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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, June 4, 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 May 7, 2019, Planning Commission Meeting.
2. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed Zoning Map amendments affecting Unmapped lands in the Underwood and High Lakes areas in unincorporated Skamania County and completion of the GMA Periodic Review of Natural Resource Lands of Long-term Commercial Significance.

**IV. PLANNING COMMISSION BUSINESS**

**V. ADJOURN**



# Skamania County Planning Commission

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## PLANNING COMMISSION MEETING MINUTES

**Tuesday, May 7, 2019**  
**Underwood Community Center, Meeting Room**  
**951 School House Road**  
**Underwood, WA**

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Planning Commission Members:

Present:

John Prescott, Dee Bajema

Mathew Joy (arrived after meeting start),  
Lesley Haskell, Tony Coates (arrived after  
meeting start)

Absent: Cliff Nutting, Cindi Soliz

Community Development Department Staff

Present:

Alan Peters, Andrew Lembrick, Mike Beck

Sarah Kellie

### AUDIENCE

See attached sign-in sheet.

### PROCEEDINGS

Meeting was called to order at 6:05 P.M. by Chair, John Prescott

Quorum was met at 6:11 P.M. upon Mathew Joy's arrival.

### AGENDA ITEMS

1. Approve Minutes from the April 16, 2019 Planning Commission meeting.
    - a. Motion was made by John Prescott and seconded by Lesley Haskell to approve the minutes of the April 16, 2019 Planning Commission Meeting.
    - b. Motion passed 5-0.
  
  2. PUBLIC WORKSHOP on review of zoning in the Underwood area and 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, outlined four tasks for the Planning Commission to discuss before scheduling a public hearing:
      - i. Underwood rezoning
      - ii. High Lakes rezoning
      - iii. CRL40 dwellings
      - iv. Natural Resource Lands periodic review
    - b. Chair Prescott opened the meeting to public comment. Five members of the public provided comments.
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- i. Mark King provided public comment.
    - ii. Lisa Hamerlynk, provided public comment.
    - iii. Nathan Baker, provided public comment.
    - iv. Ann Cline, provided public comment.
    - v. Sally Newell, provided public comment.
  - c. The Planning Commission proceeded to deliberate on a draft zoning map for the Underwood area and High Lakes area and finalized draft maps for further consideration at a public hearing.
  - d. The Planning Commission deliberated on allowing dwellings in CRL40, but determined that this question should be addressed separately at a later date.
  - e. Motion made by Lesley Haskell and seconded by Dee Bajema to schedule a public hearing on June 4, 2019, to consider the Planning Commission's draft map for rezoning of Unmapped Lands in Underwood and High Lakes areas and to complete the periodic review of natural resource lands and recommend that the Board of County Commissioners adopt a resolution declaring this review complete. Motion passed 5-0.
  - f. A second motion was made by Lesley Haskell and seconded by Tony Coates to further discuss a text amendment to the Commercial Resource Lands 40 zone on whether or not to allow single-family dwellings and under what conditions. Mathew Joy amended this motion asking to set a date for this discussion. Lesley Haskell stated after June 4, 2019, and no later than August 31, 2019. Tony Coates approved of the amendment. Motion passed 5-0.
3. Planning Commission Business.
  - a. Alan Peters updated the Planning Commission on the Critical Areas review progress to be discussed at the upcoming May 21, 2019 combined meeting with the Board of County Commissioners.

4. MEETING ADJOURNED at 7:53 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

### STAFF REPORT

**TO:** Skamania County Planning Commission  
**FROM:** Alan Peters, Assistant Planning Director

**REPORT DATE:** May 29, 2019

**HEARING DATE:** June 4, 2019

**PROPOSAL:** Proposed Zoning Map amendments affecting Unmapped lands in the Underwood and High Lakes areas in unincorporated Skamania County and completion of GMA Periodic Review of Natural Resource Lands of Long-term Commercial Significance.

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### **Background and Review Process**

Pursuant to Resolution 2017-30, the Skamania County Planning Commission has initiated a review of Unmapped lands in the Underwood and High Lakes areas in unincorporated Skamania County. This review is limited to privately owned parcels within the Unmapped (UNM) zone and includes both parcels that are entirely within this zone and those only partially within this zone. The Planning Commission initiated its review of Unmapped parcels in the High Lakes area on December 4, 2018, and held additional workshops on December 18, 2018, and January 8, 2019. In the Underwood area, the Planning Commission's review was initiated on February 13, 2019, and additional workshops were held on March 5th, March 19th, April 2nd, and May 7, 2019.

The proposal involves amendments to the Zoning Map affecting 30 parcels in the High Lakes area and 27 parcels in the Underwood area. Within the High Lakes area, the entirety of the 30 parcels are Unmapped. Within Underwood, 13 of the parcels are entirely within the Unmapped zone and 14 are split zoned. Eight of the split zoned parcels have some area within the boundaries of the Columbia River Gorge National Scenic Area. No changes are proposed to any areas of parcels that are not zoned Unmapped.

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. Based on this information and feedback from the public at workshops and written comments letters, the Planning Commission has prepared draft amendments to the zoning map.

