



City of Stevenson

Phone (509) 427-5970

Fax (509) 427-8202

7121 E Loop Road, PO Box 371

Stevenson, Washington 98648

May 11, 2026 Planning Commission Meeting

Monday, May 11, 2026

6:00 PM

Call-in numbers 253-215-8782, 669-900-6833, 346-248-7799, 312-626-6799, 929-205-6099 or 301-715-8592, Webinar ID 845 2218 7605, Zoom link <https://us02web.zoom.us/j/84522187605>

or via YouTube at <https://www.youtube.com/channel/UC4k9bA0IEEvsF6PSoDwjJvA/>

A. Public Comment Expectations: Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be cut off after 3 mins. 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.

B. Old Business

- 1. Meeting Minutes** - Planning Commission is presented with minutes from April 13th, 2026 for approval.
- 2. Continuance of Hearing for CUP-2025-003:**
 - a. Appearance of Fairness Disclosures
 - b. Presentation by Staff
 - c. Presentation by Applicant
 - d. Commission Deliberation
 - e. Decision
- 3. Planning Commission Applications** - Review of the applications submitted to fill the Planning Commission vacancy and prepare to make a recommendation to City Council.

C. New Business

D. Discussion

E. Adjournment

DRAFT MINUTES
CITY OF STEVENSON PLANNING COMMISSION MEETING
April 13, 2026
6:00 PM, City Hall and Remote

Attending:

PC Vice-Chair Auguste Zettler; Planning Commissioners Charles Hales, Anne Keesee, Anthony Lawson. Jeff Breckel, was serving as an ex-officio member.

City Staff: **Daniel Pitairu, Permits and Records Manager, City Attorney Robert Muth**

Skamania County Community Development Staff: **Mandy Hertel, Planner II**

Applicant for CUP-2025-003: **Wesley Huston**

Public participants: Dave Cox, Mary Repar, Kara Owen

PC Vice Chair Auguste Zettler called the meeting to order at 6:04 p.m.

A. Public Comment Expectations:

PC Vice-Chair Zettler requested **Daniel Pitairu, Permits and Records Manager** explain the meeting protocol for public comments.

Commenters must raise their hand and be acknowledged by the Chair. Please state your name clearly for the minute taker. 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. Tools for remote or call in participants: *6 to mute/unmute & *9 to raise hand.

Public comments: Mary Repar provided information on library programs, Bonneville Dam events, and a Grange seed and plant swap on April 25th.

B. Old Business

1. Meeting Minutes - Planning Commission was presented with meeting minutes from March 9th, 2026 for approval.

MOTION to approve Planning Commission meeting minutes as presented from March 9th, 2026 was made by **Commissioner Hales**, seconded by **Commissioner Keesee**.

1. Ex-officio member

Jeff Breckel noted he is serving as a non-voting ex-officio member to be a resource and help with communications between the city council and the planning commission. He can engage with dialogue and provide institutional history. The position is not considered to be part of a quorum.

2. Continued hearing for Conditional Use Permit CUP-2025-003

Background: At the February 9th and March 9th, 2026 Planning Commission meetings, Commissioners reviewed Conditional Use Permit application CUP-2025-003 to consider whether the proposed use (campground) can be permitted under Suburban Residential zoning designation (SR) pursuant to CS 17.39.020. The CUP-2025-003 application requested permission to provide customers of Cohoperative, Inc., a nursery (Existing Use) located at 365 Foster Creek Road, Stevenson, Washington with the option of making overnight use of the same property through a limited number of primitive campsites (Proposed Use). Seventeen sites are proposed on the 3.2-acre property, which is also a commercial hop growing business. Public comments were received regarding the application. Following the initial review, additional information was requested from the applicant. No decision was made at either the February 9th or March 9th, 2026 Planning Commission meeting.

City Attorney Muth administered a Fairness Doctrine to the Commission members. None reported having any financial interest in the project, or current communication with the applicant regarding the CUP application.

Skamania County Community Development Staff **Mandy Hertel, Planner II**, shared the staff report is the same as in prior meetings, with the only additions being an updated site plan and fire marshal comments. **Vice-Chair Zettler** questioned the wording on the agenda regarding possible decision to be made that night.

Hertel explained the intent is to encourage discussion and a decision, as it is unusual to hold three hearings. **Attorney Muth** noted decisions must be made within Stevenson Municipal Code confines addressing issues of public health and safety, property values, harmony within the area of the location, and whether or not it's consistent with the comprehensive plan for the city. He gave a brief overview of the evenings proceedings regarding the public hearing and further discussion.

Vice Chair-Zettler stated without a current staff report in the evening's agenda he felt unable making a decision without the information being available to all. **Muth** advised the commission could move to postpone business item B2 to the following Planning Commission meeting.

Zettler called for a motion to postpone the hearing. **Commissioner Hales** motioned to postpone the public hearing on CUP 2025-003 to the May 2026 Planning Commission meeting. **Commissioner Keesee** seconded. **Commissioners Zettler, Hales and Keesee** voted aye, passing the motion. **Commissioner Lawson** did not provide a vote, but expressed disappointment in not making a decision.

Further discussion took place regarding next steps. It was pointed out the motion to postpone did pass via a quorum of 3 votes.

