



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, March 5, 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 February 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

PLANNING COMMISSION MEETING MINUTES

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

Planning Commission Members:

Present:

Lesley Haskell, Cyndi Soliz, John Prescott,
Mathew Joy

Community Development Department Staff

Present:

Alan Peters, Andrew Lembrick, Mike Beck, Teri
Wyckoff

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

A quorum of the Planning Commission was not present at 6:00 PM, so John Prescott invited Planning Staff to proceed with a presentation without opening the meeting.

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

AGENDA ITEMS

1. Approve Minutes from the January 15, 2019 meeting.
 - a. Motion was made by Lesley Haskell and seconded by Mathew Joy to approve the minutes of the January 15, 2019 Planning Commission Meeting as presented. Motion passed 4-0.

 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.
 - a. Alan Peters, Assistant Planning Director, delivered a memo and presentation outlining the re-zoning process of Unmapped Lands in the Underwood area. The Community Development Department had identified 28 such parcels in the Underwood Area, but since publishing the staff report two additional parcels were identified.

 - b. Chair Prescott opened the meeting to public comment. Six members of the public provided comments in person.
 - i. Scott Hollowell, resident, provided public comment.
-

- ii. Lisa Hamerlynck, resident, provided public comment.
- iii. Jack Kapp, impacted property owner, provided public comment and written comments.
- iv. Sally Newell, resident, provided public comment.
- v. Nathan Putnam, representing SDS Lumber, impacted property owner, provided public comment.
- vi. Peter Brehm, 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. Infrastructure, affordable housing, natural resources were a few of the concerns addressed by public comments.
- d. The Planning Commission assured the public no decision would be made until further comments and discussions took place with impacted property owners and the public.

3. Planning Commission Business.

- a. Workshop #2 is scheduled for Tuesday, March 5, 2019 to further review zoning in the Underwood area. Venue has yet to be determined. Planning Staff indicated that they are open to holding additional meetings at the Community Center if possible.

4. MEETING ADJOURNED at 7:15 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 27, 2019
RE: Underwood Zoning Review Workshop #2

This memo is a supplement to the Staff Report prepared for the February 19, 2019, workshop held at the Underwood Community Center. This workshop was well attended, and the Planning Commission received valuable feedback from owners of properties under review and interested residents. This memo is intended to address some of the comments made and questioned raised by members of the public and the Planning Commission and to provide additional information to inform the Planning Commission's decision making.

PacifiCorp Parcels

As mentioned at the February 19th workshop, Staff has included two additional parcels in the review numbered 29 and 30. These are two parcels at Northwestern Lakes owned by PacifiCorp along the western shore of the White Salmon River and the eastern county line. Parcel #29 is a 27.91 acre parcel that includes approximately .20 acres of UNM land. Parcel #30 is a 14.09 acre parcel that may contain approximately 1 acre of UNM land.

With the exception of Parcel 18, Staff believes that the UNM portions of PacifiCorp owned parcels (19, 29, 30) and other parcels within the Northwestern Lakes area (17, 26, 27) are minor mapping discrepancies that can be corrected by this process and should have no impact on existing or future development potential on these properties. However, Parcel 18 includes approximately 22.21 acres of UNM land where the zoning designation may be significant.

Scope of Review

As stated in Resolution 2017-30, the County is considering rezoning the UNM designated lands although it is not required to do so. This rezoning is part of the County's ongoing implementation of the 2007 Comprehensive Plan. The County's Comprehensive Plan was adopted in July 2007 after an extensive public process that began in January 2006. The plan assigned land use designations to each part of the County at that time. The following excerpts from Chapter 2 (Land Use Element) of the Plan describe the purposes of these designations:

- *The Land Use Element of the Skamania County 2007 Comprehensive Plan provides policy guidance for the uses of land throughout the entire unincorporated county, which range from residential, commercial and industrial structures to farm and forestry*

activities, to open spaces and undeveloped environmentally sensitive areas. The goals and policies contained in the Land Use Element provide the guidance as to how and where these uses should be located, and what type of overall land use pattern should evolve as Skamania County develops over the next 20 years.

- *The Land Use Element provides a guide to public development toward which public utilities and public services planning can be directed and provides a guide to private development by indicating those areas most suitable and economical for development.*
- *The Comprehensive Plan provides the overall community vision, goals, and general policies for future development in Skamania County. It does not, however, provide all the details. Precise standards, such as building setbacks, permitted uses within a particular zoning district or appropriate types of stormwater management systems are included in the various implementing ordinances (official controls).*

The Planning Commission's task is to determine the appropriate zoning designations for these Unmapped parcels by using the guidance provided in the Comprehensive Plan. This is not intended to be a reconsideration of the comprehensive planning process that occurred in 2006 and 2007. The Comprehensive Plan has already determined the types of uses and densities that should be allowed within the planning area through the assigned land use designations. The Unmapped areas are all located within the Conservancy designation and some parcels also include portions within the Rural II and NSA designations.

Consistency with Conservancy Designation

In assigning a new zone to areas within the Conservancy, the Planning Commission may only consider zones that are consistent with the Conservancy designation. According to the comprehensive plan, the following uses, depending on adopted zoning classifications, are appropriate within the Conservancy designation:

1. Residential (Single family units)
2. Accessory uses normally associated with an authorized use
3. Home business (cottage occupations or light home industry)
5. Recreational vehicle parks
6. Public facilities and utilities, such as parks, public water access, libraries, schools, utility substations, and telecommunication facilities
7. Residential care facilities, childcare facilities, private schools, safe homes, and religious facilities
8. Meeting halls, such as civic, social and fraternal organizations
9. Agriculture (domestic or commercial)
10. Forest management, including temporary logging and mining camps
11. Surface mining; by conditional use permit approval only
12. Aircraft landing strips

The Comprehensive Plan also states that the minimum lot size in Conservancy should be ten acres.

