

From: [C Parks](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Event venues in Clark County
Date: Thursday, October 10, 2019 2:00:05 PM

It would be really nice to have some non-alcoholic event venues in the county. I urge you to approve venues, like wedding events that would benefit small farmers and help them to market their products and to make a living. Farmers are struggling to make an adequate income all over the world. It benefits the county and its residents to help support small farmers to continue growing food locally. I have gone to Bi-Zi Farms and Joe's Place for years, and really enjoy being able to get fresh, local produce and other agricultural goods. What more beautiful place to get married or have a family gathering than at a local farm?

Sincerely,
Carrie Parks, Clark County Resident

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"We are the first generation to see the effects of Climate Change, and the last generation that can do something meaningful about it." --Jay Inslee, Washington Governor and 2020 Presidential Candidate

From: [Mike Martin](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: re: Approving MORE rural events
Date: Thursday, October 10, 2019 4:12:13 PM

Hello Community Development,

May I humbly make a suggestion regarding approving more events in the rural parts of Clark County BEFORE you dive headfirst into the very shallow water of approving “rural events”?

Please take some time to study what happened to rural Sonoma County, California (especially the areas surrounding the Town of Sonoma up Highway 12 to Santa Rosa {which is uncannily similar to Hwy 503 from Battle Ground up to Chelatchie} , and the Healdsburg area) when Sonoma County, in their infinite wisdom, succumbed to the whining of the money grubbing types and approved “rural events”.

Why do I suggest studying Sonoma County? First, I have on-site experience with the disastrous results of the Law of Unintended Consequences resulting from Sonoma County’s approval of “rural events”. Secondly, except for the rain, rural Clark County is VERY similar to rural Sonoma County: large tracts of absolutely beautiful scenery intersected by narrow, poorly maintained roadways with far too many blind “driveways”, confusing 4-way intersections lacking proper signage, and a County speed limit that defies common sense based on the amount of traffic on these roads already. Thirdly, both Counties, prior to approval of rural events, already had more than their fair share of retarded drivers texting, twerking, doping, drinking, and, speeding, with a understaffed and underfunded Sheriff’s Department overtaxed with traffic enforcement. The only major difference is that rural Clark County has a big advantage over rural Sonoma County in the number of HUGE trucks hauling heavy equipment, farm implements, and quarry production on our narrow, poorly maintained roadways.

Once Sonoma County caved in to the whining of the money grubbers, “rural events” exploded everywhere, with small, family owned wineries being the most egregious offenders. Weekends (usually starting Fridays around 10am and lasting through Monday am, when the revelers decided to add to the already over congested roadways to commute to work) became traffic, trash, and loud music nightmares with already inadequate roadways nearly blocked with vehicles “parked” on the shoulders of the roadways near the “events”, often blocking any through traffic. It got so bad that the County Fire Department and the local fire departments began demanding an end to these “rural events” because the revelers had so clogged the roadways that neither ERT vehicles or Fire vehicles could pass. The Sheriff’s Department reached exasperation level with complaints from neighbors because they couldn’t get to their homes or even leave their homes. This doesn’t even begin to get to all the drunk-ass/ stoned retards driving all over the place, causing traffic problems and accidents.

Then, to add insult to injury to the locals, once the money grubbers got their feet in the door, they began asking for County variances to hold bigger “rural events” and more often; like EVERY weekend and even during the week. The next thing we knew, there were massive events such as “Out in the Vineyards”, drawing in participants from not only all over the area, but from all over the State and out of State. Then, the non-profit swells began holding “charity events” leading to even more over

crowding of the roadways. On top of that, other people (usually absentee landlords) began renting out their houses (AirBnB style) to revelers on weekends when a large “rural event” was taking place, resulting in huge, loud parties lasting all weekend and into the wee hours of the morning, leaving trash, garbage, and shattered nerves for the neighbors that had to put up with the “event” and often clean up the trash and debris. Of course, the Sheriff’s Department took the brunt of the complaint calls about the “frathouse” style parties.

So, I humbly recommend that a LOT of research and thought goes into this “rural event” bs before the County decides to give the go-ahead, and actually that the County NOT approve these “rural events”.

Oh, yes, one more thing: the County selling out to developers in the “urban zone” near the County event center, and raising our property taxes to pay for and subsidize is a big loser and a sure fire way to get people voted out of office. If the developers are so gung-ho to rape and pillage this area, let THEM pay for everything, including new, wider roadways, new traffic signals, new infrastructure, new sewer lines, new on and off ramps from I5, etc., and then dedicate it to the County. DON’T screw the taxpayers with this boondoggle.