The Planning Commission voted at its May 7, 2019, meeting to schedule a public hearing to consider the proposed amendments and to recommend that the Board of County Commissioners also complete the required periodic review of natural resource lands

designations. The Planning Commission or Board of County Commissioners may initiate amendments to the County’s comprehensive plan and development regulations. These amendments – often called “legislative” amendments – are subject to Section 21.18.020 of the County Code and RCW 36.70. The following report includes staff analysis of compliance with the statutory requirements.

A public hearing on the proposed amendments is scheduled for June 4, 2019. Notice of this hearing was published in the Skamania County Pioneer on May 15, 2019, and on the County’s website. Individual notices were mailed to each property owner on May 15, 2019. A State Environmental Policy Act Notice of Nonsignificance was also issued on May 15, 2019.

After holding a public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed map amendments or may propose changes to these amendments.

**Proposed Amendments**

The proposal involves amendments to the Zoning Map (rezoning). All proposed amendments are consistent with the Comprehensive Plan; therefore, no comprehensive plan amendments are required. The enclosed maps include the proposed zones for the 57 parcels in the study areas affected by the proposal. Separate maps for each area have been prepared. These changes are also summarized in the following tables.

In the High Lakes area, each parcel is proposed to be rezoned to Commercial Resource Lands 40 (CRL-40). The zoning recommendations are consistent with the 2008 proposed zoning and consistent with the existing land uses in the area. The proposal is also consistent with the Comprehensive Plan. All parcels are located within the Conservancy designation.

Table 1. High Lakes Proposal.

| #  | Owner                 | Total Acreage | Proposed Rezoning            |
|----|-----------------------|---------------|------------------------------|
| 1  | CASTLE                | 81.8          | Commercial Resource Lands 40 |
| 2  | CASTLE                | 6.08          | Commercial Resource Lands 40 |
| 3  | CASTLE                | 45.32         | Commercial Resource Lands 40 |
| 4  | BEANE-PARSONS LLC     | 62.6          | Commercial Resource Lands 40 |
| 5  | PAINTER               | 97.23         | Commercial Resource Lands 40 |
| 6  | SAINT HELENS PROPERTY | 65.49         | Commercial Resource Lands 40 |
| 7  | SAINT HELENS PROPERTY | 48.91         | Commercial Resource Lands 40 |
| 8  | SAINT HELENS PROPERTY | 567.7         | Commercial Resource Lands 40 |
| 9  | SAINT HELENS PROPERTY | 373.5         | Commercial Resource Lands 40 |
| 10 | SAINT HELENS PROPERTY | 487.17        | Commercial Resource Lands 40 |
| 11 | SAINT HELENS PROPERTY | 651.74        | Commercial Resource Lands 40 |
| 12 | SAINT HELENS PROPERTY | 12.25         | Commercial Resource Lands 40 |
| 13 | SAINT HELENS PROPERTY | 317.64        | Commercial Resource Lands 40 |

|    |                            |        |                              |
|----|----------------------------|--------|------------------------------|
| 14 | SAINT HELENS PROPERTY      | 631.56 | Commercial Resource Lands 40 |
| 15 | SAINT HELENS PROPERTY      | 12.09  | Commercial Resource Lands 40 |
| 16 | SAINT HELENS PROPERTY      | 60.27  | Commercial Resource Lands 40 |
| 17 | WEYERHAEUSER CO            | 0.65   | Commercial Resource Lands 40 |
| 18 | WEYERHAEUSER CO            | 9.38   | Commercial Resource Lands 40 |
| 19 | WEYERHAEUSER CO            | 18.42  | Commercial Resource Lands 40 |
| 20 | WEYERHAEUSER CO            | 35.52  | Commercial Resource Lands 40 |
| 21 | WEYERHAEUSER CO            | 36.14  | Commercial Resource Lands 40 |
| 22 | WEYERHAEUSER CO            | 321.04 | Commercial Resource Lands 40 |
| 23 | WEYERHAEUSER CO            | 214.39 | Commercial Resource Lands 40 |
| 24 | WEYERHAEUSER CO            | 450.23 | Commercial Resource Lands 40 |
| 25 | WEYERHAEUSER CO            | 5.28   | Commercial Resource Lands 40 |
| 26 | WEYERHAEUSER CO            | 475.19 | Commercial Resource Lands 40 |
| 27 | WEYERHAEUSER CO            | 13.84  | Commercial Resource Lands 40 |
| 28 | Y M C A OF PORTLAND        | 77.92  | Commercial Resource Lands 40 |
| 29 | HARMONY FALLS              | 9.21   | Commercial Resource Lands 40 |
| 30 | PORT BLAKELY TREE FARMS LP | 147.93 | Commercial Resource Lands 40 |

In the Underwood area the parcels would be rezoned to the Commercial Resource Lands 40, Forest Lands 20, Residential 10, or Natural Zones. Additionally, five parcels in the Northwestern Lake area will have minor mapping corrections in the Northwestern Lake Residential 2 and 5 zones. While the proposed zoning map differs from the 2008 proposal, it substantially relies on the three zones (Commercial Resource Lands 40, Forest Lands 20, and Residential 10) which were contemplated at that time. The proposal is also consistent with the Comprehensive Plan. All portions of the parcels that are proposed for rezoning are located within the Conservancy designation.