The following zoning districts are consistent with the Conservancy land use designation. This list is derived from the Comprehensive Plan (Table 2-1). The descriptions are taken from the "purpose" section of each zone. The full list of allowable uses within each zone is available at

<https://www.codepublishing.com/WA/SkamaniaCounty/>. Please note that the current the Unmapped zoning designation is consistent with Conservancy.

Residential 10 (R-10) – SCC 21.40

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan A.

Rural Estates 20 (RES-20) – SCC 21.44

The RES-20 zone classification is intended to provide for areas of low density, which are less suitable to development because of topographical features or location from an established community area. It is intended to encourage retention of open space and small timber or agricultural operations within the rural II and conservancy land use areas of the county comprehensive plan A.

Forest Lands 10 (FL10) and Forest Lands 20 (FL20) – SCC 21.57 & 21.58

The forest lands 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.

Commercial Resource Lands 40 (CRL40) – SCC 21.59

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.

Natural (NAT) – SCC 21.60

The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities.

Unmapped (UNM) – SCC 21.64

Those areas of the county where no formal adoption of any zoning map has taken place will be designated as unmapped (UNM). All lands within Skamania County which are not zoned shall be regulated by Chapter 17.64 of this code and other applicable county ordinances and state laws.

Updated Maps

Included with this report are several updated maps. Staff has created new inset maps for those areas located east of Little Buck Creek Road to increase the maps' legibility. The County had previously contemplated the use of Little Buck Creek Road as the boundary between designated resource lands and other zone designations. Also, SDS/Broughton primarily owns property west of Little Buck Creek Road.

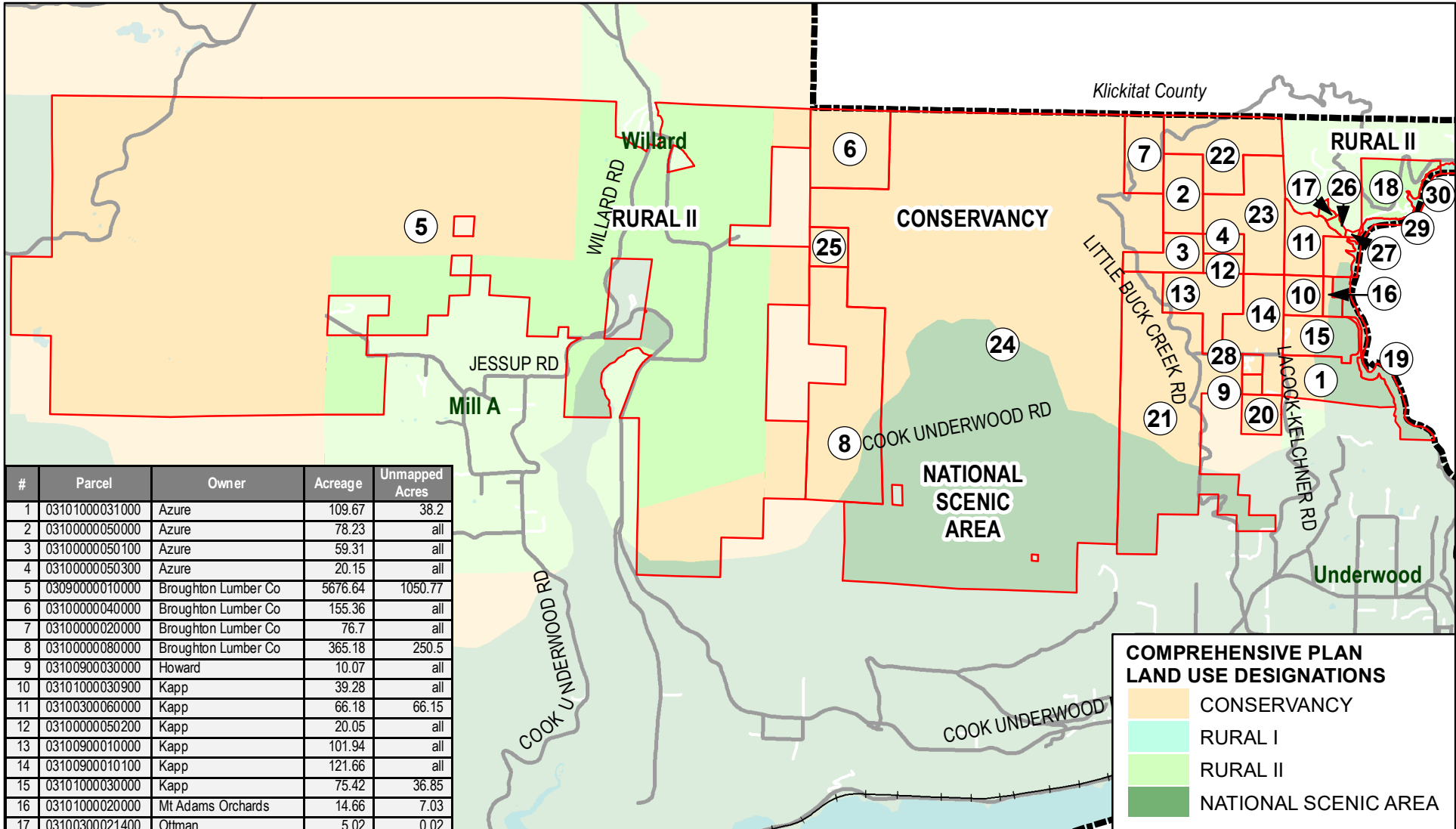
Staff has also provided two new maps showing the locations of streams and the percent slope within the study area. Slopes were determined from LIDAR data obtained from the Washington Department of Natural Resources. Generally, slopes below the 30-40% range are considered buildable.

Existing Uses

Some properties include existing residential, commercial, and forestry uses. These uses are all considered conforming uses under the Unmapped zone. However, rezoning may make some uses nonconforming.

