



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, June 21, 2022, 6:15 PM

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENT

5. AGENDA ITEMS

- a. Approve minutes for the May 17, 2022, Planning Commission Meeting.
- b. Information Item – Building Official Marlon Morat will discuss the County's permit requirements for agricultural buildings and accessory buildings.

6. PLANNING COMMISSION BUSINESS

7. ADJOURN

Remote Participation Instructions:

- To join the Zoom meeting online, visit <https://us02web.zoom.us/j/87923882261>
- To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **879 2388 2261**

For Public Comment:

- On Zoom app: click "Raise Hand" icon
- On telephone: hit *9 to raise your hand
- Or, email your comments to permitcenter@co.skamania.wa.us



SKAMANIA COUNTY PLANNING COMMISSION

MINUTES

Tuesday, May 17, 2022, 6:15 PM

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

1. CALL TO ORDER

Cyndi Soliz, Chair, called the meeting to order at 6:15 PM.

2. PLEDGE OF ALLEGIANCE

Cyndi Soliz led the Pledge of Allegiance.

3. ROLL CALL

Planning Commissioners Present: Ken Bajema, Ann Cline, Sue Davis, Anita Gahimer Crow, Cyndi Soliz. John DiPalma was excused.

Staff Present: Alan Peters, Mike Beck, Mandy Hertel

4. AGENDA ITEMS

- a. Approve minutes for the April 19, 2022, Planning Commission Meeting.

Anita Gahimer Crow moved to approve the minutes; Ken Bajema seconded. Motion passed 5-0.

- b. Public hearing, consideration, and vote on proposed amendments to the Carson Subarea Comprehensive Plan and Zoning Map for approximately 2 acres near 1892 Wind River Highway. The property would be rezoned from Rural Residential to Industrial.

Alan Peters presented a staff report on the proposed rezoning. The proposal would facilitate the construction of an office building for WKO, Inc in Carson. The Planning Commission discussed their support of the proposal.

Ann Cline moved to forward a positive recommendation to the Board of County Commissioners for the proposed comprehensive plan and zoning map amendments for Carson. Anita Gahimer Crow seconded the motion. Motion passed 5-0.

5. PLANNING COMMISSION BUSINESS

Alan Peters updated the Planning Commission on the annual work program and stated that the Building Official would present to the Planning Commission at their next



SKAMANIA COUNTY PLANNING COMMISSION

meeting. Staff and the Planning Commission discussed agricultural building permit requirements.

6. ADJOURN

Cyndi Soliz adjourned the meeting at 6:45 PM.



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

MEMORANDUM

TO: Planning Commission
FROM: Alan Peters, AICP, Director
DATE: June 16, 2022
RE: Building Permit Requirements Information Item

At the Planning Commission's request, Building Official Marlon Morat will discuss the County's permit requirements for agricultural buildings and small accessory buildings at the June 21, 2022, Planning Commission Meeting.

Washington State requires that local jurisdictions require a building permit when any structural change or when alterations are made to an existing building or when any new construction is undertaken. RCW 19.27 adopts the state building code as the building code in effect in all cities and counties. Local jurisdictions are authorized to amending the state building code as long as such amendments do not diminish the minimum performance standards of the state code. Amendments are made by the governing body of each county, which is the Board of County Commissioners. The Planning Commission does not have a role in the adoption of or amendments to the building code.

Skamania County's Building Code is found in Title 15 of the Skamania County Code. Section 15.08.030 includes local amendments to the code, including exemptions for permits for certain types of small construction projects.

Agricultural Buildings

Agricultural buildings are not exempt from the requirement to obtain a building permit. For a period of time between May 2012 and September 2018, certain domestic agricultural buildings were exempted. The Board of County Commissioners adopted Ordinance 2018-07 which repealed the following exemption:

One-story detached buildings used for unoccupied non-commercial agricultural use that do not contain toilet facilities; are not heated facilities; and are not used for human habitation, public assembly, non-agricultural related storage, or a place of employment where agricultural products are processed, treated or packaged. The property owner accepts all responsibility that the building meets all applicable setbacks and other restrictions, and may submit a site plan to the Community Development Department for verification. Violations may require the removal and/or demolition of the building.

Residential accessory buildings

Residential accessory structures 200 sq. ft. or less in size are exempt from the requirement to obtain a building permit. The specific language of this exemption is as follows:

One-story detached residential accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet and the structure does not include any utilities.