

From: [Karen Pierson](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Wedding Venue Zoning
Date: Thursday, September 26, 2019 1:09:59 PM

Hello, can you tell me what property zoning allows for a wedding event center either with or without a winery?

Thank you, Karen

From: [Azzamul Khair](#)
Subject: Please find attached & advise at your earliest.
Date: Saturday, September 28, 2019 10:03:23 PM
Attachments: [Replace.txt](#)

Please find attached & advise at your earliest.

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With Best Regards,
Azzamul Khair
Manager
Digital Contracting And Services
M: +974 31408043

Clark County PureMessage has replaced this part of your message with this text.

Incident information:

Event: Virus infection detected

Location: doc29092019.img

**Message ID: Message 000000009DD3138D7A1AD64692414EC2B58A5E000700E6EFC3B87844B945
B225D504FD659E37000000A0CD680000E6EFC3B87844B945B225D504FD659E370000172B04480000
on server: ESXVM405. In mailbox: Cnty CommDev Ruralvenues**

Date: 10/1/2019

Time: 13:32:22

Server: ESXVM405

Job: Exchange Store Scanning

Virus name(s): Troj/Agent-BBOS

From: [Heather Aaron McFarland](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Wedding Venue
Date: Monday, September 30, 2019 4:37:48 PM

Hello,

I have 10 acres in Brush Prairie, WA. And I am setting it up as a wedding venue....the property is zoned Rural R-5 and from what I am seeing it looks like I will be ok to hold venues here. I have a large, open 1913 barn that is in the process of being completely updated and remodeled. I have the business license all set up and my insurance agent is getting my insurance put together. I want to make sure I am in compliance with codes and laws, so my question is what do I need to do to move forward? Do I need to schedule a time for an inspector to come out to make recommendations or?

Thank you,

Heather McFarland

(360) 977-0041

From: [Adam Moore](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Event Venues Forum Input
Date: Tuesday, October 01, 2019 7:05:58 AM
Attachments: [image001.png](#)

Community Development on Event Spaces on Rural Land

My name is Adam Moore. I live at 19805 NE 91st Street on 11 acres next to an unpermitted wedding venue. Although my land is zoned Ag-20 I feel my experience living next to a wedding venue will add to the conversation related to rural districts. As to the question of whether non-winery event facilities should be allowed on rural land, I believe they should, but the review process must be more thorough than what currently exists for wineries. Approval for an event facility at wineries is inadequate and should not be more broadly applied.

Instead, non-winery event facilities on rural land should require a conditional use permit as is currently required on AG land "40.210.010-1." Conditional use permits require a Type-2 review process, which includes public notification and neighborhood input, and allows for restrictions on a case by case basis.

It would be a mistake for the county to extend the Type 1 review process as it currently applies to event facilities at wineries to other event facilities and land designations at non-wineries.

The community should examine Code "40.260.245, Winery and Event Facilities." The first thing one should notice about this code is how lax the requirements are for approval. As a winery with event facilities, a land owner's permitting process is given the lowest scrutiny through what is called a "Type 1 Review Process". The Type 1 Review Process is shockingly simple: fill out a form and return it to the county. It requires very little: no neighborhood meeting, no public notification, no consideration of community concerns, and no state environmental policy act review. This process is normally reserved for small changes in use of a property like a home daycare or granting a permit for a sign—changes that do not dramatically affect the land use. An event facility whether associated with or without a winery is a dramatic change in land use. Furthermore, if an event facility is approved under current code, a neighbor—who probably would not know that it had been approved because there is no public notification requirement—would have to pay to appeal, and is given just 7 calendar days to do so.

If the inadequate type 1 review process is applied to rural districts of non-wineries event facilities the following scenario is likely for some of us: Imagine one day hundreds of cars pull into your neighbor's property, loud music and amplified wedding ceremonies play for hours on end, the sun sets and the music persists, bright lights shine, your backyard view transforms from a field to a parking lot, circus tent, portapottys, and hundreds of strangers congregating and staring back at you. And from this day forward, every single weekend is exactly the same. All of this has happened without a single notification of this land use change.

In this scenario there is very little recourse. Once permitted, under this process, one's only option may be reporting the excessive noise—there will be excessive noise anytime hundreds of people gather. Following the reporting procedures in Clark County code, "public disturbance noises," you call 911 and state that this is not an emergency. Law enforcement will insist this is a code enforcement problem and there is nothing they can do. Proving that a neighbor's event exceeded the "disturbance noise" threshold will be difficult, as code enforcement is not available on the weekends and it's unclear whether the county even owns a decibel meter.

