

From: [Phimister, Sarah L :LEH CVICU](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural venues input
Date: Thursday, July 18, 2019 11:17:53 AM

I was just looking into this for using my property a R-5 property for private events. I think it would be a great opportunity for people to use their property in more ways. It also connects their guests to a rural setting and to enjoy nature and animals in a beautiful setting for their wedding/ private event. But I also think it needs to be respectful to neighbors around them, such as notifying neighbors the time of events and how long they will last and how many people will be on the property next to them. There should also be an understanding that the venue will follow noise codes such as being finished by 11pm. If anything, I think rural properties should be allowed to host private events especially in the summer time, leaving a window say between June through October. I also believe people who own rural properties as a venue will take more pride in their property and maintain a more pristine and beautiful property. I am happy to see this conversation occurring for our rural properties.

Thank you,

Sarah

From: [Jeremy VanGelder](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Allow All Rural and Urban Event Venues to Operate
Date: Thursday, July 25, 2019 4:46:24 PM

Greetings,

Restricting event venues to a permit system is shameful. It blatantly disregards the traditional cultural uses of land in Clark County. A blanket permit to operate events should be granted to every property owner in Clark County.

Thank you,
Jeremy VanGelder
Proebstel, WA

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-- Hebrews 2:14-16 Therefore, since the children share in flesh and blood, He Himself likewise also partook of the same, that through death He might render powerless him who had the power of death, that is, the devil, and might free those who through fear of death were subject to slavery all their lives.

From: [Dave Reed](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Venues Forum Meeting
Date: Friday, July 26, 2019 1:37:26 PM

Hi,

Question - Would this rural venue allowing for parties, weddings, etc just pertain to wineries only? Or would this allow any rural property owner to rent out their property for wedding parties, etc?

Thank You
Dave Reed

From: [Roseann Thomsen](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Events in Rural Clark County
Date: Saturday, July 27, 2019 2:03:00 PM

Clark County Staff,

I live in rural Clark County, and have lived in my present home on a dead-end road since the mid-1980s. Many changes have occurred over the years!

I am pleased you are requesting input regarding the proliferation in venues for events in our rural areas. As a resident my experience is mostly negative. Here are some reasons why:

1. Lack of traffic safety - I live on a narrow dead-end road with no posted speed limit. Most residents travel between 25-35 mph, which is a reasonably safe speed given the narrowness, lack of shoulders, and how residents use the road (bikes, walking, tractors, horseback riding, etc). When weddings happen at a venue at the end of our road (Bjur road), there are 50-150 extra cars that zoom by. Since there are no posted speed limit signs, they exceed a reasonable speed putting people and livestock at danger. Of course, this occurs over and over again during each event, which can last between 4-10 hours. Events can happen several times a month during spring, summer, and fall. This is very different than a family hosting a wedding, one time; it's over and over and over again.

2. Noise - One the day/evenings of events, loud music travels throughout the neighborhood. We are nearly a mile away from the event venue, and continue to hear the music, which disrupts our peaceful activity, especially sleep.

Many people move out of the city and crowded neighborhoods to be away from traffic and noise, and these events that occur in our rural back yards impinge on our livability.

There are many locations along the I-5 corridor that would not cause the traffic and noise issue from neighbors. Perhaps a more suitable location can be found that doesn't impact a rural neighborhood. I understand this is a NIMBY stance, but it seems a fair question of what is expected in a rural area. Should there be limits, and if so, what are they? If there are no limits and restrictions, what are the possible ramifications?

Thank you for considering input from concerned neighbors.

Sincerely,
Roseann Thomsen

From: [Melvyn Pearson](#)
To: [Cnty CommDev Ruralvenues](#)
Date: Monday, July 29, 2019 2:52:37 PM

Private events:

It does no good to complain as we have before to complaints person "Pridemore".
He has done absolutely nothing
to come up and look as the events take place mostly on "weekends".
He is very lazy in the performance of his job, all politics from him. "Brother"
So don't waste your time complaining as it does no good. Pridemore should take
more pride inn his position.

