



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, October 2, 2018 @ 6:00 PM

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

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the September 18, 2018, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the North Bonneville/Rock Creek 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, September 18, 2018
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members:	Community Development Department Staff
Present:	Present:
Lesley Haskell, John Prescott	Alan Peters, Andrew Lembrick
Dee Bajema, Cliff Nutting, Paul Hendricks	Teri Wyckoff

Absent: Cyndi Soliz, Tony Coates

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 September 4, 2018 meeting.
 - a. Motion was made by John Prescott and seconded by Cliff Nutting to approve the Minutes of the September 4, 2018 meeting. Motion passed with 5 ayes with Paul Hendricks abstaining from the vote due to not being present at the September 4, 2018 meeting.
 2. Public Workshop to discuss possible zoning text amendments regarding temporary dwelling units and recreational vehicle occupancy.
 - a. Alan Peters, Assistant Planning Director, presented an update of the existing regulations regarding RV occupancy and "tiny homes" throughout the County and presented three recommendations to the Planning Commission.
 - i. Define "tiny home".
 - ii. Allow park model RVs (PMRVs) to be used as temporary dwellings.
 - iii. Additional information was presented by staff regarding expanding opportunities for RVs (except PMRVs) to be used as temporary dwellings.
 - b. After further discussion, the Planning Commission requested Planning Staff to schedule a workshop with the Board of County Commissioners. Staff will notify of
-

the Planning Commissioners of the date of the workshop, but the workshop will not be a combined meeting.

- c. Dee Bajema requested staff to contact the Skamania County PUD to find out regulations regarding the use of extension cords for electrical power to insure no danger to their use.
 - d. Planning Commission recommended changes to the proposal including limiting RV occupancy to one RV except for during construction of a dwelling, allowing accessory structures, and allowing for RV occupancy permit renewals until the Board of County Commissioners revisits the ordinance.
3. Members of the public who gave testimony were:
 - a. Bruce Berkemeyer – discussed increasing the square footage of ADU's from 800 to 1200.
 - b. Bill Hilands – discussed camp sites.
 4. Planning Commission Business.
 - a. Planning Commission will hold a Workshop on Tuesday, October 2, 2018, to kick off review of Unmapped lands in the North Bonneville area.

5. MEETING ADJOURNED at 7:10 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: September 25, 2018
RE: North Bonneville/Rock Creek Zoning Review Workshop

Pursuant to Resolution 2017-30, the Planning Commission is undergoing a review of zoning for privately owned parcels within the Unmapped (UNM) zone. Because of the number of properties involved, and to best reflect community desires, this review is being phased and separated into four planning areas: (1) Stabler/Wind River; (2) Rock Creek (area north of the City of Stevenson); (3) High Lakes; and (4) North Underwood. The Planning Commission completed its review of the Stabler/Wind River area in July. The Board of County Commissioners will consider the Planning Commission's recommendation on September 25, 2018.

The Planning Commission is now reviewing privately owned parcels in this zone in areas of unincorporated Skamania County between North Bonneville and Stevenson. Community Development Department Staff has identified fifteen parcels within this area that are at least partially located within this zone. No other parcels will be affected by this review. "Table 1", attached to this report, includes a list of these parcels with additional relevant information.

Review Process

As with the Stabler review, this review will proceed in the following general format:

- Notification to property owners of review and public workshop (9/5/2018)
- Staff review (9/25/2018)
- Planning Commission public workshop (10/2/2018)
- Additional public workshops if necessary
- Planning Commission draft zoning map

Letters were sent to each individual property owner on September 5, 2018, with maps showing the location of their parcel and current zoning and comprehensive plan designations. Staff has reviewed each parcel to support the Planning Commission in their review and has reviewed background documents including tax assessment records, current zoning and comprehensive plan designations, Shoreline environment designations, plat records, and prior zoning efforts. Information found through this effort is documented in Table 1.

This workshop will allow the Planning Commission and property owners to review this information and allow property owners and the public the opportunity to provide public

comment. Because this area contains on fifteen parcels, Staff has not prepared a recommendation for this workshop. The Planning Commission may begin developing its recommendation once members determine that they have adequate information from Staff and the public. Recommendations that could be made by the Planning Commission include: no action, zoning map amendments, comprehensive plan amendments, zoning text amendments, comprehensive plan text amendments, or a combination of these options.

The Planning Commission may forward a recommendation to the Board of County Commissioners after holding a public hearing.

Prior Planning Efforts

The Comprehensive Plan was adopted on July 10, 2007, after a review process that began in January 2006. All of the parcels have a land use designation that was assigned at that time. There are three land use designations in the Comprehensive Plan: Rural I, Rural II, and Conservancy. Six parcels in the study area are partially located within the National Scenic Area, and all are located within the Conservancy land use designation.

Conservancy

The Conservancy land use area is intended to provide for the conservation and management of existing natural resources in order to achieve a sustained yield of these resources, and to conserve wildlife resources and habitats.

Much of the Conservancy land use area is characterized by rugged terrain, steep in slope, and unsuitable for development of any kind. Logging, timber management, agricultural and mineral extraction are main use activities that take place in this area. Recreational activities of an informal nature such as fishing, hunting, and hiking occur in this area, although formal recreational developments may occur from time to time. Conservancy areas are intended to conserve and manage existing natural resources in order to maintain a sustained resource yield and/or utilization.

