



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, March 20, 2018 @ 6:00 PM

HEGEWALD CENTER, WEST MEETING ROOM

710 SW ROCK CREEK DRIVE, STEVENSON, WA 98648

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the March 6, 2018, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the Stabler/Wind River 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, March 6, 2018
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members: **Community Development Department**
Present: **Staff Present:**
Dee Bajema, John Prescott, Tony Coates, Alan Peters, Andrew Lembrick
Lesley Haskell, Cyndi Soliz, Cliff Nutting Teri Wyckoff

Absent: Paul Hendricks

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 February 6, 2018 meeting.
 - a. Motion was made by John Prescott and seconded by Dee Bajema to approve the Minutes of the February 6, 2018. Motion passed 6-0.
 2. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed Zoning Code Amendments to Title 22 (Columbia River Gorge national Scenic Area Ordinance).
 - a. Alan Peters, Assistant Planning Director, presented proposed text amendments to bring Skamania County in compliance with the Columbia River Gorge Management Plan mandatory amendments.
 - b. The Planning Commission accepted public comment. Paul Palm, during public hearing, requested background information regarding the history of the National Scenic Area Act.
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- c. Tony Coates and Cliff Nutting expressed concern regarding the word "reconnaissance" used throughout the recommendation. Tony Coates made a motion, seconded by Cliff Nutting, to accept the text as presented by county staff with the removal of the word "reconnaissance" and replaced with "archeological surveys". Motion passed 6-0.

The item concluded at 6:25 pm.

3. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed amendments to the Comprehensive Plan, West End Comprehensive Subarea Plan, and Zoning Code to revise language concerning substantial change in circumstances necessary for quasi-judicial requests for zoning and comprehensive plan amendments.

- a. Alan Peters, Assistant Planning Director, presented a draft revision to language concerning substantial change in circumstances necessary for quasi-judicial requests for zoning and comprehensive plan amendments. The Commission members would like county staff to include definitions for "infill and build out".
- b. Public testimony was given by:
 - i. Joe Kear
 - ii. Sallie Tucker Jones
 - iii. Teresa Robbins
 - iv. Keith Brown
 - v. Tim Bobosky
- c. Cyndi Soliz made a motion, seconded by Cliff Nutting, to accept the changes presented by staff with the following changes: Motion passed 6-0.
 - i. "proposed zoning designation" will replace "current or proposed zoning designation" for the Zoning Code text; and
 - ii. "entire proposed land use designation" will replace "current or proposed land use designation" for the Comprehensive Plan text.

The item concluded at 7:50 pm.

4. Public workshop on review of zoning in the Stabler/Wind River area will take place Tuesday, March 20, 2018, at the Hegewald Center.

MEETING ADJOURNED

Meeting adjourned at 7:50 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

TO: Skamania County Planning Commission
FROM: Planning Staff
DATE: March 12, 2018
RE: Stabler Area Workshop

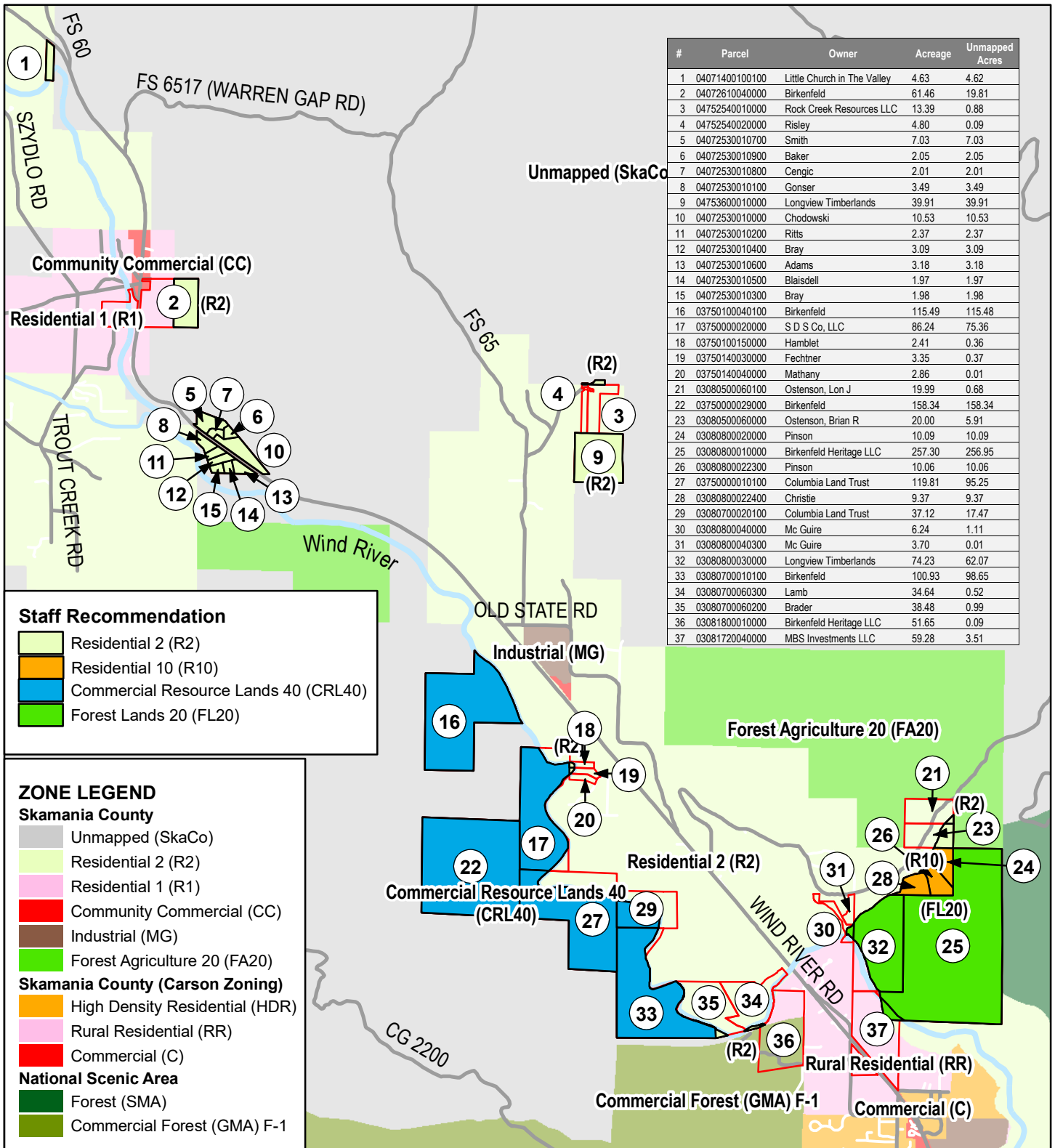
This memo is a supplement to the February 14, 2018, Staff Report included in your packet for the February 20, 2018, Workshop which was postponed. Please review that Staff Report prior to this meeting.