SCC 21.08.010 defines nonconforming uses as "a use which was lawfully conducted at the time the ordinance codified in this title becomes effective and which does not conform with the use regulation of the zone classification and/or special purpose district in which it is located".

These uses are regulated under SCC 21.20. Under this section, a nonconforming use shall be discontinued if it ceases to be used continuously for that particular use for twelve consecutive months. In addition, no nonconforming use shall be enlarged, increased or extended to occupy a greater use than was occupied at the time the use becomes nonconforming. A building or structure designed and built for, or devoted to, a nonconforming use at the time of adoption of this code may not be enlarged or structurally altered unless the use of such building or structure is changed to a conforming use, or to a more appropriate use.

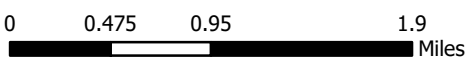


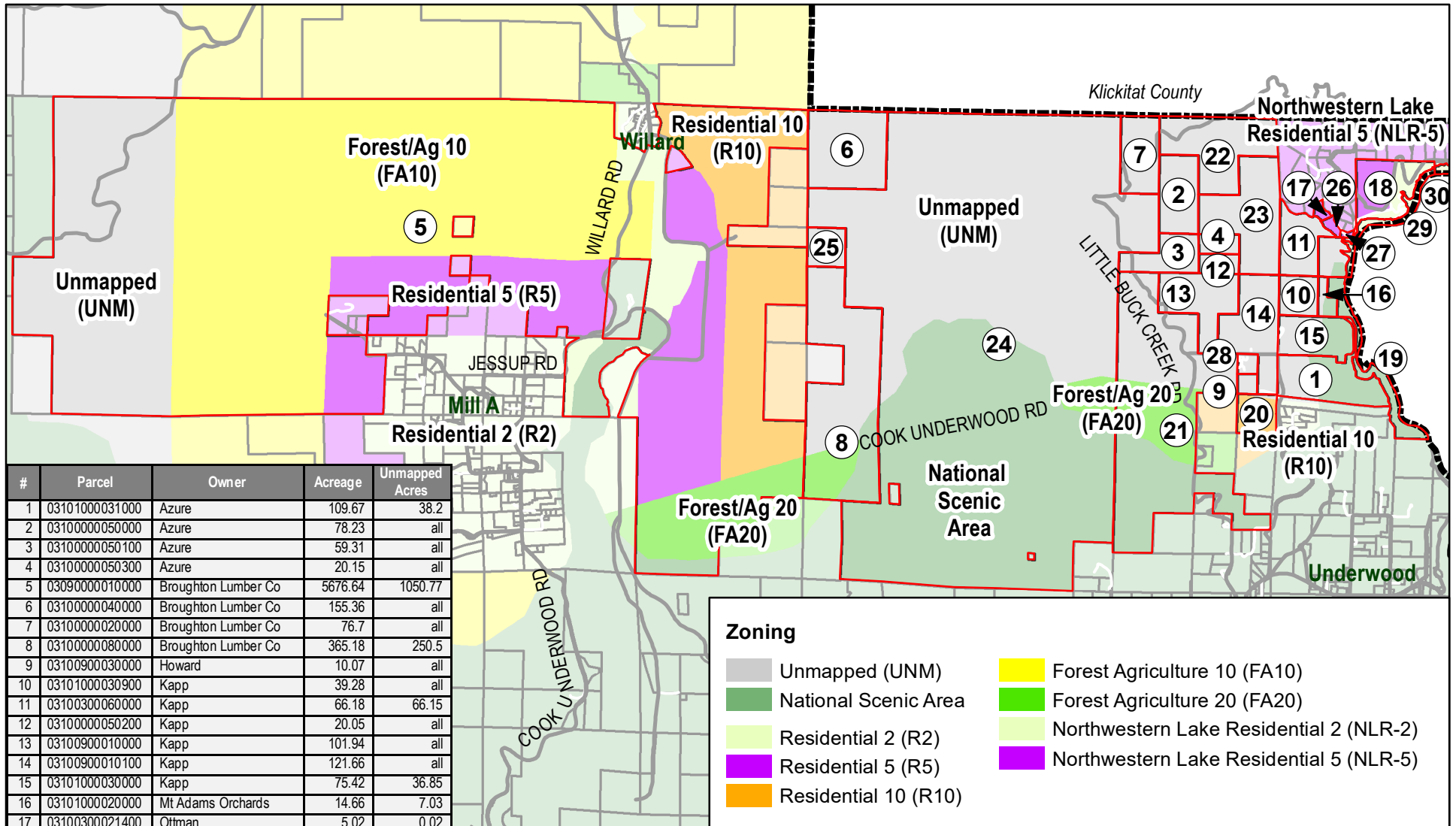
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2	03100000050000	Azure	78.23	all
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8	03100000080000	Broughton Lumber Co	365.18	250.5
9	03100900030000	Howard	10.07	all
10	03101000030900	Kapp	39.28	all
11	03100300060000	Kapp	66.18	66.15
12	03100000050200	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

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COMPREHENSIVE PLAN LAND USE DESIGNATIONS
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department





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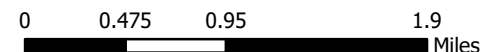
Zoning

