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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, May 17, 2022, 6:15 PM**

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

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### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. AGENDA ITEMS

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

### 6. PLANNING COMMISSION BUSINESS

### 7. ADJOURN

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#### 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](mailto:permitcenter@co.skamania.wa.us)



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# SKAMANIA COUNTY PLANNING COMMISSION

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## MINUTES

**Tuesday, April 19, 2022, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM

170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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### **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: Cyndi Soliz, Ken Bajema, John DiPalma, Mat Joy, Anita Gahimer Crow

Staff Present: Alan Peters, Mike Beck, Mandy Hertel

### **4. AGENDA ITEMS**

- a. Approve minutes for the March 15, 2022, Planning Commission Meeting.

John DiPalma moved to approve the minutes; Ken Bajema seconded. Motion passed 5-0.

- b. Workshop to discuss public noticing requirements.

Mike Beck presented on public notice requirements in Washington state, Skamania County's specific public notice requirements and the public notice processes followed in several communities around the state. Discussion ensued between the planning commissioners and staff about public notices.

Cyndi Soliz mentioned her satisfaction generally with Skamania County's existing public notice requirements, appreciated the rural notification process in other communities whereby at least 20 property owners or more receive public notice, mentioned the Spokane process of more elaborate public notice requirements for larger projects, inquired about community meetings and how development proposals are categorized by Skamania County.



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Alan Peters elaborated on categorizing land use applications, the merits of applicant-led community meetings including potential benefits to both the applicant and nearby property owners, and the difficulty to the county in determining which applications would merit a community meeting.

John DiPalma expressed concerns about adequate notice in rural areas and supported providing notice to at least 20 property owners.

Anita Gahimer Crow advanced asking basic questions to help trigger information gathering about development proposals and how potential impacts could trigger more robust public notice process. This intake process would also help inform developers about regulations and standards their proposal would be subject to.

Discussion continued on possible determinants and thresholds for community meetings and the pros and cons of different methods to increase public awareness of development proposals with potential impacts to quality of life in the county.

Ken Bajema recommended that public meetings, if required, be held close to where the development would occur.

Mat Joy commented on the added benefit to neighbors from more expansive public noticing and expressed concerns about additional staff efforts that would be required and determining the thresholds for additional public notice requirements.

Cyndi Soliz commented on potentially extending the comment period for legislative zoning amendments from 10 days to 21 days.

Alan Peters concluded the discussion with comments that he's heard from the commissioners that for certain projects more public notice is better and to increase the public notice standard so that at least 20 property owners receive notice. Alan commented that consistency as well as treating applicants fairly and impartially are important, and noted the value in holding community meetings for some projects. At this time no changes to the county's public notice requirements would be prepared for consideration by the Planning Commission.

### **5. PLANNING COMMISSION BUSINESS**

Alan Peters updated the planning commission on recent revisions to the open public meetings act that requires meetings have a physical location, and that hearing examiner hearings are not regulated under the open public meetings act and can remain remote. The open public meetings act now specifically permits members of boards to attend meetings remotely. Alan considers remote participation and hybrid meetings as adding



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flexibility and providing benefits to both commissioners and the public. Further discussion on hybrid meetings will occur at future planning commission meetings.

Alan Peters also provided information on pending June 2022 updates to the state public meetings act that will require a public comment period for any meetings where a final action is made. With a consideration that even approval of meetings constitute a final action, changes to the planning commission bylaws to formalize a public comment period at every meeting appears necessary. Consideration should be made at a future meeting to determine at what point in planning commission meetings the commissioners would prefer to hear public comments.

Alan Peters introduced a rezoning request made by WKO to allow construction of a WKO office building south of the WKO mill in Carson. This rezoning request will be brought before the planning commission at the May meeting for their consideration.

Mat Joy inquired about the March 2022 rezoning recommendation to change the zoning map to permit establishing the coffee kiosk in Carson. Alan responded that the zoning change was approved by the board of county commissioners, the rezoning process has concluded and permits have been issued, but he was uncertain if the coffee kiosk is open yet. Mandy Hertel affirmed it is in operation.

### **6. ADJOURN**

Cyndi Soliz adjourned the meeting at 7:15 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

## STAFF REPORT

**TO:** Skamania County Planning Commission  
**FROM:** Alan Peters, AICP, Community Development Director

**REPORT DATE:** May 12, 2022

**HEARING DATE:** May 17, 2022

**PROPOSAL:** Proposed amendments to the Carson Subarea Comprehensive Plan and Zoning Map for approximately 2 acres near 1892 Wind River Road. The property would be rezoned from Rural Residential to Industrial.