From: [Dave Reed](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Private Event Venues: Opposed
Date: Monday, July 29, 2019 8:36:37 PM

To Whom It May Concern:

I would be opposed to permitting private event venues in rural areas. These events would inevitably involve the use of amplified (live bands) music that would be heard from long distances away. Traffic would also be impacted on our narrow county roads often with limited sight distances.

I have a personal knowledge of these "event venues". I have a neighbor who for the last six or more years has advertised their property for rent in the Yellow Pages (on-line). This neighbor advertises that they will cater weddings, bachelor parties, celebrations and other private affairs. She hosts anywhere from two to four of these events each Spring and Summer. At all of these events there is loud music and often live bands with amplified music.

According to Clark County Code Enforcement, my neighbor has never obtained the necessary permits. Code Enforcement has sent them letters asking them to comply but they never do and Code Enforcement seems powerless to do anything about it.

People move to the rural areas to escape the noise of the city. Loud, amplified music would be a detriment to the peace and quiet of rural Clark County. County ordinances regulating these private event venues would most likely be ignored and Code Enforcement (as I have experienced) would probably be unable to regulate them.

Since I am elderly I will not be able to attend your meeting but do wish you would share my concerns.

Thank You

D. A. Reed
40019 NE Dobler Hill RD
La Center, Wa 98629

From: [Cheryl](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Private Event Centers
Date: Wednesday, July 31, 2019 10:58:13 AM

Rural Event Venues:

As a winery owner and located in the National Scenic Area with restricted annual events, our business would be severely impacted by opening event venues in the rural area. Wineries need to have an event venue as part of the income to recoup the cost of doing business as most are small business owners. Opening this to the general public would decrease our revenue and traffic. The law should remain as is: if they are not a winery in the rural area, then there should be no weddings and events.

Cheryl Hall
Columbia Gorge Vintners
5500 SE Hans Nagel Rd
Washougal, WA 98671

From: rhall@columbiagorgevintners.com
To: [Cnty CommDev Ruralvenues](#)
Subject: [Contains External Hyperlinks] Comments for input on rural venues at July 31 public forum
Date: Wednesday, July 31, 2019 11:35:26 AM
Attachments: [CC Public Forum 7.31.19 \(1\).pdf](#)

Please find my comments attached.
thank you

Ray Hall
owner/wine maker
Columbia Gorge Vintners
5500 SE Hans Nagel Rd.
Washougal, WA 98671
(360) 713-8707, (360) 687-5509
www.columbiagorgevintners.com



**To: Clark County Community Development Department
PO Box 9810, Vancouver, WA 98660-9810**

Subject: County seeks Input on rural event venues at July 31st public forum

I have been notified lately of the above subject meeting but unable to attend as we already had booked a vacation. I am sending this letter with my comments.

First of all, I was very much surprised to hear that CC had been in a position to change their regulations allowing events without having a working vineyard, and tasting room for wines in rural areas. With the understanding that we had to follow the CC regulations accordingly. We (our family) purchased suitable land back in 2010, prepared the land and started planting special grape vines varieties for the specific micro climate here in Clark County ie. Soil, weather, ripening season etc. to make locally the best possible wine for the area. We further built a building for processing the grapes into wines, obtained our licenses for the bonded warehouse etc. (this took months to get the proper permits). It took many months if not years obtaining further permits to bottle and sell our wines. With these initial planting requirements accomplished and with having wine production on site the last final hurdle, and large investment, was to secure and follow CC to build a tasting room open to the public and have events to help recoup our long term investments in this project, meaning in the vineyard plantings, wine making equipment, and tasting room and event center etc. etc. (for your information to put in one acre of wine grapes and get it into production costs are around \$30,000. This does not include the equipment for processing grapes into wine which can be easily \$100,000 depending on the size of the operation. Wine barrels alone start at \$750. For the bonded wine production building, wine tasting room

(building) , and a small event area to promote sales can costs hundreds of thousand of dollars depending on the size. As these are open to the public and must be up to local codes, this is a big expense and time working with CC . This was our understanding when we started this project nearly 10 years ago from CC rules and regulations to set up in a rural area and was limited to wineries producing at site to do events.

