



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, February 19, 2019 @ 6:00 PM

UNDERWOOD COMMUNITY CENTER, MEETING ROOM

951 SCHOOL HOUSE ROAD, UNDERWOOD, WA

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the January 15, 2019, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) zone.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

Tuesday, January 15, 2019
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members: Community Development Department Staff
Present: Present:
Lesley Haskell, Dee Bajema, Cindi Soliz, John Alan Peters, Andrew Lembrick, Mike Beck
Prescott, Mathew Joy (arrived after meeting
start), Cliff Nutting, Tony Coates

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:00 P.M. by Chair, Lesley Haskell
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the December 18, 2018 meeting.
 - a. Motion was made by John Prescott and seconded by Leslie Haskell to approve the minutes of the December 18, 2018 Planning Commission Meeting as presented. Motion passed 6-0.
 2. Election of Planning Commission Officers. Leslie Haskell informed the Planning Commission that her appointment to the Planning Commission expires in 2019 and thought that someone else should serve as Chair for 2019.
 - a. The Planning Commissioners deliberated on nominations to elect a new Chair and Vice-Chair
 - b. Dee Bajema nominated John Prescott as Chair and Mathew Joy as Vice Chair.
 - c. Motion was made by Cliff Nutting and seconded by Tony Coates to elect John Prescott as Chair and Mathew Joy as Vice Chair. Motion passed 6-0.
 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.
 - a. Mathew Joy joined the meeting.
 - b. Alan Peters, Assistant Planning Director, delivered a memo and presentation reprising the re-zoning process of Unmapped Lands in the High Lakes region,
-

and addressed the findings and discussion from Workshop #2 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 proposed CRL40 zoning code and possible accommodations for dwellings or multiple dwellings.

- c. Chair Haskell opened the meeting to public comment. Four members of the public provided comments in person.
 - i. Joel Parsons, impacted property owner, provided written comments.
 - ii. Jim Miilgard, impacted property owner, provided public comment.
 - iii. Mary Repar, county resident, provided public comment.
 - iv. Ryan Butcher, representing Barry Butcher, impacted property owner, provided public comment.
 - d. Additional discussion by Planning Commission members and Mr. Peters addressed public comments and concerns raised as a result of the comments received. It was noted that any proposed changes to the CRL40 zoning text would apply all CRL40 zoned areas in the county and it was unknown where in Underwood this zone would be applied.
 - e. The Planning Commissioners discussed whether to proceed with a recommendation or to continue on to the review of the Underwood area prior to enacting changes to the CRL40 zone.
 - f. Motion was made by Cliff Nutting and seconded by Tony Coates to pause the High Lakes area Zoning decision until the Planning Commission has had a chance to review the Underwood zoning. Motion passed 7-0. Lesley Haskell suggested that a workshop be held in Underwood.
4. Planning Commission Business.
- a. Mr. Peters presented the Planning Commission's work plan for 2019 and the 2019 meeting schedule.

5. MEETING ADJOURNED at 7:36 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

STAFF REPORT

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: February 13, 2019
RE: Underwood Zoning Review Workshop

Pursuant to Resolution 2017-30, the Planning Commission is undergoing a review of zoning for privately owned parcels within the Unmapped (UNM) zone. Because of the number of properties involved, and to best reflect community desires, this review is being phased and separated into four planning areas: (1) Stabler/Wind River; (2) Rock Creek (area north of the City of Stevenson); (3) High Lakes; and (4) North Underwood. The Planning Commission completed its review of the Stabler/Wind River area in July and its review of the Rock Creek/North Bonneville area in November. The Planning Commission commenced review of the High Lakes area in November but elected to complete review of that area concurrent with Underwood.

The Planning Commission is now reviewing privately owned parcels in this zone in the Underwood area. The Community Development Department has identified 28 such parcels in the Underwood area. These parcels are owned by thirteen different property owners. "Table 1", attached to this report, includes a list of these parcels with additional relevant information.

Review Process

As with prior reviews, this review will proceed in the following general format:

- Notification to property owners of review and public workshop (2/4/2019)
- Staff review (2/13/2019)
- Planning Commission public workshop (2/19/2019)
- Additional public workshops if necessary
- Planning Commission draft zoning map

Letters were sent to each individual property owner on February 4, 2019, with maps showing the location of their parcel and its current zoning and comprehensive plan designations. Staff has reviewed each parcel to support the Planning Commission in their review and has reviewed background documents including tax assessment records, current zoning and comprehensive plan designations, Shoreline environment designations, plat records, and prior zoning efforts. Information found through this effort is documented in Table 1.

