



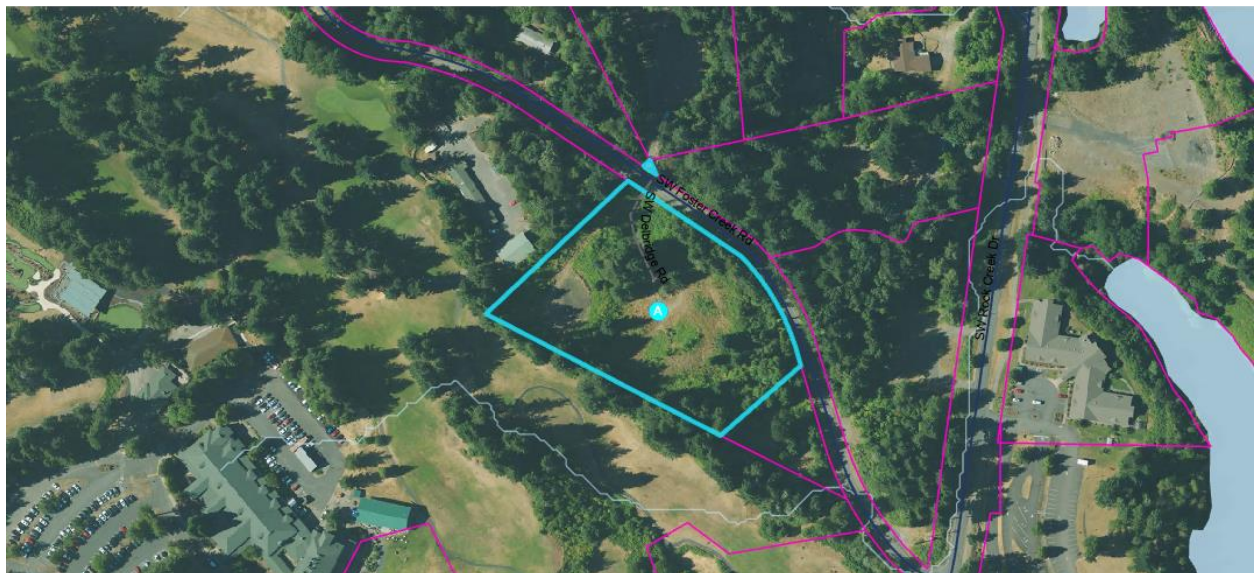
**City of Stevenson Community Development**  
7121 E Loop Rd, Stevenson, WA 98648  
PH: 509-427-5970 · Inspection Line: 509-427-3922

**CONDITIONAL USE PERMIT REQUEST  
STAFF REPORT**

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

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#### *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**

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#### *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 <sup>1</sup> | 20 ft        | 20 ft <sup>1</sup> | 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**

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### *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**

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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***

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**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***

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**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



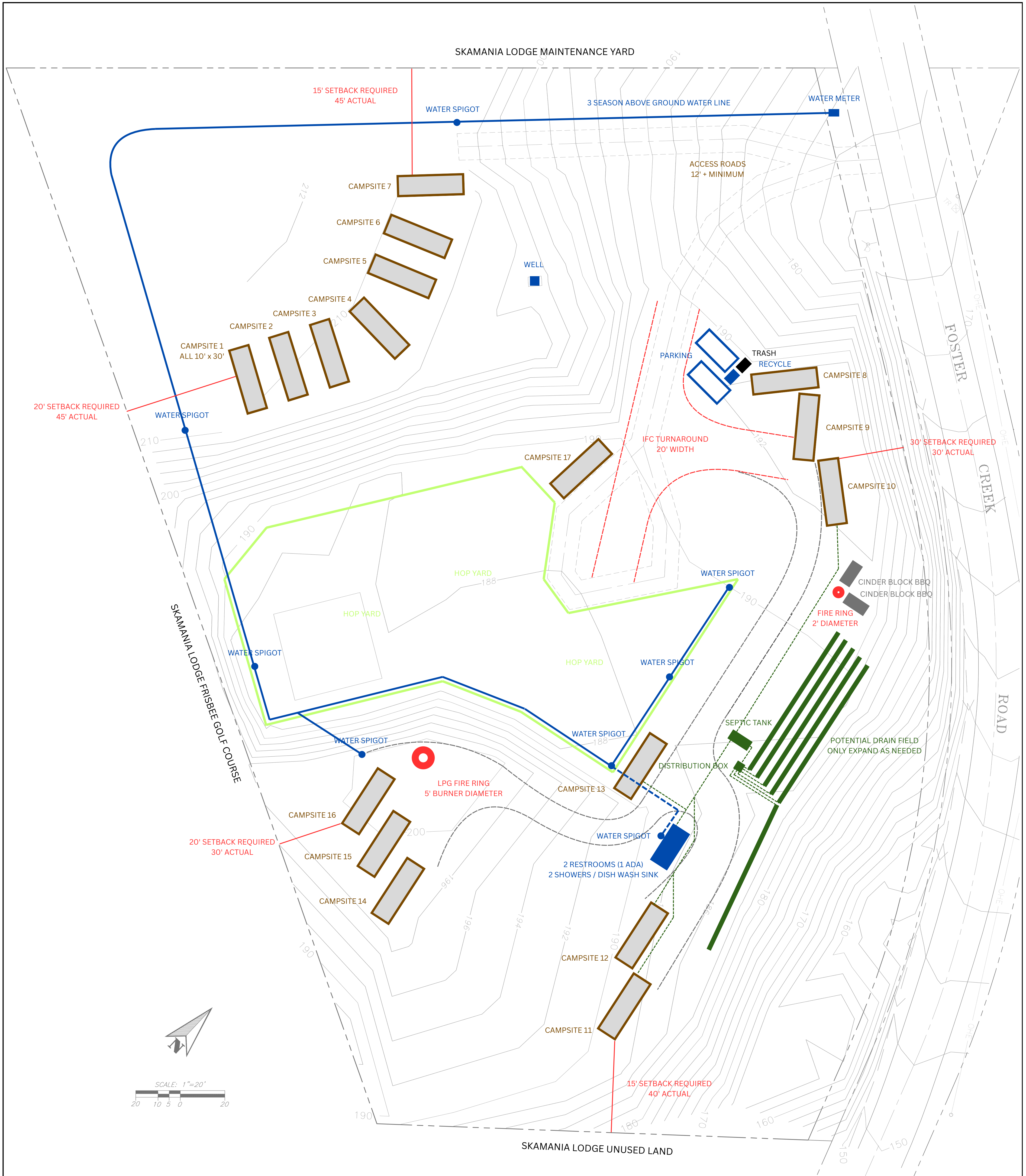
Mandy Hertel, Land Use Planner

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