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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, April 2, 2019 @ 6:00 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, BASEMENT MEETING ROOM  
170 NW VANCOUVER AVE, STEVENSON, WA

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. AGENDA ITEMS**

1. Approval of minutes from the March 19, 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

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## PLANNING COMMISSION MEETING MINUTES

**Tuesday, March 19, 2019**  
**Underwood Community Center**  
**951 School House Road**  
**Underwood, WA**

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Planning Commission Members: Community Development Department Staff  
Present: Present:  
Cyndi Soliz, John Prescott, Alan Peters, Andrew Lembrick, Mike Beck  
Mathew Joy(arrived after meeting start), Teri Wyckoff  
Lesley Haskell, Tony Coates

Absent: Cliff Nutting, Dee Bajema

### AUDIENCE

See attached sign-in sheet.

### PROCEEDINGS

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

### AGENDA ITEMS

1. Approve Minutes from the March 5, 2019 Planning Commission meeting.
    - a. Motion was made by Leslie Haskell and seconded by Tony Coates to approve the minutes of the March 5, 2019 Planning Commission Meeting with two corrections:
      - i. Item 1 – replace "December 4, 2018" with "February 19, 2019"
      - ii. Item 2c – replace "Vice Chair Prescott" with "Chair Prescott"
    - b. Motion passed 4-0 (Commission Member Mathew Joy was not present to vote)
  2. PUBLIC WORKSHOP #3, 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.
    - a. Chair Prescott opened the public workshop at 6:00 P.M.
    - b. Alan Peters, Assistant Planning Director, delivered a memo and presentation reprising the re-zoning process that has occurred to date county-wide and more specifically on the privately owned Unmapped Lands in the Underwood area. Mr. Peters presented additional maps and information on the study parcels and addressed the discussion from Workshops #1 and #2. Mr. Peters displayed a
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map of the Whisting Ridge Energy Project site and explained that after consulting with the County Prosecutor, Staff recommends that the Planning Commission not rezone the project site. Discussion ensued between Planning Commission members and Mr. Peters.

Chair Prescott opened the meeting to public comment at 6:35 PM. Eleven members of the public provided comments in person and 1 person provided written comments.

- i. Helen Paulus, resident, provided public comment.
- ii. Jordana Taylor, impacted property owner, provided public comment.
- iii. Mark King, resident, provided public comment.
- iv. Christine Estey, resident, provided public comment.
- v. Jack Kapp, impacted property owner, provided public comment.
- vi. Bob Wittenberg, resident, provided public comment.
- vii. Sally Newell, resident, provided public comment.
- viii. Lisa Hamerlynck, resident, provided public comment.
- ix. Steve Rauner, resident, provided public comment
- x. Ryan Koch, resident, provided public comment

- 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 schedule an additional public workshop. Workshop #4 will be held at the Skamania County Annex on April 2, 2019, as part of the next regularly scheduled Planning Commission meeting.
  - e. Chair Prescott closed the public workshop at 7:40 PM.
3. Planning Commission Business.
- a. There was no Planning Commission business discussed.

4. MEETING ADJOURNED at 7:40 PM

**ATTEST**

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Planning Commission Chair

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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

### MEMO

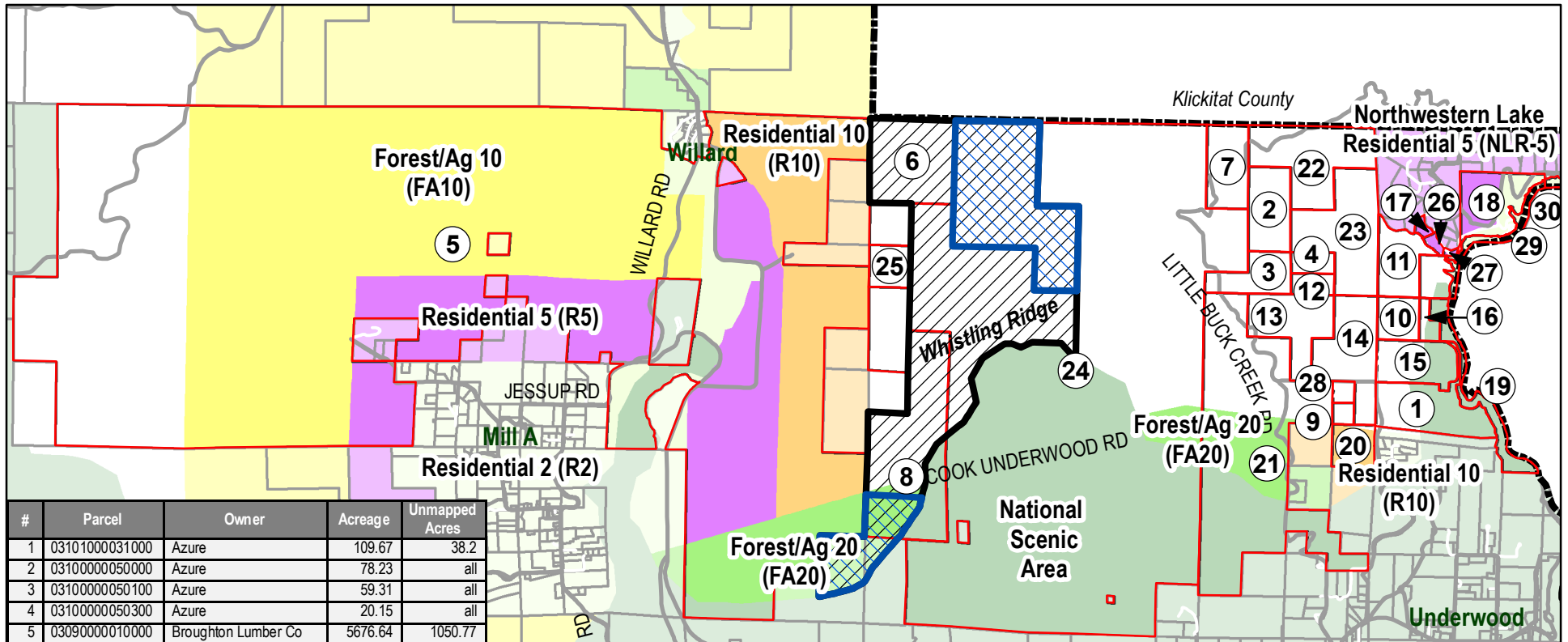
**TO:** Planning Commission  
**FROM:** Alan Peters, Assistant Planning Director  
**DATE:** March 27, 2019  
**RE:** Underwood Zoning Review Workshop #4

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The Planning Commission has scheduled a fourth workshop to review the Unmapped lands in the Underwood Area. The purpose of the workshop will be to create a draft zoning map that can be considered at a future public hearing.

