



---

# SKAMANIA COUNTY PLANNING COMMISSION

---

## AGENDA

**Tuesday, January 15, 2019 @ 6:00 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM  
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

---

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. AGENDA ITEMS**

1. Approval of minutes from the December 18, 2018, Planning Commission Meeting.
2. Election of Planning Commission Officers.
3. PUBLIC WORKSHOP #3 on review of zoning in the High Lakes area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) zone.

### **IV. PLANNING COMMISSION BUSINESS**

1. 2019 Work Program.

### **V. ADJOURN**



# Skamania County Planning Commission

---

## PLANNING COMMISSION MEETING MINUTES

**Tuesday, December 18, 2018**  
**Skamania County Annex**  
**170 N Vancouver Avenue**  
**Stevenson, WA 98648**

---

Planning Commission Members:  
Present:  
Dee Bajema, Cyndi Soliz, John Prescott,  
Mathew Joy, Cliff Nutting, Tony Coates

Community Development Department Staff  
Present:  
Alan Peters, Andrew Lembrick, Mike Beck

Absent: Lesley Haskell

### AUDIENCE

See attached sign-in sheet.

### PROCEEDINGS

Meeting was called to order at 6:02 P.M. by Vice Chair, John Prescott  
Quorum was met.

### AGENDA ITEMS

1. Approve Minutes from the December 4, 2018 meeting.
    - a. Motion was made by Dee Bajema and seconded by Mathew Joy to approve the minutes of the December 4, 2018 Planning Commission Meeting as presented. Motion passed 6-0.
  
  2. PUBLIC WORKSHOP #2, on review of zoning in the High Lakes area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) Zone.
    - a. Alan Peters, Assistant Planning Director, delivered a memo and presentation re-prising the re-zoning process of Unmapped Lands in the High Lakes region, and addressed the findings and discussion from Workshop #1 on rezoning the eligible parcels. Mr. Peters discussed the zoning allowances for dwellings on Commercial Resource lands in nearby Washington counties and advanced options regarding the potential rezoning of specific parcels for the Planning Commission to consider. Discussion ensued between Planning Commission members regarding the presence of volcanic hazards, potential impacts to county services and public safety, property rights, and access.
-

- b. Vice Chair Prescott opened the meeting to public comment. 3 members of the public provided comments in person and 1 person provided written comments.
  - i. Barry Butcher, impacted property owner, provided public comment.
  - ii. Mary Repar, county resident, provided public comment.
  - iii. Kembe Adam, on behalf of the YMCA (impacted property owner) provided public comment.
  - iv. Joel Parsons, impacted property owner, provided written comments.
- c. Additional discussion by Planning Commission members and Mr. Peters addressed public comments and concerns raised as a result of the comments received.
- d. The Planning Commission directed Mr. Peters to prepare materials for an additional public workshop regarding unmapped lands in the High Lakes region.
- e. Vice Chair Prescott closed the public workshop at 7:24 PM.

3. Planning Commission Business.

- a. Mr. Peters updated the Planning Commission on the RV ordinance working group. Acting Chair Prescott thanked the public for attending the workshop and providing public comment. Members discussed the upcoming meeting schedule. The planning commission will convene January 15, 2019 as their first scheduled meeting in 2019.

4. MEETING ADJOURNED at 7:27 PM

**ATTEST**

---

Planning Commission Chair

---

Secretary



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### MEMORANDUM

**TO:** Skamania County Planning Commission  
**FROM:** Planning Staff  
**DATE:** January 8, 2019  
**RE:** Election of Officers

---

The January 15, 2019, Planning Commission Meeting will include the election of officers which consist of a Chair and Vice-Chair according to the Planning Commission's Bylaws.