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### **Background**

Wilkins, Kaiser & Olsen, Inc. (WKO) is a lumber company based in Carson, WA. WKO's Carson facility is a modern state of the art sawmill and planer mill with boiler and dry kilns, specializing in high quality kiln dried dimensional lumber. WKO's also owns and operates Mt. Hood Forest Products near Hood River, Oregon, which is a green Douglas-fir dimensional lumber producer. Between the two mills, production exceeds 300 million bd. ft. annually.



*Figure 1. Rendering of proposed new office building.*

WKO's administrative staff works out of several office spaces at or near the Carson mill. They are proposing to consolidate their administrative staff into a new two-story office building in Carson, just south of their main facilities. The new office building would house approximately 25



employees. The site of the new office building will be a 1.89-acre property that WKO, Inc is acquiring from an adjacent property owner, Bill Wilkins. WKO will acquire this property and add it to their existing 7.25-acre property on the southeast corner of Metzger Road and Wind River Road with a boundary line adjustment.

While WKO's existing ownership is zoned Industrial (I), the proposed office building site is zoned Rural Residential (RR). Office buildings are not allowable in this zone, but they are allowed in the adjacent Commercial (C) and Industrial (I) zones. The Community Development Department proposes to rezone this property to Industrial (I) in order to facilitate development of the new office building.

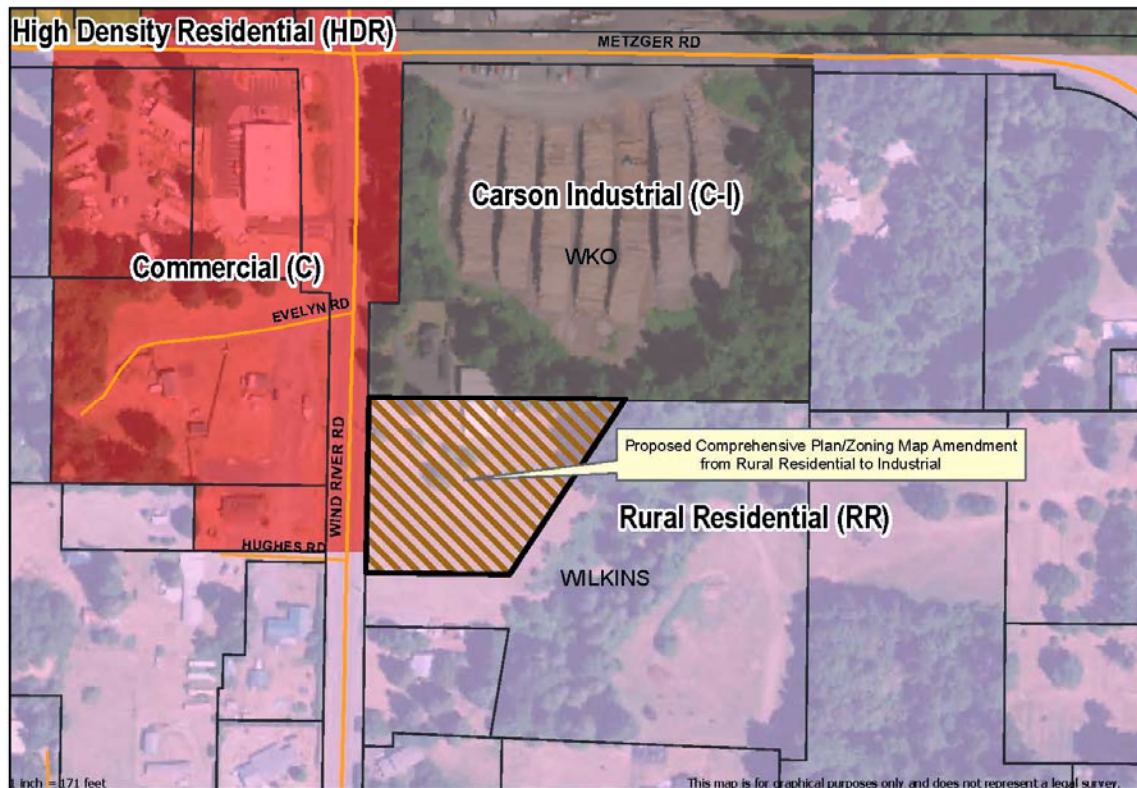


Figure 2. Existing and proposed zoning designations.

