



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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PROPOSAL: Add a new definition 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 large-scale applications that are generally but not limited to applications that may have a significant traffic impact, potentially increased noise levels (sustained or not), would likely negatively be impactful to the vision statement of the comprehensive plan, or related subarea plan, or projects that cover a geographic footprint of more than 5 acres of land or attempts to connect adjoining parcels with the recreational proposal.

Large-scale recreational facility

A facility for larger outdoor activities that is not considered in the outdoor recreational facility definition. Examples include but are not limited to, ziplines, aerial canopies, aerial nets, bungee jumping, mountain coasters, challenge courses, motorsports tracks, and other such activities. Any recreational definition in the Skamania County code that exceeds a geographic footprint of 5 acres or more will fall into this definition and development standards. These include commercial, private, or public facilities. These types of facilities may be permitted in areas that are able to provide large buffers from residential areas. The applications must include a detailed traffic plan, any noise mitigation plans, or any other plan or study that may be needed for the proposed use to ensure the least amount of impact on the regular use of the area. Applications of this nature will require a public presentation at a regularly scheduled Planning Commission meeting and a hearing with the Hearings Examiner.

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. The scale 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.*
- 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 this type of recreational project.*
- 9. All facilities shall be set back no less than three hundred feet from neighboring property lines. This setback may be adjusted larger or smaller than three hundred feet by the hearing examiner if all mitigation factors are met and they deem it appropriate.*
- 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.