Requests to city staff to provide and attach appropriate documentation and information to Commission agendas were made by Commissioners to avoid further issues. Holding a special meeting before the next

Commission meeting to review the CUP was considered.

Muth provided details on the actions the Commission could take regarding the application.

- Approve outright as presented with the staff report.
- Approve with conditions added to staff report.
- Deny after a discussion takes in the issues of public health and safety, property values, harmony within the area of the location, and whether or not it's consistent with the comprehensive plan for the city. This provides a record behind the reason to deny.

Muth advised at the meeting tonight it was possible to discuss potential conditions for the project following the verbal staff report; allow public comment, and add information for the staff to process. The applicant will also provide comment.

Vice-Chair Zettler requested prior conditional uses considered be printed to aid the Commission in its current discussion. **Vice-Chair Zettler** asked if any information from the March 2026 Commission meeting needed to be discussed further.

Mandy Hertel, Planner provided a brief update regarding requirements for restroom facilities, locations of water spigots, and the fire marshal's report.

Specifics regarding road design, well flow, and campsite locations from the fire marshal's report were reviewed. **Hertel** noted those conditions cannot be made less restrictive.

Commissioner Lawson expressed concerns over the commercial nature of the campground and the current number of campsites planned. He suggested a condition to limit the campground to 7 sites

only, with a maximum of 6 campers per site. He also suggested the campground be for members only, not the general public. Length of stay and parking requirements were also discussed.

Hertel shared much of the onsite parking needs were already addressed in the fire code. She also related during a recent public meeting held at the site by Commission members, only clarifying questions could be asked of the applicant, and discussions were not allowed. Further discussion took place regarding conditional uses in residential zones, and it was pointed out in SMC 17.15.04-1 zoning campgrounds are permitted conditionally. **Vice-Chair Zettler** emphasized the need to be fair and consistent, as this request is establishing a precedent in regards to future planning issues.

Commissioner Hales recapped the four areas that determine whether a conditional use application is approved or not. He suggested enforceability of some conditions would be easier than others. **Attorney Muth** noted the comprehensive plan does support campgrounds as it encourages tourism. The question is how to make it compatible with the zoning. **Commissioner Keesee** asked how to quantify a financial impact on neighboring properties. **Muth** noted Realtor studies could be used.

Further discussion led to four potential conditions the Commission could require regarding the CUP:

Use of generators, duration of stay, parking, and density of campsites on the property.

These 4 subjects will be discussed at the May 2026 Planning Commission meeting.

Vice-Chair Zettler opened the public hearing at 7:19 p.m.

Kara Owens, General Manager of the Skamania Lodge spoke against the

proposal, citing fire risk, traffic and pedestrian safety, and land use compatibility. She expressed concerns about future business changes.

Mary Repar commented on the site, zoning impacts, and the Comprehensive Plan. She stated sewer connections should be required, and asked for a building moratorium in Stevenson.

Dave Cox reminded Commissioners they represent all their constituents.

The public hearing was closed at 7:53 p.m.

C. New Business

Planning Commission Applications - Review of the applications submitted to fill the Planning Commission vacancy and prepare to make a recommendation to City Council. Two applications were received.

Tracy Gratto responded to questions from Commission members regarding her interest in serving on the Planning Commission

The second applicant, Brian Riffel, was not available to interview.

Commissioner Lawson motioned to table a decision until Brian Riffel can be interviewed. **Commissioner Hales** seconded. The motion passed unanimously.

D. Discussion

Mandy Hertel and **Daniel Pitairu** will work on improving the city's website for meeting packets. She will also check on special meeting dates. for a special meeting. **Vice-Chair Zettler** requested the application process to interview for the open Commission position continues until the May 11th, 2026 meeting.

E. Adjournment

Adjournment was approved unanimously @ 8:08 p.m. following a motion by **Commission Keese**, seconded by **Commissioner Lawson**.



