards for campgrounds

- 1. A minimum parcel size of five acres is required.*
- 2. All campsites and facilities shall be set back 100 ft. from neighboring property lines. This setback may be reduced to 50 ft. with adequate visual screening.*
- 3. Campsite density shall not exceed ten units per acre. Cabins and yurts may make up no more than 50% of the total number of campsites.*
- 4. Occupancy shall be limited to 14 days, except for caretakers or camp hosts.*

A minimum parcel of five acres would be required for campgrounds to ensure adequate space for facilities and buffers between adjacent land uses. Facilities would be required to be set back 100 ft from neighboring property lines, though this buffer could be reduced by 50% if visual screening is in place. Campsite density would be limited to ten units per acre. With the 5-acre minimum parcel size, all campsites would be allowed at least 50 spots. Up to half of all sites could include permanent camping facilities such as cabins or yurts.

E. Standards for rural event centers

- 1. A minimum parcel size of five acres is required.*
- 2. All event areas shall be set back 100 ft. from neighboring property lines.*
- 3. Noise originating from the site shall be buffered to the maximum extent possible. No amplified noise is allowed past 10:30 PM.*
- 4. Lodging facilities including cabins, yurts, or campsites are allowed as an accessory use to provide lodging for event attendees. Lodging facilities may be made available to the general public on days when events are not taking place if this use is requested and approved with a conditional use application.*
- 5. Conditional use applications for rural event centers shall include proposed hours of operation, proposed maximum number of annual events, and maximum event occupancy.*
- 6. These standards do not apply to use of a private property by a property owner to host personal events, including weddings, reunions, and celebratory parties for family and friends, provided they are not collecting a fee for such an event.*

A minimum of five acres would be required for event centers to ensure adequate space for facilities and buffers between adjacent land uses. Facilities would be required to be set back 100 ft from neighboring property lines to ensure visual and sound buffering. No amplified noise would be allowed past 10 PM. Applications for conditional uses would also require information about proposed hours of operation, the number of annual events, and maximum event occupancy. Lodging facilities would be allowable to support the hosting of events. These new standards would allow for cabins, yurts, or campsites to be developed as an accessory use and allow for their use by the general public on days when events are not taking place.

Finally, this section includes a paragraph to clarify that these standards would not apply to private use of property to host personal events for family or friends.

F. Standards for retreat centers and group camps

1. *A minimum parcel size of ten acres is required.*
2. *All facilities shall be set back 100 ft. from neighboring property lines. This setback may be reduced to 50 ft. with adequate visual screening.*
3. *Lodging facilities may include individual guest rooms, cabins, yurts, campsites, or similar facilities, but shall not include full kitchens. Retreat center lodging facilities may be made available to the general public if this use is requested and approved with a conditional use application.*
4. *Group camp occupancy shall be limited to 14 days, except for camp hosts.*

A minimum of ten acres would be required for retreat centers/group camps and a 100 ft. setback would be required, though this could be reduced to 50 ft. with screening.

Both uses would allow for lodging accommodations. While both uses would be allowed a range of lodging types, from campsites to cabins and guest rooms, group camps would typically include more basic accommodations. Retreat centers are more likely to include cabins or guest rooms that could be rented out to the general public if this use is requested and approved with a conditional use application.

Like campgrounds, group camp occupancy would be limited to 14-days. Camp hosts and staff would not be subject to this occupancy restriction. This restriction would not apply to retreat centers, as this use could cover a variety of situations that might warrant longer-term stays.

Zoning land use allowances

Recreational uses are allowed as an allowable use, administrative review use, or conditional use in 27 of the county’s zoning designations. In most cases, “recreational facilities” are listed as a conditional use, but the zoning code also includes allowances for approximately 20 other land use terms related to recreation. The proposal would consolidate all of these various uses into the six land use terms identified previously.

