

CITY OF STEVENSON - NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

Notice is hereby given that the Stevenson Planning Commission will hold an open-record public hearing to consider a Conditional Use Permit application.

MEETING: Monday February 9, 2026, at 6:00pm held in person with remote options.

Location: Stevenson City Hall, 7121 East Loop Road

Webinar: <https://us02web.zoom.us/j/84522187605>

Phone-in: 1-253-215-8782 or 1-253-205-0468

Meeting ID#: 845 2218 7605

APPLICANT: Wesley Huston

LOCATIONS: 365 SW Foster Creek Rd, Stevenson, WA 98648

EVALUATION: The Planning Commission will review Conditional Use Permit application CUP-2025-003 and consider whether the proposed use (campground) can be permitted under Suburban Residential zoning designation (SR) pursuant to CS 17.39.020.

CUP-2025-003, requests 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.

PUBLIC COMMENT: Any person may comment on this application. Written comment may be submitted at any time. All comments received prior to noon on February 9, 2026, will be included within the packet for consideration prior to the meeting. Additional comment and verbal testimony will also be considered at the public hearing.

CONTACT: To provide comments or request ongoing involvement in the application contact planning@ci.stevenson.wa.us, mail requests to City Hall at PO Box 371, Stevenson, WA 98648 or drop it off at City Hall.

The applications and project plans are available for public review at City Hall during regular business hours or at <https://www.ci.stevenson.wa.us/news>. City Hall is accessible to persons with disabilities. Call 24 hours in advance if you will need special accommodations, including ADA accessibility or interpreter, to attend the hearing (509) 427-5970 (TDD: 1-800-833-6388).

Publish: January 21st and January 28th, 2026

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 will entertain the idea of this use at 365 SW Foster Creek Road here in Stevenson.

Thank you,

Wes Huston

365 SW Foster Creek Road

365 SW FOSTER CREEK ROAD SITE PLAN

SITE PLAN FOR PROPOSED PRIMITIVE CAMPSITES



2018 Critical Areas Map

City of Stevenson, Washington

