

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



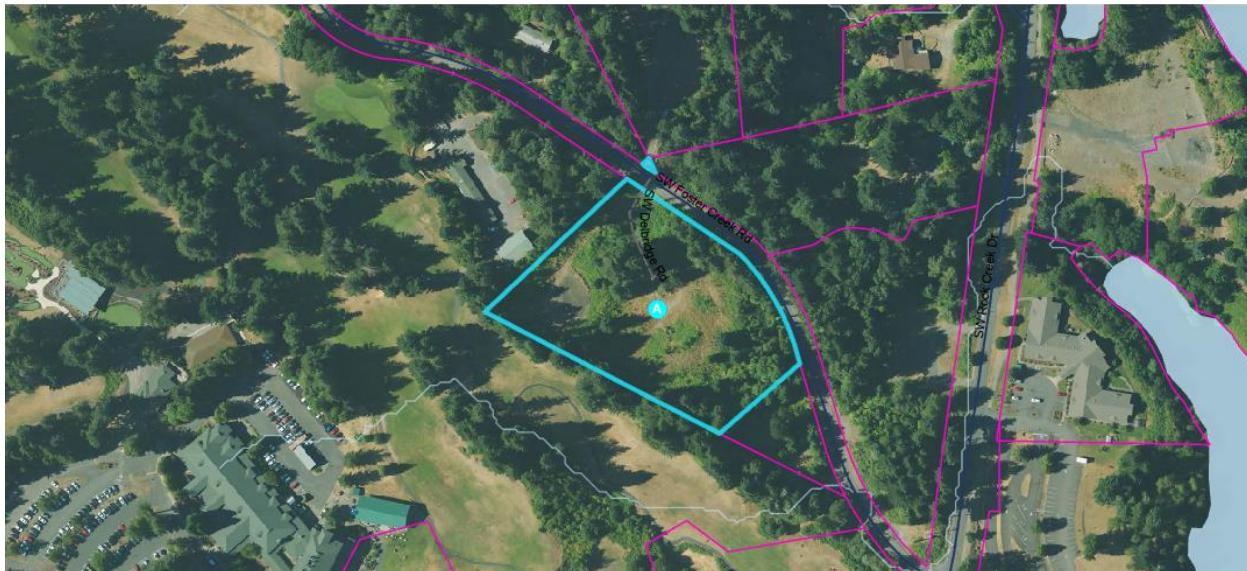
City of Stevenson Community Development
7121 E Loop Rd, Stevenson, WA 98648
PH: 509-427-5970 · Inspection Line: 509-427-3922

**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)
PROPOSER:	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.

Staff Report CUP-2025-003

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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, camping is listed as a conditional use in the Suburban Residential zone. Conditional uses will be reviewed later in this report.

17.15.060 – Residential dimensional standards

Table 17.15.060-1: Residential Dimensional Standards

District	Maximum Height of Building	Front	Minimum Setbacks			
			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 parcels, 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.

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.

Environmental Health – Water and Waste

Finding: As a **CONDITION OF APPROVAL** the Environmental Health Department will require water, and may require sanitary waste options.

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

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

365 SW FOSTER GREEK ROAD SITE PLAN

SITE PLAN FOR PROPOSED PRIMITIVE CAMPSITES



2018 Critical Areas Map

City of Stevenson, Washington