Once the Planning Commission is satisfied with its draft map, the Planning Commission should move to schedule a public hearing to consider the proposal. Staff will then schedule the hearing, assure adequate notice of the hearing, and prepare a draft motion. The purpose of the hearing is for the Planning Commission to make a recommendation to the Board of County Commissioners. Final approval of the Planning Commission's recommendations is made by the Board of County Commissioners through an adopted ordinance.

Attached to this memo are three additional comment letters received from interested parties as of the date of this memo.



#	Parcel	Owner	Acreage	Unmapped Acres
1	03101000031000	Azure	109.67	38.2
2	03100000050000	Azure	78.23	all
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	Ratemann	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
29	03100300030100	Pacific Power & Light Co	27.91	0.20
30	03100200010000	Pacific Power & Light Co	14.09	≈1

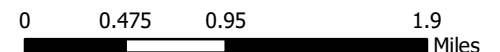
**Zoning**

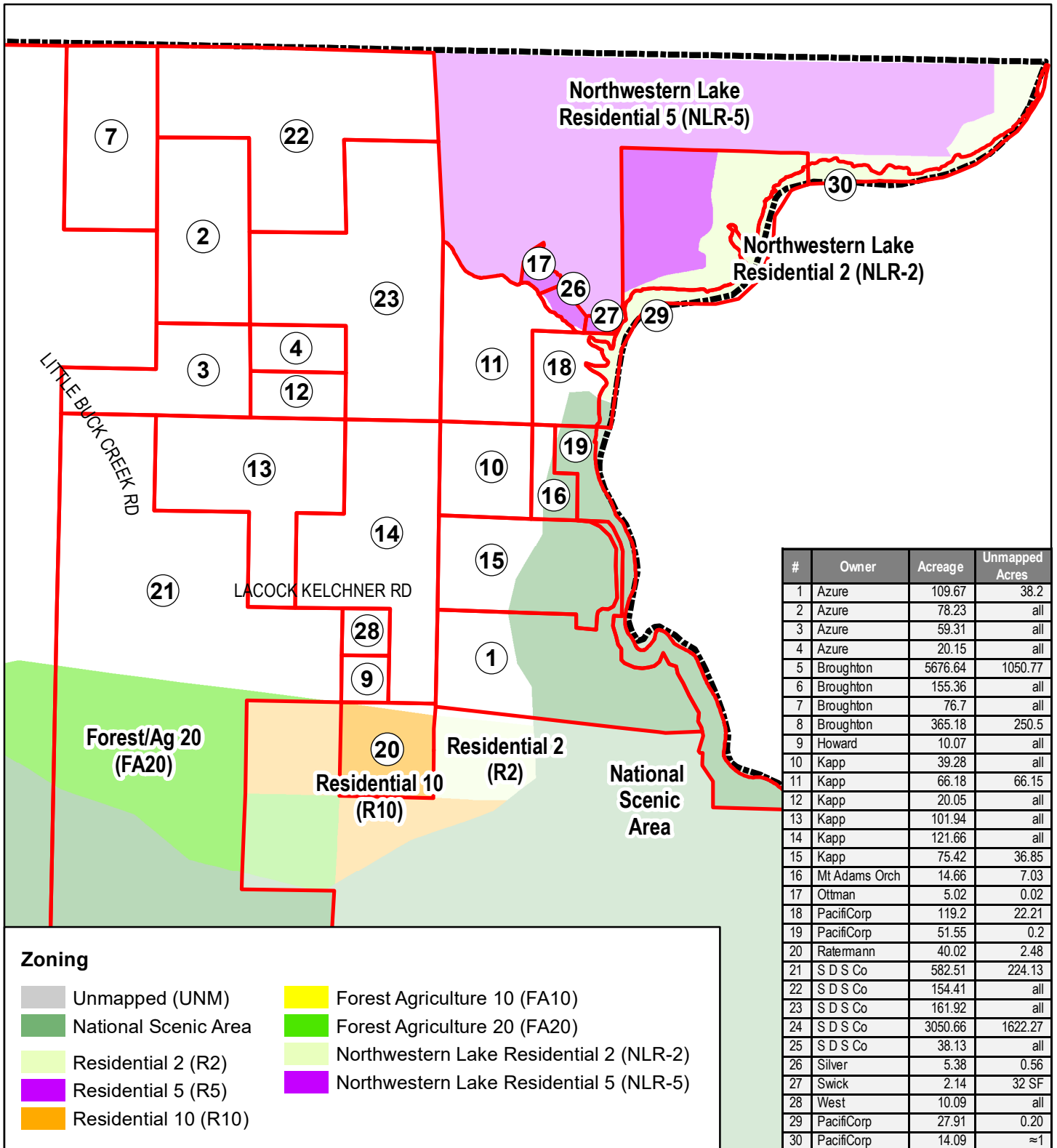
- Unmapped (UNM)
- National Scenic Area
- Forest Agriculture 10 (FA10)
- Forest Agriculture 20 (FA20)
- Residential 2 (R2)
- Northwestern Lake Residential 2 (NLR-2)
- Residential 5 (R5)
- Northwestern Lake Residential 5 (NLR-5)
- Residential 10 (R10)

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.