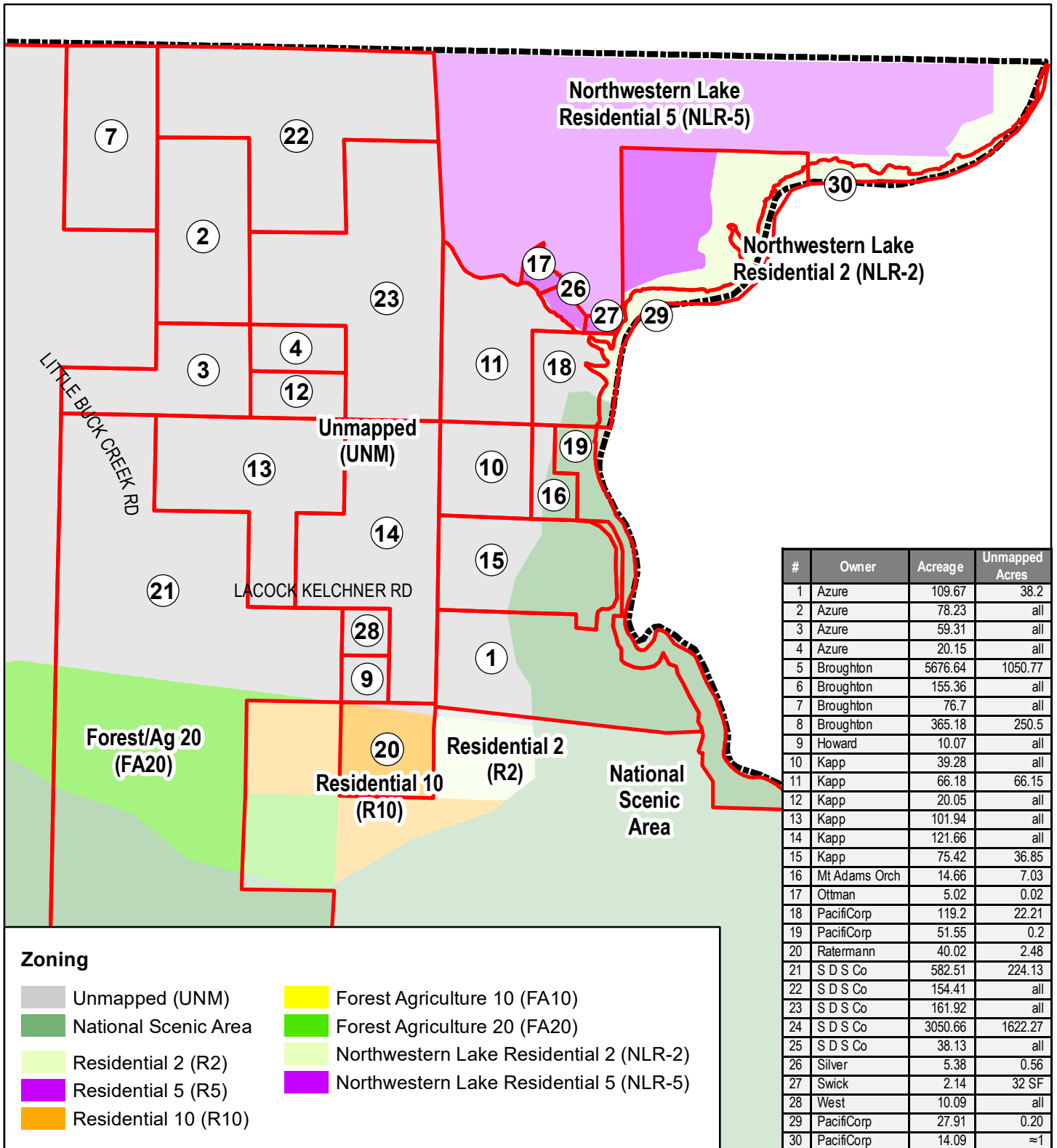
- Unmapped (UNM)
- National Scenic Area
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Agriculture 10 (FA10)
- Forest Agriculture 20 (FA20)
- Northwestern Lake Residential 2 (NLR-2)
- Northwestern Lake Residential 5 (NLR-5)

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ZONING MAP
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department





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Zoning

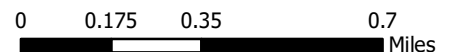
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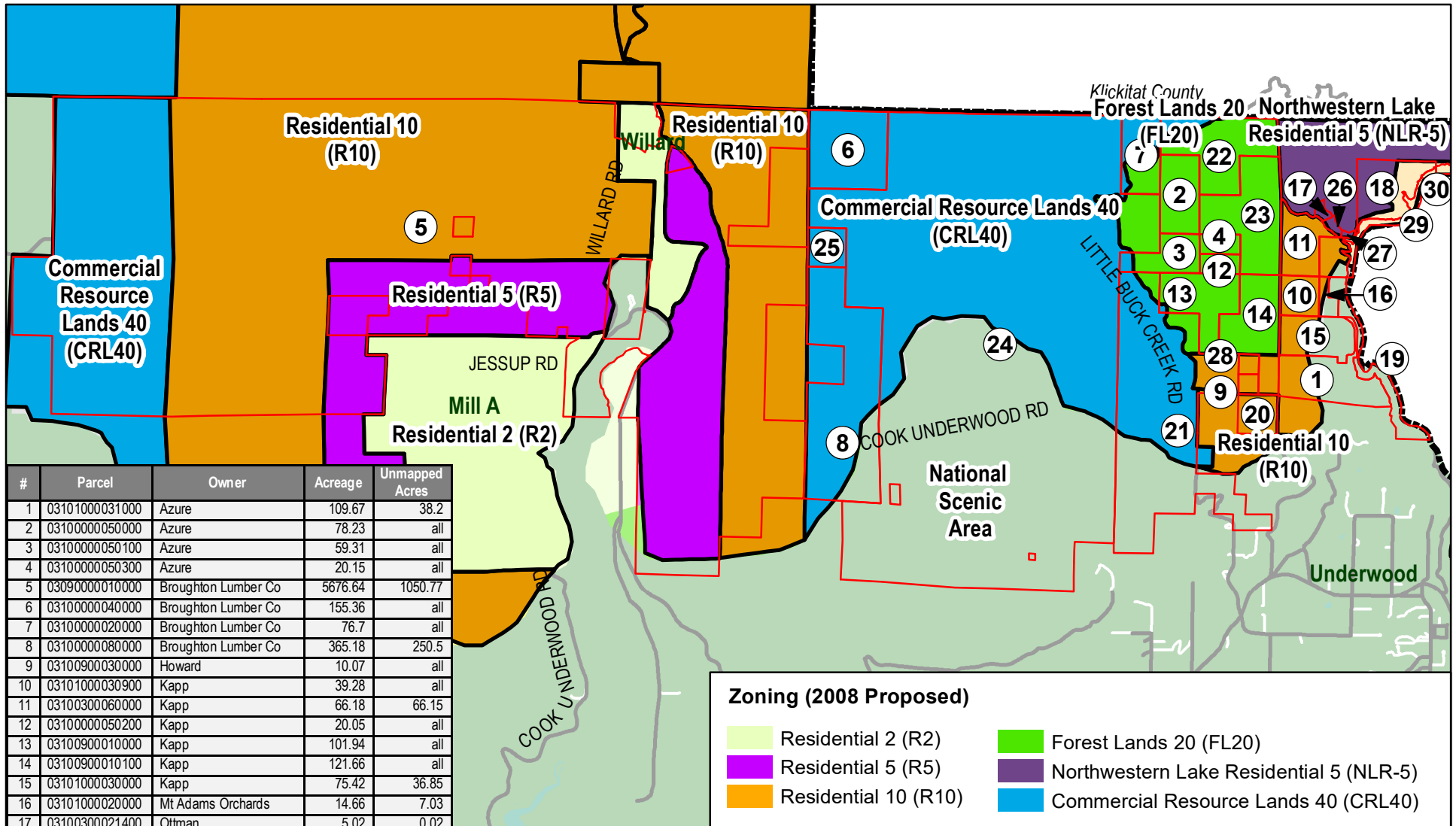
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ZONING MAP - East of Little Buck Creek Road
Underwood Area Zoning Review