Following the July 2007 adoption of the Comprehensive Plan the County began a rezone effort that was intended to implement the newly adopted Comprehensive Plan, however the rezone effort was abandoned in February 2009.

Within the study area, the Planning Commission previously recommended that the Unmapped areas be rezoned to Commercial Resource Lands 40 (CRL40). This zone is consistent with the Conservancy designation.

Three of the parcels (2,11,12) border the West End Commercial Resource Lands 40 (WE-CRL40) zone. Seven of the parcels are split zoned. The portions of these parcels outside of the UNM zone should not be considered for rezoning. Only one of the parcels (8) has split zoning with a zone outside of the NSA.

Comprehensive Plan Consistency

The following table from the Comprehensive Plan lists the zoning districts that are consistent with each plan designation. This information is necessary to determine when, where and under what circumstances these designations should be applied in the future. The table indicates

consistency (C) and non-consistency (NC). Assigned zoning must be consistent with the Comprehensive Plan. Based on this table and SCC Chapter 21.24, the Unmapped zoning designation is consistent with the Comprehensive Plan and its Conservancy designation.

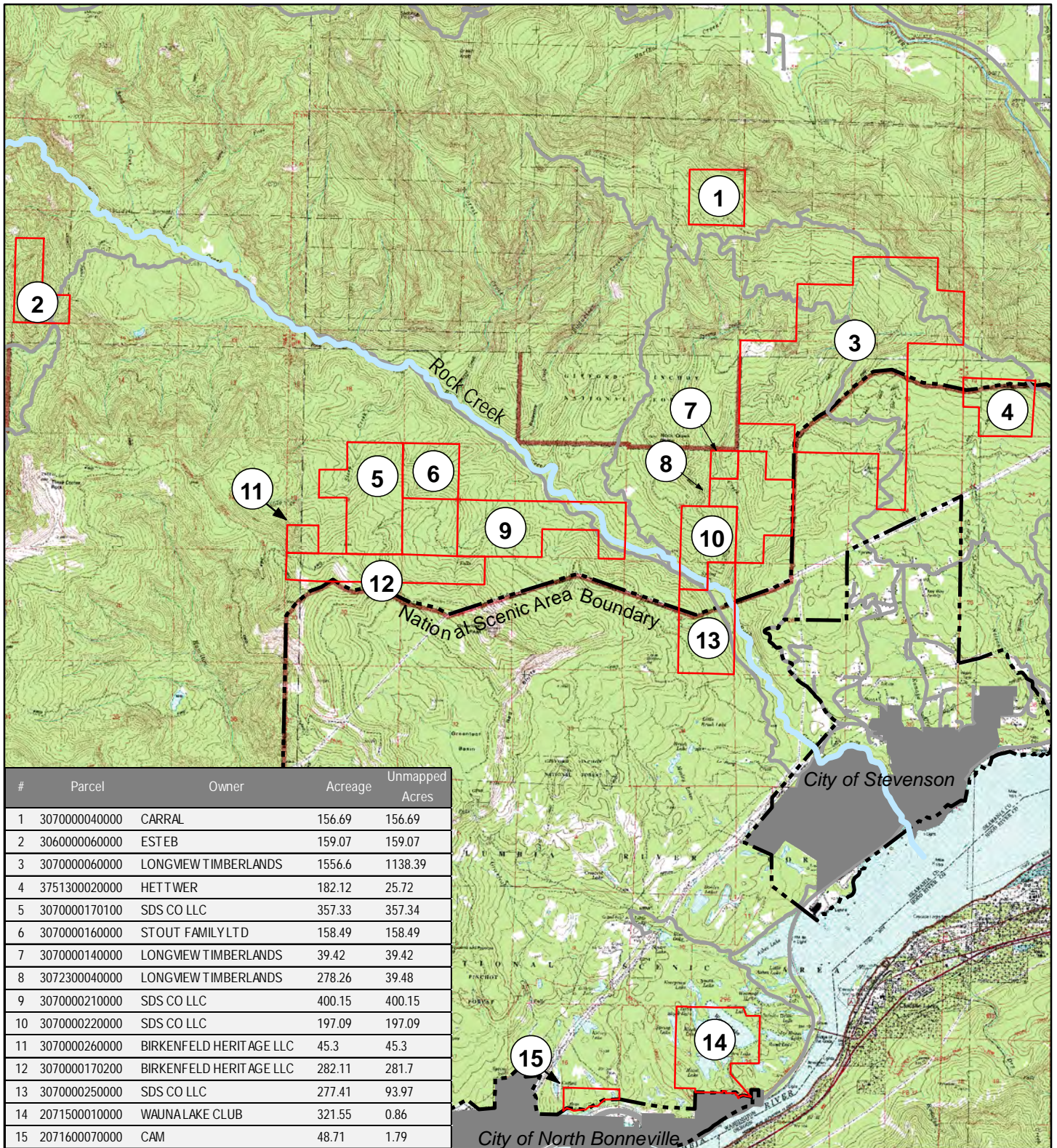
Table 2-1. Plan Designation to Zoning Classification Consistency Chart

Zoning Classifications	Comprehensive Plan Designations		
	Rural I	Rural II	Conservancy
Residential 1 (R-1)	C	NC	NC
Residential 2 (R-2)	C	C	NC
Residential 5 (R-5)	C	C	NC
Residential 10 (R-10)	C	C	C
Rural Estates 20 (RES-20)	C	C	C
Community Commercial (CC)	C	NC	NC
Commercial Recreation (CR)	C	NC	NC
Industrial (MG)	C	NC	NC
Forest Land 20 (FL20)	C	C	C
Commercial Resource Land 40 (CRL40)	C	C	C
Natural (NAT)	C	C	C
Unmapped (UNM)	C	C	C

The Board of County Commissioners will be considering the Planning Commission’s Recommendation to adopt a Forest Lands 10 zone on September 25, 2018. If adopted, that zone is also consistent with the Conservancy Designation.

