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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, September 21, 2021, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM

170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

**Please Note: Meeting attendees must wear a proper face covering regardless of vaccination status and maintain six feet of physical distance between other persons. Seating will be on a first come, first serve basis. Attendees may participate remotely by Zoom Meeting using the information below.**

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### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. AGENDA ITEMS

- a. Approval of minutes from the August 17, 2021 Planning Commission Meeting.
- b. Public Hearing, Consideration, and Vote on proposed amendments to Title 21 (Zoning) revising standards for development of home occupations (also known as light home industries/cottage occupations)
- c. Workshop to discuss public comments on recreational facility zoning amendments.

### 5. PLANNING COMMISSION BUSINESS

### 6. ADJOURN

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#### 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**



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# SKAMANIA COUNTY PLANNING COMMISSION

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## MINUTES

**Tuesday, August 17, 2021, 6:15 PM**

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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### 1. CALL TO ORDER

Cindy Soliz, Chair, called the meeting to order at 6:26 PM.

### 2. PLEDGE OF ALLEGIANCE

Cindy Soliz led the Pledge of Allegiance.

### 3. ROLL CALL

Planning Commissioners Present: Cindy Soliz, Ken Bajema, Anita Gahimer Crow, Sue Davis, John Prescott

Absent: Mathew Joy, Adam King

Staff Present: Mike Beck

### 4. AGENDA ITEMS

a. Approval of minutes from the June 15, 2021 Planning Commission Meeting.

Sue Davis moved to approve the minutes of the June 15, 2021 Planning Commission Meeting. John Prescott seconded the motion. Motion passed 5-0.

b. Workshop:

i. Home occupations/light home industries

Staff updated the planning commission on further refinements to revisions to the home occupation/light home industries made in response to planning commission comments raised in the June 15, 2021 workshop on this topic. The planning commission discussed the latest revisions.

Anita Gahimer Crow mentioned a scenario of contract workers employed by a home occupation, and if the contract worker would also need to apply for a home occupation. John Prescott raised concerns about the sign requirement on the building housing the occupation as being too restrictive and stated a preference for allowing additional signage. Anita Gahimer Crow stated a sign allowance for two signs would be reasonable, one sign at the home and one closer to the road. Sue Davis stated a preference for the use of the term 'home occupation' and requested the ordinance clearly indicate the home



## SKAMANIA COUNTY PLANNING COMMISSION

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occupation could be in an existing or proposed building. Commissioner Davis also raised concerns about the ambiguity of the language in the 'Neighborhood Disruptions' section. Discussion ensued regarding the objectivity, fairness, and enforceability of this section. Anita Gahimer Crow raised a scenario whereby property owners could address neighborhood impacts with plantings or other measures. Staff mentioned the Hearing Examiner's ability to approve home occupations that include mitigations for neighborhood impacts. Anita Gahimer Crow raised concerns that section A and the Home Occupation definition may be inconsistent.

Discussion touched on the frequency of planning commission meetings this fall. Staff was directed to further refine the Home Occupations section and present it to the Planning Commission in an upcoming Public Hearing.

Sue Davis made a motion to bring this matter forward at a Public Hearing in the upcoming Planning Commission meeting, noting that at the public hearing the commissioners will be presented with changes made in response to tonight's meeting. John Prescott seconded. Motion passed 5-0.

### iii. Recreational Facilities Use Allowances Update

Staff presented an update on the recently adopted recreational facilities ordinance and the ongoing process to solicit further public input on this topic. Further potential changes may include allowing recreational uses in additional zones and increasing the amount of uses allowed in the various zones. The planning commission discussed county responsiveness to property owners currently restricted from establishing recreational facilities on their properties.

Chair Soliz recognized John Prescott for his service and thanked John for his service as a Skamania County Planning Commissioner. The commissioners discussed filling empty seats on the planning commission.