Sincerely,

Mike Martin
Fargher Lake

From: [Aldo Veranzo](#)
To: [Cnty CommDev Ruralvenues](#)
Cc: [Michael Lampson Veranzo](#)
Subject: On distribution List for next meeting series
Date: Thursday, October 10, 2019 4:27:12 PM

Hi,

I would like to be included in any additional meetings on this subject just published in the newspaper.

When is the next meeting?

I will withhold my perspective and input until then.

Thank you.



Aldo Veranzo

(^`·_· •Keeping the Lamp lit• ·_· ^~)

From: dlund000@centurytel.net
To: [Cnty CommDev Ruralvenues](#)
Subject: rural landuse
Date: Thursday, October 10, 2019 7:16:50 AM

As a citizen of Clark County who lives on acreage and is surrounded by acreage, I would like to voice my opinion.

When I moved to Clark County in 1980, there was still an availability of open land. This open land has now been swallowed up by developers. Clark County land values have increased to the point that traditional farming for profit is completely out of the question. For many land owners the only option is to create a profitable base that is still connected to agriculture, or sell to developers.

I would much rather have a winery, equine facility or wedding venue farm, as a neighbor than another housing development.

Weekend use venues will impact infrastructure during events. Housing developments impact infrastructure permanently.

Thank You
David C Lund
37303 NE Gerber RD. Yacolt

From: [Rodger Morrison](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Event Center
Date: Thursday, October 10, 2019 9:08:33 PM

Please consider the following.....

My wife and I currently own property NW of La Center. We have been reading in The Columbian about the recent meetings regarding rural event centers. While the article seems to center around wine vineyards, there are other designations that may want to be, and can be, "rural event centers".

We are currently designated as a tree farm and want to have an option in the future to be designated as an event center for the purpose of doing wedding venues.

Best Regards,
Rodger Morrison
P.O. Box 73
La Center, WA 98629
CELL: 503-422-1692

From: whitefireantiques@netzero.net
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Event Venue Code
Date: Friday, October 11, 2019 1:50:12 PM

Hope the code will address noise, traffic and other impacts to the rural area. We live on a barely 2 lane country road and an increase in traffic would be detrimental to our country way of life. We have had events in the past that have created music and noise until after 11PM.

Will the permits cover the cost of road upkeep, and what agency will be policing the rules set up by the committee?
If there is a cost for a permit, will it be by event or yearly, and where will the money go?

Catherine B Bigelow & Douglas A Blackburn

3202 NE 369th St

La Center, WA

360-263-2561

From: syverj99@aol.com
To: [Cnty CommDev Ruralvenues](#)
Subject: comments on rural venues
Date: Monday, October 14, 2019 7:30:55 PM

To Whom it May Concern

For years I have lived next door to a winery in Battle Ground that has been a nuisance to the neighborhood. With that said I don't believe all wineries operate that way so I don't want my answer to be jaded by bad experiences with one.

So I don't have a problem with allowing other venues for weddings or events, but there has to be rules that are **enforced**. We ran into many many problems with noise and cars parking on the street. Police are many times too busy to respond to these type of issues. With most events being after hours or weekends there isn't a code enforcement officer on duty to address them either so the neighbors suffer. Also the noise should stop before 10:00 p.m. for those of us that get up very early and have to go to work. We, as many, did move to the country for peace and quiet. Maybe no outside amplified music, it does carry to the neighbors.

Make sure to have all rules in place before allowing, because with the wineries they were allowed to start before rules and permits were established. Can't shut the barn door after the horse has already run off, so to speak.

Please just remember the neighbors and give them rights for peace and quiet

Thank you for allowing input

Sincerely
Julie Syverson

From: [Larisa koval](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Event Venues Forum
Date: Thursday, October 17, 2019 1:10:04 PM

My name is Larisa Koval. I have been residing on AG-20 lot with my family for almost 16 years.

Last year we held a private event (my daughter's wedding) on our property for about 200 guests, mostly friends and family members.

Prior to hosting the wedding, we contacted the County asking if there were any permits needed to be obtained in order to be in compliance with existing rules for such events. We were told that no special permits required to have a private event on your own property. In addition, a few other employees from various departments in the county offices we visited on several occasions gave us no definitive answers on the matter.