PROPOSED LAND USE	EXISTING LAND USE
Indoor Recreational Facility	Recreation facilities
Outdoor Recreational Facility	Recreation facilities
	Low-intensity recreation
	Boat docks and boat ramps
	picnic areas
	trails for recreation
	restrooms and comfort facilities
	parking areas and trailheads
	visitor information and environmental educations signs and/or displays
	interpretive signs and displays
	Scenic viewpoints and overlooks

	wildlife and botanical viewing and nature study areas
	Moto-cross recreation
	Firing ranges
Campground	Recreation facilities
	New recreational vehicle parks and/or <u>campgrounds</u>
Group Camp	Recreation facilities
	Scout camps, church camps and/or youth camps
	Expansion of existing legally established scout camp, church camps and/or youth camps
Rural Event Center	Recreation facilities
Retreat Center	Recreation facilities
	Retreat centers
OTHER	
Small and large-scale recreational vehicle parks	Small and large-scale recreational vehicle parks
	New recreational vehicle parks
	<u>New recreational vehicle parks</u> and/or <u>campgrounds</u>

In most cases, this proposal would not change the types of uses allowed in any zone, nor would it change the review process. Where a zone currently allows “recreational facilities” as a conditional use, the zone would be amended to list indoor recreational facilities, outdoor recreational facilities, campgrounds, group camps, rural event centers, and retreat centers as conditional uses. In zones where only one or more types of these facilities are allowed (such as retreat centers in the West End Neighborhood Commercial zone), only those specific facilities would be allowed.

In three zones: Commercial Recreation, Destination Resort, and Swift Recreation, staff would propose to make all recreational facility uses allowable outright. Currently such uses are either administrative review or conditional uses. All changes proposed are consistent with the comprehensive plan policies for recreational uses.

For the purposes of this report, staff has prepared a revised recreational land use matrix that shows the proposed amendments. If recommended for adoption, staff would prepare text amendments to each of the 27 zoning designations to facilitate the proposed changes.

Review Criteria and Findings

Skamania County Code (SCC) Chapter 21.18 – Zoning Text and Map Amendments

*21.18.020 Textual amendments.
The board of county commissioners, upon recommendation of the planning commission, or upon its own motion and referral to and report from the planning commission and after a public hearing, may amend, delete, supplement, or change by ordinance the regulations herein established, provided such revision is in accordance with the procedures set forth in RCW 36.70. An amendment to the text of this title may only be*

initiated by the board of county commissioners or the planning commission and shall be consistent with the terms of the comprehensive plan.

Staff Findings:

The proposed text amendments were prepared by Planning Staff with direction from the Planning Commission. The Planning Commission directed Planning Staff to schedule a hearing for the proposal at the June 1, 2021 meeting. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners.

Revised Code of Washington (RCW) 36.70 Planning Enabling Act

36.70.580 Official controls—Public hearing by commission.

Before recommending an official control or amendment to the board for adoption, the commission shall hold at least one public hearing.

36.70.590 Official controls—Notice of hearing.

Notice of the time, place and purpose of the hearing shall be given by one publication in a newspaper of general circulation in the county and in the official gazette, if any, of the county at least ten days before the hearing. The board may prescribe additional methods for providing notice.

36.70.600 Official controls—Recommendation to board—Required vote.

The recommendation to the board of any official control or amendments thereto by the planning agency shall be by the affirmative vote of not less than a majority of the total members of the commission. Such approval shall be by a recorded motion which shall incorporate the findings of fact of the commission and the reasons for its action and the motion shall refer expressly to the maps, descriptive and other matters intended by the commission to constitute the plan, or amendment, addition or extension thereto. The indication of approval by the commission shall be recorded on the map and descriptive matter by the signatures of the chair and the secretary of the commission and of such others as the commission in its rules may designate.

Staff Findings:

A public hearing on the proposed amendments is scheduled for June 1, 2021. Notice of this hearing was published in the Skamania County Pioneer on May 19, 2021, and on the County's website. After the public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed text amendments.

Recommendation

Based on the analysis in this report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the Board of County Commissioners to approve the proposed amendments to Title 21, adopting new standards for recreational facilities.

Attachments

Draft Text Amendments (definitions, supplementary development standards, use matrix)
Draft Motion

1 **DRAFT LAND USE DEFINITIONS**

2
3 **21.08.010 DEFINITIONS – INTERPRETATION.**

4
5 ~~“Recreational facility” means facilities intended for public or private group recreation.~~

6
7 “Facility” means a place, building, or amenity provided for a particular purpose.

8
9 “Outdoor recreational facility” means a facility provided for outdoor recreation encompassing a varying
10 range of activities pursued for purposes such as physical exercise, general wellbeing, spiritual renewal,
11 and education. Examples include, but are not limited to, camping, hiking, skiing, fishing, hunting,
12 shooting, backpacking, picnicking, wildlife and botanical viewing, horseback riding, swimming, rock
13 climbing, cycling, windsurfing, rafting, sailing, and outdoor team sports such as soccer, baseball, tennis,
14 and basketball.