This we further understood would be a win-win for Clark County by not only converting some of the low productive agricultural land in Clark County into vineyards but as well placing Clark County on the map as a wine producing region drawing in people from outside the area to taste the local wines, and have events to promote the wines. This also brings in more revenue to the county, not only from the wineries but also from hotels, restaurants and other purchases such visitors make to the area. With a more forward view by the county in its regulations, it can be envisioned that this area of South West Washington could develop into a great wine producing area.

As most of the wineries are small businesses in C C (basically in their infancy, doing less than 1,000 cases wine per year - average winery in the US is 4,000 cases). It is an important part of our wine business to have events to add to the revenue with selling our wines to be financially viable. Without the events, most wineries in CC at this time would not be viable.

So to sum up, we feel slighted to have CC allow events in the rural area without the other requirements that we so painstakingly went through taking some 10 years and following all code requirements, putting in large investments and time in a vineyard, wine production , tasting room, and events area. We believe others should also be required to do the same CC codes to do any sort of event so the playing field is kept the same.

Yours sincerely,

Ray Hall
Owner
Columbia Gorge Vintners
5500SE Hans Nagel Rd.
Washougal, WA. 98761
Tel: 360 713 8707

From: [lcenter_grange](#)
To: [de Monye, Desiree](#)
Cc: [Cnty CommDev Ruralvenues](#); [Olson, Julie \(Councilor\)](#)
Subject: [Contains External Hyperlinks] Re: Rural Venue Letter from La Center Grange
Date: Wednesday, July 31, 2019 4:12:51 PM
Attachments: [LaCenterGrangeVenue.pdf](#)

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here ya go, let me know if its ok

On Wed, Jul 31, 2019 at 4:10 PM lcenter_grange <lcentergrange@gmail.com> wrote:

yes, sorry will change it to a PDF

On Wed, Jul 31, 2019 at 2:55 PM de Monye, Desiree <Desiree.DeMonye@clark.wa.gov> wrote:

Hello Ms. Simons,

We are unable to open your attachment. Is it possible to send it as a Word doc, PDF file, or txt file?

Thank you,

Désirée



Désirée de Monyé

Web/Publications Coordinator
COMMUNITY DEVELOPMENT

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From: lcenter grange [mailto:lcentergrange@gmail.com]

Sent: Tuesday, July 30, 2019 1:58 PM

To: Cnty CommDev Ruralvenues; Olson, Julie (Councilor)

Subject: Rural Venue Letter from La Center Grange

Here is our letter, thank you for your consideration

Kristen Simons

La Center Grange

This e-mail and related attachments and any response may be subject to public disclosure under state law.

La Center Grange # 48
328 W 5th Street
La Center, Wa 98629
lacentergrange@gmail.com

July 24, 2019

Dear Clark County Councilors,,

My name is Kristen Simons, and I am the rental chairman for the La Center Grange. I am writing to you on behalf of the La Center Grange, but really in all actuality, what I am writing to you about, will have a effect on all our 11 Granges in Clark County.

The Granges like many other non profits are struggling to stay afloat , with social media taking over everyones lives, this leaves less time for people to volunteer and keep our historical buildings open for the public to use. Granges let other non profits use our buildings for free, like 4-H, Lions Clubs, Girl & Boy Scouts, political affiliations as well as neighborhood associations.

To be able to let groups use our facilities for free, we rely on the public renting our building for weddings. We pay a very high price for commercial insurance for these, and what you are proposing for changing the rules for rural venues, will make it very hard on all the Granges to survive in our County. It will be the disappearance of another historical treasure from Clark County's past.

Our Grange is the oldest Grange in the State of Washington , we began in 1874. We are a all volunteers, and we rent for a very modest \$50.00 per hour for the whole building. We are proud that we can keep our price low, and that we can help so many people.

When I saw you were having input on changing the way Clark County allows venues, I just had to send something in , so you can hear what will happen, and its not good. Your current system of allowing halls like ours, and wineries, is working. If you change this to allow everyone to be a "venue" it will shut down the Granges, and the wineries.