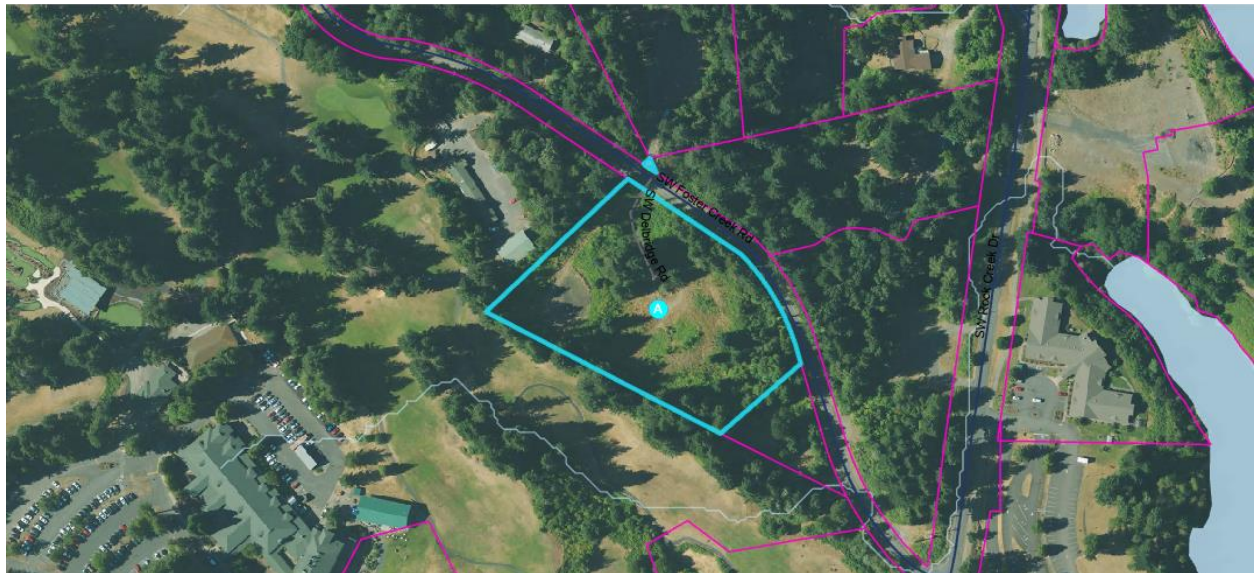
City of Stevenson Community Development
 7121 E Loop Rd, Stevenson, WA 98648
 PH: 509-427-5970 · Inspection Line: 509-427-3922

**CONDITIONAL USE PERMIT REQUEST
 STAFF REPORT**

FILE NUMBER:	CUP-2025-003
PROJECT NAME:	Primitive Campsites
DESCRIPTION OF PROPOSAL:	Proposed 17 primitive sites at an existing nursery of Hops on a 3.32-acre parcel.
LOCATION:	365 SW Foster Creek Rd, Stevenson, WA
PARCEL NO.:	02-07-02-4-1-0900-00
ZONING:	Suburban Residential (SR)
PROPONENT:	Wesley Huston

PROJECT DESCRIPTION:

The applicant is requesting approval of seventeen primitive campsites at an existing nursery primarily growing hops. The project proposes a “pack in, pack out” system for campers. The 3.32-acre parcel is located approximately 400 feet NE of Skamania Lodge. The Skamania Lodge maintenance building is situated 25 feet from northwestern property line, and the parcel is just over a quarter mile from Highway 14, all located within the city limits of Stevenson, WA.



STAFF ANALYSIS

Title 17 – Zoning – Chapter 17.12 Administrative Mechanisms

17.12.060 – Public Hearings – Procedures - Fees

A. Whenever a public hearing is required by this title:

- 1. No less than 2 notices shall be posted by the administrator in conspicuous places on or adjacent to the subject property.*
- 2. Written notices shall be mailed to the landowner and to all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Notices shall be published in the local newspaper once a week for 2 consecutive weeks prior to the hearing date.*

B. Such notices shall:

- 1. State the time and place of such hearing and the nature of the question to be heard;*
- 2. Be posted and mailed not less than 14 days prior to the hearing;*
- 3. Be published not less than 8 days prior to the hearing.*

Finding: Two notices were posted on the property on January 28, 2026. Property owners within 300 feet were mailed notices on January 28, 2026. The hearing is scheduled for February 9, 2026. The record shall be held open until the fourteen-day noticing period has been reached on February 13, 2026. Notices were published in the city newspaper of record, The Pioneer, on January 21, 2026, and January 28, 2026. The notices stated the landowner's names, address of the property, file number, project description, hearing date, time, place and how to provide comment.

C. A request involving a public hearing shall require of the applicant:

- 1. A filing fee, nonrefundable and payable to the city, in an amount set by the City Council, which may be revised from time to time.*
- 2. A list of the mailing addresses of all property owners of record within a radius of 300 feet of the exterior boundaries of the subject property.*
- 3. Any other data identified in this title, the associated permit application form, or such information as the administrator deems necessary to adequately inform the planning commission and/or city council of the proposal.*

Finding: The application fee was paid to the city on December 23, 2025. Staff use GIS to attain adjacent property owners' addresses. The application was deemed complete on January 5, 2026.

Title 17 – Zoning – Chapter 17.15 Residential Districts

17.15.020 – List of zoning districts

E. SR Suburban Residential District. The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas.

Finding: Camping is characteristic of more rural areas.

17.15.040 – Uses

3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 - Conditional Uses.

Finding: According to table 17.15.040-1, campground is listed as a conditional use in the Suburban Residential zone. Conditional uses will be reviewed later in this report.

Use	R1	R2	R3	MHR	SR
Campground	X	X	X	C	C

17.15.060 – Residential dimensional standards

Table 17.15.060-1: Residential Dimensional Standards

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
SR	35 ft	30 ft	15 ft ¹	20 ft	20 ft ¹	20 ft

Finding: Structures and campsites shall meet the minimum zoning code setbacks stated in table 17.15.060-1 and will be listed as a **CONDITION OF APPROVAL**.

Title 17 – Zoning – Chapter 17.39 Conditional Use Standards

17.39.020 – Conditional use permit review

A. The planning commission shall review all applications for conditional use permits.

Finding: The planning commission will receive this report and all application materials for review prior to the public hearing. A hearing is scheduled for February 9, 2026.