**ZONING MAP**  
Underwood Area Zoning Review

**SKAMANIA COUNTY**  
Community Development Department



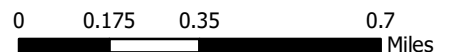


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## ZONING MAP - East of Little Buck Creek Road Underwood Area Zoning Review



**SKAMANIA COUNTY**  
Community Development Department





825 N.E. Multnomah, Suite 1700  
Portland, Oregon 97232  
503-813-5700  
Property.Management@PacifiCorp.com

March 22, 2019

Via Email: [apeters@co.skamania.wa.us](mailto:apeters@co.skamania.wa.us)  
Via First Class Mail  
Skamania County Planning Commission  
c/o Skamania County Community Development  
P.O. Box 1009  
Stevenson, Washington 98648

RECEIVED  
SKAMANIA COUNTY

MAR 26 2019

COMMUNITY DEVELOPMENT  
DEPARTMENT

***Re: Area 18 as Noted on the Underwood Area Zoning Review Maps  
Location: Portion of Skamania County, Washington 03100300030000  
Request for Further Consideration of Specific Zoning Classification***

To Whom It May Concern:

This letter is a follow up to the Underwood Area Zoning Review Planning Commission Public Workshop #3 on Tuesday, March 19, 2019, wherein landowners and members of the public were granted an opportunity to share their opinions on possible rezoning options as well as to make requests and recommendations for the Commission to consider in its effort to rezone areas currently designated as “Unmapped (UNM)” in the Underwood Area.

PacifiCorp made a recommendation during the workshop to reassign Item #18 to a zoning designation of Residential 5 Zone Classification (“R-5”). PacifiCorp gave this recommendation on the basis that such zoning is consistent with similar forested land to the north on the same tax lot. Additionally, other nearby pieces of land currently hold an R5 designation.

At the workshop, the Commission clarified that it cannot consider a designation of R-5 for Item # 18 because of its proximity to a portion of area already designated as National Scenic Area. However, it was noted that the Commission can consider zoning designations of Residential 10 Zone Classification (“R-10”) and Natural Zone Classification (“NAT”).

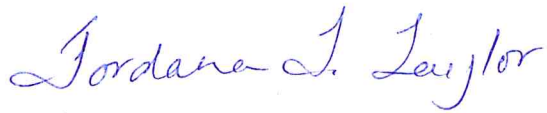
PacifiCorp is aware there are two recognized streams on the property and that the slope grade over the majority of this approximately 22-acre portion of a much larger parcel may be approximately 40% or greater which means the parcel may not be suitable for development. However, a designation of R-10 allows the property owner to retain greater flexibility to conduct activities on the property in the future than a designation of NAT.

PacifiCorp is supportive of an R-10 designation by the Commission for the area known as Item # 18, rather than a designation of R-5 or NAT and hereby formally requests that the Commission considers a reassignment of R-10 from UNM for Item # 18.

Please feel free to contact me by telephone at 503-813-6143 or via email at [Jordana.Taylor@PacifiCorp.com](mailto:Jordana.Taylor@PacifiCorp.com) if you have any questions or would like further

information. We look forward to receiving the Commission's proposal after its next meeting on April 2, 2019.

Sincerely,



Jordana T. Taylor  
Senior Property Specialist  
PacifiCorp Property Management



## Alan Peters

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**From:** Just Carole Rat <Just\_C\_Rat@msn.com>  
**Sent:** Tuesday, March 26, 2019 4:35 PM  
**To:** Alan Peters  
**Subject:** Re: Email

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

SKAMANIA COUNTY  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
MAR 26 2019

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

Sent from my iPhone

On Mar 26, 2019, at 4:22 PM, Alan Peters <[apeters@co.skamania.wa.us](mailto:apeters@co.skamania.wa.us)> wrote:

**Alan Peters, AICP** | Assistant Planning Director  
SKAMANIA COUNTY COMMUNITY DEVELOPMENT  
170 NW Vancouver Ave | PO Box 1009 | Stevenson, WA 98648  
[apeters@co.skamania.wa.us](mailto:apeters@co.skamania.wa.us) | 509.427.3906

Sent from my iPhone

On Mar 18, 2019, at 2:50 PM, Just Carole Rat <[just\\_c\\_rat@msn.com](mailto:just_c_rat@msn.com)> wrote:

Alan, could you forward or deliver my letter below to the proper Planning Commissioners?  
Thank you in advance,  
Carole Ratermann

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March 18, 2019

Skamania Co. Planning Commission:

I am a descendent of a long-time Underwood family. In 1901 my German-born Great Grandfather, Heinrich Kapp, Sr., came to live in Underwood and started the Kapp Meat Market there. His son, Carl Kapp, (my Grandfather) was born in Underwood in 1905. Carl Kapp's Daughter, Carlie Kapp Holmes, (my Mother) lived in Underwood from birth (1929) until after high school. Jack Kapp, now living at the Kapp Ranch (my 2nd Cousin) told me of his concern that descendants of early Underwood families might be "priced out" of affordable housing opportunities in the near future— due to large view properties.

With that in mind, I am seeking your approval to change the entire 40.2 acres of my property (tax parcel #03100900040000) to be all R-2 zoning. I am hoping this change would allow me to be prepared, and flexible, to sell the property in a way that is beneficial to those with Underwood "roots" if future opportunities arise.

I appreciate your consideration in this matter.