### ii. Zoning code land use audit

Staff updated the planning commission on zoning land use table that captures all the allowed, administrative review, and conditional uses in each of the county's 34 zones regulated under Title 21. Staff presented the initial land use matrix that includes 143 land uses in the 34 zones. Staff will continue to refine and condense the use matrix to eliminate similarly phrased uses and eliminate



## **SKAMANIA COUNTY PLANNING COMMISSION**

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unnecessary language in title 21 while keeping the uses consistent with the comprehensive plan and prepare definitions for all listed uses. Staff will present further refinements at a future planning commission meeting.

### **5. PLANNING COMMISSION BUSINESS**

Staff briefed the Planning Commission on the current state guidance for public meetings subject to the Open Public Meetings Act. The updated guidance eliminates capacity requirements and physical distancing requirements while maintaining face coverings guidance. The planning commissioners considered maintaining all-remote meetings or a return to hybrid meetings. Discussion ensued about frequency of meetings, with Sue Davis stating Planning Director Peters informed her of once-a-month meetings. A general consensus arose that meetings would be held once a month for the remainder of 2021.

Commissioner Gahimer Crow voiced a preference for hybrid meetings, and discussed adding public comments to the agendas to keep the meetings streamlined, and raised concerns about in-person attendees being able to maintain appropriate physical distance between in-person attendees. Commissioner Soliz reiterated the flexible approach adopted by the planning commission toward public comments. Commissioner Gahimer Crow raised concerns about planning commissioners responding to the public comments. The Planning Commission elected for a return to a hybrid meeting format for the September 21, 2021 PC meeting.

Staff mentioned the Public Works/Community Development department reorganization and Alan Peters appointment as the county's planning director. John Prescott received a last round of thanks for his service as planning commissioner.

### **6. ADJOURN**

Sue Davis motioned to adjourn, John Prescott seconded, the planning commission adjourned the meeting at 7:20 PM.



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### STAFF REPORT

**TO:** Skamania County Planning Commission  
**FROM:** Alan Peters, Community Development Director

**REPORT DATE:** September 16, 2021  
**HEARING DATE:** September 21, 2021  
**PROPOSAL:** Proposed amendments to Title 21 (Zoning) revising standards for development of home occupations

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#### **Background and Review Process**

Light home industries/cottage occupations are businesses operated within a dwelling or a separate building which principally employs persons who reside in the dwelling where the business is located. These uses must comply with the standards in SCC 21.70.040, but are allowed outright in all residential zones. (Home occupations previously required an administrative review in Carson only, but the Planning Commission amended the zoning code in 2020 to make these outright allowed in Carson as in other parts of the county).

Staff and the Planning Commission reviewed the applicable standards at the June 15, 2021, Planning Commission meeting. At this meeting, the Planning Commission agreed that no substantial overhaul to the standards was necessary, but that some of the existing language should be revised or clarified. At the Planning Commission's direction, staff has prepared amendments to the county's existing standards. The Planning Commission reviewed these proposed changes at the August 17, 2021, meeting where they provided feedback, additional recommendations, and directed staff to schedule a public hearing to consider these amendments.

The proposal is scheduled for a public hearing on September 21, 2021. Notice of this hearing was published in the Skamania County Pioneer on September 8, 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 two components: a new definition for "home occupations" and revisions to the existing standards for light home industries/cottage occupations in SCC 21.70.040. No other changes are proposed.

## **Definition**

The zoning code currently separates home occupations into two categories: light home industries and cottage occupations. A light home industry occurs in residential accessory building, while a cottage occupation occurs within a dwelling. There are no other distinctions. Both types of occupations are allowed in the same zones and must comply with the same standards.

This proposal would replace these terms with a single new term of "home occupation" that would include occupations occurring in a dwelling, in a residential accessory building, or that occur outdoors. Home occupation would be defined as follows:

"Home occupation" means a business activity that is carried out on the same site as a residential dwelling, and which is accessory to the residential use on the site, subject to the supplementary use standards in Section 21.70.040.

The existing definitions for cottage occupation and light home industry would be removed from the code.