This workshop will allow the Planning Commission and property owners to review this information and allow property owners and the public the opportunity to provide public

comment. The Planning Commission may begin developing its recommendation once members determine that they have adequate information from Staff and the public. Recommendations that could be made by the Planning Commission include: no action, zoning map amendments, comprehensive plan amendments, zoning text amendments, comprehensive plan text amendments, or a combination of these options.

The Planning Commission may forward a recommendation to the Board of County Commissioners after holding a public hearing.

Prior Planning Efforts

The Comprehensive Plan was adopted on July 10, 2007, after a review process that began in January 2006. All the parcels have a land use designation that was assigned at that time. There are three land use designations in the Comprehensive Plan: Rural I, Rural II, and Conservancy. All the parcels are located within the Conservancy designation and some are also within the Rural II designation or in the Columbia River Gorge National Scenic Area (NSA).

Conservancy

The Conservancy land use area is intended to provide for the conservation and management of existing natural resources in order to achieve a sustained yield of these resources, and to conserve wildlife resources and habitats.

Much of the Conservancy land use area is characterized by rugged terrain, steep in slope, and unsuitable for development of any kind. Logging, timber management, agricultural and mineral extraction are main use activities that take place in this area. Recreational activities of an informal nature such as fishing, hunting, and hiking occur in this area, although formal recreational developments may occur from time to time. Conservancy areas are intended to conserve and manage existing natural resources in order to maintain a sustained resource yield and/or utilization.

Rural II

The Rural II land use area is intended to provide for rural living without significant encroachment upon lands used for agriculture and timber. This land use area is the middle developmental range level suggested by this plan. The lower density will help to protect agricultural and timber lands from dense residential type development, and should maintain the rural character of this designation.

Not many people in Skamania County sustain themselves by farming exclusively. There are a few dairy farms and orchards scattered throughout the county, and some families grow much of their own food.

Rural II areas are considered suitable for more widely dispersed residential uses compatible with natural land limitations and resource potentials. This land use category would provide for rural living without significantly encroaching upon agricultural and timberlands.

National Scenic Area

Land Use Designations within the NSA are determined by the Columbia River Gorge Commission. While some of the parcels within the study area are partially located within the boundaries of the NSA, only the portions outside of the NSA may be considered for rezoning.

Following the July 2007 adoption of the Comprehensive Plan the County began a rezone effort that was intended to implement the newly adopted Comprehensive Plan, however the rezone effort was abandoned in February 2009.

Within the study area, the Planning Commission and Board of County Commissioners contemplated several different zones: Residential 5, Residential 10, Forest Lands 20, and Commercial Resource Lands 40. Generally, the proposed zoning designated Unmapped lands west of Little Buck Creek Road as Commercial Resource Lands and land east of this road for residential development.

Comprehensive Plan Consistency

The following table from the Comprehensive Plan lists the zoning districts that are consistent with each plan designation. This information is necessary to determine when, where and under what circumstances these designations should be applied in the future. The table indicates consistency (C) and non-consistency (NC). Assigned zoning must be consistent with the Comprehensive Plan. Based on this table and SCC Chapter 21.24, the Unmapped zoning designation is consistent with the Comprehensive Plan and its Conservancy designation.

Table 2-1. Plan Designation to Zoning Classification Consistency Chart

Zoning Classifications	Comprehensive Plan Designations		
	Rural I	Rural II	Conservancy
Residential 1 (R-1)	C	NC	NC
Residential 2 (R-2)	C	C	NC
Residential 5 (R-5)	C	C	NC
Residential 10 (R-10)	C	C	C
Rural Estates 20 (RES-20)	C	C	C
Community Commercial (CC)	C	NC	NC
Commercial Recreation (CR)	C	NC	NC
Industrial (MG)	C	NC	NC
Forest Lands 10 (FL10)	C	C	C
Forest Lands 20 (FL20)	C	C	C
Commercial Resource Land 40 (CRL40)	C	C	C
Natural (NAT)	C	C	C
Unmapped (UNM)	C	C	C

Adjacent County Zoning

The study area is located on the east end of Skamania County. The northern extent of the area borders Klickitat County. The adjacent zoning in Klickitat County is "Forest Resource" and "Resource Lands".