Attachments

1. Table 1 – List of Parcels with Background Information
2. Map –Privately-owned Unmapped Parcels in North Bonneville/Rock Creek Area
3. Map – Comprehensive Plan
4. Map – Zoning
5. Map – 2008 Planning Commission Recommendation
6. Sample letter to property owner
7. Public Comments:
 - Karl G Stout letter, September 11, 2018
 - Maps submitted by Friends of the Columbia Gorge

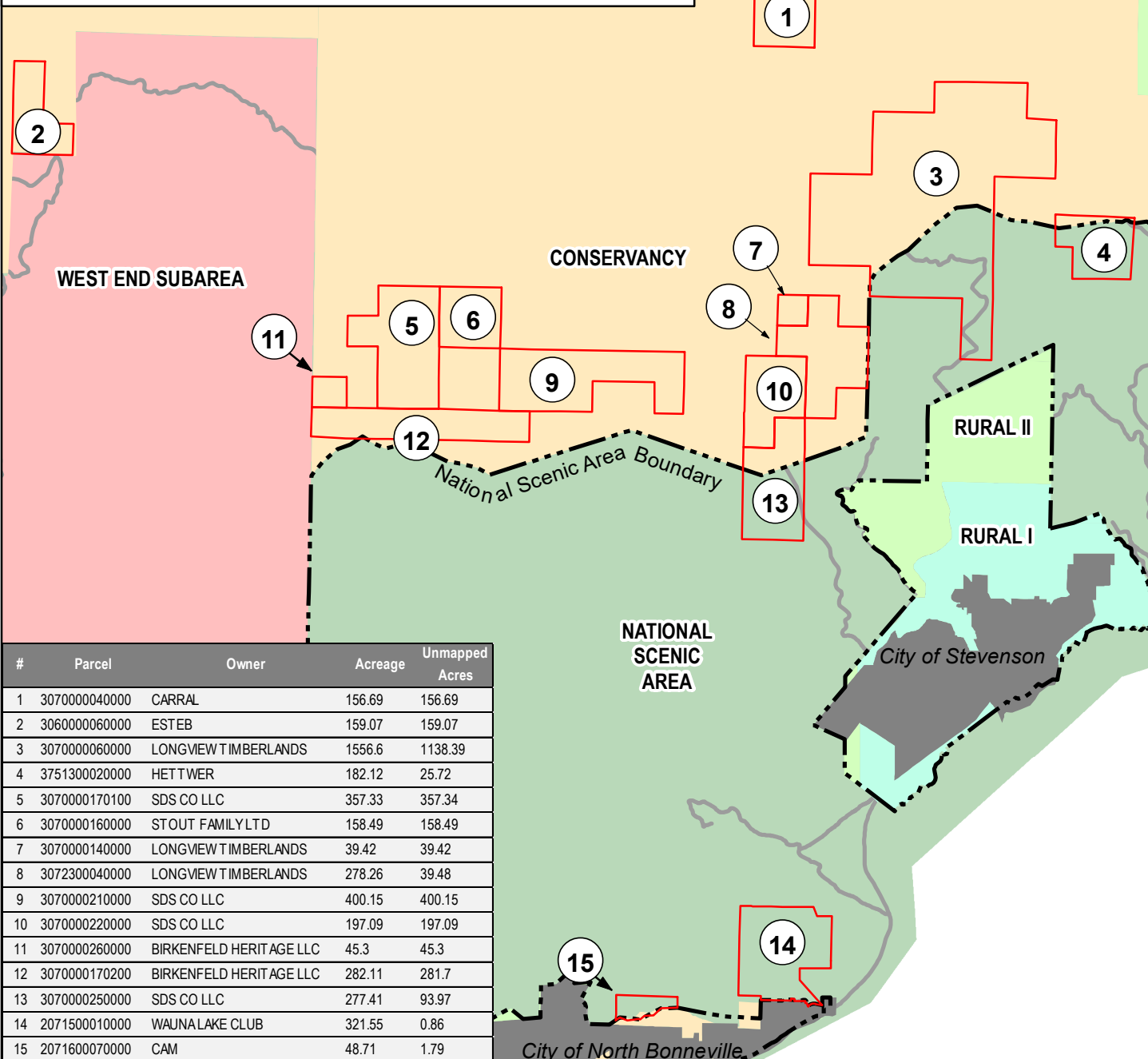


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PARCEL MAP
 North Bonneville/Rock Creek Area Zoning Review