Three parcels (6, 8, and 24) that were included in the Underwood review are not proposed for rezoning at this time. The County is precluded from changing the zoning per RCW 80.50.090 because a consistency determination for the Whistling Ridge Energy Project has already been made by the state's Energy Facility Site Evaluation Council (EFSEC).

Table 2. Underwood Proposal.

| #  | Owner       | Total Acreage/ Unmapped | Proposed Rezoning                |
|----|-------------|-------------------------|----------------------------------|
| 1  | AZURE       | 109.67/38.2             | Residential 10                   |
| 2  | AZURE       | 78.23                   | Commercial Resource Lands 40     |
| 3  | AZURE       | 59.31                   | Forest Lands 20                  |
| 4  | AZURE       | 20.15                   | Forest Lands 20                  |
| 5  | BROUGHTON   | 5676.64/1050.77         | Commercial Resource Lands 40     |
| 6  | BROUGHTON   | 155.36                  | None                             |
| 7  | BROUGHTON   | 76.7                    | Commercial Resource Lands 40     |
| 8  | BROUGHTON   | 365.18/250.5            | None                             |
| 9  | HOWARD      | 10.07                   | Residential 10                   |
| 10 | KAPP, DAVID | 39.28                   | Forest Lands 20                  |
| 11 | KAPP, DAVID | 66.18/66.15             | Forest Lands 20                  |
| 12 | KAPP, JACK  | 20.05                   | Forest Lands 20                  |
| 13 | KAPP, JACK  | 101.94                  | Forest Lands 20/ Residential 10  |
| 14 | KAPP, DAVID | 121.66                  | Forest Lands 20/ Residential 10  |
| 15 | KAPP, JACK  | 75.42/36.85             | Residential 10                   |
| 16 | MT ADAMS    | 14.66/7.03              | Forest Lands 20                  |
| 17 | OTTMAN      | 5.02/0.02               | Northwestern Lakes Residential 5 |
| 18 | PACIFICORP  | 119.2/22.21             | Forest Lands 20                  |
| 19 | PACIFICORP  | 51.55/0.2               | Natural                          |
| 20 | RATERMANN   | 40.02/2.48              | Residential 10                   |
| 21 | S D S CO    | 582.51/224.13           | Forest Lands 20/ Residential 10  |
| 22 | S D S CO    | 154.41                  | Commercial Resource Lands 40     |
| 23 | S D S CO    | 161.92                  | Commercial Resource Lands 40     |
| 24 | S D S CO    | 3050.66/1622.27         | None                             |
| 25 | S D S CO    | 38.13                   | Commercial Resource Lands 40     |
| 26 | SILVER      | 5.38/0.56               | Northwestern Lakes Residential 5 |
| 27 | SWICK       | 2.14/32SF               | Northwestern Lakes Residential 5 |
| 28 | WEST        | 10.09                   | Residential 10                   |
| 29 | PACIFICORP  | 27.91/0.20              | Northwestern Lakes Residential 2 |
| 30 | PACIFICORP  | 14.09/≈1                | Northwestern Lakes Residential 2 |

During review of the High Lakes area, some property owners asked for consideration of recreational cabin dwellings in the Commercial Resource Lands 40 zone. This zone does not currently allow dwellings. The Planning Commission will not decide this issue as part of the proposed map amendments but will address this issue for the High Lakes area in the near term.

### **Review Criteria and Findings**

Skamania County Code (SCC) Chapter 21.18 – Zoning Text and Map Amendments

#### *21.18.030 County initiated map amendments.*

*County initiated map amendments are amendments to the official zoning map that are not proposed for specific parcels by the landowners of the parcels. Rather, the amendments are generally countywide in nature. These legislative actions usually occur when a new zone classification is created, when the board of county commissioners has adopted an amendment to the land use maps in the comprehensive plan, or when it is determined that the existing zone classification is out of character with the surrounding area. Such action shall occur in accordance with the procedures set forth in RCW 36.70. County initiated map amendments may only be initiated by the board of county commissioners or the planning commission.*

#### Staff Findings:

The proposed amendments have been initiated by the Planning Commission under the direction of the Board of County Commissioners. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners. The amendments are subject to the procedures in RCW 36.70 as outlined below.

Revised Code of Washington (RCW) 36.70 Planning Enabling Act

#### *36.70.580 Official controls—Public hearing by commission.*

*Before recommending an official control or amendment to the board for adoption, the commission shall hold at least one public hearing.*

#### *36.70.590 Official controls—Notice of hearing.*

*Notice of the time, place and purpose of the hearing shall be given by one publication in a newspaper of general circulation in the county and in the official gazette, if any, of the county at least ten days before the hearing. The board may prescribe additional methods for providing notice.*

#### *36.70.600 Official controls—Recommendation to board—Required vote.*

*The recommendation to the board of any official control or amendments thereto by the planning agency shall be by the affirmative vote of not less than a majority of the total members of the commission. Such approval shall be by a recorded motion which shall incorporate the findings of fact of the commission and the reasons for its action and the motion shall refer expressly to the maps, descriptive and other matters intended by the commission to constitute the plan, or amendment, addition or extension thereto. The indication of approval by the commission shall be recorded on the map and descriptive matter by the signatures of the chair and the secretary of the commission and of such others as the commission in its rules may designate.*



Staff Findings:

The proposed Zoning map amendments have been initiated by the Planning Commission. A public hearing on the proposed amendments is scheduled for June 4, 2019. Notice of this hearing was published in the Skamania County Pioneer on May 15, 2019, and on the County's website. After the public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed map amendments. Staff has prepared a draft motion for adoption.