Infrastructure

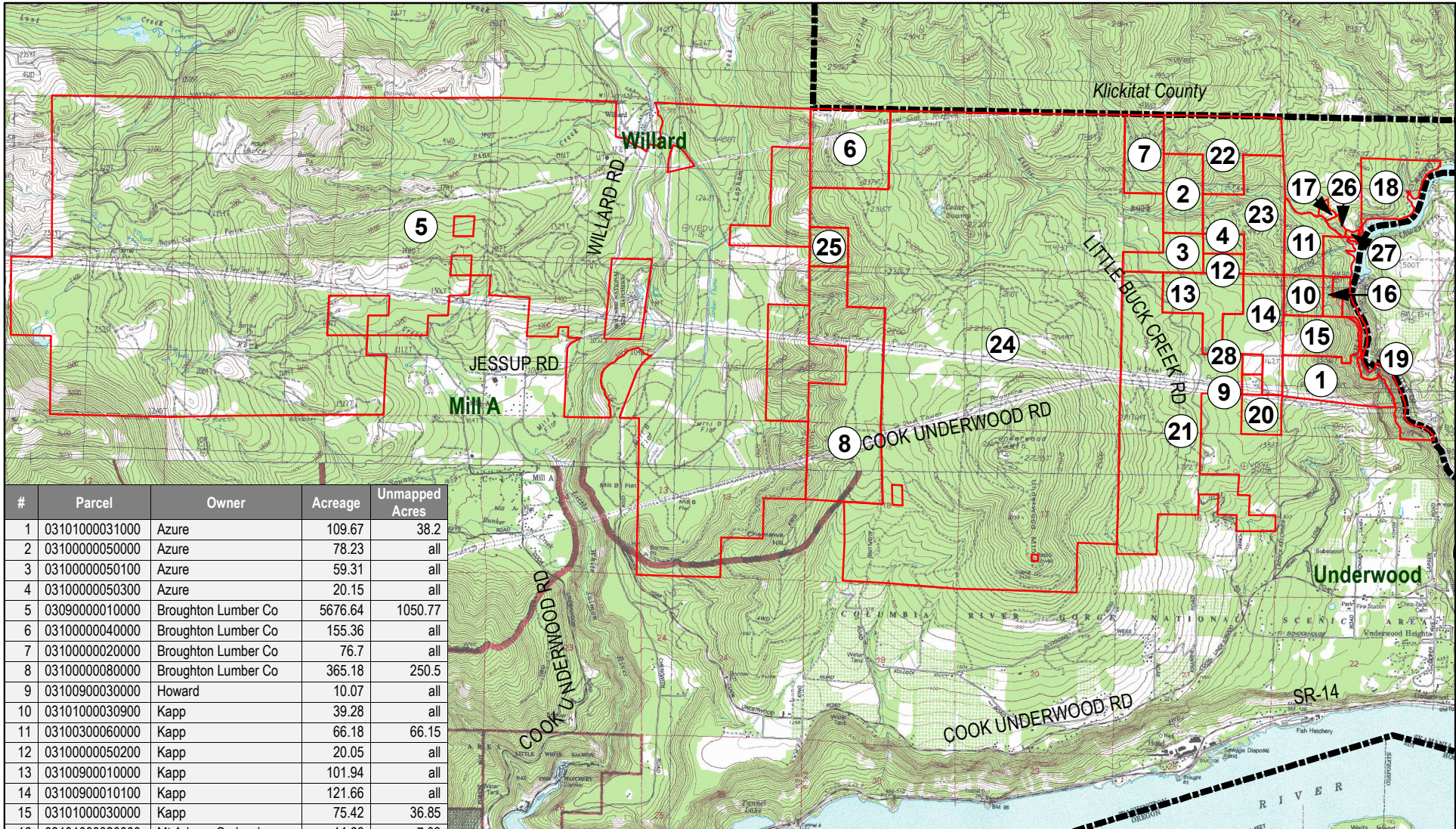
Underwood is serviced by a public water system managed by the Skamania PUD. A portion of the study area is within the water system service area. An existing water tank is located on Little Buck Creek Road and an 8 in. water line is located along Lacock-Kelchner Rd. According to the PUD, the water system is already "fairly taxed" and the proliferation of vineyards within the NSA have caused unpredictable demand. The PUD will be raising their water connection fee for Underwood from \$10,000 to \$26,000 over the next three years.

The Skamania PUD also provides power in Underwood with electrical infrastructure located as far north as Lacock-Kelchner Rd. The PUD recently rebuilt their Underwood substation so there is sufficient capacity for new residential services.