**COMPREHENSIVE PLAN
LAND USE DESIGNATIONS**

- CONSERVANCY
- RURAL I
- RURAL II
- WEST END SUBAREA
- NATIONAL SCENIC AREA



#	Parcel	Owner	Acreage	Unmapped Acres
1	307000040000	CARRAL	156.69	156.69
2	3060000060000	ESTEB	159.07	159.07
3	3070000060000	LONGVIEW TIMBERLANDS	1556.6	1138.39
4	3751300020000	HET T WER	182.12	25.72
5	3070000170100	SDS CO LLC	357.33	357.34
6	3070000160000	STOUT FAMILY LTD	158.49	158.49
7	3070000140000	LONGVIEW TIMBERLANDS	39.42	39.42
8	3072300040000	LONGVIEW TIMBERLANDS	278.26	39.48
9	3070000210000	SDS CO LLC	400.15	400.15
10	3070000220000	SDS CO LLC	197.09	197.09
11	3070000260000	BIRKENFELD HERITAGE LLC	45.3	45.3
12	3070000170200	BIRKENFELD HERITAGE LLC	282.11	281.7
13	3070000250000	SDS CO LLC	277.41	93.97
14	2071500010000	WAJUNALAKE CLUB	321.55	0.86
15	2071600070000	CAM	48.71	1.79

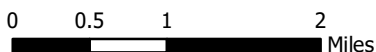
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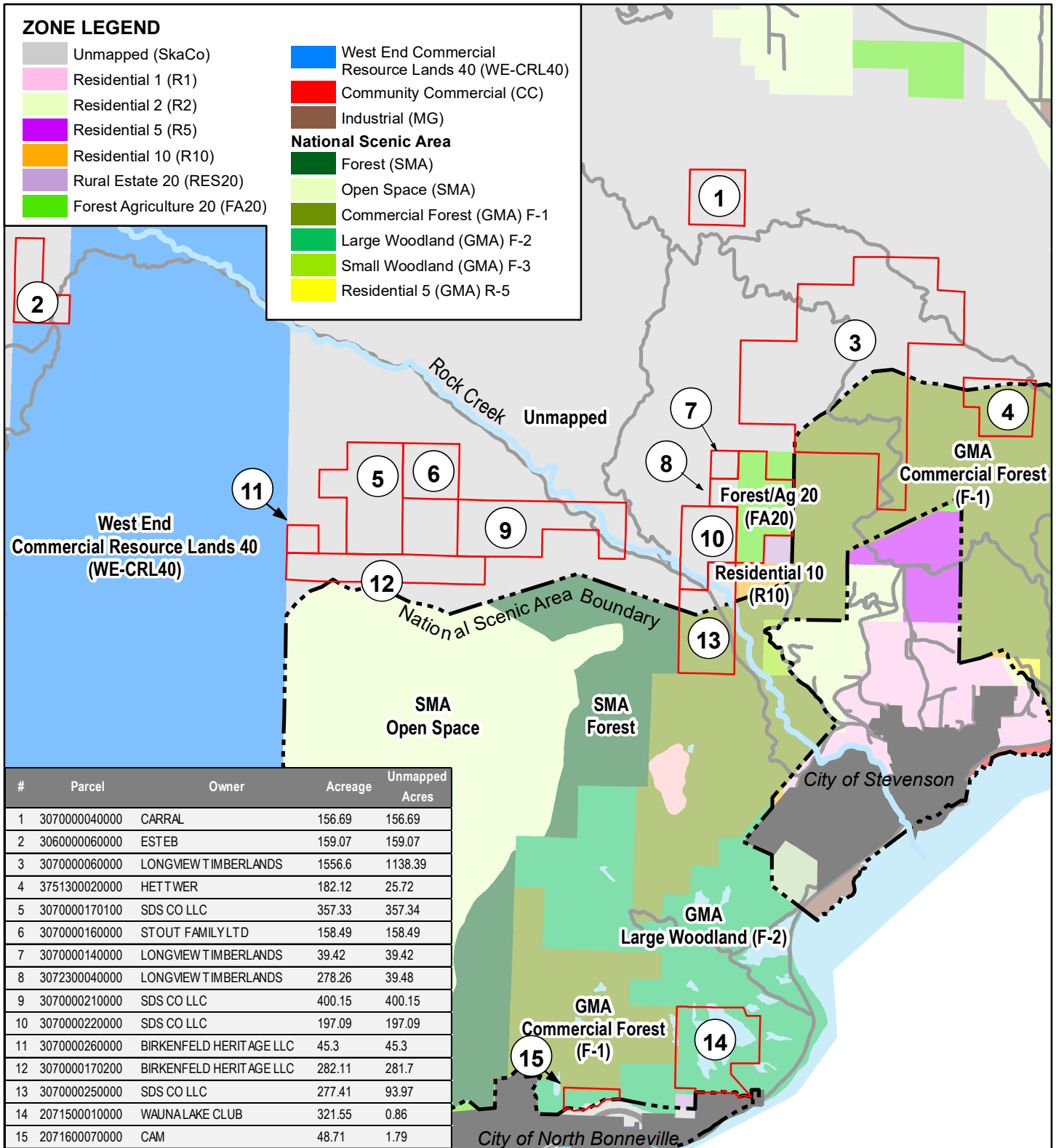
COMPREHENSIVE PLAN LAND USE DESIGNATIONS