For that single event we had last year we invested in landscaping, portable kitchen and restrooms as well purchased a removable tent. The wedding was a success and many of the guests attending have shown interest in holding their private events on our property, partly due to the fact that there are no similar venues available in the area.

From late April of this year, we erected the tent again and had a few events for our family and friends from our church. All events were very low key, with no alcohol or loud music involved and were over by 9 p.m. Everything went great, very smoothly and without any incidents.

Soon after we received a letter from Clark County stating that we are operating an Event Venue without a permit and were ordered to cease any related activities. We were told to remove the tent and threatened with \$500 per day fine if we failed to comply.

The current situation we are in is not good. Based on the information received from the county we invested more money into our property this year and were hoping to recoup it down the line. We were also really happy being able to use our property for very important events for our friends and family.

As of today, we don't know what to do and where to turn. Our hope is that this committee will be able to pave the way to expedient implementation of all the rules and regulations necessary for us to operate our home-based business we were under the impression was perfectly legal as it was.

We would gladly accept any conditions imposed by the county in regard to our line of business and ready to apply for all permits required.

Thank you for providing an opportunity to voice my opinion and concerns into this very important subject for our family.

Sincerely,

Mikhail and Larisa Koval

19802 N.E. 83rd St

Vancouver, WA 98682

360 601-7512

Larisa Koval

cell#360-601-0175

larisakoval@yahoo.com

From: [Priscilla Christenson](#)
To: [Cnty CommDev Ruralvenues](#); [Quiring, Eileen](#); [Lentz, Temple](#); [Olson, Julie \(Councilor\)](#); [Blom, John](#); [Medvigy, Gary](#)
Subject: Expanding public event venues in rural Clark County
Date: Thursday, October 17, 2019 10:22:55 PM

Dear Mr. Nickolds, Council Chair, and County Councilors,

I have followed with increasing concern the speed by which this important topic has been pushed through two “public forums,” a very brief Council session this past Wednesday, and is now headed for a “draft” proposal to be in the Council’s hands by end of year. This accelerated procedure and the proposed venue expansion concept are just plain WRONG, for a number of reasons.

If a venue, including a winery or vineyard already permitted for commercial operations, is holding a moderately-sized event (controlled by the physical size of the layout), this seems in line and within public expectations of what might occur at such a site. Such a business should have in place already suitable road access, parking/overflow parking, compliant electricity/cigarette disposal to prevent fires, fire extinguishers, compliant restrooms facilities, ADA accessible ramps, professionals on site during an event, just to mention a few.

But once the “Pandora’s Box” might be opened to numerous rural properties, including those zoned as residential, to such “commercial” activities (yes, that is what they would be) is an unfair assault on rural residential property owners. Most rural property owners purchased their most valuable life’s asset with the EXPECTATION of quiet entitlement or quiet enjoyment of that rural property. Such enjoyment does NOT include increased traffic over narrow roads, increased dust, improper parking, increased fire hazards, light pollution, illegal activities, loud noise and loud music, etc. Loud music and noise REALLY ARE issues on rural property, as these annoyances can travel across acres and acres of undeveloped land! I repeat: these activities are totally inappropriate for residential lands.

We all know that a “one-time” event, such as a relative’s wedding, can be appropriately permitted through the fire department. This does not seem to be the issue you are considering, other than improving or clarifying wording, unless I am wrong.

FACT: We all know that the County has insufficient staff and law enforcement employees to monitor such newer proposed commercial activities. Indirectly associated with these disruptive activities, existing residual properties could potentially see decreases in property values (resulting in decreased revenue for the County!), once unexpectedly positioned adjacent to commercial activities. Most certainly, for property owners seeking to enjoy their own peace and quiet on their weekends, there would be a rude awakening.

A final concern is the “speed” at which this proposal is moving toward a Council vote. Had residents had a more clear understanding of how this “niche” concept was casually addressed through two “forums” but could truly impact their way of life and property values, I can assure you there would’ve been a large outcry! Any proposed zoning or permitted activity changes that impact homeowners should receive a FULL public process and disclosure. As we all know, it took the Council over six years to begin enforcing and acting on violations at rural quarry operations; why this “venue expansion” proposal—again, with severe impacts on quality of life—should receive this accelerated processing without adequate public notice, process, and disclosure does not seem appropriate or ethical.