Sincerely,

Carole Ratermann

Property Owner

Tax Parcel #03100900040000

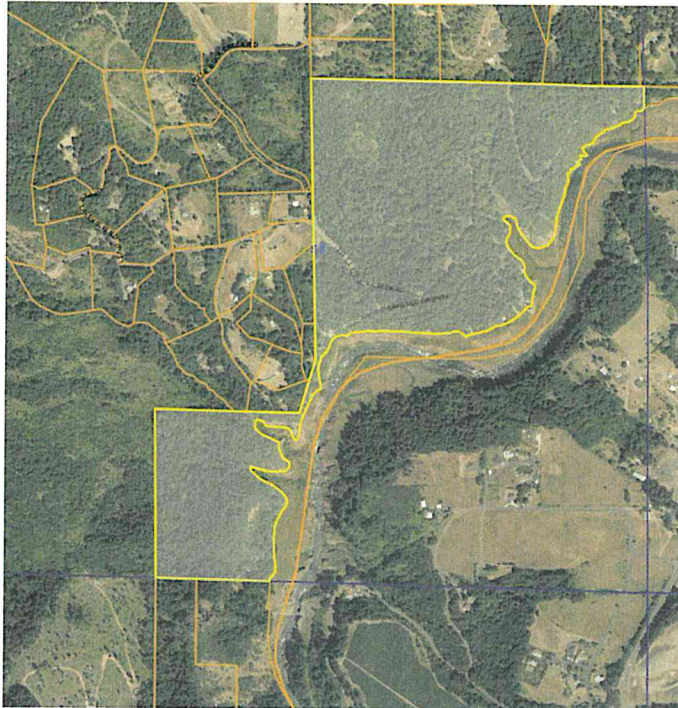
#20 on the maps you provided

LISA  
HAMERLYNCK

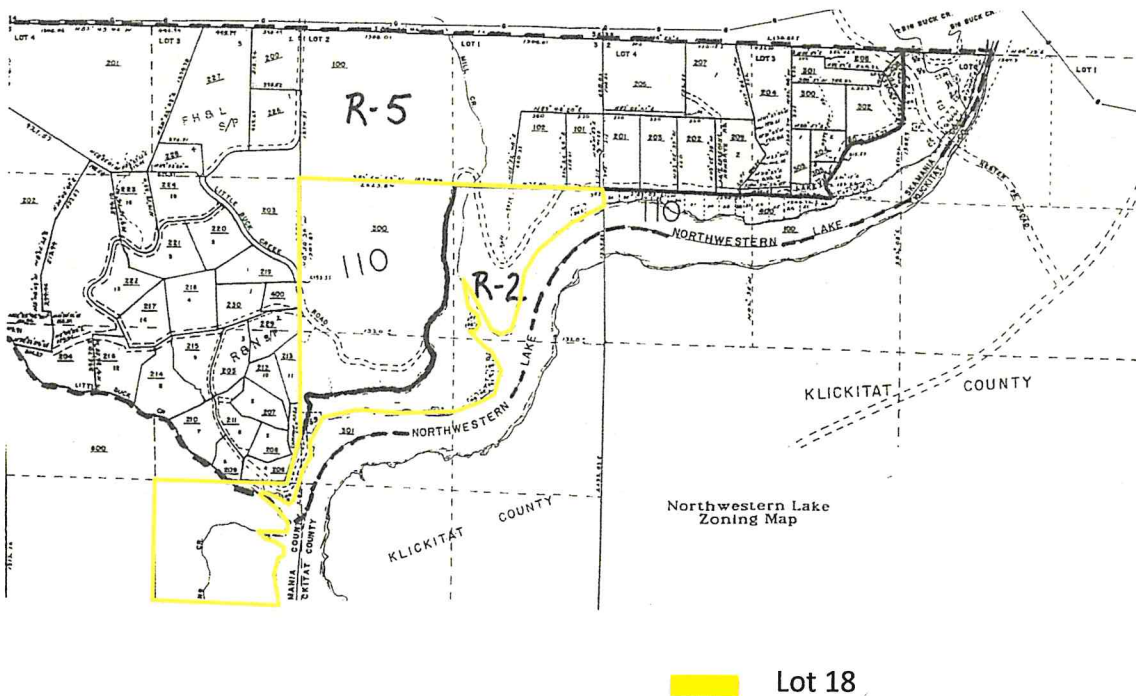
# LOT 18-

## Zoning Recommendation for *Natural (NAT)*- supplemental information

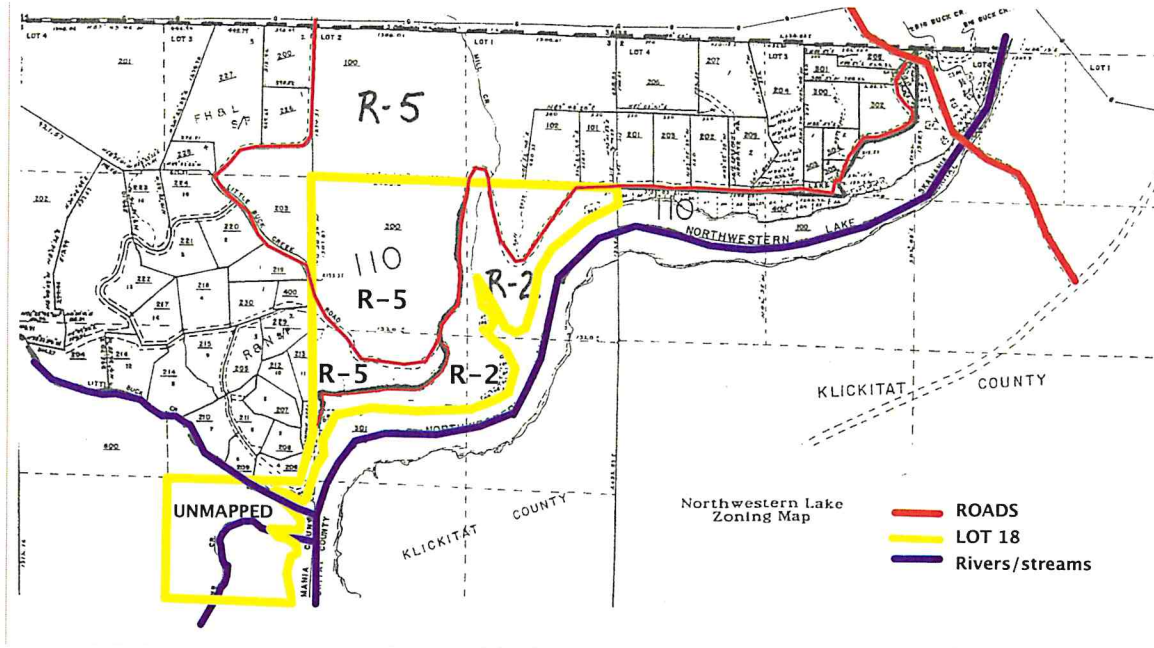
CLATSOP COUNTY  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
MAR 27 2019



