



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, May 4, 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 April 20, 2021 Planning Commission Meeting.
- b. Workshop to discuss recreational facilities.

5. PLANNING COMMISSION BUSINESS

6. ADJOURN

Participation Instructions:

To join the Zoom meeting online, visit [**https://us02web.zoom.us/j/6564597957**](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, April 20, 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: Ken Bajema, Anita Gahimer Crow, John Prescott, Cyndi Soliz

Staff Present: Mike Beck, Andrew Lembrick, Alan Peters

4. AGENDA ITEMS

- a. Approval of minutes from the April 6, 2021 Planning Commission Meeting.
John Prescott moved to approve the minutes of the April 6, 2021 Planning Commission Meeting. Anita Gahimer Crow seconded the motion. Motion passed 4-0.

- b. PUBLIC HEARING on proposed text amendments to Title 21 (Zoning) adopting regulations for alternative energy facilities, including small-scale accessory wind and solar facilities.

Cyndi Soliz introduced the item and opened the public hearing. Mary Repar provided comments on the proposal. Cyndi Soliz then read an emailed comment letter from Nathan Baker, Friends of the Columbia Gorge. The public hearing was closed.

The Planning Commissioners discussed the comments. John Prescott stated that the proposal adequately addressed Ms. Repar's concerns, and that the proposal was intended to allow for other alternative energy facilities besides solar and wind facilities. Anita Gahimer Crow agreed. She suggested amendments to Section E, Paragraph 3 to include a section heading. Ken Bajema felt the proposal was adequate.

Ken Bajema moved to approve the proposal with the change recommended by Anita Gahimer Crow. Anita Gahimer Crow seconded the motion. The motion passed 4-0.



SKAMANIA COUNTY PLANNING COMMISSION

c. Workshop to discuss recreational facilities.

Mike Beck presented updated draft definitions for six types of recreational facilities. He then provided a summary of development standards for recreational facilities that were drafted by staff.

The Planning Commission members each provided feedback on the draft standards. Ken Bajema suggested some clarification was needed on the lighting standard, and felt that a 10 PM event limit might be too early. John Prescott agreed that the lighting standard and event time restriction needed some work. He thought the draft should clarify if the acreage requirements applied to the facility or parcel size. Anita Gahimer Crow addressed the lighting and sanitation requirements. She explained that bathrooms were important, but more clarity was needed on the exemption for low intensity uses. She stated that there may be circumstances where more than 50% of a campground could consist of cabins or yurts.

Staff agreed to look into all of these issues raised by the Planning Commission and revise the draft as appropriate. Staff also will begin looking at revising the land use matrix and come up with a proposal for review at the next meeting.

5. PLANNING COMMISSION BUSINESS

a. Discuss adding public comment for non-public comment items to the Planning Commission agenda.

The Planning Commission discussed their role and the various opportunities for public comment that are available, including public comment before the Board of County Commissioners and the opportunity to provide written comment at any time to the Planning Commission. The Planning Commission agreed to keep the agenda as-is but to continue to accept written comments as well as provide public hearings on specific items.

6. ADJOURN

Cyndi Soliz adjourned the meeting at 7:24 PM.



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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MEMORANDUM

TO: Skamania County Planning Commission
FROM: Planning Staff
DATE: May 4, 2021
RE: Recreation Facilities

BACKGROUND

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 has now held three workshops with the Planning Commission 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.

The purpose of this fourth workshop is for the Planning Commission to review revised draft development standards and review proposals for implementing the new standards and land use definitions into Title 21. This staff report provides a brief summary of changes made to the standards after the April 20th meeting and a draft proposal for incorporating the new draft land uses and standards into the various zoning designations.