Please give more thorough analysis and proper public involvement to this issue before making a quick decision that will impact thousands and thousands of your constituents.
Thank you for your consideration.

Sincerely,

Priscilla J. Christenson
29503 N.E. 70th Circle
Camas, WA 98607
(360)844-5556

pjcandgpc@aol.com

Sent from my iPad

Take a Note!



This is in regards to the article on Event Venues. I have nothing against having a wedding or something similar on someone's rural property. What I am opposed to is the loud music that goes along with some venues lasting all day to midnight. We had this happen to us quite a while ago with an event similar to small size and noise of a music festival. Even with our windows closed you could still hear the music. The person we talked to said he had the right decibels for the music. If this gets passed, consider lowering the decibels. Set a time limit, maybe 10:00 pm. Make sure

Take a Note!



parking is on their property and no use of a private road that we have to maintain. Also, have a night code enforcement officer to take any complaints and let property owners know who to contact the people having an event should have to pay for an officer. We like others moved to the country for peace and quiet.

Thank you

cops - Sue Scott
I spelled Washougal, Wa
officer

wrong but am not gonna rewrite this again. At least I caught it before you did!

From: [proebstel neighborhood association](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Quick question
Date: Friday, October 18, 2019 9:36:06 AM

Hi,

A neighbor is asking if there is going to be any further public meetings on the rural event center issue?

If not, what is the next step in the process?

I know that comments are due today.

Thanks,

Kirk

Erin Allee & Kirk VanGelder - Co-presidents
Proebstel Neighborhood Association
proebstel.na2@gmail.com

October 18, 2019

Dear Clark County,

I just had heard about this Venue topic and wanted to send you some feedback from me, I run cattle next to one of this "rogue" wedding venues.

I guess I don't even understand what the value is for the county on this? Why are you having multiple workshops on this topic? Dont you have other needs for our county that you could have spent this money on better the 99% of the Clark County population? What a waste of tax dollars, to benefit such a minuscule group. I wonder who's behind this waste of out tax dollars on this topic, is it that one of the Clark County Coucilors want this on their own property but they arent a winery? Or maybe its one of their realtives? This doesnt make any sense...

My cattle are chased by Drones, constantly in the summer. Guess then what happens, they break thru the fencing...yep, guess who pays for this? ME ! These actions by Clark County letting everyone use their homes as "Venues" is not a good idea at all.

These wedding guests, chase my cows with Drones, they feed my cows wedding cake, their garbage is blown over to my property by the wind, which then my cows eat.

Also, no one in deferred tax use should EVER get to be a wedding venue, they are shorting the County thousands of dollars a year, then they get to also make thousands of dollars by being a Venue? Thats insane...they should have to remove their property from AG.

The rules you currently have are fine, you are going to cause so much chaos if you change this, you will be negatively effecting the 99% of Clark County, while the other 1 % profits.

This is a negative on the resources of the Clark County Sherilffs office, use your powers to make life better for the 99% of us in Clark County, dont change what you currently have.

Start working on other more important things for our County, thats what we elected you to do. If you wreck the 99% of voters lives by doing this, that probably will effect your election votes as well, not a smart thing to do.

JS
Ridgefield WA

RECEIVED
CLARK COUNTY

OCT 21 2019

COMMUNITY DEVELOPMENT
ADMINISTRATION

From: [Victoria Koval](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Events Forum
Date: Friday, October 18, 2019 4:07:22 PM

Dear Clark County Staff,

My name is Victoria Sarafinchan and I had my wedding this past September in my parents backyard. Everything went by smoothly and all our family and friends were in love with the property because of the uniqueness of it. Soon after, we had many people contacting us to have their events held in my parents backyard.

When I was a bride I had the most difficult time finding a venue in the vancouver area that was a unique environment, and most places didn't allow me to make the changes that my designer and I envisioned for my special day.

In my opinion, if the county allows for more property owners to host private events it will create more opportunities for the property owners and for other brides/grooms in the same situation I was in.

Thank you for your consideration,

Victoria Sarafinchan

From: [Sarafinchan, Ilya](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Input on Rural Event Venues Public Forum
Date: Friday, October 18, 2019 4:11:27 PM

Clark County Staff,

Clark County has seen many changes occur in this area over the last few years. Development of not only the economic values but also the structural innovations, have been taking place inside the boundary lines of our community. In my eyes, this is a positive.