North Bonneville/Rock Creek Area Zoning Review



SKAMANIA COUNTY
Community Development Department

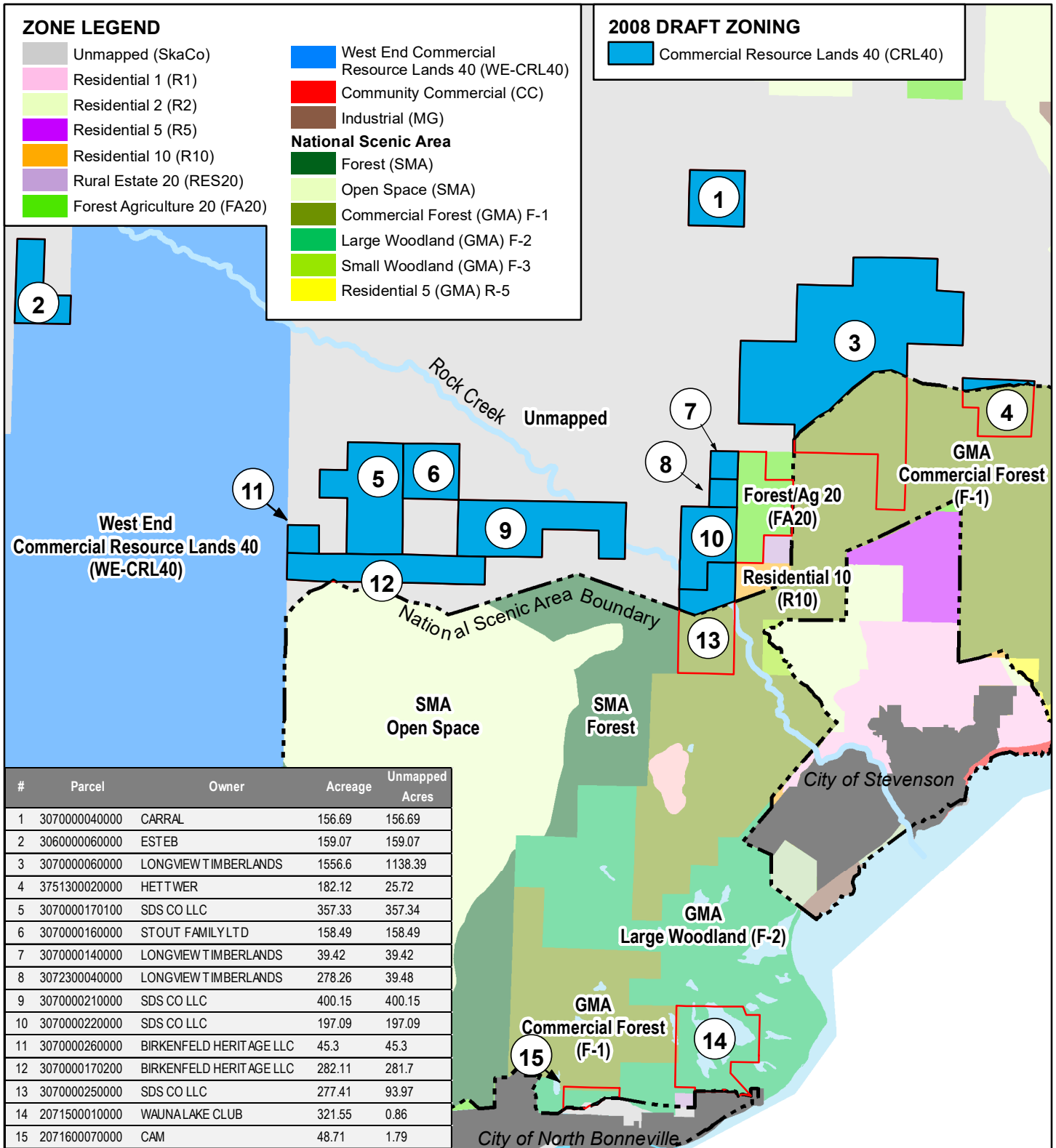




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ZONING MAP

North Bonneville/Rock Creek Area Zoning Review



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2008 PLANNING COMMISSION RECOMMENDED ZONING MAP

North Bonneville/Rock Creek Area Zoning Review

Karl G. Stout
Stout Family Limited Partnership
8580 Turner's Bay Place
Anacortes, WA. 98221-9350

1-360-391-0806
stout85@wavecable.com

11 September 2018

Mr. Alan Peters
Assistant Planning Director
Skamania County, WA.
PO Box 1009
Stevenson, WA. 98648

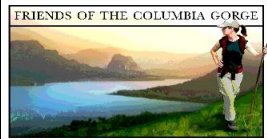
RE: Skamania County Tax Parcel # 3070000160000

Mr. Peters;

Thank you for taking the time to talk to me on the phone yesterday on this Zoning matter.

As I mentioned during our phone conversation, we have no plans for this property other than growing and harvesting trees.

Karl G. Stout



Unmapped Parcels - Summary

Skamania County, Washington

North Bonneville, Stevenson, and Rock Creek Areas

Prepared by: Andrew Oldham
Date: 9/16/2018
Data Source: Skamania County

Friends of the Columbia Gorge - 333 SW 5th Ave, Ste 300, Portland, OR 97204 - www.gorgefriends.org