The Planning Commission discussed this proposal at its April 19, 2022, meeting and was in support of scheduling a public hearing to consider rezoning of the subject property to Industrial (I). Making this change would also require amendment of the Carson comprehensive plan map from Residential to Business Center.

The Planning Enabling Act enables the Board of County Commissioners to initiate changes to the County's Comprehensive Plan and Zoning when it deems to be for the public interest. In this case, providing additional land for economic development helps facilitate the goals of the Carson Community Subarea Plan.

## **Zoning Designations**

The subject 1.79-acre building site is currently zoned Rural Residential (RR). The property is bounded on the north by Industrial (I) zoned property and on the west by Commercial (C) zoned property. It is on the south end of a more intensely developed stretch of Wind River Road near the WKO mill.

### **Rural Residential**

This is a residential zone that requires a minimum lot size of 1 acre. In addition to single-family residences, the zone also allows for agriculture, forestry, low-intensity recreation, and religious facilities. Professional services and multi-family residences are conditional uses. An office building for professional services (such as for a licensed practitioners) could be allowable in this zone, but WKO's office building would not provide professional services to the public and therefore would not be allowable.

### **Industrial**

The proposed Industrial zoning is located immediately adjacent to the subject property and located on the east side of Wind River Road. The zone is intended to house industrial uses and uses accessory to industrial use. The proposal would be considered an administrative review use in this zone, meaning that public notice and additional county review is required for project approval.

## **Comprehensive Plan**

The subject properties are under the jurisdiction of the Carson Community Subarea Plan and located in the "Rural Residential" land use designation. The proposal would require amendments to the Comprehensive Plan's land use map in addition to the proposed Zoning map amendments.

### **Rural Residential**

The Rural Residential designation is intended to provide areas of lower residential density to preserve the rural character of the community. This designation should be applied to lands which are not now subject to intense residential or commercial development and sited in a manner which will either buffer or disperse areas designated Commercial Center or High Density Residential to break up urban densities. Lands designated Rural Residential include areas where existing parcels predominantly range from one to five acres in size.

### **Business Center (Commercial)**

The public purpose served by the Business Center (Commercial) designation is to provide employment opportunities within the community and to increase convenience and shopping opportunities within the planning area. Lands designated Business Center should include dispersed areas which are presently subject to commercial and/or industrial development and areas which are suitable for commercial or industrial development, given their proximity to public services, major transportation corridors and infrastructure. Lands designated under this Section may also include areas that predominantly are undeveloped or sparsely developed and, therefore, may be developed for industrial or commercial purposes with minimal, if any, destruction of existing improvements.

## **Analysis**

The Planning Enabling Act enables the Board of County Commissioners to initiate changes to the County's Comprehensive Plan and Zoning when it deems to be for the public interest (RCW 36.70.430 and 36.70.640). Property owners can also request consideration of site-specific rezones by the Hearing Examiner, but the Board has occasionally initiated such rezones when they are in the interest of the larger community.

The request would add just under 2 acres of industrial zoning to the Carson Subarea. This change would be supported by the Carson Subarea Plan, as it would primarily be applied to an area which is already located in proximity to commercial and industrial corridors and infrastructure. It would support continued operation of an existing industrial use and employment provider. The proposal is consistent with the vision statement and general goals of the Carson Subarea Plan:

### *Vision Statement:*

*To maintain the rural residential character of the community while providing employment and recreational opportunities.*

### *General Goals:*

- A. To maintain the rural residential character of the area.*
- B. To provide employment opportunities in our community.*
- C. To preserve and enhance community beauty.*
- D. To preserve and enhance public safety.*
- E. To retain the existing population and create opportunities in our community so that our children can also remain here.*

A SEPA Determination of Non-significance for the proposed comprehensive plan and zoning map amendments was issued on May 4, 2022. The proposal is scheduled for a public hearing on May 17, 2022. Notice of this hearing was published in the Skamania County Pioneer on May 4, 2022, and posted on the County's website. Following the hearing, the Planning Commission can forward a recommendation to the Board of County Commissioners.