B. In granting a conditional use request, the planning commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

Finding: As a **CONDITION OF APPROVAL** the outdoor burning code, 8.25, shall be strictly enforced and will be addressed later in this report. The property adjoins large recreational properties, city, county, and residential lots. The surrounding use is compatible and similar in use and therefore should not reduce property values. The use is harmonious with the neighboring recreational use. All applicable codes will be addressed in this report.

C. At least one public hearing shall (SMC [17.12.060](#) - Public Hearings—Procedures—Fees) be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held.

D. The planning commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the planning commission for the relevant application.

E. The planning commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met.

Finding: A public hearing before the Planning Commission is scheduled for February 9, 2026. The application was received on November 26, 2025, and deemed complete on January 5, 2026, which is more than twenty days prior to the hearing. The Planning Commission is scheduled to render a decision by March 11, 2026. Any conditions of approval imposed by the Planning Commission will be incorporated into the Administrative Decision, which will be issued by planning staff following completion of the decision process.

17.39.030 – Submittal requirements

A. Application for a conditional use permit shall be made on forms provided by the administrator.

B. An application shall not be deemed complete until the following submittal requirements have been received:

- 1. All materials required pursuant to this title;"*
- 2. Any applicable materials required pursuant to the sections of this chapter;*
- 3. All appropriate fees;*
- 4. Any additional information from the applicant that the administrator, in the administrator's sole discretion, deems necessary to adequately inform the planning commission of the proposed conditional use.*

C. Specific submittal requirements may be waived when the administrator, in the administrator's sole discretion, deems the information to be unnecessary for review of the proposed conditional use.

Finding: The application with all the required documents was deemed complete on January 5, 2026.

Title 8 – Health and safety – Chapter 8.25 Outdoor Burning

8.25.010 – Definitions

"Recreational burning" means an outdoor fire burning materials other than rubbish where the fire is set for recreational, food preparation, religious, ceremonial or similar purposes and the fire is contained within a metal, brick, stone, or masonry fire pit on private land or a publicly designated campground. Fires used for debris disposal purposes are not considered recreational fires.

Finding: Recreational fire codes will be addressed in section 8.25.040.

8.25.040 – Recreational fires

A recreational fire is allowed on residential properties and in designated campgrounds.

A. Rules for Recreational Fires.

- 1. The recreational fire must be contained within a metal, brick, stone or masonry fire pit and have a maximum diameter of two feet.*
- 2. The material used in the recreational fire is restricted to bare untreated and unpainted wood, charcoal or commercial artificial logs generally designed for campfires. All other materials are prohibited except what paper is necessary to ignite the burning process. Recreational fires cannot be used for the purposes of debris disposal.*
- 3. A person capable of extinguishing the recreational fire shall attend it at all times and the fire must be totally extinguished before leaving it. A sufficient water supply and shovel must be at the burning site and ready to use.*
- 4. A recreational fire shall have a ten-foot radius free of combustibles, a twenty-foot vertical clearance from overhanging branches, and be located twenty-five feet from all structures and fifty feet from all logging slash and debris.*
- 5. Recreational fires do not require a permit. Recreational fires shall be allowed year-round, except no recreational fire burning shall be done during an emergency burn ban as in Section 8.25.110.*
- 6. If a recreational fire creates a nuisance that unreasonably interferes with property use and enjoyment of adjacent property owners, it must be extinguished upon direction from fire chief or his designated representatives.*

Finding: If recreational fire pits are included as part of the approved campground development, a **CONDITION OF APPROVAL** shall state that all recreational fires shall comply with the standards set forth in SCC § 8.25.040. Failure to comply with these standards may result in enforcement action by the Skamania County Sheriff's Office or the Fire Chief, or their designated representatives. A fire hydrant is available within 25ft of the parcel.

Skamania County Fire Marshal – Requirements

1. Apparatus road will meet the standards of the code, they will be 20' wide with a clear height of 14' and maximum grade of 12%, with inside radius 25", outside radius of 45' on curves, and roads able accommodate a 70,000 pound fully loaded fire vehicle.
2. No "Dead Ends" longer than 150' without prior approval.
3. All structures permanent or temporary in nature, all sides must be within 150' of fire access road, this includes all RV's.

4. Any well proposed to be used for fire protection shall meet the requirements for fire flow as described in the 2021 International Fire Code.

Title 8 – Chapter 8.08 – Noise Control

Finding: A **CONDITION OF APPROVAL** shall state it is responsibility of the landowner to read and follow all the applicable noise standards in this chapter. Noise complaints and enforcement is carried out by the Skamania County Sheriff's Office.

Environmental Health – Water and Waste

Finding: As a **CONDITION OF APPROVAL** the Environmental Health Department will require a city water connection with available water, and bathrooms connected to city sewer or a septic tank.

Based on the information and findings provided in this report, staff **APPROVES with CONDITIONS** the proposed conditional use permit, per the code.