## Northwestern Lake Zoning

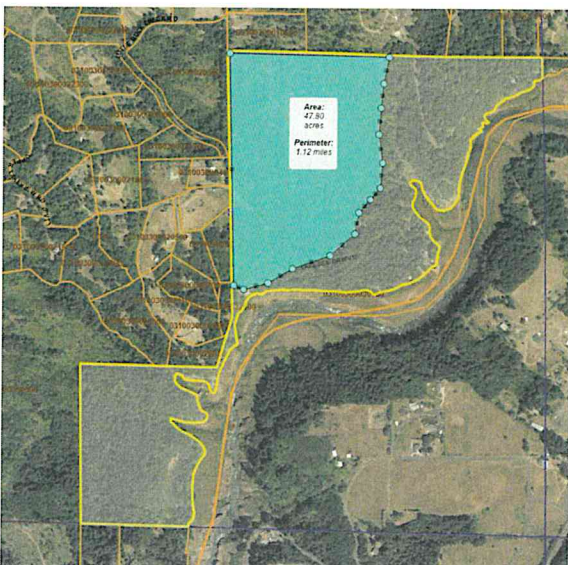


Existing use and zoning on Lot 18 is divided by Lakeview Road, White Salmon River, and Little Buck Creek.

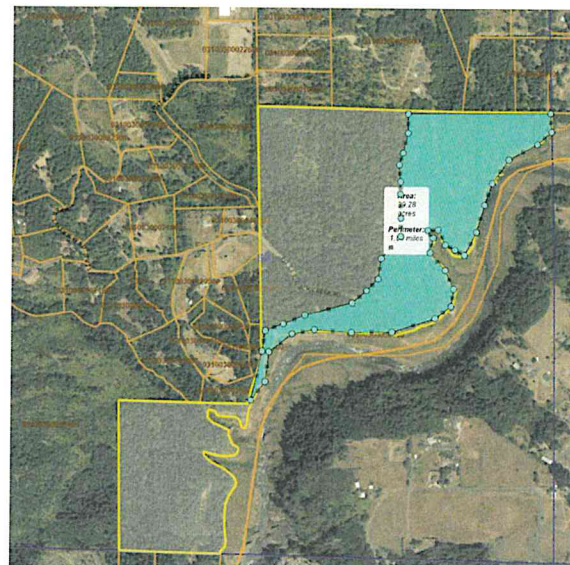


## Areas of existing zoning

Northwestern Lake R-5



Northwestern Lake R-2



# Areas of existing zoning

## Unmapped zone

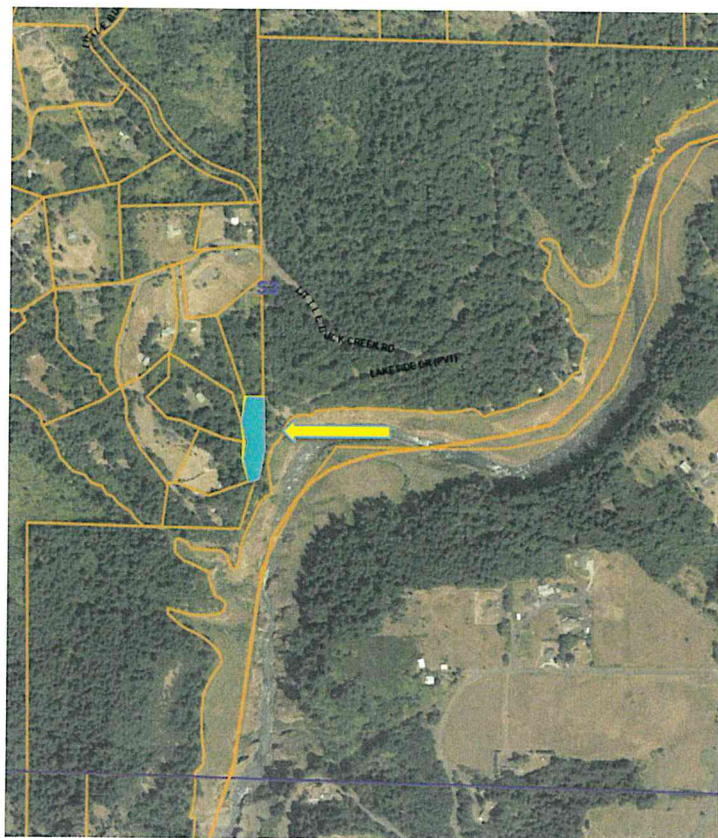


## Natural Scenic area- Open Space



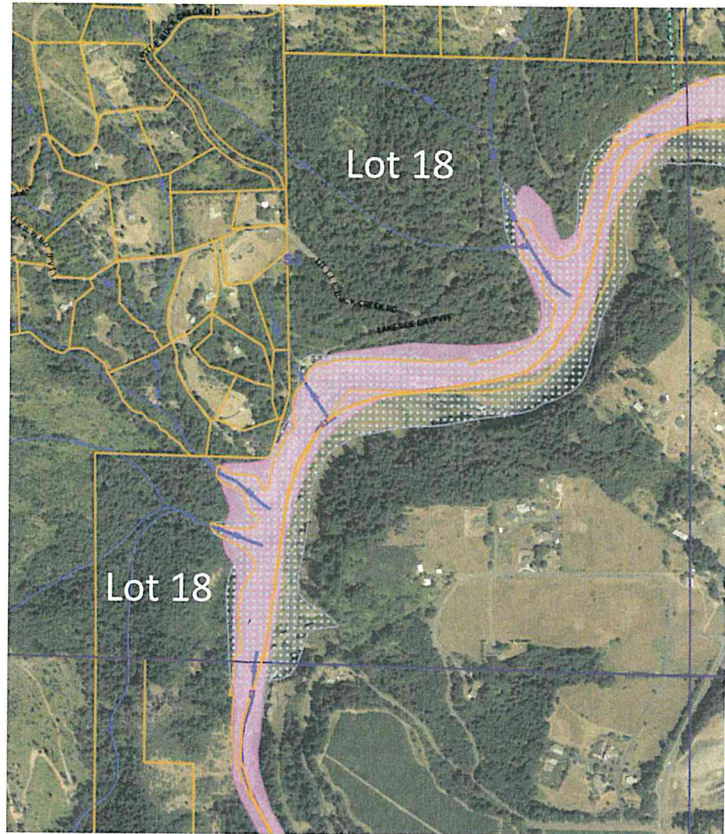
Parcel owned by the Northwestern Lake Development Homeowners association adjacent to Lot 18.