Attachments

1. Table 1 – List of Parcels with Background Information
2. Map – Privately-owned Unmapped Parcels in the Underwood Area
3. Map – Comprehensive Plan
4. Map – Zoning
5. Map – 2008 Planning Commission Recommendation

#	Parcel	Owner	Acreage	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Zoning	Current Use	Platted	2008 Proposal
1	03101000031000	AZURE	109.67	38.2	91 - Undeveloped - Land	NSA/Conservancy	GMA-Small Woodland/ GMA-Open Space	Timber	No	R10
2	03100000050000	AZURE	78.23	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20
3	03100000050100	AZURE	59.31	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20/CRL40
4	03100000050300	AZURE	20.15	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20
5	03090000010000	BROUGHTON LUMBER CO	5676.64	1050.77	88 - Resource - Designated Forest Land	Conservancy/Rural II/NSA	FA10/FA20/R2/R5/R10/ GMA-Commercial Forest	Timber	No	CRL40
6	03100000040000	BROUGHTON LUMBER CO	155.36	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	CRL40
7	03100000020000	BROUGHTON LUMBER CO	76.7	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	CRL40/FL20
8	03100000080000	BROUGHTON LUMBER CO	365.18	250.5	88 - Resource - Designated Forest Land	Conservancy/NSA	FA20/ GMA-Commercial Forest	Timber	No	CRL40
9	03100900030000	HOWARD	10.07	all	11 - Residential - Single Family	Conservancy		Wrecking Yard/Residential	No	R10
10	03101000030900	KAPP	39.28	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	R10
11	03100300060000	KAPP	66.18	66.15	88 - Resource - Designated Forest Land	Conservancy/Rural II	NLR-5	Timber	No	R10
12	03100000050200	KAPP	20.05	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20
13	03100900010000	KAPP	101.94	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20/CRL40
14	03100900010100	KAPP	121.66	all	11 - Residential - Single Family	Conservancy		Residential	No	FL20
15	03101000030000	KAPP	75.42	36.85	11 - Residential - Single Family	Conservancy/NSA	GMA-Small Woodland/ GMA-Open Space	Residential	No	R10
16	03101000020000	MT ADAMS ORCHARDS	14.66	7.03	91 - Undeveloped - Land	NSA/Conservancy	GMA-Small Woodland	Undeveloped	No	R10
17	03100300021400	OTTOMAN	5.02	0.02	11 - Residential - Single Family	Rural II/Conservancy	NLR-5	Residential	Yes	R10
18	03100300030000	PACIFIC POWER & LIGHT CO	119.2	22.21	48 - Transportation - Utilities	Rural II/Conservancy/NSA	NLR-5/NRL-2/ GMA-Open Space	Northwestern Lakes	No	R10
19	03101000010000	PACIFIC POWER & LIGHT CO	51.55	0.2	48 - Transportation - Utilities	NSA/Conservancy	GMA-Small Woodland/ GMA-Open Space	Undeveloped	No	R10
20	03100900040000	RATERMANN	40.02	2.48	88 - Resource - Designated Forest Land	Conservancy	Residential 10	Timber	No	R10
21	03100000030100	S D S CO	582.51	224.13	88 - Resource - Designated Forest Land	Conservancy/NSA	FA20/ GMA-Commercial Forest	Timber	No	CRL40/FL20/R10
22	03100000010000	S D S CO	154.41	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20/CRL40
23	03100000060000	S D S CO	161.92	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	FL20
24	03100000030000	S D S CO	3050.66	1622.27	91 - Undeveloped - Land	Conservancy/NSA	FA20/ GMA-Commercial Forest	Timber	No	CRL40/FL20
25	03100000070000	SDS COMPANY	38.13	all	88 - Resource - Designated Forest Land	Conservancy		Timber	No	CRL40
26	03100300021000	SILVER	5.38	0.56	11 - Residential - Single Family	Rural II/Conservancy	NLR-5	Residential	Yes	R10
27	03100300020600	SWICK	2.14	32	SF 11 - Residential - Single Family	Rural II/Conservancy	NLR-5	Residential	Yes	R10
28	03100900020000	WEST	10.09	all	11 - Residential - Single Family	Conservancy		Residential Mobile Home Park	No	R10