January 29, 2026



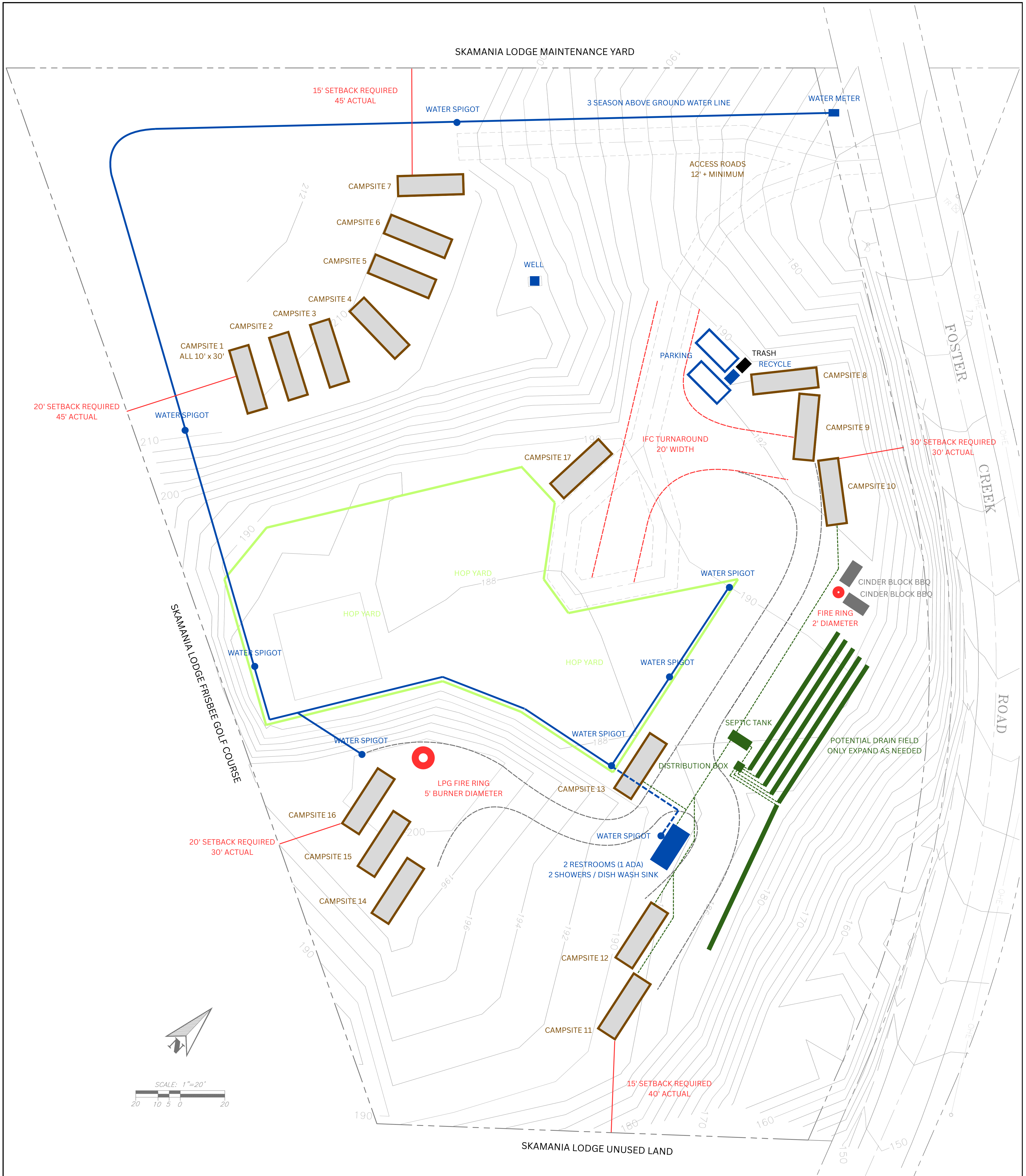
Mandy Hertel, Land Use Planner

Copies of this Staff Report were mailed to:

- Persons submitting written comments in a timely manner
- Applicant
- City of Stevenson Planning Commission

365 SW FOSTER CREEK ROAD, STEVENSON, WA 98648

SITE PLAN FOR PROPOSED CAMPSITES VERSION 2



November 26, 2025

Planning Department
City of Stevenson
7121 East Loop Road
Stevenson, WA 98648

RE: Primitive Campsites at 365 SW Foster Creek Road

I am seeking approval for the following at 365 SW Foster Creek Road, an SR zoned, 3.2 acre property.

I would like to provide customers of Cohoperative, Inc., a nursery (Existing Use) located at the above address with the option of making overnight use of the same property through a limited number of primitive campsites (Proposed Use). These 17 sites would require vehicles to be self-sufficient, allowing guests to bring their own supplies and practice "pack-in, pack-out" for all waste thus eliminating the need for additional on-site infrastructure. As a grow your own, then pick your own nursery focused primarily on hops, on site camping accommodations will help cultivate a sense of community around activities such as planting, managing/maintaining and then harvesting. I see this as being a 3 season sort of offering as winter use would not be needed as there would be no active hop growth.