Designated as Open Space

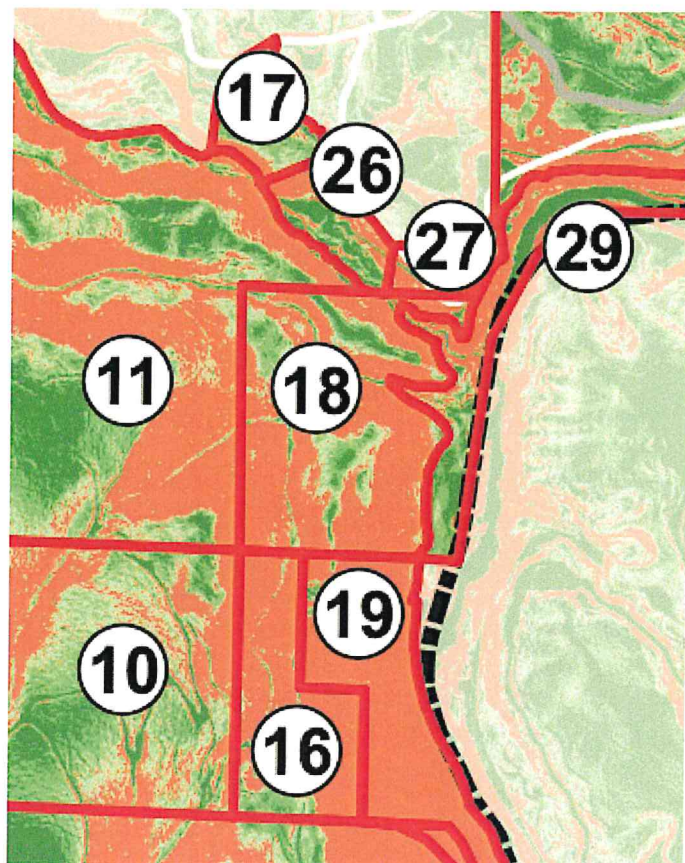


## Lot 18 – Critical areas

Mapped rivers, streams, wetlands, and flood plains at confluence of White Salmon River and Little Buck Creek.

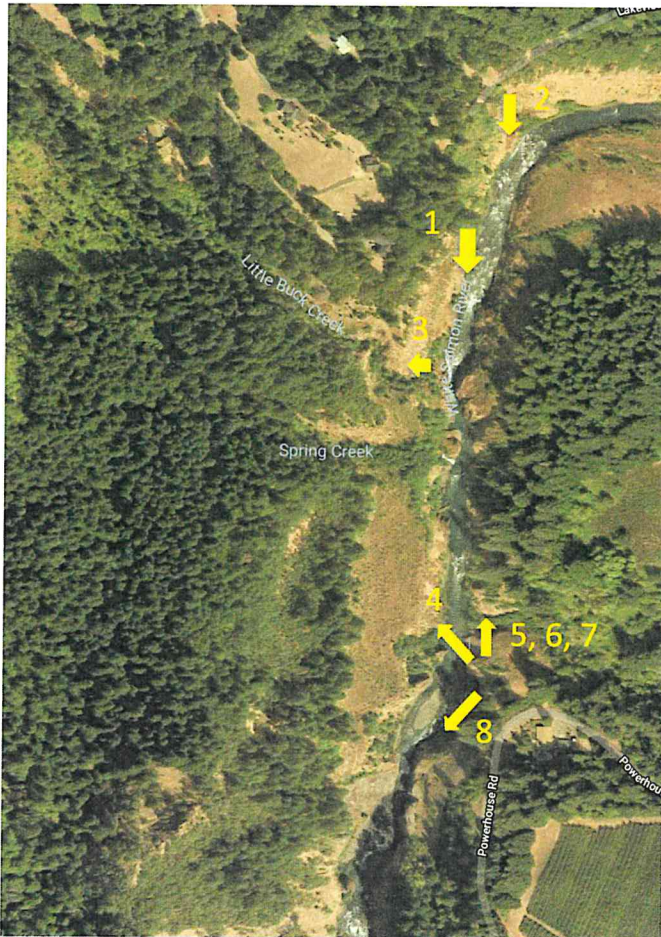
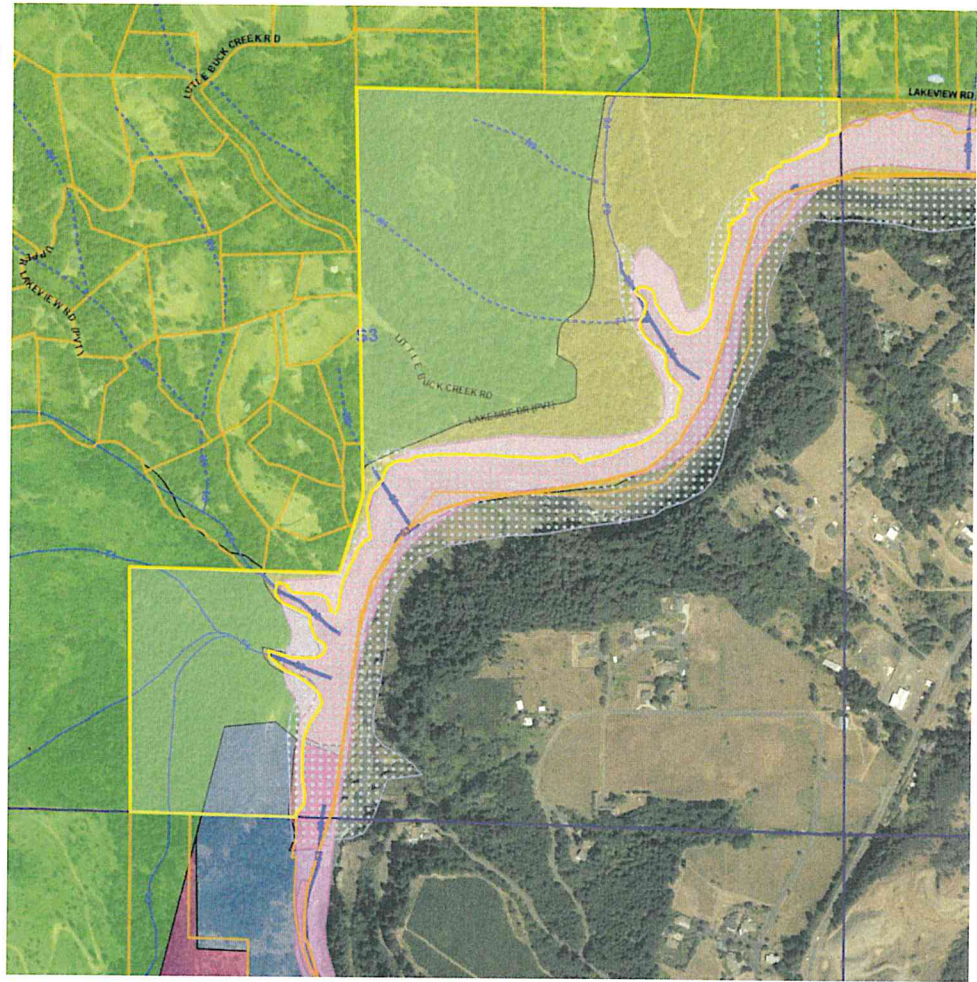