So the real question is not whether it is unfair to allow alcoholic production of grapes to determine whether an event facility is allowed on rural land—it is unfair. The question is whether to adopt this ridiculously laid back permitting process as it exists now for wineries and apply it to rural land and other types of event facilities of non-wineries. The answer should be of course not.

Please do not model any changes to permitted event facilities and land use off the "Wineries" code as this code is flawed and unfair to the community at large. It might be too late to change the code "40.260.245 Wineries" but we certainly do not want this inadequate review process to spread to other uses and land designations.





From: [j.c](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Keep Rural Venues from destroying the Life style of rural life.
Date: Monday, October 07, 2019 11:26:44 AM

I'm a property owner who lives in a rural area that is accessed through private roads. We have been through one ordeal with a property owner wanting to have venues on their property. It took multiple property owners to band together to stop this from happening. Now you want to make it easy for this to happen?

- Degrade the living standard of the surrounding property owners.
- Reduce the value of our properties to potential buyers looking for the tranquil living environment.
- Eroding of the private roads leading into and out of the proposed Venue. These roads are maintained by the property owners.
- Eroding of adjacent properties from attendances of Venus.
- Potential property theft for out of area attendees.
- Traffic leading in and out of area causing undue stress to property owners.
- Trash being discarded on surrounding properties.
- Loud sounds coming for Venue.
- Alcohol associated issues.
- Potential legal expense arising from issues related to venue.

Who is go to pay for these above issues, Clark County? I think not we the property owners are going to have to burden it all, so Clark County can gain revenue through permits. Does not look like the elected officials are looking out for the best interest of their constituents.

If you still insist on doing this, I would recommend minimum property size 20+ acres. Add maintenance fees to cover expenses associated with surrounding property owners.

We did not move to rural property to end up with the issues associated with city living. Please do not encroach on our way of life to just gain revenue for the coffer. This in not a job related gain for Clark County.

Regards,

Property owner Blackhawk Estates.
Jeff and Deanna Corsen

Cell: 360-921-3210
E-Mail: blacksheep1967@msn.com

From: [Dennis Rosalie Karnopp](#)
To: [Cnty CommDev Ruralvenues](#)
Cc: [Dennis Forester](#)
Subject: [Contains External Hyperlinks] against rural venues
Date: Monday, October 07, 2019 5:52:17 PM

Please log my vote against rural venues. We are involved in CDE2018-932 and this type of neighborhood back yard actives are exactly why I'm against this consideration of MORE events. This horse facilities in our back yard are a prime example of people not following the codes and with more events allowed it would make this situation worse. The properties mentioned in the existing complaint mentioned above are rumored to also wanting to do more with this property to increase revenue.

Most people I would think move into R-5 lots to have some privacy and maintain a quality of life that is quiet and relaxing not have a bunch of people that don't live in the county come out and ruin a quiet atmosphere. I believe this is a good example of urban vs rural and lets keep rural-rural and not turn it into a urban playground. Dennis Karnopp

Sent from [Mail](#) for

From: [Beky Rasmussen](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Rural Events Venue
Date: Monday, October 07, 2019 8:00:22 PM

To Whom it May Concern,

We would like to share our concerns regarding allowing permitted rural venues for special events. My husband and I moved from Cascade Park to Yacolt this past summer to escape the noise and traffic of Vancouver. Both of us have lived in Clark County our entire lives and witnessed the loss of rural land to developments without adequate support provided. We are not in favor of allowing any further permitting of rural venues for the following reasons:

- The traffic on rural roads, particularly Lucia Falls Road is dangerous during normal traffic hours. We are regularly tailgated, and passed by vehicles (in no passing sections!) traveling well over the posted 40 mph; typically speeds over 50mph. Accidents are a regular occurrence. I can't imagine what the traffic will be like pre/post events with drivers unfamiliar to the road, and possibly under the influence. Most roads in rural Clark County were designed for local use only, not to support influx traffic for large events.
- There are no less than four wineries/venues within five miles of our house, this doesn't include the option of reserving State and County park space. This seems a fair amount of options already available, at least on our north side.
- We're afraid without heavy restrictions and monitoring, the venues may become a bone of contention between neighbors and erode the feeling of community in rural areas.

We feel there are many options available throughout Clark County to support the need special events venues. Please consider declining further rural event venue permitting.