The above poses no public health or safety dangers beyond what is foreseeable in a residentially zoned area. No steep slopes onsite will be affected or require any grading as all campsites will be located in currently usable naturally flat areas of the property as shown on the Site Plan. By nature of its location relative to others, this property as shown on the Site Plan, maintains a large buffer zone on all sides from any potential interference with current uses of abutting properties. Sharing property lines with only one property, this proposed use complements the Commercial Recreation (CR) zoned Skamania Lodge open space and maintenance facilities better than it would if mixed in with purely residential uses. In addition, it is well known that primitive campsites can help surrounding businesses by attracting visitors who spend money on

local goods and services like groceries, restaurants, gas as well as all the numerous other activities and attractions Stevenson offers.

For these reasons, I hope that the Planning Department and Commission with entertain the idea of this use at 365 SW Foster Creek Road here in Stevenson.

Thank you,

Wes Huston

365 SW Foster Creek Road

COOPERATIVE, INC. HOP CAMP RULES VERSION 1

- 1. CHECK IN:** 2:00 PM / **CHECK OUT:** 12:00 PM WITH STAYS NOT EXCEEDING 14 DAYS
- 2. VEHICLES, TENTS AND EQUIPMENT MUST REMAIN ON DESIGNATED SITES AND OFF OF THE CAMP ACCESS ROADS AS WELL AS COMMON SPACES**
- 3. PARK VEHICLES ONLY IN YOUR ASSIGNED SPACE**
- 4. USE ONLY SELF-CONTAINED RECREATIONAL VEHICLE SANITATION, BATHING AND CLEANING FACILITIES OR PROVIDED ON-SITE RESTROOMS, SHOWERS AND SINKS**
- 5. GENERATOR USE ALLOWED: 10:00 AM - 5:00 PM WITH COOPERATIVE, INC. HOST PERMISSION ONLY**
- 6. USE ONLY LPG COMMUNITY FIREPIT (RECREATIONAL WOOD FIRES WITH COOPERATIVE, INC. HOST PERMISSION ONLY WITH BURN BANS STRICTLY ENFORCED)**
- 7. QUIET HOURS:** 10:00 PM - 7:00 AM
- 8. DOGS:** MUST BE ON A 6 FT LEASH, MAY NOT BE LEFT UNATTENDED, ARE NOT PERMITTED IN THE HOP YARD
- 9. MAXIMUM OF SIX (6) PEOPLE PER CAMPSITE**
- 10. DO NOT DISTURB OR FEED LOCAL WILDLIFE**
- 11. TRASH MUST BE DISPOSED OF IN PROVIDED RECEPTACLES**
- 12. NO SMOKING ALLOWED**
- 13. NO FIREWORKS ALLOWED**
- 14. NO DRONES ALLOWED**
- 15. CONDITIONAL USE PERMIT REQUIREMENTS MUST BE ACKNOWLEDGED BY ALL GUESTS**

TERRAPINS OWNER LLC

Skamania Lodge
1131 SW Skamania Lodge Way
Stevenson, Washington 98648

Via Email and Hand Delivery

February 24, 2026

Planning Commission
City of Stevenson
7121 E. Loop Road
Stevenson, WA 98648
planning@ci.stevenson.wa.us

Re: **Objection to Conditional Use Permit CUP-2025-003**
365 SW Foster Creek Road – Proposed Primitive Campground
Applicant: Wesley Huston

Dear Chair Breckel and Members of the Planning Commission:

Terrapins Owner LLC (“Skamania Lodge”) respectfully submits this formal **objection** to Conditional Use Permit Application CUP-2025-003, which seeks approval to establish seventeen (17) overnight primitive campsites on approximately 3.2 acres of Suburban Residential (“SR”) zoned property at 365 SW Foster Creek Road. Skamania Lodge directly abuts the subject property. The proposed campground would operate immediately adjacent to Skamania Lodge property lines and near guest accommodations and operational facilities. After reviewing the application materials and public notice, Skamania Lodge urges the Planning Commission to deny the application. This letter will show you that:

- Campground use is not consistent with the purpose of the SR zone;
- The proposed use is incompatible with surrounding uses;
- The application fails to demonstrate that the use will not be detrimental to adjacent properties;
- The proposed use raises public health, sanitation and safety concerns;
- Approving this would be inconsistent with ongoing city policy discussions regarding transient uses;
- Approving this would constitute a precedent threatening zoning integrity; and required findings necessary to approve this application are absent.

I. Threshold Issue: A Campground Use Is Not Consistent with the Purpose of the SR Zone

The SR zoning designation is intended to preserve and protect suburban residential character. A 17-site transient campground constitutes a commercial lodging use of material intensity. Even if framed as “primitive” or “seasonal,” the use involves:

- Transient overnight occupancy.
- Vehicular camping.
- Commercial activity associated with a business.
- Regular turnover of visitors.
- Concentrated use on a 3.2-acre parcel.

Seventeen sites equate to a density exceeding five sites per acre. That is not incidental to nursery use; it is a standalone recreational lodging operation. The Commission must first determine whether a campground is even contemplated as a conditional use in the SR zone under CS 17.39.020. If not expressly permitted as a conditional use, the application cannot be approved through the CUP process. A variance cannot be used to authorize a use not otherwise allowed in the zone.