The topic of producing venues using our rural areas for gatherings such as weddings, parties, and other events can be complicated and difficult to grasp for the community. I thank you for considering the views and opinions of the residents that will be associated with these changes. From my point of view, an opportunity has arose for property owners to not only benefit themselves but also the community as a whole. Here are some reasons why:

1. Updated traffic routes – As more residential housing is being constructed, more innovation and updated traffic engineering is being brought into the communities. These new and improved street designs are allowing for quicker and easier traffic flow into and out of rural areas. This opens up an opportunity for venue owners to have one aspect of a business platform be checked and accounted for; the confidence that guests and neighboring residents will have a safe and easy passage throughout the Clark county rural areas.
2. Exposure for the Clark County Area – As Clark County expands economically, exposure of the area will allow for more people to be aware of the beautiful rural areas, new developing home infrastructure, and nearby stores and shopping centers. These developing venues will give people from all walks of life a glimpse of the Clark County Area, and potentially convince them to visit permanently.
3. Land Ownership – The opportunity to bring a new wave of business will allow the residents that have interest in this field, to prosper in a safe and clean way. Allowing land owners to use their land and make something of it that does not bring negative connotations to the community. As well as allowing land owners with the passion of event hosting to demonstrate their skill and bring their dream into a reality, while bringing joy to couples who are looking for a wedding venue.

Having this discussion is vital to the community as there have been hardly any rules or regulations pertaining to when this sort of situation occurs. And the few that exist, such as forcing land owners to produce wine in order to have a fully permitted venue, have been completely illogical.

It is time for the county to capitalize on this form of business and speed up the process of implementing the regulations necessary to professionalize this business interest that has been prospering in the county for quite some time.

Thank you for your time and consideration,

Ilya Sarafinchan

*Ilya Sarafinchan
Engineering Intern
City of Portland, Enviromental Services
400 SW Sixth Ave, Room 200
Portland, OR. 97204-1912*

From: [SFV Ukraine](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Fwd: Input on rural event venues at July 31 public forum
Date: Friday, October 18, 2019 4:46:46 PM

----- Forwarded message -----

From: **SFV Ukraine** <ukrainesfv@gmail.com>
Date: Wed, Aug 14, 2019, 5:41 PM
Subject: Input on rural event venues at July 31 public forum
To: <ruralvenues@clark.wa.gov>

Dear Public forum facilitator and staff,

Thank you for this opportunity to voice my opinion in regards to the private event venues situation in Clark county.

In my opinion this discussion is long overdue simply because it pertains to a fast growing niche businesses operating in the community for years with any clear guidelines and regulations. The way things are today are simply unacceptable as they create conditions where the residents of the county as well as the businesses forced to operate in the " grey area " suffer.

The private event venues are not going anyway from our rural communities. In fact their number grows each year. There's (and rightly so) any laws currently in place today prohibiting them. Forcing businesses to grow grapes and invest hundreds of thousands of dollars into producing wine as a condition to be able to have a fully permitted venue for special occasions is absurd.

Its time the county gets aggressive and expedite the process of implementing the regulations necessary to legitimize the business activity already taking place within our county for years.

Thank you for taking my views on this subject into consideration.

Nick E. Juga
Orchards Area (AG-20)
561-1644

From: [Vitaly Aspidov](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Venues
Date: Friday, October 18, 2019 4:53:29 PM

Dear Clark County Staff,

I am excited to hear that the county is considering allowing private properties in our community to be used for private events. This is long overdue as I am aware that many have been operating without guidelines and creating clear guidelines will be very helpful I believe it's nonsense to force a property owner to grow a vineyard for the sole reason of hosting events at their property. As a property owner, I believe we should have the right to host events such as weddings and large parties. I understand there have been some complaints about noise level and traffic but in my experience, this has not been an issue as long as the property owner holds a strict noise level rule and does not allow for amplified music past [9 pm](#). As far as traffic, I have not seen that as an issue either, most people are respectful and they usually don't all drive out at once so it has not been bad at all. We have recently had many new homes come up in our area so they have improvised the roads, either way, to accommodate more traffic. Of course, you will hear more from the opposing side because people will voice their opinion a lot quicker if they oppose something rather than agree, especially if it does not directly affect them. I have spoken to many of my neighbors regarding this and they all agree that having a venue on a rural property is a beautiful way of using a property and it brings joy to people. Thank you for considering.

-Vitaly Aspidov
Orchards Area (AG-20)