Map Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation
1	03070000040000	CARRAL INC	156.69	156.69	88 - Resource - Designated Forest Land	-
2	03060000060000	ESTEB, ORVILLE	159.07	159.07	88 - Resource - Designated Forest Land	-
3	03070000060000	LONGVIEW TIMBERLANDS LLC	1,556.54	1,138.35	88 - Resource - Designated Forest Land	-
4	03751300020000	HETTWER, MARY JO TRUSTEE	182.11	25.72	88 - Resource - Designated Forest Land	-
5	03070000170100	SDS CO LLC	357.32	357.32	88 - Resource - Designated Forest Land	-
6	03070000160000	STOUT FAMILY LTD PARTNERSHIP	158.48	158.48	88 - Resource - Designated Forest Land	-
7	03070000140000	LONGVIEW TIMBERLANDS LLC	39.42	39.42	88 - Resource - Designated Forest Land	-
8	03072300040000	LONGVIEW TIMBERLANDS LLC	278.25	39.48	88 - Resource - Designated Forest Land	-
9	03070000210000	SDS CO LLC	400.13	400.13	88 - Resource - Designated Forest Land	-
10	03070000220000	SDS CO LLC	197.08	197.08	88 - Resource - Designated Forest Land	-
11	03070000260000	BIRKENFELD HERITAGE LLC	45.29	45.29	88 - Resource - Designated Forest Land	-
12	03070000170200	BIRKENFELD HERITAGE LLC	282.10	281.68	88 - Resource - Designated Forest Land	-
13	03070000250000	SDS CO LLC	277.39	93.96	88 - Resource - Designated Forest Land	-
14	02071500010000	WAUNA LAKE CLUB	321.52	0.84	75 - Recreational - Resorts & Group Camps	-
15	02071600070000	CAM, PIRFIL	48.71	1.73	91 - Undeveloped - Land	-

Total Unmapped Acres 3,095.24

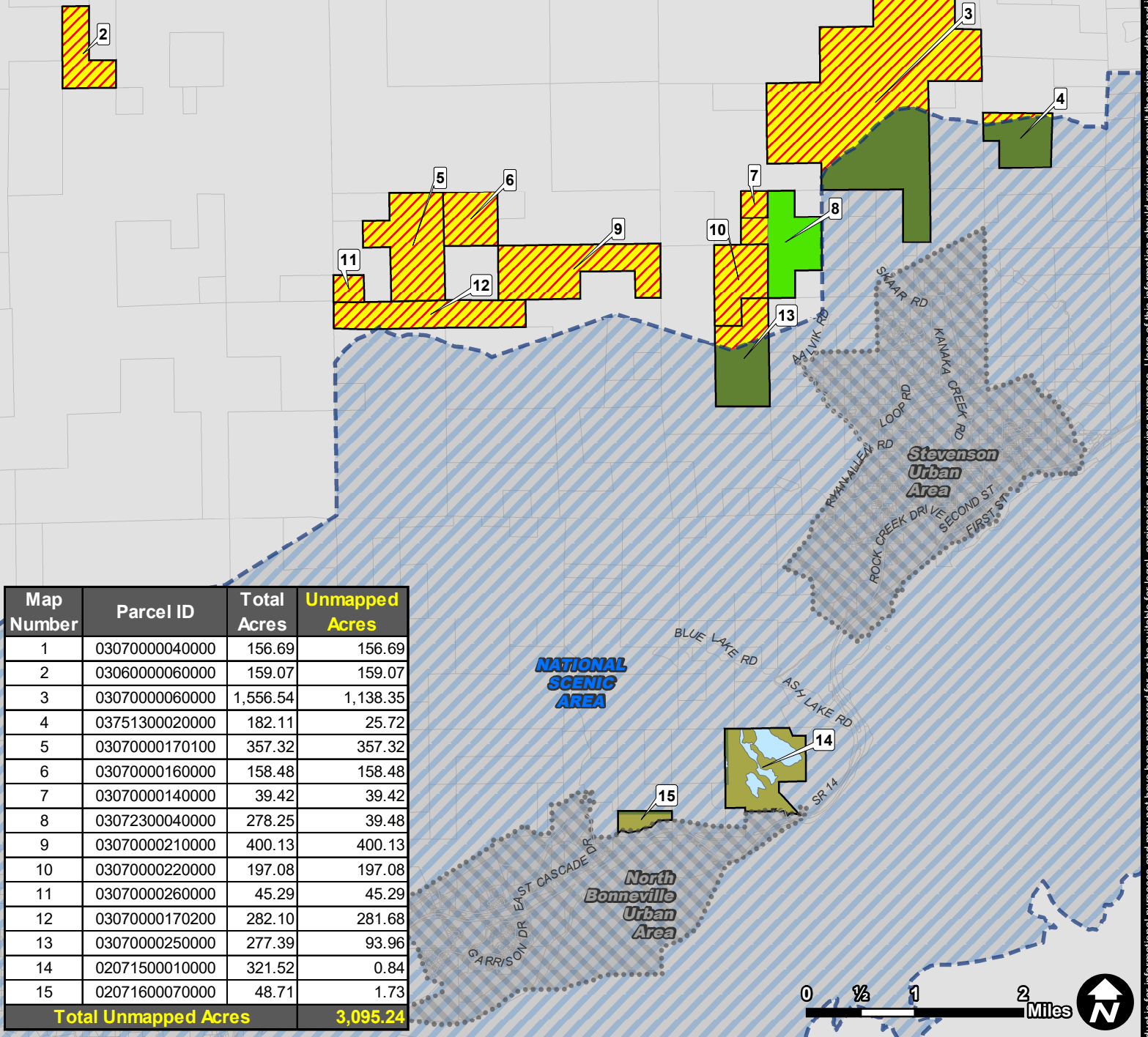
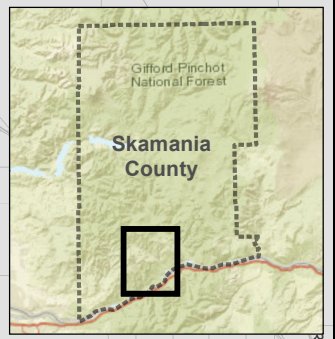
Skamania County Zoning Designations