Please review the following excerpt from the bylaws prior to the meeting:

#### **ELECTION, POWERS, AND DUTIES OF OFFICERS**

##### 1. ELECTION

- a. The Officers of the Planning Commission shall consist of a Chair and Vice-Chair, elected from the appointed members of the Planning Commission.
- b. The election of officers shall take place once a year on the occasion of the first meeting of the year. The term of officers shall run until the subsequent election; provided however, any officer may be removed at any time by vote of a majority of the total members of the Planning Commission.
- c. If, for any reason, officers are not elected during the first meeting of the year, the existing officers shall continue to serve until an election is held.
- d. The vacancy of an officer position caused by the resignation, removal, or expiration of term of any officer of the Commission during the term of office shall be filled for the remaining term of office by the vote of a majority of the Planning Commission.

##### 2. POWERS AND DUTIES OF CHAIR

- a. Preside at all meetings of the Planning Commission;
- b. Call the Planning Commission to order at the hour appointed;
- c. To announce in proper sequence the business that comes before the Planning Commission in accordance with the prescribed agenda;
- d. May participate in all deliberations of the Planning Commission in the same manner as any other member;
- e. To state and to put to vote all questions that legitimately come before the Planning Commission as motions or that otherwise arise in the course of proceedings, and to announce the result of each vote or, if a motion that is not in order is made, to rule it out of order;

- f. To protect the Planning Commission from obviously frivolous or dilatory motions by refusing to recognize them;
  - g. To enforce the rules relating to debate and those relating to order and decorum within the Planning Commission;
  - h. In the interest of efficiency, the Chair, may impose time limits for testimony and comment by the public;
  - i. The Chair shall have the same rights and privileges as all other members including the right to make motions, speak in debate, and to vote on all questions;
  - j. To authenticate by signature, when necessary, all acts, orders, and proceedings of the Planning Commission;
  - k. To declare the meeting adjourned when the Planning Commission so votes or, where applicable, at the time prescribed in the agenda, or at any time in the event of a sudden emergency affecting the safety of those present.
3. VICE-CHAIR

The Vice-Chair shall, in the absence of the Chair perform all the duties incumbent upon the Chair. The Chair and Vice-Chair both being absent, the members present may elect for the meeting a temporary Chair who shall have full powers of the Chair during the absence of the Chair and Vice-Chair.



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### MEMO

**TO:** Planning Commission  
**FROM:** Alan Peters, Assistant Planning Director  
**DATE:** January 8, 2019  
**RE:** High Lakes Zoning Review Workshop #3

---

The Planning Commission is reviewing privately owned parcels in the Unmapped zone in the High Lakes area of Skamania County, north of Mt. St. Helens. The Planning Commission held a workshop to kickoff this review on December 4, 2018, and a second workshop on December 18, 2018. Much of the discussion at these workshops has concerned the ramifications of rezoning to Commercial Resource Lands 40 (CRL-40), particularly implications for development of single-family dwellings and labor housing. The Planning Commission also discussed other zones might be more appropriate for certain parcels.

This memo further addresses the possibility of accommodating single-family dwellings in the CRL-40 zone and of making labor housing an allowed use rather than an administrative review use. The Planning Commission also discussed the possibility of rezoning some of the parcels in the study area as Forest Lands 20 or creating a Forest Lands 40 zone instead. This memo also includes a summary of the differences between these zones and CRL-40 and a list of parcels already zoned CRL-40 and their lot sizes to assist the Planning Commission with their decision making.

#### **Dwellings**

The current prohibition of dwellings in the CRL-40 zone appears to support the zone's purpose of designating and protecting forest, agricultural, and mineral resource lands of long-term significance. Staff believes that the intent of the zone could be met while still allowing a single-family dwelling.

These are the ways that nearby counties have allowed dwellings within resource lands:

Cowlitz County - One single-family dwelling for every 38-acre parcel.

Lewis County - One single-family dwelling per parcel is allowed outright when "directly connected with and in aid of a forestry activity".

Clark County - Single-family dwellings and accessory buildings are permitted.

Klickitat County - Single-family dwellings, mobile homes and seasonal homes.