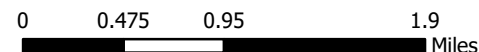


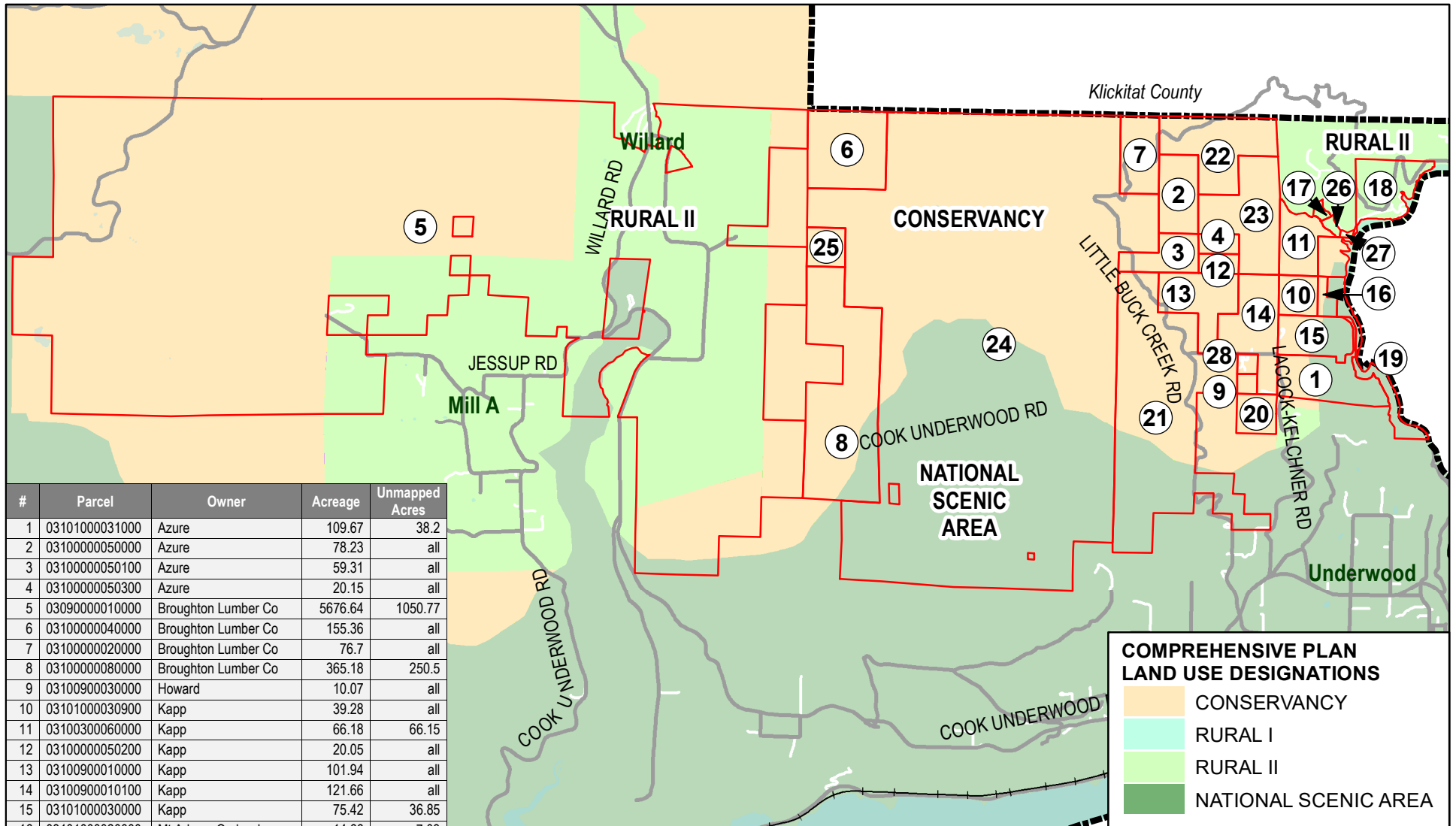
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3	03100000050100	Azure	59.31	all
4	03100000050300	Azure	20.15	all
5	03090000010000	Broughton Lumber Co	5676.64	1050.77
6	03100000040000	Broughton Lumber Co	155.36	all
7	03100000020000	Broughton Lumber Co	76.7	all
8	03100000080000	Broughton Lumber Co	365.18	250.5
9	03100900030000	Howard	10.07	all
10	03101000030900	Kapp	39.28	all
11	03100300060000	Kapp	66.18	66.15
12	03100000050200	Kapp	20.05	all
13	03100900010000	Kapp	101.94	all
14	03100900010100	Kapp	121.66	all
15	03101000030000	Kapp	75.42	36.85
16	03101000020000	Mt Adams Orchards	14.66	7.03
17	03100300021400	Ottman	5.02	0.02
18	03100300030000	Pacific Power & Light Co	119.2	22.21
19	03101000010000	Pacific Power & Light Co	51.55	0.2
20	03100900040000	Ratermann	40.02	2.48
21	03100000030100	S D S Co	582.51	224.13
22	03100000010000	S D S Co	154.41	all
23	03100000060000	S D S Co	161.92	all
24	03100000030000	S D S Co	3050.66	1622.27
25	03100000070000	S D S Co	38.13	all
26	03100300021000	Silver	5.38	0.56
27	03100300020600	Swick	2.14	32 SF
28	03100900020000	West	10.09	all