"Cottage occupation" means a business operated within a private residence which does not constitute the principal use of that residence, and which principally employs household members associated with that residence or lot on which said business is located; and produces no outside evidence of such occupation with the exception of accepted signs. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot; and/or provide a service to customers and clients.

"Light home industry" means a business operated within a building separate from the residential building(s) on a lot or parcel of land, and which principally employs persons who reside on the lot where said business is located. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot; and/or provide a service to customers and clients.

## **Development standards**

Section 21.70.040 of the zoning code's supplementary development standards includes requirements for all home occupations. Because these uses are allowed outright, adherence to these standards is usually self-enforced by the property owner or by neighboring property owners. It is important that these standards be easy to understand and enforceable.

### **21.70.040 Cottage occupation/light home industry. Home occupations.**

A. Type of Use. Home occupations when permitted are those occupations which are carried out on the same site as a residential dwelling, including~~on~~ within a residential dwelling, or an accessory building separate building constructed for such a use, or an outdoor location. Such activity shall be secondary to the use of the dwelling used for living purposes.

This section would be retitled to "home occupations" in order to reflect the language already used in this section and the new proposed definition. This section has been revised to clarify that home occupations can occur within a residential dwelling, a residential accessory building, or an outdoor location on a residential property.

~~B. Disturbing Influences~~Neighborhood Disruptions. No home occupation shall be permitted which creates ~~objectionable~~excessive noise, dust, smoke, odor, glare, or traffic ~~attraction greater than that of other residential properties in the vicinity.~~ that substantially interferes or disrupts the character of the neighborhood in which it is located.

The Planning Commission expressed concern that the original language in this section might be difficult to enforce, as any home occupation could be determined to produce noise or traffic greater than that of other residential properties in the vicinity. The proposal would adjust this standard to prohibit any excessive noise, dust, smoke, odor, glare, or traffic that “substantially interferes with or disrupts” neighborhood character.

~~C. Exterior Modification. There shall be no exterior modification or adornment of the residential dwelling which would suggest a use other than residential; except, for light home industry which may be located in a separate building. The home occupation must maintain or improve the external residential appearance of the dwelling, accessory buildings, or outdoor areas. Any alterations to accommodate the home occupation shall maintain compatibility with the neighborhood. One sign building-mounted sign and one freestanding sign, each not exceeding four square feet in area, shall be allowed.~~

This section has been revised to allow for some exterior modification or evidence of a home occupation on a site. This section now explicitly allows for signage, though home occupations would be limited to two signs, each with a maximum size of 4 sq. ft. This also supports the ability for home occupations to occur outdoors, as long as any exterior evidence of a home occupation maintains or improves the residential appearance of the property.

~~D. Work Force Limitation. Nonmember household workers (those workers who do not live on the property) shall be limited to five persons per day. Additional individuals may be employed by or associated with the home occupation, so long as they do not work at the home occupation property.~~

This section has been revised in order to clarify that a home occupation may have more than five workers as long as any additional employees do not work on site.

~~E. The hearing examiner may hear~~approve requests for ~~waiver, exemption, reduction or modification of deviations from~~ these requirements if the proposed use and ~~modifications~~ deviations are determined to be in keeping with the purpose and intent of the zone classification involved and any anticipated neighborhood disruptions are mitigated .

This section has been revised to state that the hearing examiner may approve deviations from the standard and that any deviations must provide mitigation for disruptive neighborhood impacts.

### **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 August 17, 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 September 21, 2021. Notice of this hearing was published in the Skamania County Pioneer on September 8, 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 a new definition and revising standards for home occupations.



## PROPOSED TEXT AMENDMENTS

### **21.70.040 Cottage occupation/light home industry, Home occupations.**

A. Type of Use. Home occupations when permitted are those occupations which are carried out on the same site as a residential dwelling, including on within a residential dwelling, or an accessory building separate building constructed for such a use, or an outdoor location. Such activity shall be secondary to the use of the dwelling used for living purposes.

B. ~~Disturbing Influences~~Neighborhood Disruptions. No home occupation shall be permitted which creates ~~objectionable excessive~~ noise, dust, smoke, odor, glare, or traffic ~~attraction greater than that of other residential properties in the vicinity.~~ that substantially interferes or disrupts the character of the neighborhood in which it is located.