Based on Planning Commission discussions at the December 2018 workshops, Staff has prepared the following text amendment options that would allow dwellings in CRL-40:

**“One single-family dwelling per legal lot of record”**

- All lots in CRL-40 would be allowed one dwelling only regardless of acreage. However, critical areas regulations and water and septic requirements may affect the feasibility of construction on smaller lots.
- Same as Forest Lands 20 zone.

**“Single-family dwellings”**

- Each lot would be allowed one dwelling regardless of acreage. Additional dwellings may be allowed but could not exceed a density of one per 40 acres.
- Same as residential zones.

**“One single-family per parcel at least 40 acres in size”**

- Each lot would be allowed one dwelling only and only if the parcel is at least 40 acres in size.

**“One single-family dwelling in conjunction with an allowable resource use. The dwelling must be occupied by a landowner or operator of an allowable resource use.”**

- Each lot would be allowed one dwelling only if used in conjunction with an allowable resource use of the property. Allowable uses are listed in SCC 21.59.020 and include forest, agricultural, and mineral resource uses.
- Similar to Lewis County and agricultural zones in NSA.

**“A second single-family dwelling in conjunction with an allowable resource use. The dwelling must be occupied by a landowner or operator of an allowable resource use or a relative of the owner or operator. Relative means grandparent, grandchild, parent, child, brother, or sister.”**

- Each lot would be allowed a dwelling only if used in conjunction with an allowable resource use of the property. Allowable uses are listed in SCC 21.59.020 and include forest, agricultural, and mineral resource uses.
- Similar to agricultural zones in NSA.

Any language adopted would apply to all properties zoned CRL-40 in the county which includes parcels in the Carson area and North Bonneville area. This may also affect any parcels in the Underwood area that might be rezoned to CRL-40.

**Labor Housing**

“Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities” is an administrative review use in the Commercial Resource Lands 40 zone.

Administrative review uses are allowed with an administrative review by Staff. A \$400 application fee is required. These uses are reviewed for compliance with any applicable standards to the specific use and the following:

- a. Compatibility with the surrounding development/area;
- b. Sufficient off-street parking;
- c. Clear and safe routes of ingress and egress;

- d. Adequate buffers with surrounding uses to assure visual and audible screening. Buffers may include but are not limited to open space, vegetation, and fencing.

Allowable uses are allowed outright, with review only for consistency with setbacks, density requirements and other provisions in the Code. If the Planning Commission determines that the administrative review process is unnecessary for labor housing, a change to be an allowable use should be accompanied by more clear standards. Staff has prepared the following language for consideration:

**“Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities upon a showing that:**

- 1. The proposed housing is necessary and accessory to a current allowed forestry or agricultural use.**
- 2. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to current forestry or agricultural use of the property. Year-round use shall require an administrative review. Seasonal use shall not exceed nine months.”**

**Forest Lands 20**

The Planning Commission discussed whether some parcels would be more appropriately rezoned to Forest Lands 20 or to a new Forest Lands 40 zone. The differences between these two zones are evident in the codified purposes of each zone:

**CRL-40**

*The commercial resource lands 40 (CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals.*

**FL-20**

*The forest lands 20 (FL20) zone classification is intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations.*

CLR-40 is a designation of forest, agricultural, and mineral resource lands of long-term commercial significance. It also currently does not allow dwellings. WAC 365-190 includes the minimum guidelines for classifying these resource lands. Because the High Lakes area is primarily dedicated to forestry uses, the guidelines for forest resource lands in WAC 365-190-060 are most applicable:

- (1) In classifying and designating forest resource lands, counties must approach the effort as a county-wide or regional process. Cities are encouraged to coordinate their forest resource lands designations with their county and any adjacent jurisdictions. Counties and cities should not review forest resource lands designations solely on a parcel-by-parcel basis.*
- (2) Lands should be designated as forest resource lands of long-term commercial significance based on three factors:*



*(a) The land is not already characterized by urban growth.*

...

*(b) The land is used or capable of being used for forestry production.*

...