**Natural Resource Lands of Long-Term Commercial Significance**

Skamania County is one of ten counties that are not required to fully plan under the Growth Management Act (GMA) (RCW 36.70A.040). GMA requires these "partially planning" counties to designate critical areas and natural resource lands. Under the GMA, natural resource lands include agriculture, forest, and mineral lands of long-term commercial significance. Designation means, at a minimum, formal adoption of a policy statement, and may include further legislative action. All counties are required to conduct periodic reviews of their natural resource land designations. The County began its periodic review with the adoption of a public participation program on October 20, 2015, and the Planning Commission conducted public hearings on October 18, 2016, December 6, 2016, and March 21, 2017, as part of the County's periodic review. After the March 21, 2017, hearing, the Planning Commission recommended to the Board of County Commissioners that the County continue its review of the GMA natural resources lands periodic review through June 30, 2019, while undergoing the Unmapped zoning review.

The County's last periodic review - completed in 2005 - recognized 39,416 acres as forest land and 4,240 acres as agricultural land in Resolution 2005-35. This recognized the following land use designations in the Columbia River Gorge National Scenic Area as resource lands of long-term commercial significance:

- Special Management Area – Forest
- General Management Area – Commercial Forest
- General Management Area – Large Woodland
- Special Management Area – Agriculture
- General Management Area – Large-Scale Agriculture

Since that review, the County designated an additional 88,560 acres as commercial resource lands (including forest, agricultural, and mineral resource lands), through the adoption of the following land use designations in the West End Community Comprehensive Subarea and Swift Subarea Plans:

- West End Commercial Resource Lands 40
- Swift Commercial Resource Lands 40

Since initiating the periodic review, the Planning Commission and Board of County Commissioners have held a total of seven public hearings (the June 4, 2019 hearing will be the eight) and have held 17 public workshops. Including the proposed zoning map amendments in High Lakes and Underwood, the County will have designated an additional 10,632 acres of resource lands in parcels rezoned to Commercial Resource Lands 40 since the beginning of this review. This amounts to an overall increase of 99,192 acres since the last periodic review.

**Recommendation**

Staff recommends that the Planning Commission hold a public hearing on the proposed amendments and forward a recommendation to the Board of County Commissioners.

**Attachments**

1. Draft Motion
2. Exhibit 1 – Proposed Zoning Map Amendments – High Lakes Area
3. Exhibit 2 – Proposed Zoning Map Amendments – Underwood Area
4. Exhibit 3 – Proposed Resolution completing periodic review
5. Map of designated natural resource lands



**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

**SKAMANIA COUNTY PLANNING COMMISSION  
MOTION TO RECOMMEND APPROVAL OF  
AMENDMENTS TO THE ZONING MAP IN THE  
UNDERWOOD AND HIGH LAKES AREAS AND  
TO COMPLETE THE GROWTH MANAGEMENT ACT (GMA) PERIODIC REVIEW  
OF NATURAL RESOURCE LANDS**

The Skamania County Planning Commission conducted a public hearing to consider proposed zoning map amendments as part of its review of privately-owned Unmapped lands and to complete the GMA periodic review of natural resource lands on June 4, 2019.

I, \_\_\_\_\_, do hereby move that the Skamania County Planning Commission make the following Findings of Fact, and Conclusions.

**FINDINGS OF FACT**

1. RCW 36.70 authorizes Skamania County (the County) to adopt or amend zoning regulations and a zoning map.
2. Certain privately-owned parcels in unincorporated Skamania County have a zoning designation of Unmapped. Although this designation is consistent with the Comprehensive Plan, the Board adopted Resolution 2017-30 on August 8, 2017, and directed the Planning Commission to review these Unmapped parcels.
3. The Planning Commission initiated its review of Unmapped parcels in the High Lakes area on December 4, 2018, and held additional workshops on December 18, 2019, and January 8, 2019.
4. The Planning Commission initiated its review of Unmapped parcels in the Underwood area on February 13, 2019, and held additional workshops on March 5<sup>th</sup>, March 19<sup>th</sup>, April 2<sup>nd</sup>, and May 7<sup>th</sup> of 2019.
5. The proposed zoning map amendments are consistent with the Comprehensive Plan's Conservancy Designation.