SKAMANIA COUNTY
Community Development Department



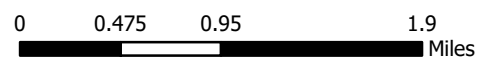


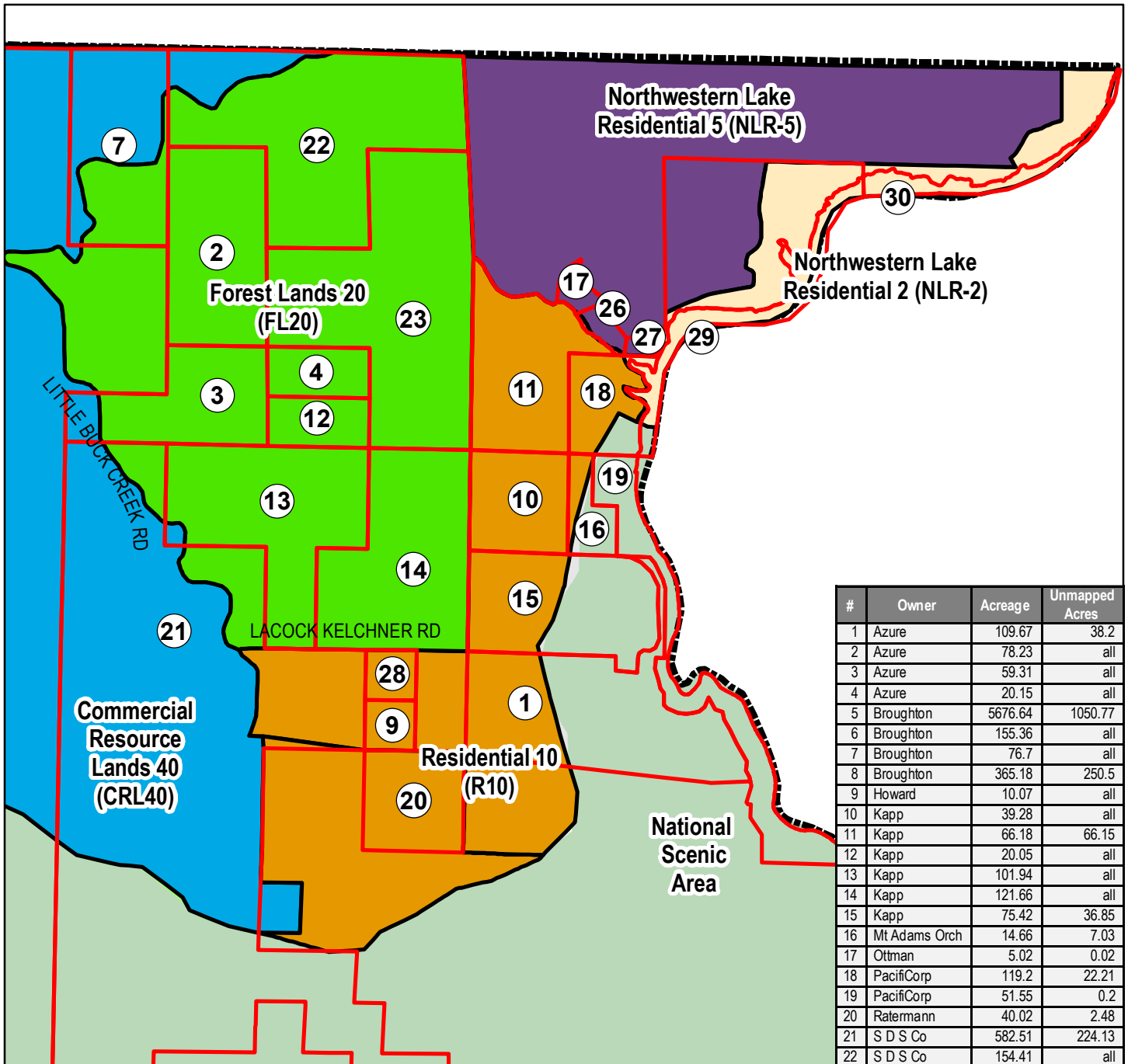
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2008 PROPOSED ZONING
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department