We are ok with having Wineries as "venues" because they also sell products that bring in "revenue" for our County & State. They also bring in tourists, which spend the money for our hotels, restaurants and attractions. Wineries have to be responsible, or they will have their WA & Federal TTB Liquor Licenses taken away, their are consequences . Letting anyone open their backyards to be a venue, has no consequences, no more tax dollars to our community. By opening this up, you will need to hire MORE Sheriffs to be on patrol, and you have no more money in your budget to do this. I was at a house last year in rural Clark County, and the neighbor rented out his property for a wedding illegally and there was a full band that you could hear a half mile away because it was so loud, and drunk people driving all over the road almost causing many wrecks, the Clark County Sheriffs were called, and they couldn't respond because they had bigger issues in another part of Clark County. You just don't have the resources to do this.

If someone wants to have a venue in Clark County, let them become a winery, and be responsible, we need to bring in more tourists and their money, not spend more on police to monitor these events.

The amount of revenue you would bring in to allow more venues wouldn't come close to the cost of having to hire and implement new Sheriffs and all the overtime involved, which is usually weekends for venues.

We don't need more DUI Drivers on our narrow county roads, please leave the current venue rules in place.

What are the negatives to adding more rural venues?

1. More 911 calls coming in for noise complaints from all over Clark County
2. More drunk drivers on our roads
3. Not enough Sheriffs patrols because of lack of money in the budget to cover calls
4. You will put the wineries & Granges out of business
5. County roads are too small & narrow to handle more traffic

Please consider the above, the only positive that comes out of changing the rural venues is for the venue itself, not the community.

Thank you

Kristen Simons
La Center Grange

From: [Heidi Hahn-Troxler](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Venues - public comments
Date: Thursday, August 01, 2019 10:33:34 AM

Hello,

I was unable to attend the recent meeting for rural venues and would like to know what the issues are, relating to rural venues? What is allowed, currently? What are any proposed changes? I am also interested in the public comments and where I would be able to access it?

Many thanks

From: [Sharri Irish](#)
To: [Cnty CommDev Ruralvenues](#)
Cc: [SHERRI](#)
Subject: Comment
Date: Thursday, August 08, 2019 5:00:51 PM
Attachments: [CC Code Violation.pdf](#)

8/8/2019

COMMENT RE: EVENTS IN RURAL AREAS

Clark County Code passed June 18, 2019

9.14.010 Public disturbance noises.

It is unlawful for any person to cause, or for any person in possession of real or personal property to allow to originate from the property, sound that is a public disturbance noise. The following sounds are hereby determined to be public disturbance noises:

(skip to section 6) The use of musical instrument, sound amplifier, or other device incorporating electrical signal volume control that produces or reproduces loud and/or raucous sounds which emanate frequently, repetitively or continuously from any building, structure or property so as to unreasonably disturb or interfere with the peace, comfort or repose of owners or possessors of neighboring real property.

ALSO: in the Clark County Code Enforcement Neighborhood Guide it states as follows.

Noise- *Excessive noise can detract from the quality of life in a neighborhood. For amplified music or public disturbance noises, contact the CC Sheriff's office by dialing 9-1-1. If the noise is associated with industrial or commercial activities, contact Code Enforcement at 360-397-2408.*

Home Business - *Most home businesses are allowed but require permit approval from the county.*

Comment:

I fail to understand why it was deemed allowable that a winery can host non ag related events with amplified music. At the meeting for public comment on 7/31/2019, the common input from winery operators is that wineries are expensive to operate. That may be true, but so is ranching and farming. Every neighbor around me has a job. They are teachers, bus drivers, mailmen, electrician, mill workers, firefighters, etc. Their passion is farming and ranching but the real world dictates that small scale farms need a source of income other than their seasonal product. The need for income does not give us the right to negatively impact the neighbors with traffic, crowds, and noise. Especially on a regular basis.

If a landowner is advertising his land for rent and charging a fee, then he is running a business and should follow the County Codes for a business. They

8/8/2019

should have to apply for the land use permit, neighbors **must** be notified of their intent, there **must** be a traffic impact study, get a business license. They should have an inspection to ensure they can handle parking in a safe manner off of dry grass, have a fire safety plan, and carry proper liability insurance. If a property is zoned Agriculture Use, renting land for weddings, reunions, and birthday parties along with amplified music is not an AG use. Those events should not be considered *Agri-tourism* either.