*(c) The land has long-term commercial significance.*

...

**(3) Counties and cities may also consider secondary benefits from retaining commercial forestry operations.** *Benefits from retaining commercial forestry may include protecting air and water quality, maintaining adequate aquifer recharge areas, reducing forest fire risks, supporting tourism and access to recreational opportunities, providing carbon sequestration benefits, and improving wildlife habitat and connectivity for upland species. These are only potential secondary benefits from retaining commercial forestry operations, and should not be used alone as a basis for designating or dedesignating forest resource lands.*

**(4) Counties and cities must also consider the effects of proximity to population areas and the possibility of more intense uses of the land as indicated by the following criteria as applicable:**

*(a) The availability of public services and facilities conducive to the conversion of forest land;*

*(b) The proximity of forest land to urban and suburban areas and rural settlements: Forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements;*

*(c) The size of the parcels: Forest lands consist of predominantly large parcels;*

*(d) The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance;*

*(e) Property tax classification: Property is assessed as open space or forest land pursuant to chapter 84.33 or 84.34 RCW;*

*(f) Local economic conditions which affect the ability to manage timberlands for long-term commercial production; and*

*(g) History of land development permits issued nearby.*

*(5) When applying the criteria in subsection (4) of this section, counties or cities should designate at least the minimum amount of forest resource lands needed to maintain economic viability for the forestry industry and to retain supporting forestry businesses, such as loggers, mills, forest product processors, equipment suppliers, and equipment maintenance and repair facilities. Economic viability in this context is that amount of designated forestry resource land needed to maintain economic viability of the forestry industry in the region over the long term.*

Based on several of these criteria the parcels in the study area would qualify for resource land designation. As stated in the WAC, forest lands generally consist of large parcels. The following list shows the acreages of parcels currently within the CRL-40 designation:

*Table 1.*

<b>Parcel</b>	<b>Owner</b>	<b>Area</b>	<b>Acreage</b>
03750000020000	S D S CO, LLC	Carson	86.24/75.36 in CRL-40
03750000010100	COLUMBIA LAND TRUST	Carson	119.81
03080700020100	COLUMBIA LAND TRUST	Carson	37.12
3070000040000	CARRAL	N. Bonneville	156.69

3060000060000	ESTEB	N. Bonneville	159.07
3070000060000	LONGVIEW TIMBERLANDS	N. Bonneville	1556.6/1138.39 in CRL-40
3751300020000	HETTWER	N. Bonneville	182.12/25.72 in CRL-40
3070000170100	SDS CO LLC	N. Bonneville	357.33
3070000160000	STOUT FAMILY LTD	N. Bonneville	158.49
3070000140000	LONGVIEW TIMBERLANDS	N. Bonneville	39.42
3072300040000	LONGVIEW TIMBERLANDS	N. Bonneville	278.26/39.48 in CRL-40
3070000210000	SDS CO LLC	N. Bonneville	400.15
3070000220000	SDS CO LLC	N. Bonneville	197.09
3070000260000	BIRKENFELD HERITAGE LLC	N. Bonneville	45.3
3070000170200	BIRKENFELD HERITAGE LLC	N. Bonneville	282.11/281.7 in CRL-40
3070000250000	SDS CO LLC	N. Bonneville	277.41/93.97 in CRL-40
2071500010000	WAUNA LAKE CLUB	N. Bonneville	321.55/0.86
2071600070000	CAM	N. Bonneville	48.71/1.79

The smallest area zoned CRL-40 is 0.86 acres of a 321.55-acre parcel owned by Wauna Lake Club. However, the remainder of this parcel is in the NSA and zoned GMA – Large Woodland (F-2), which is also a designated forest land of long-term significance. The Cam parcel is also split between CRL-40 and GMA (F-2), so its entire 48.71 acres is a designated resource land.

The next smallest CRL-40 acreage besides Wauna Lake and Cam is 25.72 acres owned by Hettwer. The remainder of this 182.12-acre parcel is zoned GMA – Commercial Forest (F-1) which is a designated forest land of long-term significance, therefore the entire parcel is designated as a resource land.