- Resource Production 20 (FOR/AG-20)
- Unmapped (UNM)

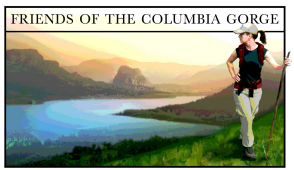
National Scenic Area Zoning Designations

- SMA Forest (F)
- GMA Commercial Forest (F-1)
- GMA Large Woodland (F-2)
- SMA Open Space (S-O)
- GMA Water

Data Source: Skamania County



Map Number	Parcel ID	Total Acres	Unmapped Acres
1	03070000040000	156.69	156.69
2	03060000060000	159.07	159.07
3	03070000060000	1,556.54	1,138.35
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Total Unmapped Acres			3,095.24



Unmapped Parcels - Zoning Designations Skamania County, Washington

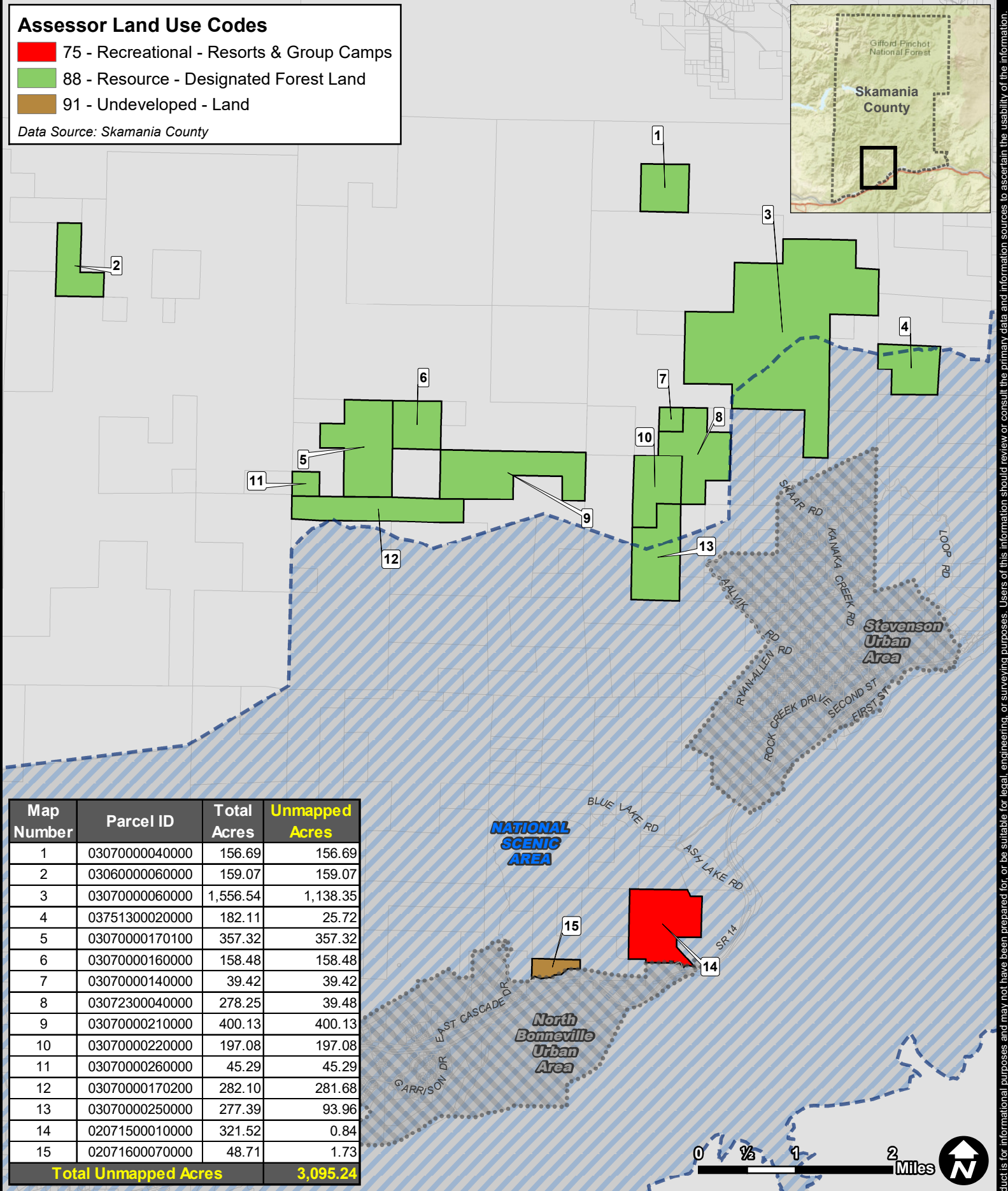
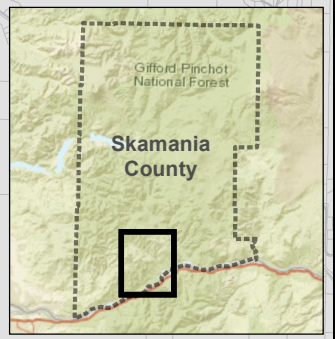
North Bonneville, Stevenson, and Rock Creek Areas