C. Exterior Modification. ~~There shall be no exterior modification or adornment of the residential dwelling which would suggest a use other than residential; except, for light home industry which may be located in a separate building.~~ The home occupation must maintain or improve the external residential appearance of the dwelling, accessory buildings, or outdoor areas. Any alterations to accommodate the home occupation shall maintain compatibility with the neighborhood. One sign building-mounted sign and one freestanding sign, each not exceeding four square feet in area, shall be allowed.

D. Work Force Limitation. Nonmember household workers (those workers who do not live on the property) shall be limited to five persons per day. Additional individuals may be employed by or associated with the home occupation, so long as they do not work at the home occupation property.

E. The hearing examiner may ~~hear approve~~ requests for ~~waiver, exemption, reduction or modification of deviations from~~ these requirements if the proposed use and ~~modifications deviations~~ are determined to be in keeping with the purpose and intent of the zone classification involved and any anticipated neighborhood disruptions are mitigated.

### **21.08.080 Definitions-Interpretation.**

~~“Cottage occupation” means a business operated within a private residence which does not constitute the principal use of that residence, and which principally employs household members associated with that residence or lot on which said business is located; and produces no outside evidence of such occupation with the exception of accepted signs. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot; and/or provide a service to customers and clients.~~

~~“Light home industry” means a business operated within a building separate from the residential building(s) on a lot or parcel of land, and which principally employs persons who reside on the lot where said business is located. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot; and/or provide a service to customers and clients.~~

“Home occupation” means a business activity that is carried out on the same site as a residential dwelling, and which is accessory to the residential use on the site, subject to the supplementary use standards in Section 21.70.040.



**Skamania County**  
**Community Development Department**  
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**SKAMANIA COUNTY PLANNING COMMISSION  
MOTION TO RECOMMEND APPROVAL OF  
AMENDMENTS TO TITLE 21 REVISING STANDARDS FOR  
HOME OCCUPATIONS**

The Skamania County Planning Commission conducted a public hearing to consider proposed text amendments to Title 21 related to revising standards for home occupations in unincorporated Skamania County.

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

**FINDINGS OF FACT**

- A. RCW 36.70 authorizes counties to adopt or amend zoning regulations.
- B. The Planning Commission initiated the proposed zoning code amendments to improve existing regulations for establishment of home occupations by promoting economic development while preserving community character.
- C. The proposed amendments are consistent with the County's Comprehensive Plan.
- D. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its September 21, 2021 meeting.

**CONCLUSIONS**

Based on public comment and staff analysis, the proposed text amending Title 21 will promote the development of home occupations and is 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	_____	_____



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

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### MEMORANDUM

**TO:** Skamania County Planning Commission  
**FROM:** Planning Staff  
**DATE:** September 16, 2021  
**RE:** Recreational facilities zoning amendments

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On June 1, 2021, Planning Commission voted to recommend approval of new recreational facility regulations including new terms and definitions, development standards, and amendments to the use allowances for several zones. As part of the approved motion, the Planning Commission also agreed to continue to look expanding the zones in which recreational facilities are allowed.

The Board of County Commissioners accepted the Planning Commission's recommendation and adopted the revised standards in Ordinance No. 2021-02 on June 22, 2021. The new standards have already been used in the review of two separate applications and will likely support the development of many future projects. Since June, Staff has reviewed the existing use allowances for recreational facilities and considered comments received at prior workshops and hearings to create a group of potential changes. Staff also solicited comments on the proposal through the month of August 2021 and is providing this summary of staff's recommendations, outreach, and public comment received.

#### **Potential Changes**

The improved recreational facility standards allow the County to consider allowing recreational facilities to be developed in additional zones, and possibly revising the type of review required in some zones where these uses are already allowed.