6. RCW 36.70a requires the County to designate natural resource lands of long-term commercial significance under the GMA.
7. RCW 36.70a requires the County to complete a periodic review of its resource lands designations by June 30, 2019.
8. The Planning Commission and Board of County Commissioners conducted 17 public workshops and eight public hearings since October 18, 2016, over the course of this periodic review.
9. Since the County's last periodic review completed in Resolution 2005-35, 88,560 acres of natural resource lands were designated in the West End and Swift Subareas.
10. With the proposed zoning map amendments, an additional 10,632 acres of natural resource lands will have been designated during this periodic review.
11. These designations provide for the conservation of land to be used for forest, agriculture, and mineral resources and protect these lands from the encroachment of incompatible land uses.
12. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its June 4, 2019, meeting.

### **CONCLUSIONS**

Based on the Staff Report, public comment, and deliberations, the proposed amendments protect the general health, safety, and welfare of the public, and should be recommended to the Board of County Commissioners for approval.

### **RECOMMENDATION**

Based upon the findings of fact and conclusions, I move that the Planning Commission recommend to the Board of County Commissioners that they adopt the proposed zoning map amendments in the Underwood and High Lakes areas as depicted in Exhibit 1 and Exhibit 2 and that they adopt the proposed resolution in Exhibit 3, completing the GMA periodic review of natural resource lands.

Motion seconded by \_\_\_\_\_.

AYE

NAY

Lesley Apple Haskell

\_\_\_\_\_

\_\_\_\_\_

John Prescott

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Dee Bajema

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Tony Coates

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Mathew Joy

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Cliff Nutting

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Cyndi Soliz

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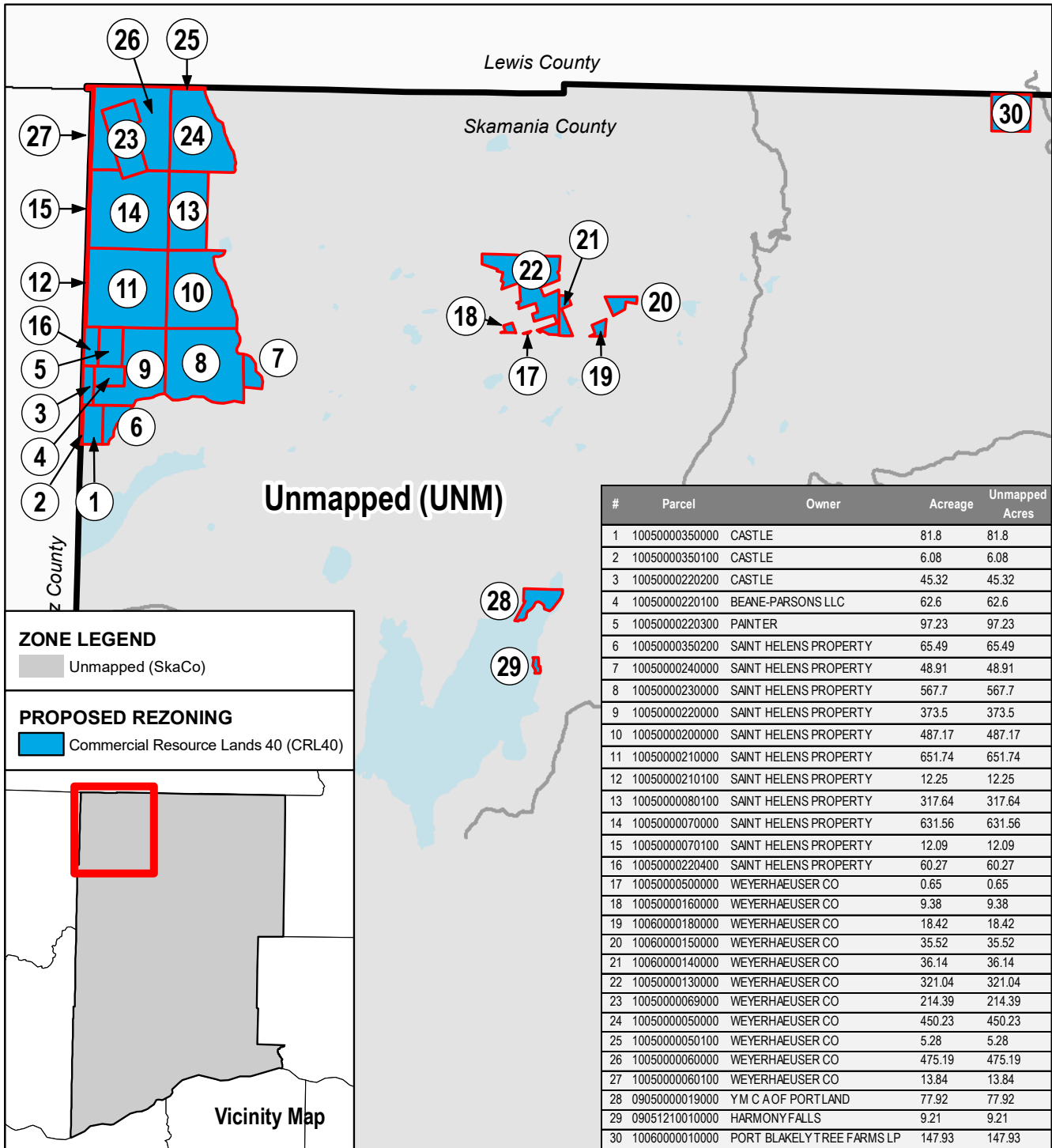
\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

EXHIBIT 1.