## **Revised Code of Washington (RCW) 36.70 Planning Enabling Act**

### *RCW 36.70.380*

*Comprehensive plan—Public hearing required.*

*Before approving all or any part of the comprehensive plan or any amendment, extension or addition thereto, the commission shall hold at least one public hearing and may hold additional hearings at the discretion of the commission.*

### *RCW 36.70.390*

*Comprehensive plan—Notice of hearing.*

*Notice of the time, place and purpose of any public 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.*

### *RCW 36.70.400*

*Comprehensive plan—Approval—Required vote—Record.*



*The approval of the comprehensive plan, or of any amendment, extension or addition thereto, 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.*

*RCW 36.70.410*

*Comprehensive plan—Amendment.*

*When changed conditions or further studies by the planning agency indicate a need, the commission may amend, extend or add to all or part of the comprehensive plan in the manner provided herein for approval in the first instance.*

*Staff Findings:*

The proposal requires amendments to the comprehensive plan (land use map) and official controls (zoning map). The amendment process was initiated at the direction of the Planning Commission. The proposal is scheduled for a public hearing on May 17, 2022. Notice of this hearing was published in the Skamania County Pioneer on May 4, 2022, and posted on the County's website. The Planning Commission may vote on an amendment following the hearing.

*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 proposal is scheduled for a public hearing on May 17, 2022. Notice of this hearing was published in the Skamania County Pioneer on May 4, 2022, and posted on the County's website. The Planning Commission may vote on a recommendation following the hearing.

**Recommendation**

Planning Staff recommends that the Planning Commission hold a public hearing and consider the proposed rezoning, then forward a positive recommendation to the Board of County Commissioners to approve Comprehensive Plan Map and Zoning Map Amendments.

**Recommendation**

1. Map of Proposed rezoning area
2. Map of Carson zoning
3. Industrial Zoning Code (SCC 21.65.090)
4. Model Motion

**High Density Residential (HDR)**

METZGER RD

**Carson Industrial (C-I)**

WKO

**Commercial (C)**

EVELYN RD

WIND RIVER RD

Proposed Comprehensive Plan/Zoning Map Amendment  
from Rural Residential to Industrial