Thank you for creating this forum to allow landowners a chance to voice their opinion on this serious issue. Our rural neighborhood is just as important to the people that live here as it is for those that live in residential city neighborhoods. You would never allow recurring "Events" with crowds of people, cars and music, to be held in a city neighborhood by a homeowner. Why should rural homeowners be treated any differently. We, by law, have the right to the peaceful enjoyment of our property.

Please don't expand the allowance of events on rural lands, and please discontinue the allowance for wineries to host Non-Ag related Events.

Thank you,

Sherri Irish - Rural landowner in Clark County
4402 SE Zitzelberger Road
Washougal, WA 98671 360-606-2753
sherriirish@icloud.com

From: don.doliowinery@gmail.com
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Event Venues public comments from Don & Pam Klase of Dolio Winery
Date: Tuesday, August 13, 2019 8:10:40 PM
Attachments: [Rural_event_center_public_input_Dolio_Winery_Aug_13_2019.pdf](#)

Hi Community Development Dept.,

Attached please find comments as requested by the County in the public forum for this subject.

Thanks in advance for the opportunity to participate.

Best regards,

Don

August 13, 2019

Dear Clark County Community Development,

In response to your request for public input on possible changes to Rural Clark County Event Venue permitting, and as the owners of Dolio Winery, we would like to offer some perspectives for your thoughtful consideration.

Dolio Winery was formed in 2012 and began producing wine in 2013 after receiving our Federal and WA State licenses as a wine production facility. In 2015, we worked with Community Development to plan, permit, and complete construction of our tasting room in the Charter Oak area. Since December 2015, we have been hosting customers for tastings and small group gatherings (<45 attendees), but do not host concerts, weddings, or any type of large-scale event (the County defines an event as >150 attendees).

Over the last 3 ½ years, we have had 15-20 visitors who have inquired about starting up a private event center in the county. They usually ask how to start a vineyard, or a winery, or both since this is currently a permitting requirement for their rural event center. We've learned from these discussions, that many of these startups don't have the adequate knowledge base from which to start a successful winery that contributes to the community fabric of Clark County. Certainly, they could learn and spend time and money gaining that knowledge, but we think perhaps it would be better to allow them to concentrate on their intended business, that being focused on hospitality.

To help better understand the terminology involved in this discussion, I'd like to define a couple of items that will be critical to understanding our comments below.

- Winery – a business producing a beverage containing not more than 24% alcohol, made from fruits that may include grapes. The winery can ship wines direct to customers (both retail and wholesale) within the limits of the law or sell its' products to distributors. There are no events held here or even a tasting room. It is licensed by the Federal government and WA State government. WA State considers a winery an agricultural business.
- Tasting room – a physical location used to sell wine at retail to customers and provide samples for tasting. It may be on site with the winery, or offsite as allowed by WA State law.
- Vineyard – not a winery or a tasting room. The sole purpose is the growth and production of grapes.
- Event Center – a hospitality business providing a venue for public or private gatherings of various sizes. Consider the Clark County Event Center as an example.

We do understand the County's desire to connect an agriculture venture with the rural event center concept, and that makes sense. However, a true winery is not in and of itself an event

center. Neither is a vineyard a winery. We would suggest decoupling the requirement of a rural event center to also be a winery and/or a vineyard. There are many reasons for this:

- 1) Winery license approval from the Federal and WA State government is a very involved process. In our case it took 6 months from the start of application to filing, then another 6 months for final approval.
- 2) Compliance with both Federal and State liquor laws is not a trivial thing. We tell anyone who wants to start a winery to be mindful of the ongoing data collection, tax remittance procedures, and legal attention to detail that is required.
- 3) Wine quality is critically important to the success of existing wineries in the county. If poor quality is perceived by the general public as a byproduct of forcing new rural event centers to be wineries, there can be lasting and significant damage to existing Clark County wineries. This likely will ripple through the economy as event center customers will take their business to other regional event centers that don't have to produce their own wine. Caterers, bakeries, photographers, event planners, hotels, and such will all be negatively affected.
- 4) Growing quality wine grapes is highly dependent upon many environmental factors. The elevation of some locations in the county may be too high to successfully ripen wine grapes. We learned this from our personal vineyard experience. Underripe grapes negatively impact wine aroma and taste.