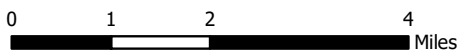


DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

**PLANNING COMMISSION PROPOSED ZONING MAP**

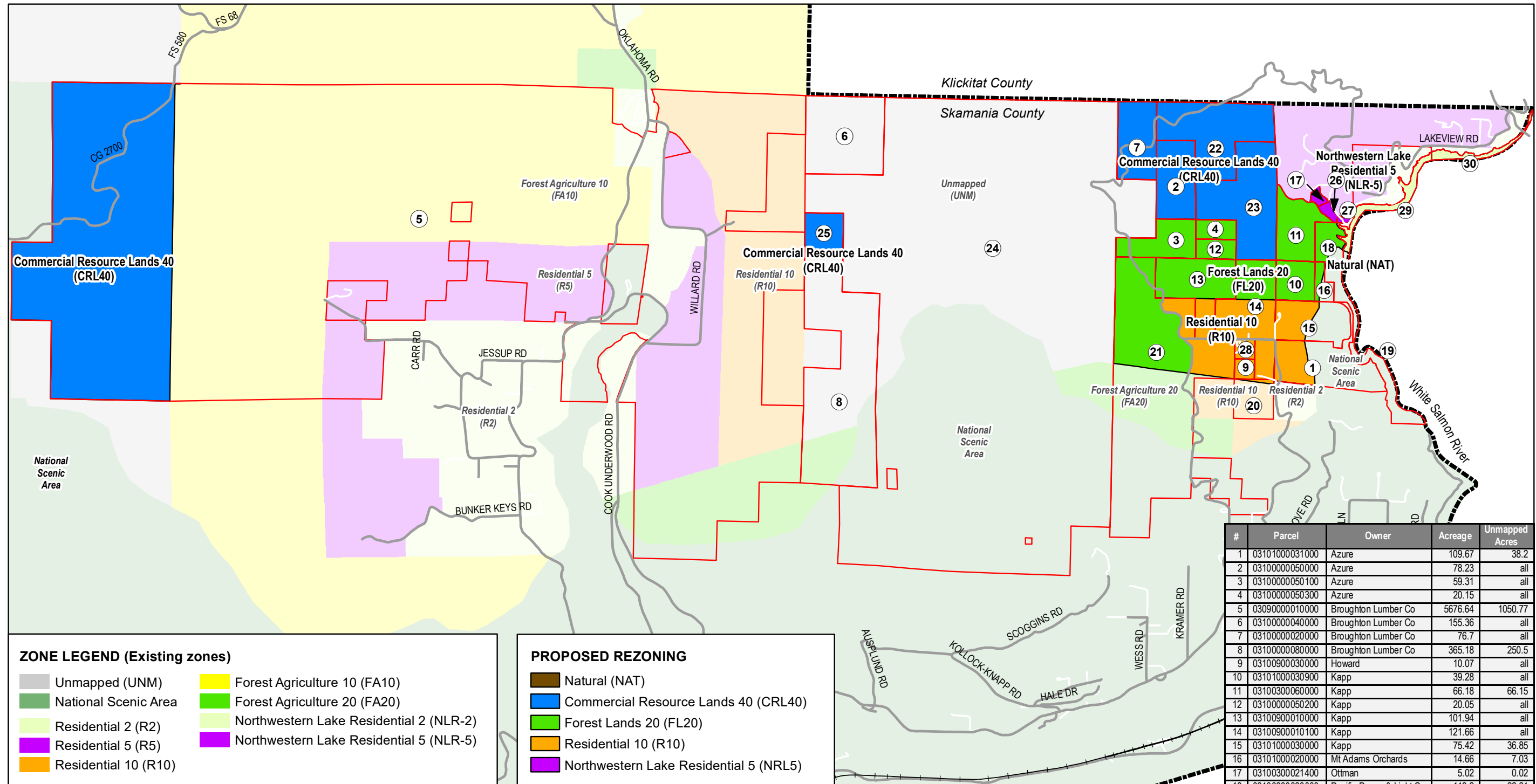
High Lakes Area Zoning Review

**SKAMANIA COUNTY**  
 Community Development Department



Planning Commission Chair

Secretary



**ZONE LEGEND (Existing zones)**

- 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)

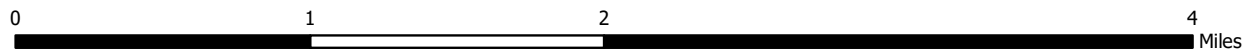
**PROPOSED REZONING**

- Natural (NAT)
- Commercial Resource Lands 40 (CRL40)
- Forest Lands 20 (FL20)
- Residential 10 (R10)
- Northwestern Lake Residential 5 (NLR5)

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.

**PLANNING COMMISSION PROPOSED ZONING MAP**  
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            |
| 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             |

EXHIBIT 3.