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Zoning (2008 Proposed)

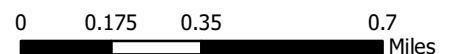
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Lands 20 (FL20)
- Northwestern Lake Residential 5 (NLR-5)
- Commercial Resource Lands 40 (CRL40)

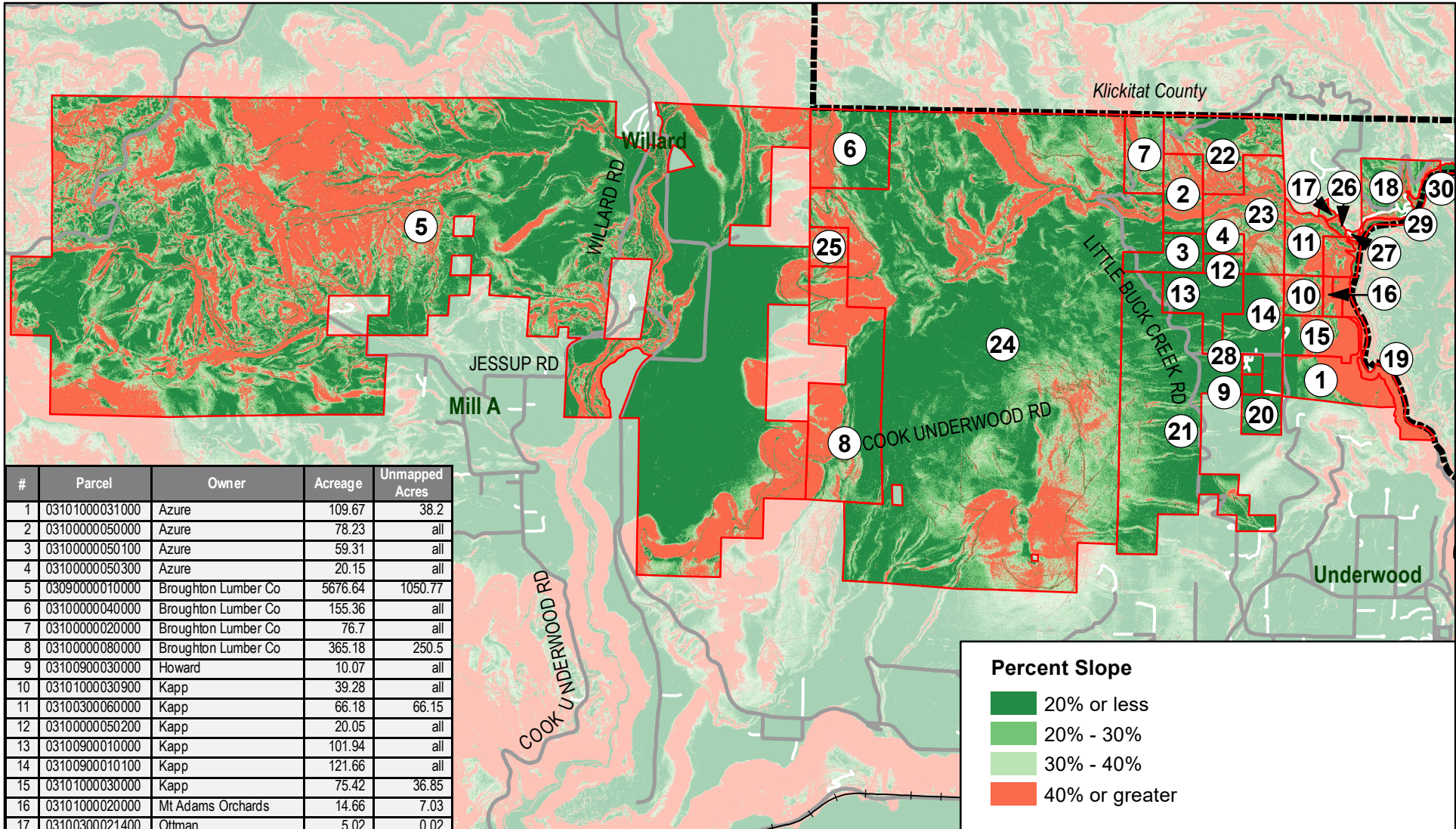
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2008 PROPOSED ZONING - East of Little Buck Creek Road
Underwood Area Zoning Review



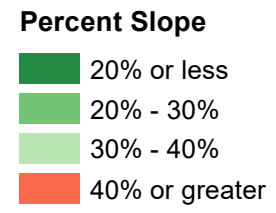
SKAMANIA COUNTY
Community Development Department