## STEEP SLOPES LOT 18 SOUTH OF LITTLE BUCK CREEK



MAPPING OVERLAYS  
FROM SKAMANIA  
COUNTY MAPSIFTER

- Streams
- Creeks
- Shoreline protection
- Wetlands
- Zoning overlays
- Floodway



Lot 18  
photo  
points



**PHOTO 1**

LOOKING SOUTH TOWARDS NARROWS OF WHITE SALMON RIVER  
DOWNSLOPE FROM LOT 18



**PHOTO 2**

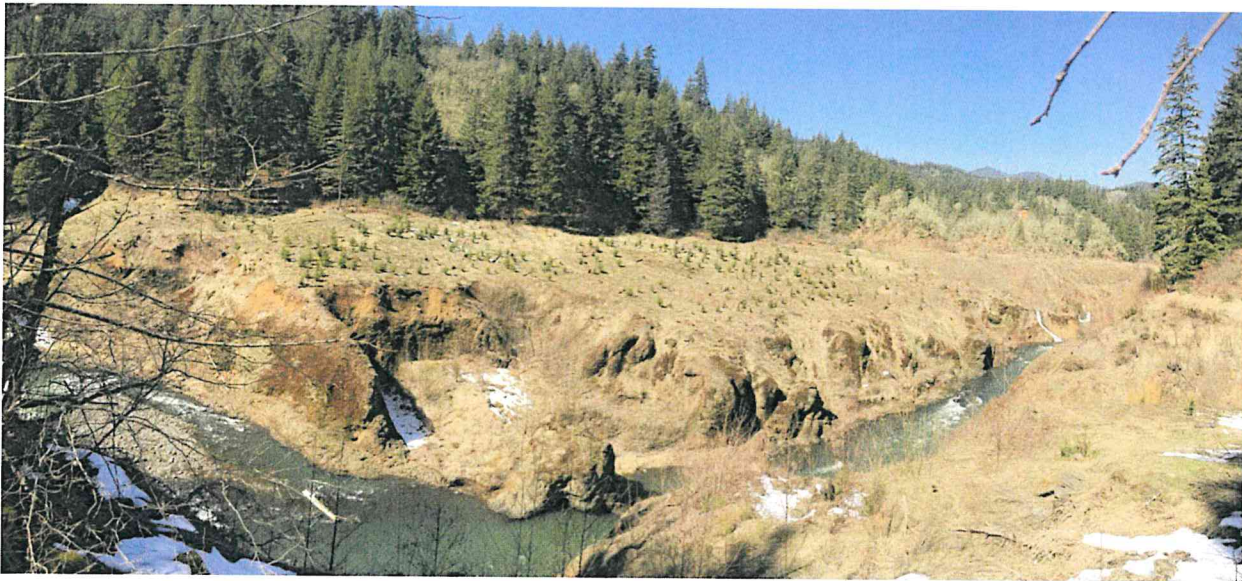
LOOKING SOUTH AT LOT 18 AND 19. WATERFALL IS LITTLE BUCK CREEK  
ENTERING THE WHITE SALMON RIVER. LOT 19 IS FOREST PATCH ON  
RIGHT OF RIVER ABOVE THE FALLS.





**PHOTO 3**

LOOKING WEST UP LITTLE BUCK CREEK. STEEP UNSTABLE SLOPE LEFT BY REMOVAL OF DAM. LINE OF SNOW WAS FORMER LAKE LEVEL.