15
16 “Indoor recreational facility” means a facility provided for the purpose of conducting, viewing, or
17 participating in indoor recreational activities. This term includes, but is not limited to, archery or shooting
18 ranges, driving ranges, volleyball courts, bowling alleys, ice or skating rinks, billiard halls, video game
19 centers, soccer fields, tennis courts, basketball courts, and fitness centers.

20
21 “Campground” means a facility with two or more developed campsites for temporary occupancy of tents,
22 trailers, campers, cabins, recreational vehicles, or similar devices, but not including recreational vehicle or
23 mobile home parks. Campgrounds may include group campsites where two or more developed campsites
24 are available for group use. The use of private property for incidental recreational camping by property
25 owners and their guests does not constitute a campground facility.

26
27 “Group camp” means a camp facility operated by an entity such as an outdoor, youth, or faith-based
28 group which may offer a variety of active and passive recreational activities. Group camps may provide
29 overnight accommodation facilities, such as cabins and designated campsites, and other amenities for site
30 users, such as meeting and assembly spaces, food services, recreational facilities and equipment and
31 medical/health stations.

32
33 “Rural event center” means a facility that provides a venue to host social or professional gatherings and
34 events such as corporate retreats, family reunions, meetings, ceremonies, weddings, parties, and
35 receptions. These facilities may consist of indoor or outdoor gathering spaces and are typically located to
36 take advantage of special rural characteristics such as natural features, historic structures and landscapes,
37 and scenic views.

38
39 “Retreat center” means a facility, which may include a lodge, series of buildings, or accessory facilities
40 with a primary focus on relaxation, rehabilitation, religion, recreation activities, relaxation/spa uses,
41 conferences, meeting, and event facilities. Access to and use of the retreat center may be provided with or
42 without compensation. Retreat centers may include temporary lodging and/or campsite facilities.

43

21.70.200 **RECREATION FACILITIES**

- 1
- 2 A. It is the purpose of this section to promote the development of recreational facilities related to the
- 3 county's abundant recreational, scenic, and natural amenities in a manner that is respectful of
- 4 adjoining land uses and consistent with the Comprehensive Plan.
- 5
- 6 B. The requirements of this section apply to commercial and public recreational facilities. This
- 7 section does not apply to the uncompensated use of land by a private property owner and their
- 8 guests for their own personal enjoyment.
- 9
- 10 C. Standards for all recreational facilities.
- 11 1. Adequate on-site parking shall be provided.
- 12 2. Any lighting shall be fully shielded and directed downward to limit off-site glare.
- 13 3. Adequate sanitation facilities shall be provided for all uses.
- 14 4. Uses shall comply with the noise regulations in Chapter 8.22.
- 15 5. Uses shall comply with all environmental health requirements, including those related to
- 16 water, septic, food service, and pools.
- 17 6. A caretaker residence may be allowed upon a demonstrated need.
- 18
- 19 D. Standards for campgrounds
- 20 1. A minimum parcel size of five acres is required.
- 21 2. All campsites and facilities shall be set back 100 ft. from neighboring property lines. This
- 22 setback may be reduced to 50 ft. with adequate visual screening.
- 23 3. Campsite density shall not exceed ten units per acre. Cabins and yurts may make up no
- 24 more than 50% of the total number of campsites.
- 25 4. Occupancy shall be limited to 14 days, except for caretakers or camp hosts.
- 26
- 27 E. Standards for rural event centers
- 28 1. A minimum parcel size of five acres is required.
- 29 2. All event areas shall be set back 100 ft. from neighboring property lines.
- 30 3. Noise originating from the site shall be buffered to the maximum extent possible. No
- 31 amplified noise is allowed past 10:30 PM.
- 32 4. Lodging facilities including cabins, yurts, or campsites are allowed as an accessory use to
- 33 provide lodging for event attendees. Lodging facilities may be made available to the
- 34 general public on days when events are not taking place if this use is requested and
- 35 approved with a conditional use application.
- 36 5. Conditional use applications for rural event centers shall include proposed hours of
- 37 operation, proposed maximum number of annual events, and maximum event occupancy.
- 38 6. These standards do not apply to use of a private property by a property owner to host
- 39 personal events, including weddings, reunions, and celebratory parties for family and
- 40 friends, provided they are not collecting a fee for such an event.
- 41
- 42 F. Standards for retreat centers and group camps
- 43 1. A minimum parcel size of ten acres is required.
- 44 2. All facilities shall be set back 100 ft. from neighboring property lines. This setback may
- 45 be reduced to 50 ft. with adequate visual screening.
- 46 3. Lodging facilities may include individual guest rooms, cabins, yurts, campsites, or
- 47 similar facilities, but shall not include full kitchens. Retreat center lodging facilities may
- 48 be made available to the general public if this use is requested and approved with a
- 49 conditional use application.
- 50 4. Group camp occupancy shall be limited to 14 days, except for camp hosts.