We would like to offer some suggestions to help meet the needs of those in the rural community, both those who want to start an event center and their neighbors:

- 1) Keep the agriculture connection for the rural event centers, but don't require a winery or vineyard to be the ag solution. Allow the event centers to produce other crops that could have community impact or improve their bottom line. Consider flowers for event decorations, orchards, vegetables, and other consumable crops that might be used in the local food industry. This might be done year-round via greenhouse or vertical/container farming initiatives. If the event center chooses to establish a vineyard, that is acceptable, but there may be other choices that better suit the event center and its location. With some focused research, the county can encourage ag production without pushing everyone toward being a winery or a vineyard. I think diversity of crops will be a plus for us all, creating additional opportunities for business to business transactions.
- 2) Make certain that all participants in the rural event center space have a level playing field. Compliance in building, fire, and health department codes should never be overlooked or compromised.
- 3) Accurately define what an event center is and isn't. For example, you might have different classifications for centers (wedding/special occasions vs. music venue/concerts) as these types of events can have drastically differing requirements for traffic and safety support. If you don't create "lanes", then Community Development will have a difficult time keeping the public satisfied and the existing businesses functioning as they were intended to function.

- 4) Be mindful of the overall number and location of event centers. This shouldn't preclude someone from getting a permit to hold an event, but it is necessary to support rural traffic patterns.
- 5) Please be very public with the process of developing and changing the permit requirements.

As a winery located in Clark County, we have met many citizens who support and look forward to the development of our business as well as the regional hospitality industry of Clark County. We believe there is great opportunity to grow but a strong cooperative partnership with Community Development is necessary. Thanks for taking our input and please feel free to contact us with any further questions or thoughts.

Best regards,

Don & Pam Klase

Dolio Winery

Don.doliowinery@gmail.com

360-831-1478

From: [Judie Stanton](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural events comments
Date: Wednesday, August 14, 2019 12:58:03 PM
Attachments: [stantonRuralEventsComments.docx](#)

Hi,

I'm attaching my comments on this topic. Please let me know if they do not come through as an attachment.

Judie Stanton

August 14, 2019

Community Development Department
Clark County
1300 Franklin Street
Vancouver, WA 98660

Hello,

Thank you for posting the recording from the July 31 forum online. I had a conflict that evening and appreciate being able to hear comments from the meeting.

I live in an area zoned R-5 which, to me, means that land uses will be family homes and/or small-scale agriculture, including housing farm animals.

One-time events for family members such as family reunions, birthday parties and weddings that are not held for financial gain should be allowed in rural residential zones. As I understand it, what is being suggested here, however, is a commercial use where the person with the land would rent it to groups and would collect payment.

It is not the county's responsibility to ensure that people can make money from their property. Zoning restrictions keep some residents from subdividing their land as much as they'd like to. I see this question the same way. It is the county's responsibility to try to ensure compatibility with surrounding land uses. Allowing commercial events in a residential zone will conflict with those wanting peaceful enjoyment of their residentially-zoned land.

Zoning should provide predictability for those owning or considering purchasing property in rural Clark County. It's up to the buyer to learn about adjacent and area current and allowed land uses. The proximity of a rock quarry, airport, firing range, active farms, fairgrounds and parks or commercially zoned land can be discovered with due diligence before investing in property. Imposing a new commercial activity in a residentially zoned area is ill-advised and, among other impacts, can negatively affect land values.

Land that is already zoned for commercial uses, including agriculture, should be considered for potential rural events. These events might include farm-to-table meals, pumpkin patches, Christmas tree farms and, like wineries, could host social events such as weddings and other parties.

I appreciate the opportunity to submit my comments.



Judie Stanton
20408 NE 68th Street
Vancouver, WA 98682

From: [SFV Ukraine](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Input on rural event venues at July 31 public forum
Date: Wednesday, August 14, 2019 5:41:34 PM

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: [Larisa Koval](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: [Contains External Hyperlinks] Event Venues Forum
Date: Thursday, August 15, 2019 2:52:06 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's 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 impression was perfectly legal as it was.