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PARCEL MAP
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



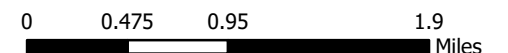


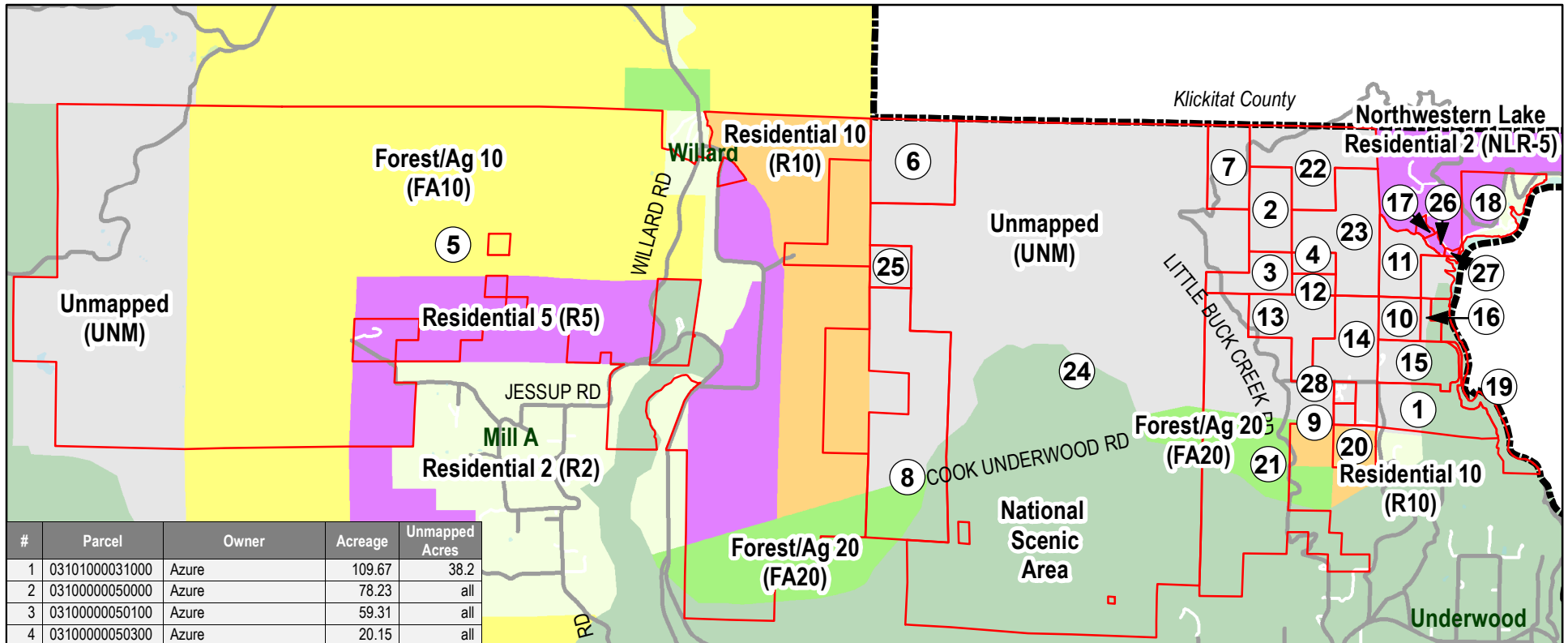
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28	03100900020000	West	10.09	all

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COMPREHENSIVE PLAN LAND USE DESIGNATIONS
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department





#	Parcel	Owner	Acreage	Unmapped Acres
1	03101000031000	Azure	109.67	38.2
2	03100000050000	Azure	78.23	all
3	03100000050100	Azure	59.31	all
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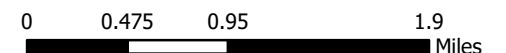
Zoning