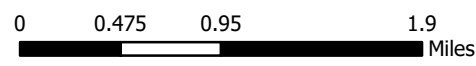
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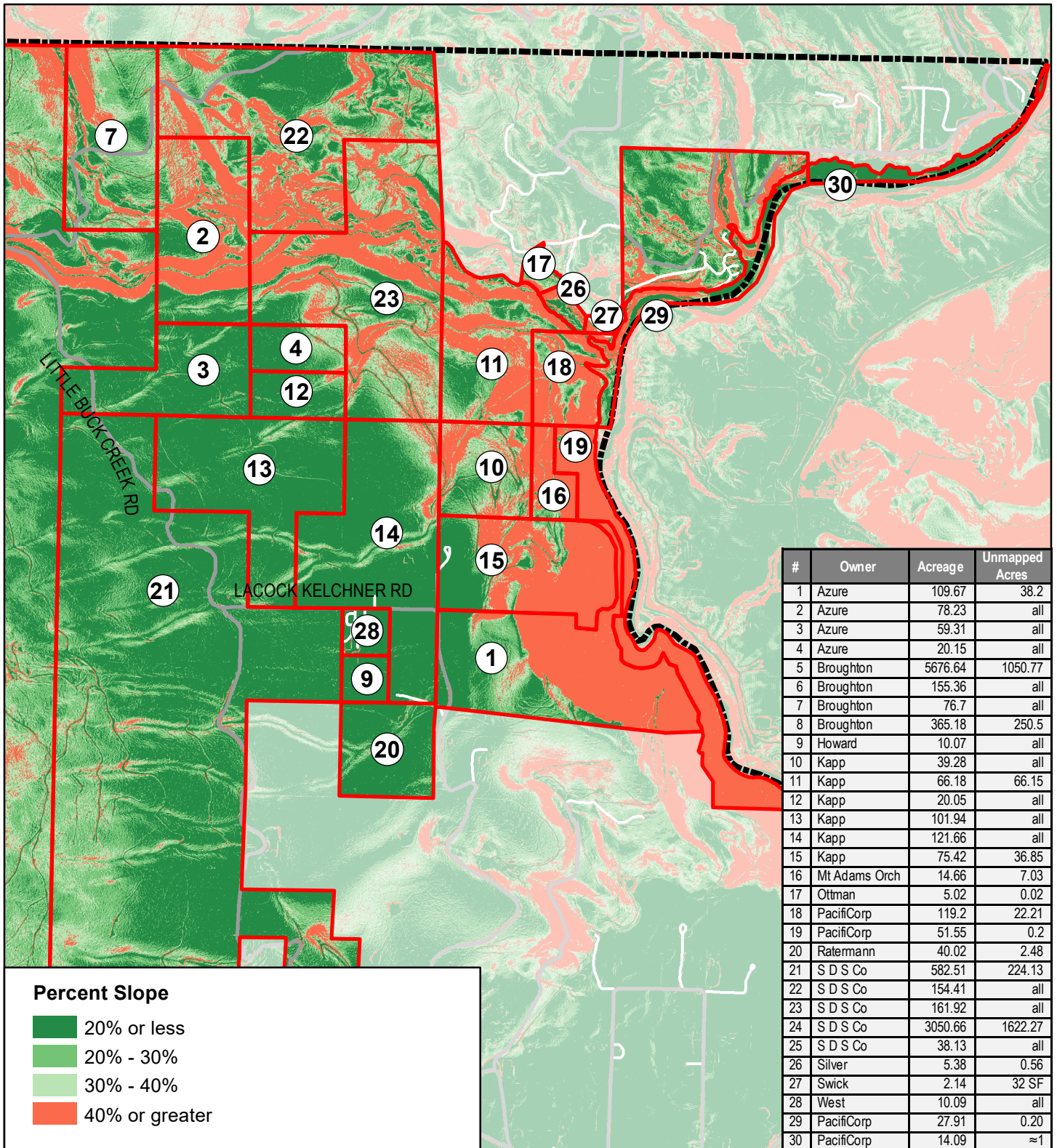
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PERCENT SLOPE
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



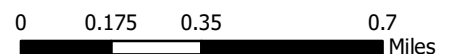


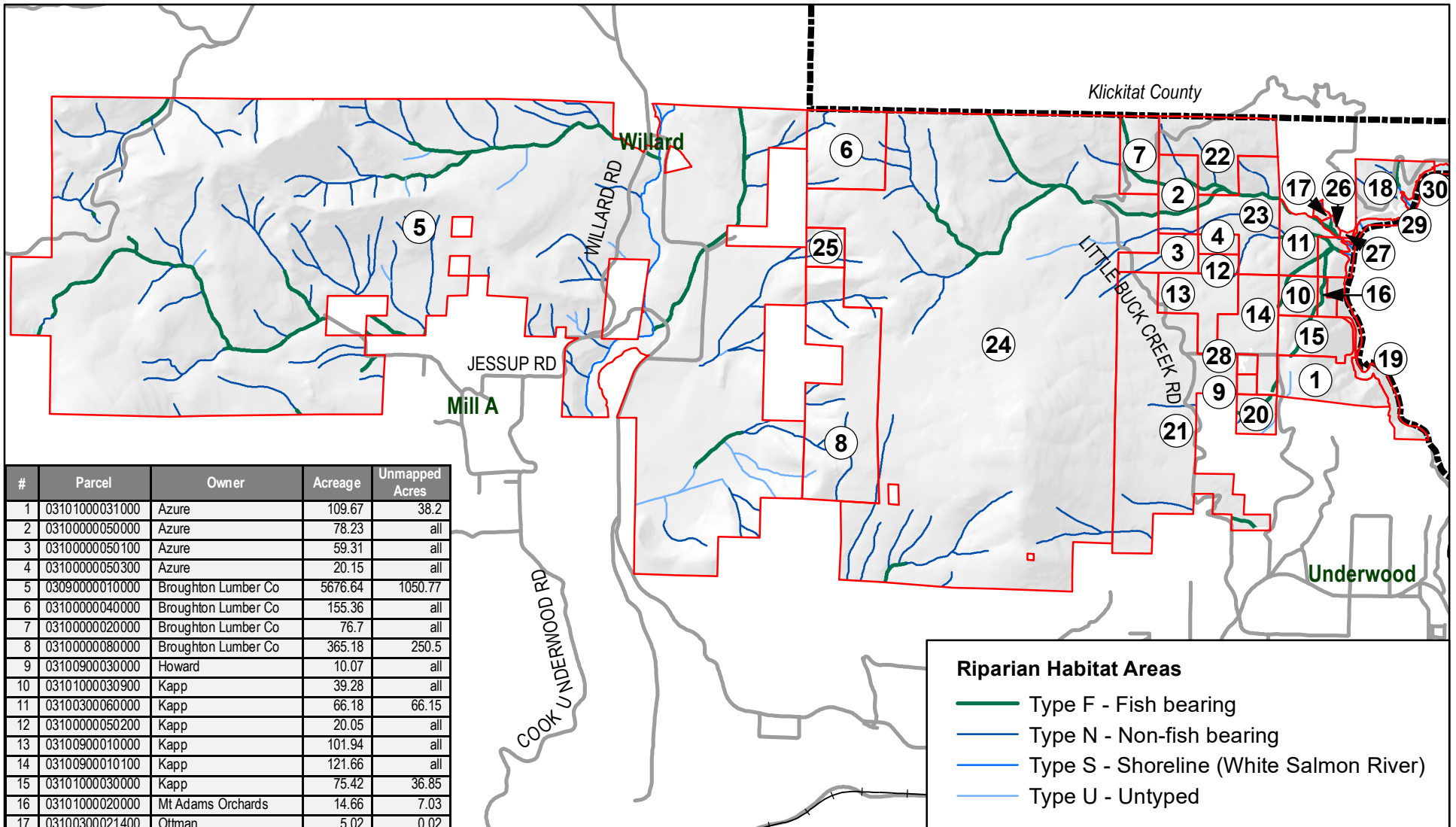
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PERCENT SLOPE - East of Little Buck Creek Road
Underwood Area Zoning Review