**RESOLUTION No. 2019-xx**

**A RESOLUTION DECLARING  
THE PERIODIC REVIEW OF NATURAL RESOURCE LANDS COMPLETE**

**WHEREAS**, pursuant to the Growth Management Act (GMA) (RCW 36.70a), Skamania County (County) is required to designate natural resource lands of long-term commercial significance; and

**WHEREAS**, the GMA requires the County to complete a periodic review of its resource lands designations by June 30, 2019; and

**WHEREAS**, the County initiated the periodic review with the adoption of a public participation program on October 20, 2015; and

**WHEREAS**, the Planning Commission and Board of County Commissioners conducted 17 public workshops and eight public hearings over the course of the periodic review; and

**WHEREAS**, the Board of County Commissioners rezoned 10,632 acres to Commercial Resource Lands 40 during this review; and

**WHEREAS**, this designation considers the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture as well as the commercial extraction of minerals; and

**WHEREAS**, the Planning Commission, after holding a public hearing on June 4, 2019, completed their review and recommended that the Board of County Commissioners declare the periodic review of resource lands complete; and

**WHEREAS**, the Board of County Commissioners adopted Resolution 2005-35 on August 2, 2005, determining that that the designation of forest and agricultural lands within the National Scenic Area met the requirements of the GMA for the designation of forest, agricultural, and mineral resource lands and designated 39,416 acres as forest lands of long-term commercial significance and 4,240 acres as agricultural lands of long-term commercial significance; and

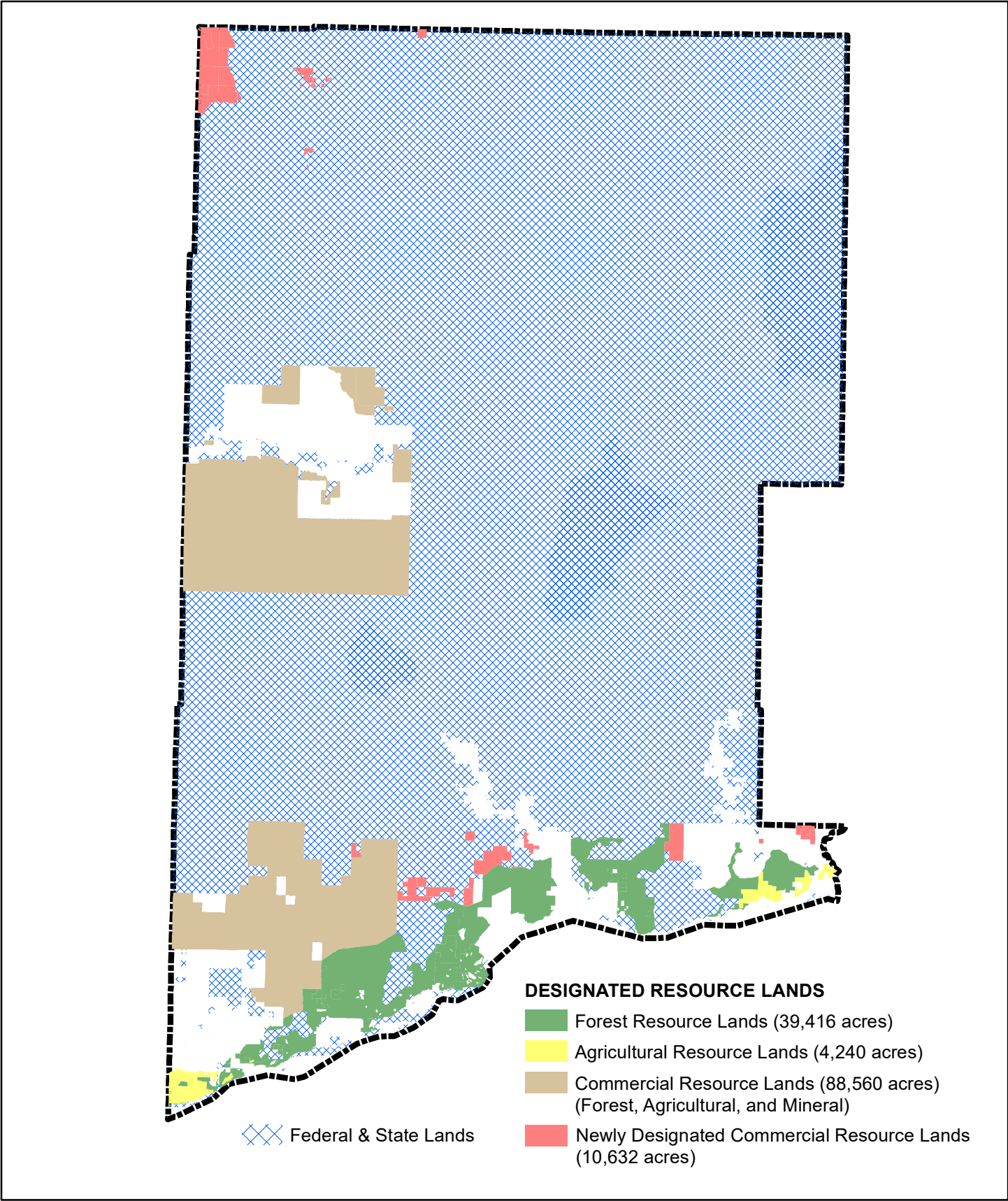
**WHEREAS**, since the adoption of Resolution 2005-34, the Board of County Commissioners designated 88,560 acres of natural resource lands, including forest, agricultural, and mineral resource lands, in the West End and Swift Subareas, in Resolution 2007-12 and 2007-38; and