II. The Proposed Use Is Incompatible with Surrounding Uses

The CUP criteria require that the proposed use be compatible with surrounding properties and not materially detrimental to adjacent uses. Skamania Lodge is a destination resort operating under Commercial Recreation zoning with significant infrastructure investment, guest expectations, and regulatory compliance obligations. The proposed campground:

- Provides no restroom facilities.
- Provides no sanitary dump station.
- Provides no water or wastewater plan.
- Includes no on-site management plan.
- Includes no noise control standards.
- Includes no lighting or buffering plan.
- Includes no fire mitigation plan.
- Includes no occupancy limits per site.

While characterized as “pack-in, pack-out,” the application provides no enforceable mechanism to ensure compliance. The Skamania Lodge’s guests expect a managed, professionally operated environment. The introduction of an unmanaged transient campground immediately adjacent to Lodge property creates material compatibility concerns, including noise, fire risk, late-night activity, lighting impacts, and potential sanitation issues. The applicant’s assertion that the use “complements” the Lodge is

unsupported by analysis or evidence and is a fallacy. Additionally, Skamania Lodge is the largest provider of transient lodging taxes.

III. The Application Fails to Demonstrate That the Use Will Not Be Detrimental

The CUP standards require affirmative findings that the use will not:

- Be materially detrimental to adjacent properties.
- Create public health or safety concerns.
- Generate excessive traffic or nuisance conditions.

The record contains no:

- Traffic impact analysis.
- Fire protection assessment.
- Stormwater or critical areas report.
- Geotechnical review.
- Operational management plan.

Seventeen campsites could generate 17–34 vehicles at peak occupancy, with unknown guest numbers per site. Foster Creek Road is not designed as a campground access corridor.

The burden rests on the applicant to demonstrate compliance. Assertions are not evidence.

IV. Public Health, Sanitation, and Fire Safety Concerns

The proposal relies entirely on self-contained vehicles and voluntary compliance with “pack-in, pack-out” waste handling. There is no:

- On-site restroom facility,
- Greywater containment system,
- Monitoring plan,
- Enforcement protocol,
- Solid waste plan.

Additionally, the application is silent on:

- Open flame policies,
- Fire pit restrictions,
- Burn bans,
- Emergency vehicle access and turnaround.

In a community with known wildfire sensitivity, approving 17 transient campsites without a detailed fire mitigation plan would be inconsistent with public safety obligations.

V. Inconsistency with Ongoing City Policy Discussions Regarding Transient Uses

The Planning Commission has recently discussed regulation of short-term rentals in residential zones and acknowledged that such uses are commercial in nature. Approving 17 transient lodging sites in SR zoning would materially expand commercial overnight lodging in residential areas without the regulatory safeguards imposed on hotels, licensed lodging facilities, or even short-term rentals. The Commission must apply standards consistently.

VI. Precedent and Zoning Integrity

Approval of this application would establish precedent that large-scale overnight commercial recreation uses may be introduced into SR zones without infrastructure, buffering, or management requirements.

That would significantly blur the distinction between Suburban Residential and Commercial Recreation zones and undermine the predictability of the City's land use framework. Zoning distinctions exist for a reason. The applicant has not demonstrated why this parcel warrants departure from those principles.

VII. Failure of Required Findings

To approve the CUP, the Commission must make specific written findings supported by substantial evidence. Based on the current record, the Commission cannot reasonably find that:

- The use is compatible with surrounding properties.
- The use will not be materially detrimental.
- Adequate provisions exist for sanitation and fire safety.
- The use is consistent with the purpose of the SR zone.
- The proposal will not adversely affect adjacent commercial operations.

Absent substantial evidence, denial is legally appropriate.

VIII. Conclusion

Skamania Lodge respectfully requests that the Planning Commission deny CUP-2025-003. Should the Commission elect to continue review rather than deny, at minimum the applicant should be required to provide:

- Detailed operations and management plan.
- Traffic impact analysis.
- Fire protection and wildfire mitigation plan.
- Sanitation and waste disposal plan.
- Critical areas and geotechnical review.

- Buffering and lighting analysis.

Without such documentation, the application does not meet the standards required for conditional use approval.

Thank you for your consideration.

Respectfully submitted,

Jeff Randall
Authorized Agent
Terrapins Owner LLC

March 8, 2026

Planning Department
City of Stevenson
7121 East Loop Road
Stevenson, WA 98648

RE: Campsites at 365 SW Foster Creek Road

First and foremost, I appreciate that the Planning Department and Commission have allowed for all parties to digest information shared as well as questions that had arisen during the February meeting before any vote takes place.

During the February Planning Commission meeting I addressed questions and concerns verbally. With the most recent attachments, I have done so in writing.

1) I have attached a list of Camp Rules that will be followed by all campers. I would be happy to discuss additions, deletions or explanations as needed.

2) I have attached an updated site plan including access roads including the appropriate IFC turnaround, all 10' x 30' campsites with numbers, the required restrooms with above ground 3 seasons water supply for those facilities and spigot locations for camper use thus removing the "primitive" description, associated septic with drain field, community LPG fire ring, optional recreational wood burning fire ring and trash receptacle.

Dear Members of the Planning Commission,

I am writing to express my interest in serving on the City of Stevenson's Planning Commission. I believe the Planning Commission plays a critical role in ensuring that decisions are thoughtful, forward-looking, and grounded in both community input and sound policy.