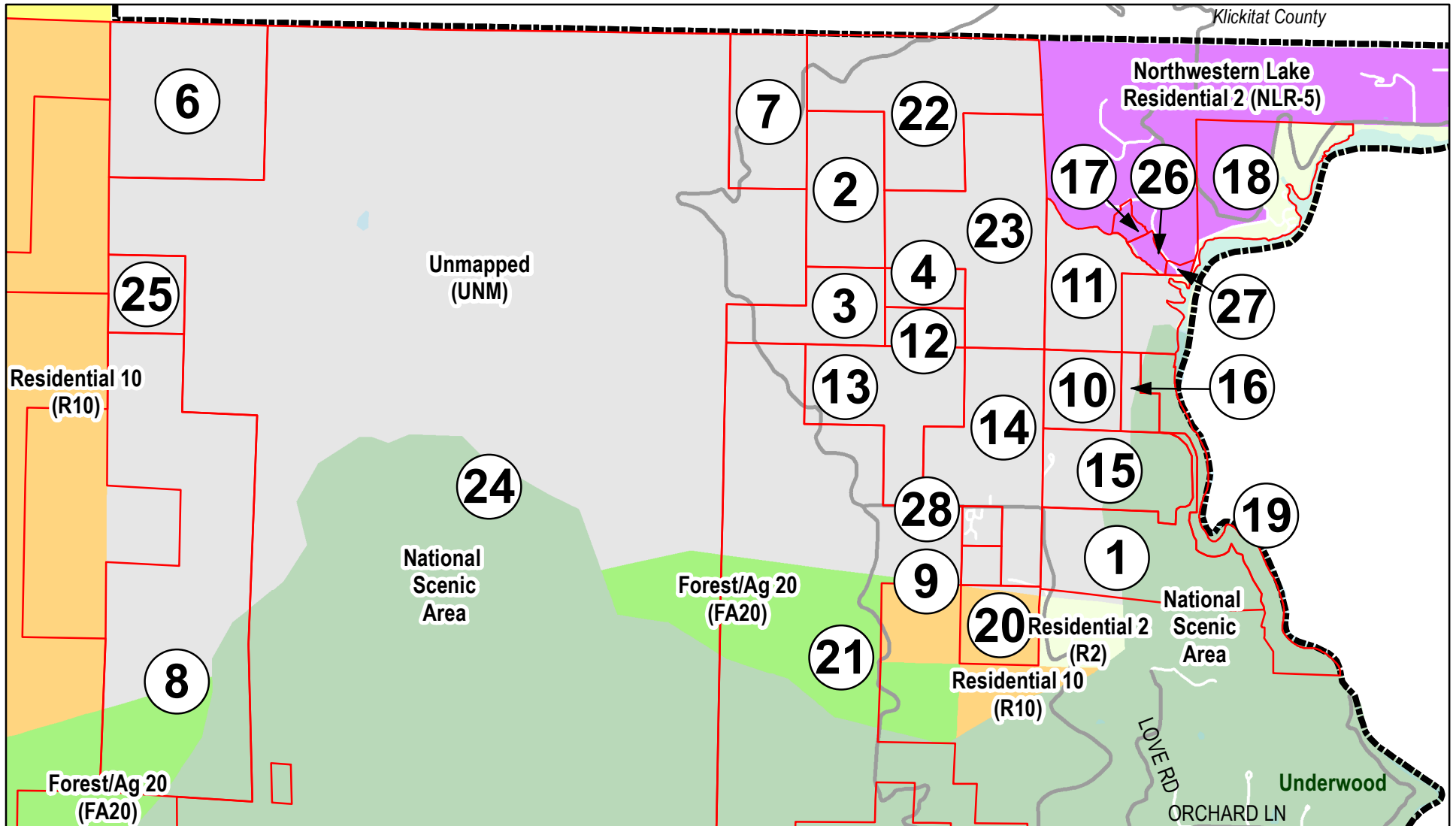
- Unmapped (UNM)
- National Scenic Area
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Agriculture 10 (FA10)
- Forest Agriculture 20 (FA20)
- Northwestern Lake Residential 2 (NLR-2)
- Northwestern Lake Residential 5 (NLR-5)