Therefore, only three parcels have less than 40 acres of natural resource land designation:

*Table 2.*

<b>Parcel</b>	<b>Owner</b>	<b>Area</b>	<b>Acreage</b>
03080700020100	COLUMBIA LAND TRUST	Carson	37.12 ac
3070000140000	LONGVIEW TIMBERLANDS	N. Bonneville	39.42 ac
3072300040000	LONGVIEW TIMBERLANDS	N. Bonneville	278.26/39.48 ac in CRL-40

A closer look reveals that the Columbia Land Trust property is contiguous to an additional 119.81 acres of Columbia Land Trust property. Combined these properties include 156.93 acres. The Longview Timberlands properties are also contiguous and include 78.9 acres of CRL-40 together.

In practice, the CRL-40 zone has been applied only to larger parcels of groupings of parcels of 40 acres or larger. Generally, the sizes of the 30 parcels in the High Lakes area are large and above 40 acres. However, 11 parcels individually are under 40 acres ranging from 0.65 acres to 36.14 acres. The Planning Commission may determine that these parcels should be zoned CRL-40 and make these nonconforming as to size. Or the Planning Commission could determine that another zone is more appropriate.

The following table groups the parcels by owners. There are 30 total parcels owned by eight different parties. Parcels under 40 acres in size are listed in bold. Many of these parcels are contiguous to each other, so while individual parcel sizes may vary, the acreages owned by any individual owner may be quite large.

Table 3.

<b>#</b>	<b>Parcel</b>	<b>Owner</b>	<b>Acreage</b>	
1	10050000350000	CASTLE	81.8	These 3 parcels are contiguous and total 133.2 acres combined.
<b>2</b>	<b>10050000350100</b>	<b>CASTLE</b>	<b>6.08</b>	
3	10050000220200	CASTLE	45.32	
4	10050000220100	BEANE-PARSONS LLC	62.6	
5	10050000220300	PAINTER	97.23	
6	10050000350200	SAINT HELENS PROPERTY	65.49	These 11 parcels are contiguous and are 3228.32 acres combined.
7	10050000240000	SAINT HELENS PROPERTY	48.91	
8	10050000230000	SAINT HELENS PROPERTY	567.7	
9	10050000220000	SAINT HELENS PROPERTY	373.5	
10	10050000200000	SAINT HELENS PROPERTY	487.17	
11	10050000210000	SAINT HELENS PROPERTY	651.74	
<b>12</b>	<b>10050000210100</b>	<b>SAINT HELENS PROPERTY</b>	<b>12.25</b>	
13	10050000080100	SAINT HELENS PROPERTY	317.64	
14	10050000070000	SAINT HELENS PROPERTY	631.56	
<b>15</b>	<b>10050000070100</b>	<b>SAINT HELENS PROPERTY</b>	<b>12.09</b>	
16	10050000220400	SAINT HELENS PROPERTY	60.27	
<b>17</b>	<b>10050000500000</b>	<b>WEYERHAEUSER CO</b>	<b>0.65</b>	These 6 parcels include 5 parcels under 40 acres. They are not contiguous but are clustered together and total 421.15 acres combined.
<b>18</b>	<b>10050000160000</b>	<b>WEYERHAEUSER CO</b>	<b>9.38</b>	
<b>19</b>	<b>10060000180000</b>	<b>WEYERHAEUSER CO</b>	<b>18.42</b>	
<b>20</b>	<b>10060000150000</b>	<b>WEYERHAEUSER CO</b>	<b>35.52</b>	
<b>21</b>	<b>10060000140000</b>	<b>WEYERHAEUSER CO</b>	<b>36.14</b>	
22	10050000130000	WEYERHAEUSER CO	321.04	
23	10050000069000	WEYERHAEUSER CO	214.39	These 5 parcels are contiguous and total 1158.93 acres combined.
24	10050000050000	WEYERHAEUSER CO	450.23	
<b>25</b>	<b>10050000050100</b>	<b>WEYERHAEUSER CO</b>	<b>5.28</b>	
26	10050000060000	WEYERHAEUSER CO	475.19	
<b>27</b>	<b>10050000060100</b>	<b>WEYERHAEUSER CO</b>	<b>13.84</b>	
28	09050000019000	Y M C A OF PORTLAND	77.92	
<b>29</b>	<b>09051210010000</b>	<b>HARMONY FALLS</b>	<b>9.21</b>	
30	10060000010000	PORT BLAKELY TREE FARMS LP	147.93	