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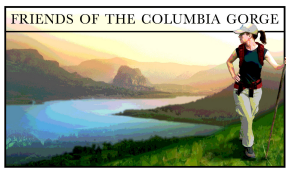
Assessor Land Use Codes

- 75 - Recreational - Resorts & Group Camps
- 88 - Resource - Designated Forest Land
- 91 - Undeveloped - Land

Data Source: Skamania County



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1	03070000040000	156.69	156.69
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Unmapped Parcels - Assessor Land Use Codes

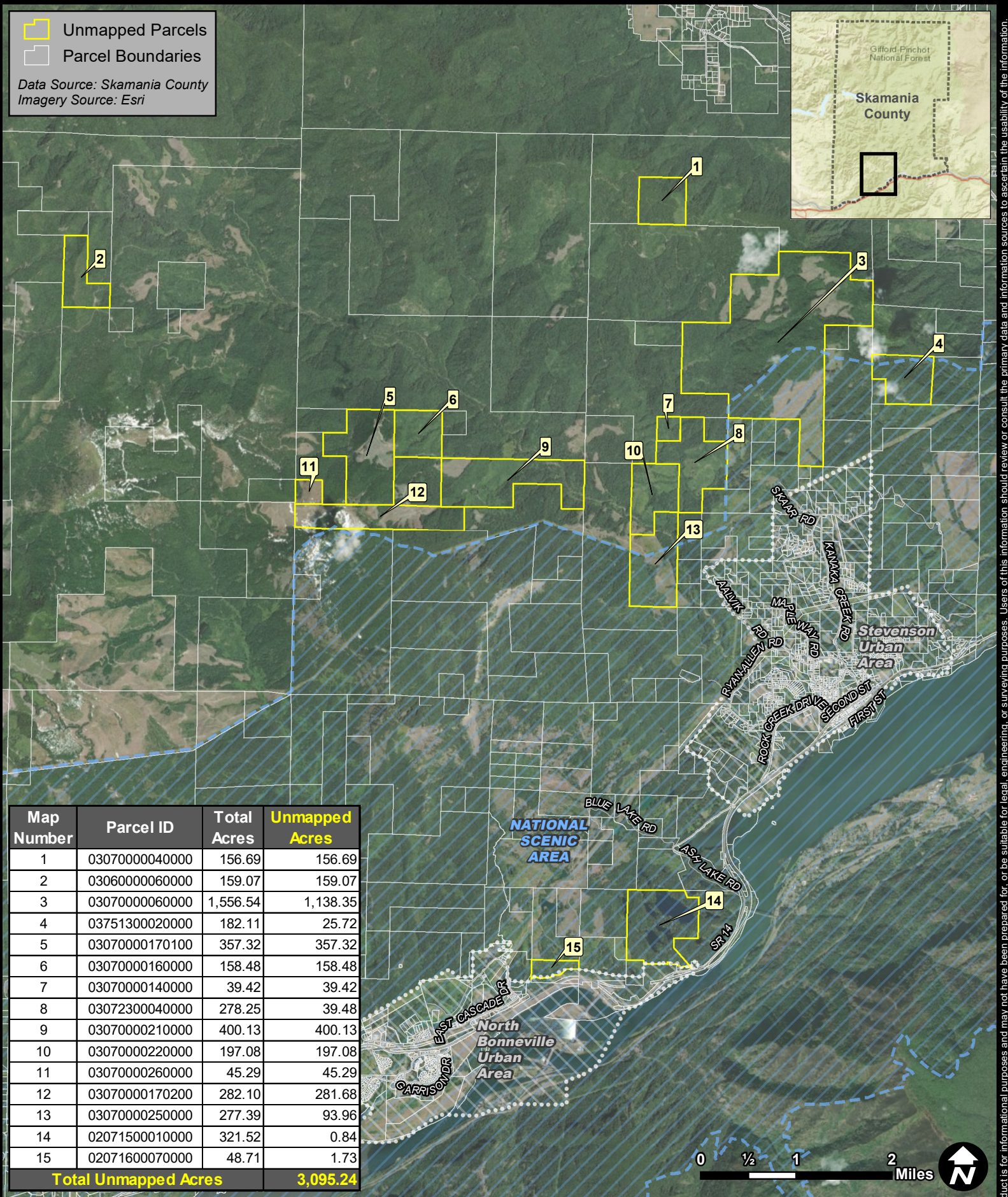
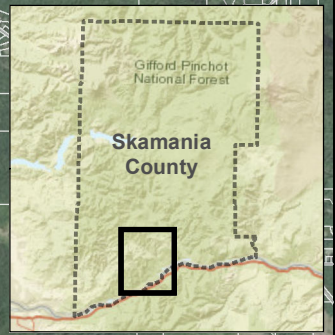
Skamania County, Washington

North Bonneville, Stevenson, and Rock Creek Areas

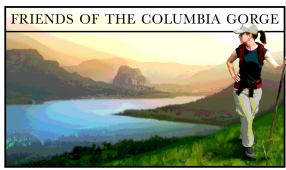
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-  Unmapped Parcels
-  Parcel Boundaries

Data Source: Skamania County
Imagery Source: Esri



Map Number	Parcel ID	Total Acres	Unmapped Acres
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Total Unmapped Acres			3,095.24



Unmapped Parcels - Aerial Imagery

Skamania County, Washington

North Bonneville, Stevenson, and Rock Creek Areas

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