**Rural Residential (RR)**

HUGHES RD

WILKINS

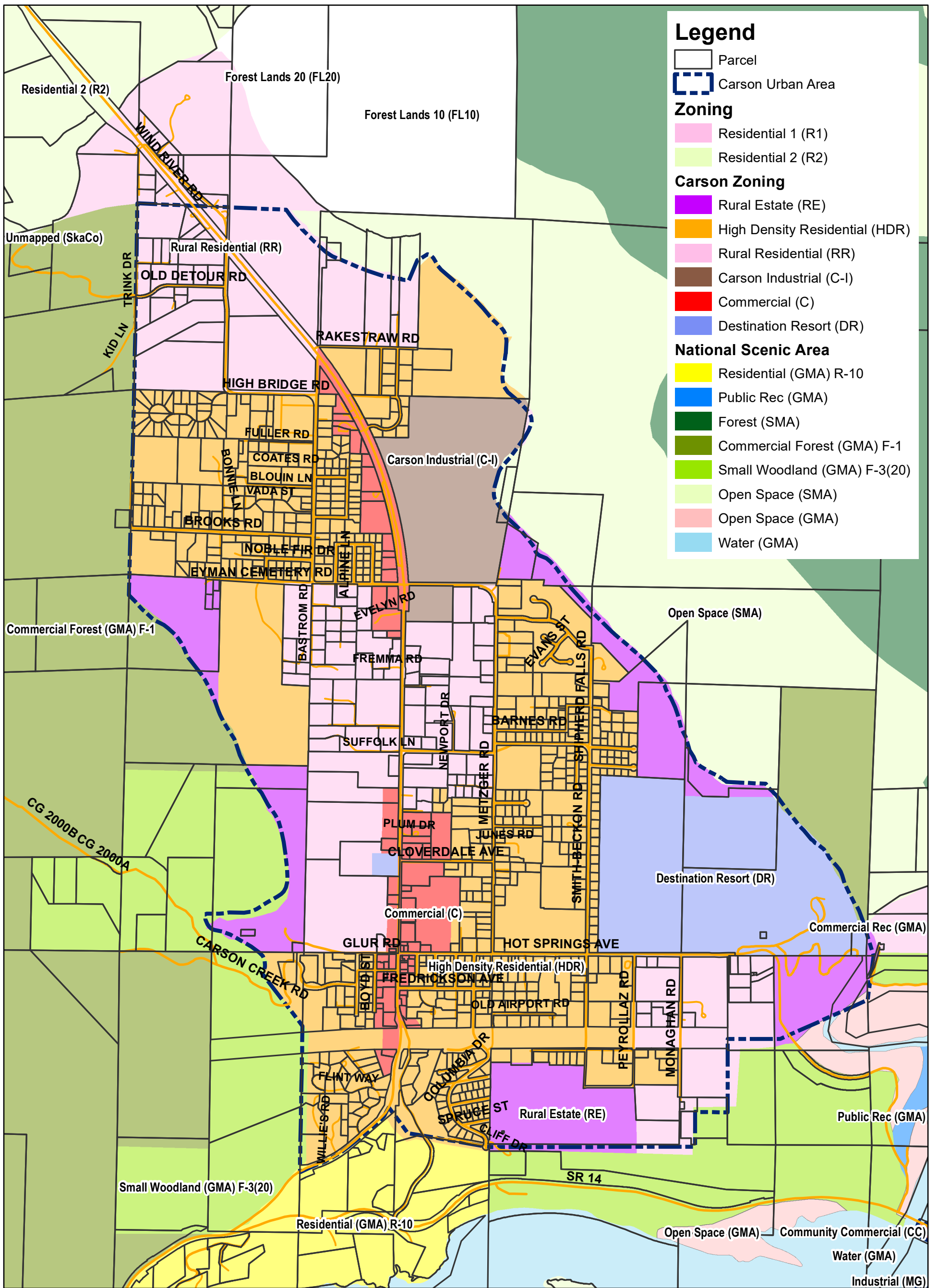
1 inch = 171 feet

This map is for graphical purposes only and does not represent a legal survey.



**Skamania County  
Community Development**





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## CARSON AREA ZONING MAP

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



**21.65.100 Industrial (I).**

A. Allowable Uses.

1. Advertising signs; on-premises advertising only.
2. Accessory equipment structures.
3. Attached communication facilities located on BPA towers, (in accordance with Section 21.70.160).

B. Administrative Review Use.

1. Industrial uses.
2. Uses that are accessory to industrial uses.
3. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).
4. Communication towers (in accordance with Section 21.70.160).
5. Co-location of communication towers (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Owner/caretaker residence in conjunction with an industrial use.

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120 of this title.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Residential uses;
2. Recreational vehicle parks and campgrounds;
3. Billboards;
4. Unconcealed, outdoor storage of non-functioning vehicles and parts thereof, appliances, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.

2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater.

3. No building or structure may be located within any easements.

4. No building or accessory building shall be constructed closer than twenty feet from a property line that is adjacent to land that is used for or suitable for residential use. Buffers shall be provided to reasonably mitigate adverse noise, dust and glare impacts between industrial and immediately adjacent nonindustrial properties. Such buffers may include fencing vegetation and any other combination of open space and/or physical barriers. In no event shall the industrial use be required to devote more than twenty-five feet to such buffers. (Ord. 2005-02 (part))





**Skamania County**  
**Community Development Department**  
Building/Fire Marshal • Environmental Health • Planning  
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Phone: 509-427-3900 Inspection Line: 509-427-3922

**SKAMANIA COUNTY PLANNING COMMISSION  
MOTION TO RECOMMEND APPROVAL OF  
AMENDMENTS TO THE CARSON COMPREHENSIVE PLAN AND ZONING MAP**

The Skamania County Planning Commission conducted a public hearing to consider proposed amendments to the Carson Comprehensive Plan and Zoning Map.

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

**FINDINGS OF FACT**

- A. RCW 36.70 authorizes counties to adopt or amend comprehensive plans and zoning designations.
- B. The vision statement of the Carson Community Subarea Plan is to maintain the rural residential character of the community while providing employment and recreational opportunities.
- C. Amending the Comprehensive Plan and Zoning Map to add additional industrial zoning will provide opportunity for economic development within Carson.
- D. The proposed amendments are consistent with RCW 36.70 and the County's Comprehensive Plan.
- E. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its May 17, 2022, meeting.

**CONCLUSIONS**

Based on public comment and staff analysis, the Comprehensive Plan map amendments and Zoning map amendments are consistent with the Carson Community Subarea Plan, will provide economic development opportunity, and 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 to adopt the proposed comprehensive plan map and zoning map amendments.

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

	AYE	NAY
Cyndi Soliz, Chair	_____	_____
Sue Davis, Vice Chair	_____	_____
Ken Bajema	_____	_____
Ann Cline	_____	_____
John DiPalma	_____	_____
Anita Gahimer Crow	_____	_____
Mat Joy	_____	_____