While there are 11 parcels with acreages under 40 acres, many of these parcels are contiguous with other parcels in the same ownership. Only one parcel, #29 owned by Harmony Falls, is under 40 acres in size and not grouped with other parcels with the same owner. This property is the site of a former lodge and cabins located on the east side of Spirit Lake which were destroyed during the eruption of Mt. St. Helens. Staff estimates that about 1 acre of the property is dry land, with the remainder inundated by Spirit Lake.

If the Planning Commission determines that another zone is more appropriate for any parcel, the Planning Commission should make consistent findings explaining why some parcels do not meet the criteria for resource land designation.



# Skamania County

## Community Development Department

**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### MEMORANDUM

**TO:** Skamania County Planning Commission  
**FROM:** Planning Staff  
**DATE:** January 8, 2019  
**RE:** 2019 Work Program

The Planning Commission's Bylaws require that a work program be prepared that consists of a list of the projects and activities to be undertaken by the Planning Commission and Staff during the current year. The work program includes a list of long-range planning items that Staff hopes to complete with the Planning Commission during 2019. These projects and dates are subject to change.

Project	Description	Tentative Date
<b>Natural Resource Lands Designations*</b>	The County is required to complete its review of its designations of natural resource lands of long-term commercial significance by June 30, 2019. This coincides with the review of Unmapped Lands.	Ongoing; completion by June 30, 2019.
<b>Unmapped Lands<sup>†</sup></b>	The Planning Commission is undergoing a review of privately owned Unmapped parcels. Review of the Stabler and North Bonneville Areas was completed in 2018. Review of High Lakes and Underwood will be completed in 2019.	Ongoing; anticipated completion of High Lakes area in February and Underwood in June.
<b>Critical Areas Ordinance*</b>	The County is required to complete its review of its critical areas ordinance by June 30, 2019. A draft revision of the ordinance is out for public comment. A Planning Commission workshop will be scheduled after the close of the comment period with a public hearing scheduled later in the Spring.	Ongoing; anticipated completion by June 30, 2019.
<b>Recreational Vehicle/Tiny Home Occupancy</b>	The Planning Commission is considering revisions to regulations regarding recreational vehicle and tiny home occupancy.	Ongoing; anticipated completion by May 2019.
<b>Short-term Vacation Rentals</b>	Staff will work with the Board of County Commissioners and Planning Commission to develop regulations regarding short-term vacation rentals.	Ongoing; anticipated completion in second half of 2019.
<b>Wind River Business</b>	The Board of County Commissioners directed	Anticipated to begin

<b>Park</b>	Planning Staff to look at rezoning of County property at the Wind River Business Park in the second half of 2019.	in July 2019.
<b>Home Valley Urban Area Zoning Review</b>	Staff may work with local stakeholders, the Board of County Commissioners, and Planning Commission to review zoning within the Home Valley Urban area.	Unknown

\* Mandated by the State of Washington and will take precedence over other projects.

† Resolution 2017-30, approved by the BOCC, directs the Planning Commission to this task which will take precedence over other projects.

### Planning Commission Meeting Dates for 2019

January 15

February 5

February 19

March 5

March 19

April 2

April 16

May 7

May 21

June 4

June 18

July 2

July 16

August 6

August 20

September 3

September 17

October 1

October 15

November 5

November 19

December 3

December 17