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

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

Sincerely,

Larisa Koval
19802 N.E. 83rd St
Vancouver, WA 98682
360 601-7512

Sent from [Mail](#) for Windows 10

From: [Vitaly Aspidov](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: [Contains External Hyperlinks] Rural Venues are good for our community
Date: Thursday, August 15, 2019 2:59:58 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)



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From: [Sarafinchan, Ilya](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Input on Rural Event Venues at July 31st Public Forum
Date: Thursday, August 15, 2019 3:07:57 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: [Simple Lawns](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: clark county venues
Date: Thursday, August 15, 2019 3:42:06 PM

Dear staff,

I think it would be a great idea to allow for venues in our community. I personally have been to an event at one of the venues in our community and it was absolutely beautiful. It's a great way for people to use their properties and make a profit. Great for our economy! I think it's absurd to make them have a vineyard to legally have a venue on their property. I personally know one of the owners that host events on their property and having a vineyard is against their religious beliefs. It would be constitutionally wrong to make them grow a vineyard for wine just that they could have a venue on their property. It's nonsense. Thank you, and I appreciate your consideration.

-Jessica Maryann
Orchards Community

From: [Victoria Koval](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Events Forum
Date: Thursday, August 15, 2019 3:55:47 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: [Judie Lopez](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: in favor of permitting event venues in rural settings
Date: Friday, August 16, 2019 4:50:42 PM

Hello,

I attended the forum on July 31 plus read the emails and letters from concerned residents regarding the possible change to allow event venues in rural settings.

I for one, believe that with the same rules, regulations, stipulations, and guidelines that pertain to wineries *except being a winery* could allow small farms, such as ours, the opportunity to supplement our income by the use of "Agri-tourism".

I appreciate the fact that the county is seeking our feedback on this issue, when for so long the only way to host weddings was to be a winery. Since Clark County is growing so rapidly, this certainly would be the time to consider the wants and needs of the community. Because of this growth, there should be room for more choices of kinds of venues, such as farms, to have their wedding and special events at. Again, in order to maintain cooperation and harmony, rules should be applied and carried out. It appears that so many who are oppose to this idea are afraid of their inconvenience.

I feel that the steps the county is taking in this matter is a very positive direction. I hope we can keep this subject alive.

Thank you, Judie Lopez
La Center, WA

From: [Mark Lopez](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: [Contains External Hyperlinks] In favor of
Date: Friday, August 16, 2019 5:09:22 PM

Hello,

My name is Mark Lopez and I am in favor of permitting OR temporarily permitting special events in Rural places throughout the county.

First I would like to point out that due to the increased amount of complaints regarding unpermitted places hosting private events had brought this to the current level of attention it now has. I am sure each one of the complaints have legitimate reasons for filing such complaints. However because none of the places being complained about have any permitting, the code enforcement is quite limited. I would guess if a similar complaint were made against a permitted facility, it would have more merit and the county would have the ability to take action against the permit.

Second, those opposed to this type of permitting have a moot point if in fact a winery is able to get permitted in their neighboring area.

Third, Wineries opposed to the allowing of such permits are protecting their own interest, and I get that. However they may have an equally moot point if a neighbor is able to get a Conditional Use Permit.

I was at the meeting when you held the forum and I see and empathize with the different perspectives. I really like to openness to discuss and see how we can collaborate on all helping each other.

I propose looking at a couple of potential ways for allowing such permit.

1. Weddings and Private Events are listed in addition to the provisions listed in "Agricultural Stands and Markets" under "Agritourism."

As currently written:

Agritourism activities promoting the sale of farm crops are allowed provided they are supplemental to and compatible with continued use of the property for agricultural production. These activities may include, **but are not limited to**, corn mazes, pumpkin patches, farm animal viewing and petting, wagon rides, farm tours, harvest festivals, hayrides, educational activities and tours, and other agriculturally related similar experiences.

2. Making your "Special Event Permit" a viable option for folks looking to host an event on their property. That way they have to process it through county and pay a small fee each time they would like to host an event. Each event would be know about by county and if complaints are made, future event permits would require a different level of compliance (ie. neighbor approval, etc) or subject to a fine.

<https://www.clark.wa.gov/sites/default/files/dept/files/community-development/fire/special-event-app-and-instructions.pdf>

Thank you!

Mark Lopez
CFO (Chef/Farmer/Owner)
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Thank you!

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CFO (Chef/Farmer/Owner)
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