There are 34 zones outside of the National Scenic Area in Skamania County. Recreational uses are allowable in 28 of these zones, but only four zones currently allow the development of all six recreational facility types (indoor, outdoor, campgrounds, group camps, rural event centers, and retreat centers). In most cases these uses are considered conditional uses. Staff has reviewed the existing zoning and comprehensive plan to propose that the Planning Commission consider the following changes.

#### **1. Allow recreational uses in additional zones that do not currently allow any recreational uses.**

- Community Commercial (CC)
  - o The Community Commercial zone is intended to provide commercial services.

- Indoor recreational facilities could be an allowable use in this zone.
- Other recreational facilities including outdoor recreational facilities, campgrounds, group camps, rural event centers, and retreat centers could be conditional uses in this zone.
- Carson – High Density Residential (HDR)
  - The High Density Residential primarily consists of single-family development on small lots, however, there are some larger parcels that may be suitable for recreational development.
  - Outdoor recreational facilities and campgrounds could be allowed as conditional uses in this zone, potentially on sites greater than 5-acres only.
- Industrial (MG)
  - The Industrial zone is intended for the establishment of processing, fabrication, storage, and manufacturing activities. However, properties in this zone with waterfront locations may attract water-related recreational uses.
  - Indoor recreational facilities and outdoor recreational facilities could be allowed as conditional uses in this zone.

**2. Allow additional recreational uses in zones that currently allow some recreational uses.**

- Carson Rural Residential
  - The Carson subarea plan states that recreational facilities should be allowed. Only outdoor facilities are allowed in this zone.
  - Campgrounds could also be allowed as a conditional use.
- Carson Rural Estate
  - The Carson subarea plan states that low-intensity recreational facilities should be allowed, including campgrounds. Only outdoor facilities are allowed in this zone.
  - Campgrounds could also be allowed as a conditional use.
- West End Rural Lands
  - The West End Subarea Plan identifies the Rural Lands zones as areas of lower density residential to preserve rural character. The Rural Lands Designation is separated into subcategories of Rural Lands 2, Rural Lands 5, and Rural Lands 10 based on minimum lot size.
  - Rural Lands 2
    - The subarea plan states that existing legally established scout camps, church camps, and/or youth camps may continue to operate and may apply to expand by conditional use permit. The zoning code allows expansion of group camps by conditional use.
  - Rural Lands 5
    - The subarea plan states that scout camps, church camps, and/or youth camps should be permitted as conditional uses. Groups camps are a conditional use in this zone.
  - Rural Lands 10
    - The subarea plan states that scout camps, church camps, and/or youth camps should be allowed. Groups camps are a conditional use in this zone.

- Outdoor recreational facilities and campgrounds could be added as conditional uses in these zones. Rural event centers and retreat centers could be appropriate in the Rural Lands 5 or 10 zones as conditional uses.

### **3. Revise existing use allowances for recreational uses in select zones.**

#### **- Revise Natural (NAT) zone classification to reflect recent changes.**

- The Natural zone is intended for those areas which have extreme importance for the maintenance of natural systems where development may result in a substantial impact.
- Recreational developments are allowable as conditional uses. Allowing only outdoor recreational facilities would be consistent with the zone's purpose.

#### **Outreach**

Staff developed a webpage that summarized the Planning Commission's recent efforts to improve recreational facility development standards and included the above proposals from staff. The purpose of the website was to share the proposals publicly and solicit feedback from county residents. The website requested feedback through the end of August 2021. The website was publicized in the Skamania County Pioneer and on the County's main website as a news story.

#### **Public Comments**

Through the month of August, Staff received seven comment letters. All letters were in support of the proposal and expressed particular interest in allowing for recreational facility development within Carson.

#### **Next Steps**

Staff recommends that the Planning Commission review the staff proposal and move forward with a public hearing to amend the identified zones to expand opportunities for development of recreational facilities throughout Skamania County.