SKAMANIA COUNTY
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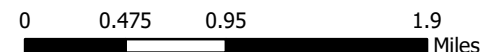


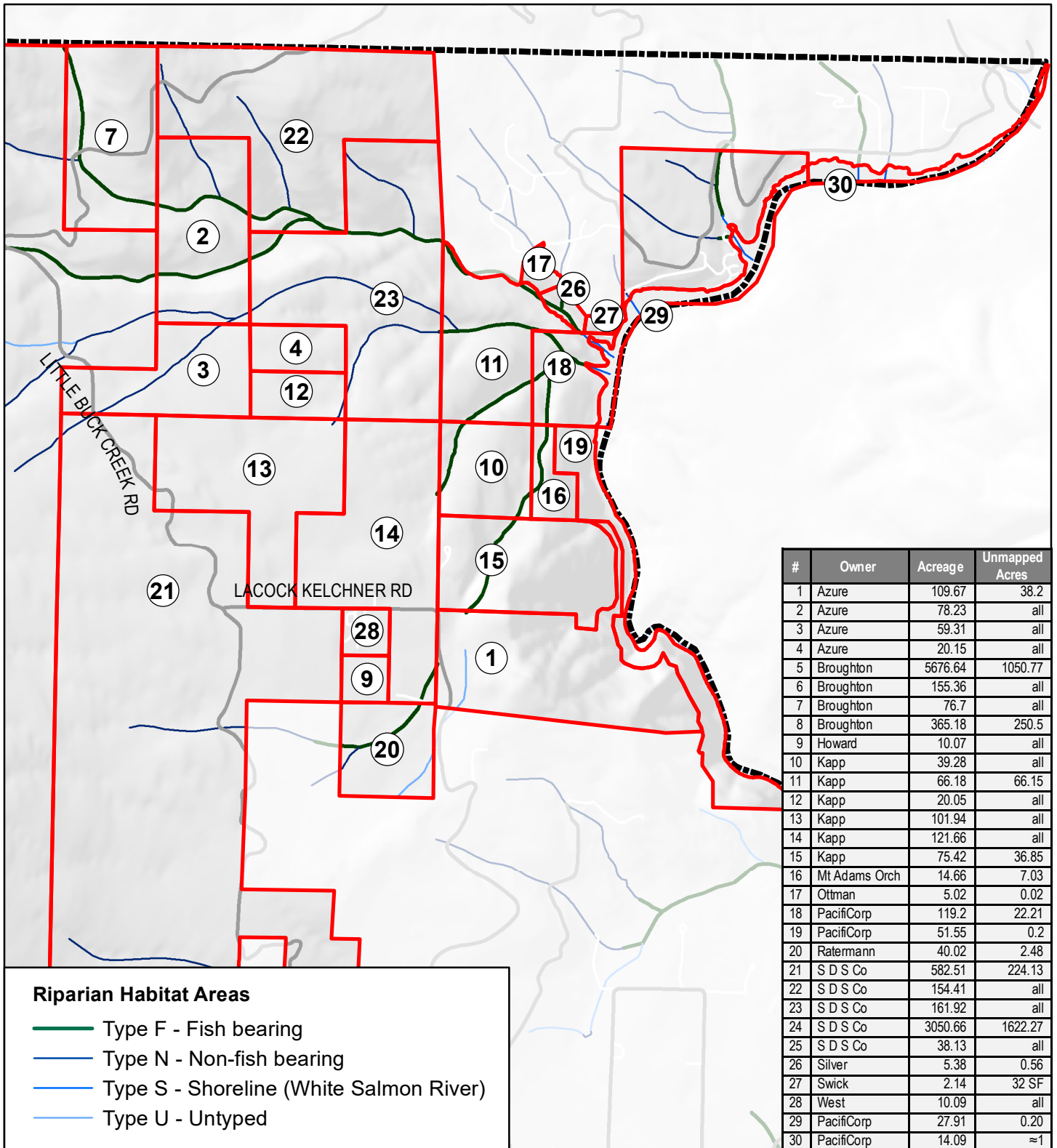
#	Parcel	Owner	Acreage	Unmapped Acres
1	03101000031000	Azure	109.67	38.2
2	03100000050000	Azure	78.23	all
3	03100000050100	Azure	59.31	all
4	03100000050300	Azure	20.15	all
5	03090000010000	Broughton Lumber Co	5676.64	1050.77
6	03100000040000	Broughton Lumber Co	155.36	all
7	03100000020000	Broughton Lumber 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

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STREAM MAP
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STREAM MAP - East of Little Buck Creek Road
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