Included with this memo is Staff's initial draft recommendation for rezoning of privately owned Unmapped parcels within the Stabler/Wind River study area. Again, please note that this is only an initial draft, as it has been made largely without property owner feedback which will be solicited at the scheduled workshop. This draft relies heavily on prior planning efforts by Skamania County, notably the 2008 rezone effort that was not completed. However, this does include changes intended to simplify zoning outcomes by avoiding split zoning where sensible and by better matching zoning to the existing uses.

Recommended changes from the 2008 draft zoning are outlined below:

#	2008 Draft	Staff Draft	Reasoning
3	FL20	R2	0.88 acres of this property is within the Unmapped zone. The remaining 12.51 acres is zoned R2. The entire parcel should be zoned R2 to avoid split zoning.
4	FL20	R2	0.09 acres of this property is within the Unmapped zone. The remaining 4.71 acres is zoned R2. The entire parcel should be zoned R2 to avoid split zoning.
18	CRL40	R2	0.36 acres of this property is within the Unmapped zone. The remaining 2.05 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning.
19	CRL40	R2	0.37 acres of this property is within the Unmapped zone. The remaining 2.98 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning.
20	CRL40	R2	0.01 acres of this property is within the Unmapped zone.

			The remaining 2.85 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning.
21	FL20	R2	0.68 acres of this property is within the Unmapped zone. The remaining 19.31 acres is zoned R2. The UNM portion is located east of Bear Creek with a proposed shoreline designation of Shoreline Residential. This area should be rezoned R2 to avoid split zoning. However, a comprehensive plan amendment would be required to change the designation from Conservancy to Rural II.
23	FL20	R2	5.91 acres of this property is within the Unmapped zone. The remaining 14.09 acres is zoned R2. The UNM portion is located east of Bear Creek with a proposed shoreline designation of Shoreline Residential. This area should be rezoned R2 to avoid split zoning. However, a comprehensive plan amendment would be required to change the designation from Conservancy to Rural II.
24	FL20	R10	This 10.09-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is undeveloped, but has a shoreline designation of Shoreline Residential. The other two parcels created in this plat are developed with single-family dwellings. The R10 zone better matches the size of this parcel and its intended use.
26	FL20	R10	This 10.06-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is developed with a single-family dwelling and has a shoreline designation of Shoreline Residential. The R10 zone better matches the size and use of this parcel.
28	FL20	R10	This 9.37-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is developed with a single-family dwelling and has a shoreline designation of Shoreline Residential. The R10 zone better matches the size and use of this parcel.
34	CRL40	R2	0.52 acres of this property is within the Unmapped zone. The remaining 34.12 acres is zoned R2. The UNM portion is located south of the Wind River, but should be zoned R2 to avoid split zoning.
35	CRL40	R2	0.99 acres of this property is within the Unmapped zone. The remaining 37.49 acres is zoned R2. The UNM portion is located south of the Wind River, but should be zoned R2 to avoid split zoning.
36	CRL40	R2	0.09 acres of this property is within the Unmapped zone. The remaining 51.56 acres is zoned R2. The UNM portion should be zoned R2 to avoid split zoning.



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.

DRAFT ZONING - INITIAL STAFF RECOMMENDATION

Stabler/Wind River Area Zoning Review