Sincerely,

Don & Beky Rasmussen
bekyr@comcast.net

From: [Rick Bannan](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Regarding audio of Oct. 9 forum
Date: Tuesday, October 08, 2019 4:18:16 PM

Hi, there,

I'm wondering how soon audio of the Oct. 9 forum on rural event venues would be available. Ideally I'd like to report on the happenings and knowing if some audio would be available this week would be a help for my own planning purposes.

Thanks,

Rick Bannan

Reporter -- The Reflector

rick@thereflector.com

360-723-5783

From: stromwl@aol.com
To: [Cnty CommDev Ruralvenues](#)
Cc: casquilter@aol.com
Subject: Rural Event Venue Forum - Comments
Date: Wednesday, October 09, 2019 2:56:06 PM
Attachments: [Rural Event Venue Forum Comments 10-9-19.pdf](#)

Attached are our comments which we would like considered related to the proposed changes to county requirements for rural event venues.

Thank you,
Bill Strom

Sent via Email

October 9, 2019

Mr. Mitch Nickolds
Director, Community Development
Email: ruralvenues@clark.wa.gov

Subject: Rural Event Venues

Dear Mr. Nickolds:

I am writing to provide input and comments in favor of maintaining a "comprehensive" yet "reasonable" permitting and review process for rural event forums. I do not support regulations which would allow event venues without first undergoing: a Conditional Use review; permitting process; critical area review; and a notice with public/neighborhood input.

My wife and I live on property zoned Ag-20 and we have seen a hodge-podge of business and venues spring up in our neighborhood – some permitted and some not permitted. At the same time, residential subdivisions have been approved and built adding to the infrastructure requirements and traffic congestion. To make it easier to place a business and/or event venue on rural land, without first undergoing a review and assessment, seems counter intuitive to managing growth and livability within Clark County.

We believe regulations for rural event venues should include:

1. A conditional use permit with a reasonable assessment of the appropriateness of the venue for the location and size of parcel. Also, where the venue occurs on the property needs to be considered. (For example, appropriate setbacks are required to not infringe on neighbors.)
2. A critical area review, to assess environmental and wetland issues on or adjacent to the property and an appropriate requirement to mitigate or retain areas that could be adversely impacted by the desired use/venue.
3. Appropriate review for public safety including traffic and visibility requirements, evacuation routes, etc.
4. Conditions related to noise and hours permitted. In our experience, venues, such as weddings, involve music and often continue well into the night time hours. (One such venue near our property has played music so loud, with especially loud base; it can be heard inside our house.)

There should be some flexibility for case-by-case application. For example, someone with 200 acres wishing to place a venue in the middle of their property may be allowed more latitude of a reasonable nature for the size of any structures, the amount of parking and size of the crowd, than someone on five acres.

Respectfully submitted,



William L. Strom
19714 NE 91st Street
Vancouver, WA 98682

Cindy Strom



From: [Sherri Irish](#)
To: [Cnty CommDev Ruralvenues](#)
Subject: Comment
Date: Wednesday, October 09, 2019 3:17:32 PM
Attachments: [Blank.pdf](#)
[ATT00001.txt](#)

Comment for Rural Event Venue Forum:

Thank you for this opportunity to voice my opinion on this issue.

Clark County has very detailed and adequate guidelines for the allowance of Cottage Industry on Rural Ag Lands. I do believe those uses could be expanded to allow activities such as outdoor photography, arts, education about nature, farming, or cooking.

However, I am against allowing events with amplified music which does not blend with rural life.

That being said..... if Clark County does go through will allowing Commercial Non Ag related Events, I ask that you do the following:

A landowner collecting money to lease his land for Non Ag Events is running a business.

Therefore, as with any new business, the landowner

- must submit a land use application with specific information about the intended uses.
- They must go through a complete land-use review.
- They must have a traffic impact study completed.
- All neighboring properties must be notified about the type of events intended, and given the opportunity to provide feedback. Neighbor's response opinions must be considered in the decision process since they could be negatively impacted by the event activities.
- Any approval should be a case by case basis.
- If approved for Event activity, the landowner must obtain a business license and carry liability insurance.

Clear and concise rules regarding events need to be established prior to the official announcement that rural lands can be converted to Commercial Event Centers.

Sherri Irish
Clark County Rural Landowner

4402 SE Zitzelberger Road
Washougal, WA. 98671

360-606-2753
Sherrirish@icloud.com

Sherri

Sent from my iPhone