DRAFT DEVELOPMENT STANDARDS

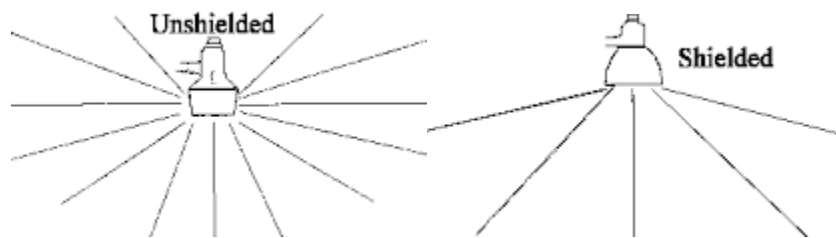
With direction from the Planning Commission, Planning staff developed draft recreational facility development standards. The proposal includes a purpose statement, an applicability statement, standards for all recreational facilities, and then additional use-specific standards for campgrounds, rural event centers, retreat centers, and group camps. If adopted, these standards would be placed in Title 21's supplementary development and use standards and would apply to all zone classifications where recreational facilities or any individual type of recreational facility would be allowed.

The Planning Commission expressed support for the proposal, but had concerns about standards related to lighting, event noise hours, parcel size requirements, bathrooms, and campground cabin/campsite ratios. Staff has prepared the following changes or responses to these items.

A. Standards for all recreational facilities.

- 1. Any lighting shall be fully shielded and directed downward to limit off-site glare, and not emit light beyond the property boundaries.*

This requirement was revised to provide a little more clarity as to what type of lighting would be required. Fully shielded fixtures prevent glare by directing light downward. The intent would be to limit off-site glare on adjacent properties.



- 3. Adequate sanitation facilities shall be provided for all uses except when it can be shown that adequate public facilities are available nearby or for very low intensity uses where applicants can demonstrate that maintenance costs outweigh the need for such facilities.*

This section was revised to clarify when a low intensity use could be exempted from the requirement to provide bathrooms. Additionally, it is now stated that existing facilities could satisfy this requirement.

B. Standards for campgrounds

- 1. A minimum parcel size of five acres is required.*

Revised to clarify that the parcel size, not facility size must be five acres. The campground can occupy a smaller portion of a five-acre parcel.

- 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.*

The Planning Commission discussed circumstances where more than 50% of a campground could include permanent cabins or yurts. After looking into this, staff felt that cabin lodging or camping facilities could be developed in the county as a commercial lodging facility in commercial zoning districts or as a retreat center in zones that allow recreational facilities. In addition, some zones in the Swift subarea allow for "camping cabin facilities". Staff recommends that this requirement be left unchanged. Alternatively, the Planning Commission could require a larger parcel size for campgrounds that consist solely of cabins or yurts.

C. Standards for rural event centers

- 1. A minimum parcel size of five acres is required.*

Revised to clarify that the parcel size, not facility size must be five acres. The event center can occupy a smaller portion of a five-acre parcel.

- 2. Noise originating from the site shall be buffered to the maximum extent possible. No amplified noise is allowed past 10 PM.*

The Planning Commission expressed concern that this time may be too early. Staff reached out to two event center operators regarding this proposal. Maple Leaf Event Center in Stevenson stated that they require events to end by 10 PM in order to be good neighbors. Gorgeous Weddings in Home Valley stated that they require amplified noise to end by 10 PM, but that their existing conditional use permit says events must end by 11 PM. Staff believes the 10 PM cutoff is a reasonable standard that allows additional time for mingling and event breakdown once the main event is concluded. Alternatively, this time could be extended to 10:30 PM.

D. Standards for retreat centers and group camps

- 1. A minimum parcel size of ten acres is required.*

Revised to clarify that the parcel size, not facility size must be ten acres. The event center can occupy a smaller portion of a ten-acre parcel.

- 3. Lodging facilities may include individual guest rooms, cabins, yurts, campsites, or similar facilities, but shall not include kitchenscooking facilities. Retreat center lodging facilities may be made available to the general public if this use is requested and approved with a conditional use application.*

This section was clarified to restrict cooking facilities from being present in individual guest accommodations. However, wet bars which typically might include a sink, fridge, or microwave would be allowable.

IMPLEMENTATION OF LAND USE TERMS INTO THE ZONING CODE

Staff has proposed to replace the existing recreational land use terms used throughout Title 21 with the six new proposed terms: indoor recreational facility, outdoor recreational facility, campground, group camp, rural event center, and retreat center. These would replace approximately 20 terms used throughout the zoning code. These uses would be consolidated as shown in the following table.

