



Skamania County Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

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DATE: May 30, 2024
PROPOSAL: Legal Counsel Recommendations for "Large-scale Recreational Facility"

Definitions

Outdoor recreational facility

A facility provided for outdoor recreation encompassing a varying range of activities including those pursued for the purposes of physical exercise, general well-being, spiritual renewal, and education. Examples include but are not limited to, camping, hiking, skiing, fishing, hunting, shooting, backpacking, picnicking, wildlife and botanical viewing, horseback riding, swimming, rock climbing, cycling, windsurfing, rafting, sailing, and outdoor team sports such as soccer, baseball, tennis, and basketball. This designation shall not include any applications that have significant traffic impacts, increase noise levels (sustained or not), or which, for any other reason are inconsistent with -the vision statement of the related comprehensive or subarea plan.

Large-scale recreational facility

A facility for outdoor activities that is likely, due to the nature of the activity or the commercial nature of the proposal, to have greater noise, traffic, or other impacts on the surrounding community than an outdoor recreational facility. Examples include but are not limited to, ziplines, aerial canopies, aerial nets, bungee jumping, mountain coasters, challenge courses, motorsports tracks, and other such activities, and any activities that are primarily commercial in nature. A large-scale recreational facility may only be permitted in areas that are able to provide buffers from residential areas that will eliminate traffic, noise, lighting, or other impacts on neighboring residential properties. A large-scale recreational facility is deemed to include all accessory uses, including parking areas, private roads, or any buildings that facilitate or support the facility. All applications for large-scale recreational facilities will require a public presentation at a regularly scheduled Planning Commission meeting and shall be considered a conditional use.

Development standards

The proposal includes development standards for large-scale recreational facilities that would be placed in Title 21's supplementary development and use standards. These standards include a purpose statement, an applicability statement, standards for all recreational facilities, and then additional use-specific standards for campgrounds, rural event centers, retreat centers, and

group camps. These standards would apply to all zone classifications where recreational facilities or any individual type of recreational facility would be allowed.

A. It is the purpose of this section to provide guidelines for the development of Large-scale commercial recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the comprehensive plan.

B. The requirements of this section apply to all large-scale commercial, private, and public recreational facilities.

C. Standards for Large-scale Recreational Facilities.

1. Adequate on-site parking shall be provided to include designated parking for Emergency Services vehicles as well as ingress and egress for all fire apparatus.

2. Any lighting shall be fully shielded and directed downward to limit off-site glare.

3. Adequate sanitation facilities shall be provided for all uses. Adequate sanitation shall be determined by consultation with local Environmental Health officials.

4. Fire suppression plans shall be required. This includes but is not limited to fire hydrants, adequate water supply, appropriate fire apparatus access, or any other factors determined by the Skamania County Fire Marshall.

5. Uses shall comply with the noise regulations in Chapter 8.22. In addition to those regulations if the proposal includes potential noise concerns that may not be sustained levels such as thrill rides or other like activities causing intermittent screams or any loud noises this must have a noise mitigation plan to ensure adjacent properties are not adversely impacted. Any conditional use application for a large-scale recreational facility may require a noise study to demonstrate that noises from the facility will not adversely impact adjacent properties or the community in general.

6. Uses shall comply with all environmental health requirements, including those related to water, septic, food service, pools, or any other possible environmental health-related requirements.

7. A caretaker's residence may be allowed upon a demonstrated need.

8. A minimum of 20 Acres is required to apply for a Large-scale recreational facility project.

9. All facilities shall be set back no less than three hundred feet from neighboring property lines. This setback should be increased by the hearing examiner if necessary to eliminate adverse impacts to neighboring properties. The minimum 300 foot setback may only be decreased by the hearing examiner where mitigation or other factors will result in no adverse impact on neighboring properties by a shorter set back.

10. Conditional use applications for any proposal meeting the large-scale recreational definition shall include proposed hours and days of operation, the proposed maximum number of annual events, maximum event occupancy, and a comprehensive traffic impact study that contains a plan showing mitigation for all potential impacts.

Zoning land use allowances

Recreational uses are allowed as an allowable use, administrative review use, or conditional use in Title 21 of the county's zoning designations. In most cases, "recreational facilities" are listed as conditional use, but the zoning code also includes allowances for approximately 20 other land use terms related to recreation. The previous ordinance consolidated all of these various uses into six land use terms. This proposal would add Large-scale recreational facilities to be permitted as conditional use in specific zones. If it is not listed in a zone, then by code it is not permitted under any circumstance. Please see the table below.