#### **Attachments**

1. Sharon Kaplan letter
2. Jennifer Wright letter
3. Deborah Taylor letter
4. Dave Hood letter
5. Valerie Kelly letter
6. Erica Jessel letter
7. Elona Trogub letter

## Alan Peters

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**From:** Sharon Kaplan <merrymermaid@mac.com>  
**Sent:** Tuesday, August 24, 2021 7:15 PM  
**To:** Alan Peters  
**Subject:** CONDITIONAL LAND USE CONCERN

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Currently, all residential zones in Stevenson and Skamania county except for two (Carson and the West End) allow for what is called a "Conditional allowance" for recreational facilities.

Carson should have the same ability to apply for a permit to have recreational facilities just as other parts of the county do.

Frankly I do not understand why Carson is being excluded as it used to have campgrounds.

Why shouldn't Carson have the same rights as Stevenson and the rest of the county ?

Sincerely,

Sharon Kaplan

## Alan Peters

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**From:** Jenn wright <kiwijenn1@gmail.com>  
**Sent:** Wednesday, August 25, 2021 10:40 AM  
**To:** Alan Peters  
**Subject:** Expanding rec facilities

\*\* WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. \*\*

I support expanding rec facilities. I believe anyone w 5 acres or more in the county should be free to petition for their use, including Carson.

Jennifer Wright

Sent from my iPhone



## Alan Peters

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**From:** Debbie Taylor <debjotaylor@msn.com>  
**Sent:** Tuesday, August 24, 2021 6:58 PM  
**To:** Alan Peters  
**Subject:** Expanding recreational facility zones in the County

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr Peters,

I support increasing the number of zones in Skamania County to include Carson and the West End when it comes to recreational facility use. My daughter and I own 9 acres in Carson along Carson Creek. It would be beneficial to us and our community to offer camping sites during the summer. I understand there is no guarantees we would get the permit, but it certainly seems fair that we, like other landowners in the county could at least seek permission.

Thanks for your consideration.

Deborah Taylor

## Alan Peters

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**From:** dh@davehoodentertainment.com  
**Sent:** Saturday, August 28, 2021 4:12 PM  
**To:** Alan Peters  
**Subject:** RE: Rec Facilities in Skamania

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr Peters,

"I am a resident of Stevenson. I have seen the proposed changes for recreational facilities allowances in Skamania County on your website, and I agree that Carson should have the ability to apply for the conditional permit as do the other zones in the county."

Thank you for your time.

Respectfully,  
Dave Hood  
[dh@davehoodentertainment.com](mailto:dh@davehoodentertainment.com)

## Alan Peters

---

**From:** Valerie Kelly <valerie527@gmail.com>  
**Sent:** Wednesday, August 25, 2021 7:30 AM  
**To:** Alan Peters  
**Subject:** recreational use of land

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please allow Debbie Taylor to use her five acres of land in Carson, Wa. for a small campground and recreational use.  
Thank you,  
Valerie Kelly  
PO Box 527  
Stevenson, WA. 98648

## Alan Peters

---

**From:** Erica Jessel <ejwindsurf@gmail.com>  
**Sent:** Saturday, August 28, 2021 9:33 AM  
**To:** Alan Peters  
**Subject:** Support for Skamania County's recent code amendments for Carson.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I want to support Carson residents' ability to apply for a permit for the County's recent code amendments regarding recreational facilities. In particular I want to support Carson residents' application for a Conditional Allowance permit for 5+ acre properties for a campground. I believe this fits into Skamania County's Comprehensive Plan recreational vision.

Since permitting for conditional uses are allowed in Stevenson and other Skamania zones, why not for Carson? A small campground with responsible property owners would enhance the appeal of the county, bring potential residents in, and add to the tax base.

Thank you for your consideration on this amendment for Carson property owners,  
Erica Jessel

## Alan Peters

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**From:** elona <elonatrogub@gmail.com>  
**Sent:** Tuesday, August 24, 2021 7:30 PM  
**To:** Alan Peters  
**Subject:** Yes on a conditional allowance for all county residents with 5+ acres

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I would like to voice my support for allowing all county residents, no matter where, to apply for a conditional allowance for recreational facilities as long as they have ample acreage to accommodate facilities.

Elona Trogub