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




ZONING MAP
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



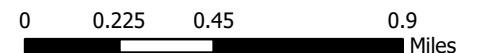


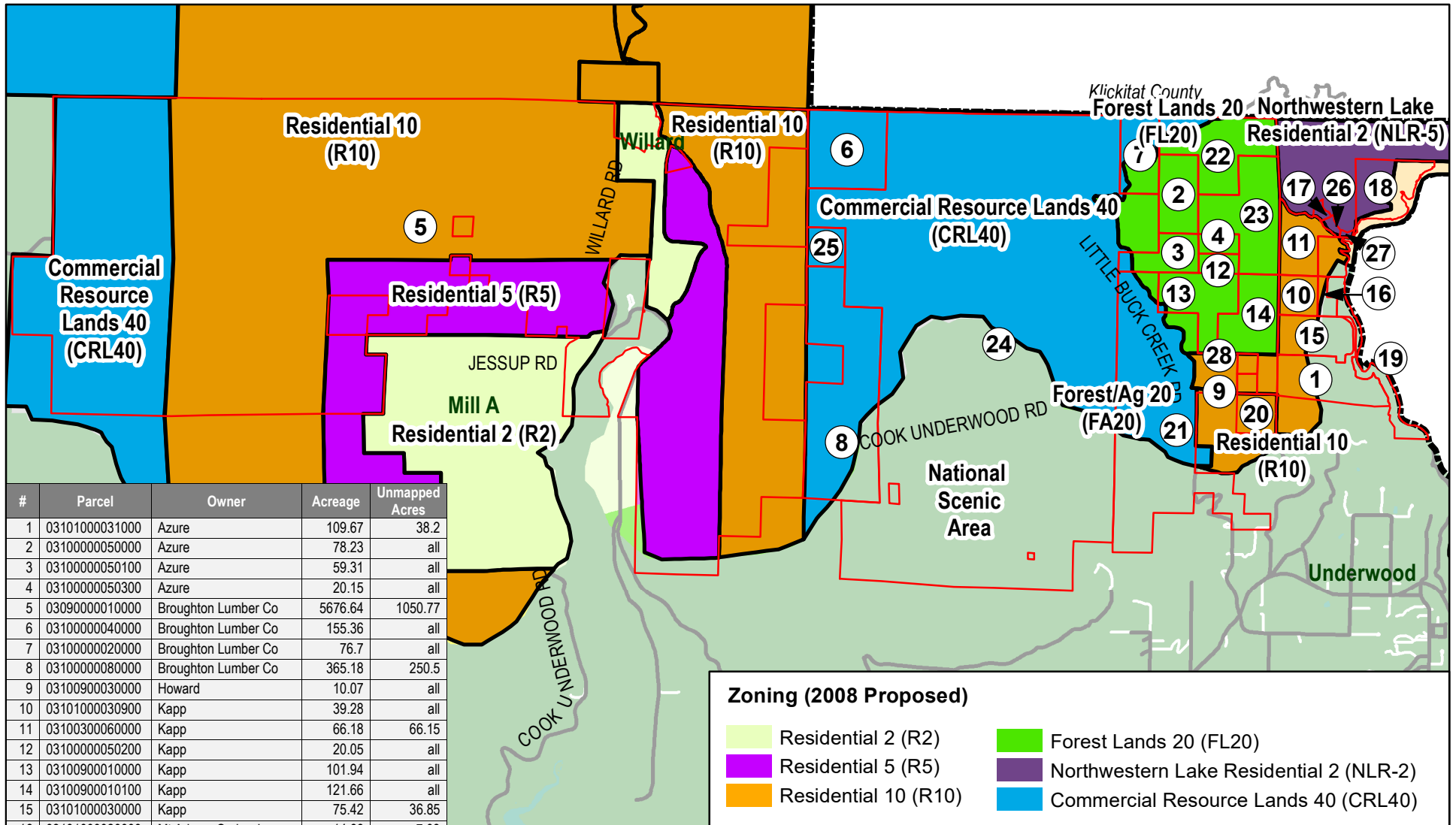
Zoning

- | | |
|--|---|
|  Unmapped (UNM) |  Forest Agriculture 10 (FA10) |
|  National Scenic Area |  Forest Agriculture 20 (FA20) |
|  Residential 2 (R2) |  Northwestern Lake Residential 2 (NLR-2) |
|  Residential 5 (R5) |  Northwestern Lake Residential 5 (NLR-5) |
|  Residential 10 (R10) | |

ZONING MAP - INSET
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department





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Zoning (2008 Proposed)

- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Lands 20 (FL20)
- Northwestern Lake Residential 2 (NLR-2)
- Commercial Resource Lands 40 (CRL40)

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

2008 PROPOSED ZONING
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department