Proposed amendments to individual zoning designation land use allowances

Proposed Land Uses	Residential 1	Residential 2	Residential 5	Residential 10	Rural Estate 20	Commercial Recreation	Resource Production	Forest Lands 10	Forest Lands 20	Commercial Resource Lands 40	Carson - Rural Residential	Carson - Rural Estate	West End - Destination Restort	West End - Rural Lands 2	West End - Rural Lands 5	WE - Forest Lands 10	WE - Forest Lands 20	WE - Commercial Resource Lands 40	Swift - Neighborhood Commercial	Swift - Mountain Recreation 5	Swift - Mountain Recreation 10	Swift - Forest Lands 20	Commercial Resource Lands 40	Northwestern Lake - Residential 2 & 5			
Outdoor Recreational Facility	C	C	C	C	A	A	C	C	C	C	A	A	A					C	C		A	A	A	C	C	A	C
Indoor Recreational Facility	C	C	C	C	A	A	C	C	C	C			A					C	C		C	C	C	C	C	A	C
Campground	C	C	C	C	A	A	C	C	C	C			A				C	C		C	C	C	C	C	A	C	
Group Camp	C	C	C	C	A	A	C	A	A	C			A		C	C	A	C		C	C	C	A	A	A	C	
Rural Event Center	C	C	C	C	A	A	C	C	C	C			A				C	C		C	C	C	C	C	A	C	
Retreat Center	C	C	C	C	A	A	C	C	C	C			A				C	C	A	C	C	C	C	C	A	C	
Small and large-scale recreational vehicle parks (consolidated)			C	C		C							C	C	C	C			C	C	C	C			C		
Expansion of existing group camps													C														

A = Allowable Use
R = Administrative Review Use
C = Conditional Use



Skamania County
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Skamania County Courthouse Annex
Post Office Box 1009
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Phone: 509-427-3900 Inspection Line: 509-427-3922

**SKAMANIA COUNTY PLANNING COMMISSION
MOTION TO RECOMMEND APPROVAL OF
AMENDMENTS TO TITLE 21 ADOPTING DEFINITIONS, DEVELOPMENT
STANDARDS, AND ZONING USE AMENDMENTS FOR RECREATIONAL
FACILITIES**

The Skamania County Planning Commission conducted a public hearing to consider proposed text amendments to Title 21 related to adopting definitions and standards for the development of recreational facilities.

I, _____, do hereby move that the Skamania County Planning Commission make the following Findings of Fact, and Conclusions.

FINDINGS OF FACT

- A. Skamania County's Comprehensive plan states that "Skamania County is a focal point of year-round recreational opportunities" which include "boating, fishing, hunting, camping, hiking, snowmobiling, cross-country skiing, wildflower hiking tours, hot mineral springs day spas, golf courses, windsurfing, and kite boarding." The plan further states that "Skamania County should strive to improve recreational opportunities throughout the County including enhancing public access to the waterways."
- B. RCW 36.70 authorizes counties to adopt or amend zoning regulations.
- C. The Planning Commission initiated the proposed zoning code amendments to facilitate the development of recreational facilities throughout the county.
- D. The proposal promotes the development of recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan.
- E. The proposed amendments are consistent with the County's Comprehensive Plan.

F. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its June 1, 2021 meeting.

CONCLUSIONS

Based on public comment and staff analysis, the proposed text amending Title 21 will promote the development of recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan.

RECOMMENDATION

Based upon the findings of fact and conclusions, I further move that the Planning Commission recommend to the Board of County Commissioners that they adopt the proposed text amendments.

Motion seconded by _____.

	AYE	NAY
Cyndi Soliz, Chair	_____	_____
Sue Davis, Vice Chair	_____	_____
Ken Bajema	_____	_____
Anita Gahimer Crow	_____	_____
Mat Joy	_____	_____
Adam King	_____	_____
John Prescott	_____	_____