Consolidated Land Use Table

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 campgrounds
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
	New recreational vehicle parks and/or campgrounds

Using the above table as a guide, staff has prepared a draft revised recreational land use matrix using the consolidated land use list. 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.

All changes proposed are consistent with the comprehensive plan policies for recreational uses.

Draft Revised Recreational Land Use Matrix

(larger scale version attached to this report)

	Residential 1	Residential 2	Residential 5	Residential 10	Rural Estate 20	Community Commercial	Commercial Recreation	Resource Production	Forest Lands 10	Forest Lands 20	Commercial Resource Lands 40	Carson - Rural Residential	Carson - Rural Estate	West End - Destination Resort	West End - Rural Lands 2	West End - Rural Lands 5	WE - Forest Lands 10	WE - Commercial Lands 20	Swift - Neighborhood Commercial	Swift - Mountain Recreation 5	Swift - Mountain Recreation 10	Swift - Forest Lands 20	Swift - Commercial Res	Nov				
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	A	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	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	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	A	C
Small and large-scale recreational vehicle parks (consolidated)			C	C		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																												

NEXT STEPS

If the Planning Commission is in support of the proposed draft matrix, staff can prepare the proposal for a public hearing. The overall proposal would include the adoption of new land use definitions, adoption of recreational facility standards, and amendments to each zone to include the revised land use terms.

ATTACHMENTS

- Draft recreational facility standards
- Draft revised recreational land use matrix

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. ~~and not~~
13 ~~emit light beyond the property boundaries.~~
14 3. Adequate sanitation facilities shall be provided for all uses except when it can be shown
15 that adequate public facilities are available nearby or for very low intensity uses where
16 applicants can demonstrate that maintenance costs outweigh the need for such facilities.
17 4. Uses shall comply with the noise regulations in Chapter 8.22.
18 5. Uses shall comply with all environmental health requirements, including those related to
19 water, septic, food service, and pools.
20 6. A caretaker residence may be allowed upon a demonstrated need.
21
22 D. Standards for campgrounds
23 1. A minimum parcel size of five acres is required.
24 2. All campsites and facilities shall be set back 100 ft. from neighboring property lines. This
25 setback may be reduced to 50 ft. with adequate visual screening.
26 3. Campsite density shall not exceed ten units per acre. Cabins and yurts may make up no
27 more than 50% of the total number of campsites.
28 4. Occupancy shall be limited to 14 days, except for camp hosts.
29
30 E. Standards for rural event centers
31 1. A minimum parcel size of five acres is required.
32 2. All event areas shall be set back 100 ft. from neighboring property lines.
33 3. Noise originating from the site shall be buffered to the maximum extent possible. No
34 amplified noise is allowed past 10:30 PM.
35 4. Lodging facilities including cabins, yurts, or campsites are allowed as an accessory use to
36 provide lodging for event attendees. Lodging facilities may be made available to the
37 general public on days when events are not taking place if this use is requested and
38 approved with a conditional use application.
39 5. Conditional use applications for rural event centers shall include proposed hours of
40 operation, number of annual events, and maximum event occupancy.
41 6. These standards do not apply to use of a residential property by a property owner to host
42 personal events, including weddings, reunions, and celebratory parties for family and
43 friends, provided they are not collecting a fee or compensation for such an event.
44
45 F. Standards for retreat centers and group camps
46 1. A minimum parcel size of ten acres is required.
47 2. All facilities shall be set back 100 ft. from neighboring property lines. This setback may
48 be reduced to 50 ft. with adequate visual screening.
49 3. Lodging facilities may include individual guest rooms, cabins, yurts, campsites, or
50 similar facilities, but shall not include ~~kitchens~~ cooking facilities. Retreat center lodging

51 facilities may be made available to the general public if this use is requested and
52 approved with a conditional use application.
53 4. Group camp occupancy shall be limited to 14 days, except for camp hosts.

