



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, August 20, 2019 @ 6:00 PM

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

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the August 6, 2019, Planning Commission Meeting.

RECESS for reception to recognize Dee Bajema for 24 years of service on the Planning Commission and other Planning Commissioners whose terms are ending.

2. RECONVENE for PUBLIC WORKSHOP on proposed Critical Areas code update.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN

Please note: A quorum of the Board of County Commissioners and Planning Commission may be present during the reception. No County Commission or Planning Commission business shall occur during the reception and no action will be taken.



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

**Tuesday, August 6, 2019
Skamania County Annex
170 NW Vancouver Avenue
Stevenson, WA 98648**

Planning Commission Members:
Present:
John Prescott, Cliff Nutting
Mathew Joy (arrived after meeting start),
Cyndi Soliz, Tony Coates

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

Absent: Lesley Haskell, Dee Bajema

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:04 P.M. by Chair, John Prescott
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the July 16, 2019 Planning Commission meeting.
 - a. Motion was made by Cyndi Soliz and seconded by Tony Coates to approve the minutes of the July 16, 2019 Planning Commission Meeting.
 - b. Motion passed 5-0

 2. PUBLIC WORKSHOP on proposed Critical Areas Code update.
 - a. Alan Peters presented an overview of the Critical Areas Ordinance periodic review progress. Mr. Peters informed the Planning Commission of changes to the draft that have been made since the last workshop and explained that Staff expected additional guidance and direction from the Planning Commission on additional changes to be made to the draft code.
 - b. Chair Prescott opened the meeting to public comment. Seven members of the public provided comments.
 - i. Hannah Joy, provided public comment and read an e-mail submitted by Ann Lueders
 - ii. Rachel Boyes, provided public comment.
 - iii. Joe Birkenfeld, provided public comment.
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- iv. Staci Patton, provided public comment.
 - v. Mitch Patton, provided public comment.
 - vi. Kevin Vance, provided public comment.
 - vii. Jacob McKay, provided public comment.
 - c. The Planning Commission discussed the public comments and deliberated the proposal. In response to question from the Planning Commission, Mr. Peters explained that there were no minimum standards for buffers required by the state. The Planning Commissioners agreed that they would not recommend any increase to the existing riparian buffers and also wanted to discuss additional sections of the proposal in more detail. Mr. Peters reminded the Planning Commission of the requirement to include Best Available Science in any recommendations.
 - d. The Planning Commission agreed to schedule additional workshops to discuss the proposed critical areas ordinance sections in detail. Staff agreed to furnish the members additional information to review prior to the next Commission meeting.
3. Next Planning Commission meeting will be held on Tuesday, August 20, 2019, for a critical areas update workshop.

4. MEETING ADJOURNED

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

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: August 14, 2019
RE: Critical Areas Update

County Planning Staff, the County's consultant, and the Planning Commission continue progress on the County's required Critical Areas Ordinance periodic review. The Planning Commission has decided to review the proposed update chapter by chapter with Planning staff at upcoming workshops. This memo includes a brief summary of discussion topics for the August 20, 2019 workshop. This summary is provided in addition to other publicly available information including the County's Best Available Science Report, the Revised Code of Washington, Washington Administrative Code, and the draft ordinance.

Requirement to include Best Available Science

RCW 36.70A.172 requires counties to "include the best available science in developing policies and development regulations to protect the functions and values of critical areas." WAC 365-195-905 states "the responsibility for including the best available science in the development and implementation of critical areas policies or regulations rests with the legislative authority of the county."

While the WAC and variance state agencies provide guidance, the state does not impose any specific statewide standards. Instead, the Growth Management Act defers to local decision making when determining how to "include" the best available science.

Geologically Hazardous Areas

Geologically hazardous areas are one of the five different types of critical areas defined by RCW 36.70A.030(5). WAC 365-190-120 states that erosion, landslide, seismic, and volcanic hazards shall be classified as geologically hazardous areas.

Many of these areas are especially prevalent within Skamania County, including landslide and erosion hazards throughout the Cascades, volcanic hazards (Mount St. Helens and Mount Adams), and seismic hazards resulting from the county's proximity to the Cascadia subduction zone. The county's existing standards for geologically hazardous areas are found in SCC Chapter 21A.06. The proposed standards are found in Chapter 19.07 of the draft update. The primary purpose of the existing and proposed standards is to ensure the safety and wellbeing of county residents, and to prevent avoidable damage and/or loss of public and private property.