Stevenson's unique identity, with its natural beauty, small-town feel, and strong sense of community, is something I value greatly. As an eight-year resident of Stevenson, I am particularly interested in ensuring that, as the city grows, planning decisions reflect balanced growth that maintains the character of our town while responsibly preparing for the future.

My interests include supporting housing availability across income levels so that people who live and work here can continue to be part of the community. I also care about environmental stewardship. Given Stevenson's location and the importance of its shoreline and surrounding natural resources, I believe planning decisions should prioritize long-term sustainability, protection of waterways, resilience to climate impacts, and thoughtful land use that reflects both ecological responsibility and community needs. Lastly, public engagement is another area I am passionate about. I believe that planning decisions are strongest when they are informed by meaningful community input and transparent processes.

I believe my professional and volunteer background has given me the experience to be a helpful contributor to the Planning Commission. I have worked in government at both the state and county levels, where I developed an understanding of how to balance public input with regulatory requirements and policy frameworks. In addition, I served for 13 years as Chair and Vice Chair of my neighborhood association in Portland, Oregon. In that role, I helped review land-use variance requests, facilitated community discussions, and ensured broad participation in decision-making processes. I served for several years on the Citizen Advisory Committee for the Foster Transportation and Streetscape Plan, a state-funded Transportation and Growth Management effort. Currently, I serve on the Skamania County Chamber of Commerce Board of Directors, where I learn about and help address business and community concerns and priorities.

I feel closely aligned with many of Stevenson's Comprehensive Plan goals and appreciate its focus on managing growth while preserving the qualities that make Stevenson special. My approach is to be both pragmatic and optimistic, recognizing the realities of growth and change while working to shape outcomes that reflect shared community values.

I would be honored to contribute my experience, perspective, and commitment to the City of Stevenson in this capacity.

Thank you for your consideration,
Tracy Gratto, MSW

City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371

info@ci.stevenson.wa.us

Stevenson, Washington 98648

TO: Individuals Interested in the Stevenson Planning Commission

FROM: Jenny Taylor, Mayor

SUBJECT: Statement of Interest

Thank You for Your Interest!

Please take a brief moment to fill in the forms on this sheet. This will give us an idea of who you are and how you will be able to help contribute to our Planning Commission.

Name: Brian Riffel **Email Address:**

Address: Stevenson, WA 98648

Preferred Phone: **Alternate Phone:** N/A

Availability:

Are you able to attend meetings on the 2nd Monday of every month at 6:00pm? * **Yes** No

Residency/Citizenship:

Are you a resident of Stevenson? * **Yes** --No

Are you a citizen of the United States? * **Yes** --No

Your Age: --25 or younger --26-35 --36-45 --46-55 * **56-65** --66 or older

Areas of Interest

Please place a mark next to the topics that interest you (please limit your response to three (3) topics):

- | | |
|---|---|
| Land Use (Subdivision/Zoning Controls) | * Housing |
| Capital Facilities (Water/Sewer/Stormwater) | * Transportation (Auto/Bike/Pedestrian/Parking) |
| * Economic Development (Industry/Tourism) | Parks, Recreation, & Open Space |
| Scenery & Aesthetics (Signage/Architecture) | Environment & Sustainability |
| Other (please specify): | |

Background/ Statement of Interest

Please use the space below to provide us with a brief statement about yourself and why you want to be involved with the Planning Commission (attach additional sheets as necessary):

My wife, Hilary, and I built a home in Stevenson and moved in March 2020. After 25 years in the Grant Park/Hollywood neighborhood of Portland, we were attracted to the natural beauty of the Columbia River Gorge.

After making the decision to move, we also made a commitment to be part of the community and look for ways to contribute; I see the Planning Commission as a good fit for some of my interests and experience. One of my formative career experiences was being part of the founding Board of the Northeast Community Center, a nonprofit organization formed by a small group of us in response to the YMCA closing its Hollywood Branch. While not necessarily "fun", I would characterize those four years as empowering; being

part of small group making a difference in the community inspired me to transition my career from CPA to nonprofit management. After nearly a decade with a Portland nonprofit as Fiscal and Deputy Director, I had an opportunity to transition to *philanthropy*, which is the work I have been doing for the past 13 years. Given my career progression, I tend to view issues through both a fiscal and community benefit lens; that is the perspective I would bring to the Planning Commission.

As for my specific areas of interest, I do a lot of walking around Stevenson, averaging 25-30 miles/week, so I have a selfish interest in making Stevenson more pedestrian friendly; however, I also believe that a good sidewalk system contributes to property values, livability, and the overall health and safety of the community. When more people are out walking for purpose or pleasure, there are opportunities to meet and talk with each other, keep eyes and ears on neighbors, and improve one's own health.

While walking, I see many vacant homes and commercial spaces around town; at the same time, we have a lack of affordable housing and a downtown core that would benefit if these empty spaces could be filled with small businesses &/or amenities. I have a strong interest in exploring potential public policy options to create incentives and/or force utilization of these vacant properties to address some of our affordable housing and economic development challenges. Stevenson is a small, under resourced community; we can't afford to have community assets sitting dormant.

I hope to have the opportunity to discuss this position in person. Thank you for your consideration.