**WHEREAS**, during the current periodic review cycle, the Board of County Commissioners designated an additional 10,632 acres of natural resource lands, including forest, agricultural, and mineral resource lands, throughout the County; and

**WHEREAS**, these designations provide for the conservation of land to be used for forest, agriculture, and mineral resources and protect these lands from the encroachment of incompatible land uses;





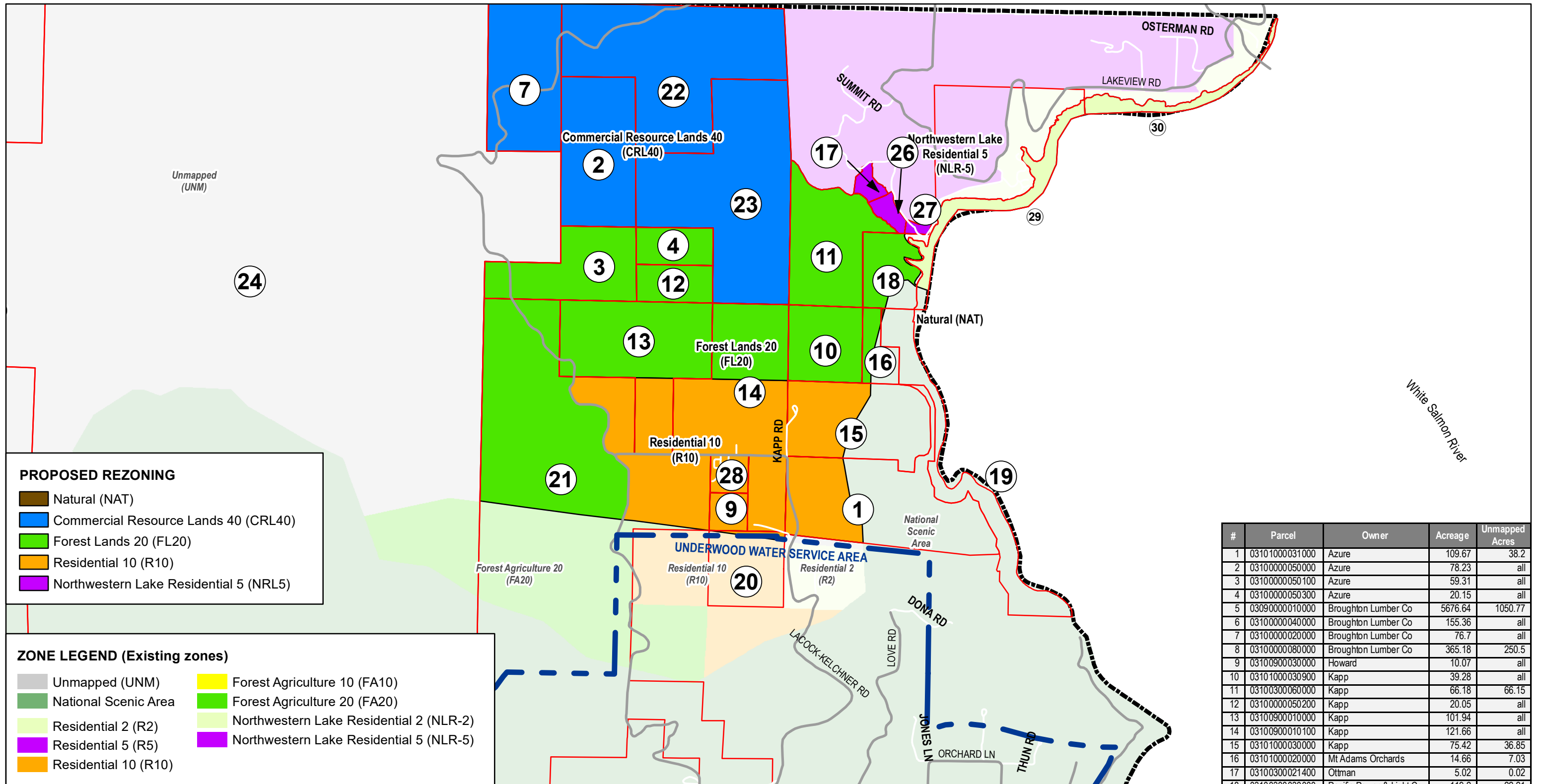


**Designated Resource Lands of Long-term Commercial Significance**



**SKAMANIA COUNTY**  
**Community Development Department**

0 2 4  
 Miles  **NORTH**



**PROPOSED REZONING**

- Natural (NAT)
- Commercial Resource Lands 40 (CRL40)
- Forest Lands 20 (FL20)
- Residential 10 (R10)
- Northwestern Lake Residential 5 (NRL5)

**ZONE LEGEND (Existing zones)**

- 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)

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.

**PLANNING COMMISSION PROPOSED ZONING MAP - Underwood Water Service Area Boundary**  
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            |
| 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             |