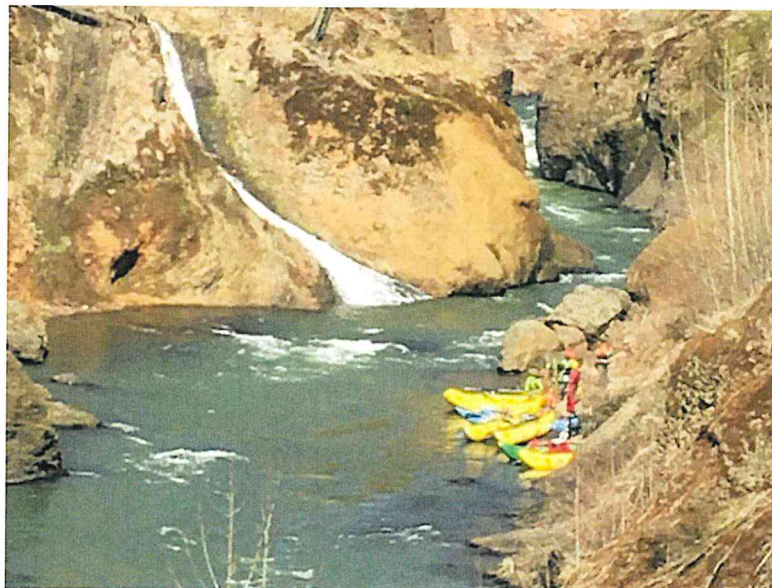
**PHOTO 4**

LOOKING NW ACROSS WHITE SALMON RIVER. OPEN AREA WAS FORMERLY BELOW THE LAKE LEVEL. THE OAK AND DOUG FIR FOREST AREA IS LOT 18 AND 19. NOTE LITTLE BUCK CREEK FALLS AND SPRING CREEK FALLS IN UPPER RIGHT.



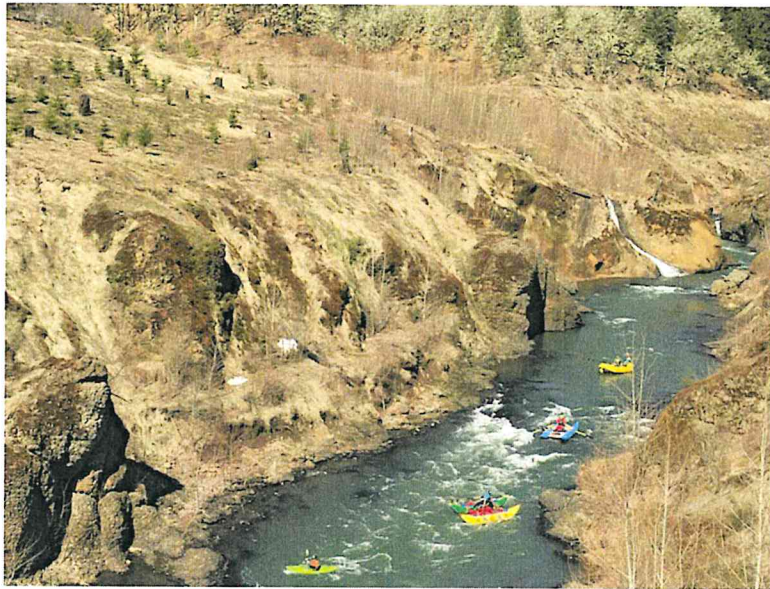
### **PHOTO 5**

CLOSE UP OF FALLS AND NARROWS. LOOKING NORTH. NOTE THE HOUSE IN THE UPPER CENTER....THIS IS LOT 27, SWICK.



### **PHOTO 6**

CLOSE UP OF RIVER KAYAKERS ON SHORE ACROSS FROM SPRING CREEK FALLS. THEY ARE TAKING PHOTOS OF NARROWS AND FALLS.

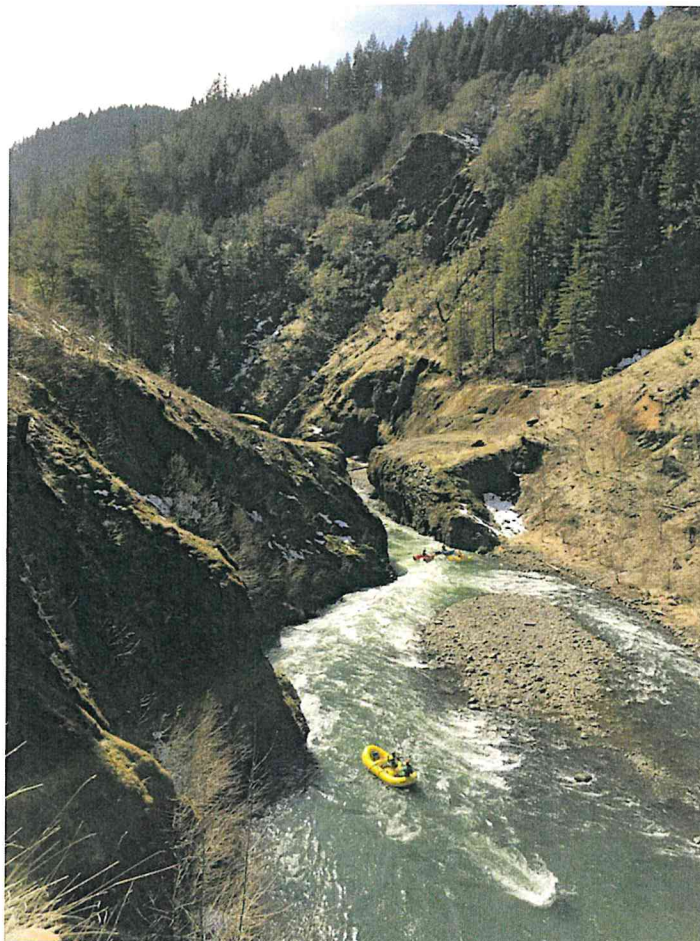


**PHOTO 7**

RECREATION USERS ON THE WHITE SALMON RIVER. DOWNSTREAM OF LITTLE BUCK CREEK AND SPRING CREEK FALLS. LOT 18 IS ON THE LEFT.

**PHOTO 8**

LOOKING SOUTH OVER THE WHITE SALMON RIVER. THE NARROWS ARE WHERE THE WHITE SALMON RIVER DAM USED TO BE. LOT 19 IS ON THE RIGHT.



# Recommendation

Designate the unmapped portion of lot 18 as Natural (NAT) consistent with the National Scenic Area (open space) zoning already on the parcel.