



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, November 13, 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 October 16, 2018, Planning Commission Meeting.

PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed rezoning of Unmapped lands in the North Bonneville/Rock Creek area and amendments to the Comprehensive Plan Map and Zoning Map for the Stevens Property.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

Tuesday, October 16, 2018
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members:

Present:

Lesley Haskell, Cyndi Soliz, Cliff Nutting
Dee Bajema, Mathew Joy

Community Development Department Staff

Present:

Alan Peters, Mike Beck
Teri Wyckoff

Absent: John Prescott, 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 October 2, 2018 meeting.
 - a. Dee Bajema moved, seconded by Cliff Nutting to approve the minutes with the corrected date.
Motion passed with 5-0

 2. Public Workshop to review Unmapped zoning in the North Bonneville/Rock Creek area.
 - a. Alan Peters made a presentation on the review process and the existing zoning. There are fifteen parcels in this study area. Staff presented background information and shared the public feedback received to date.
 - b. Cliff Nutting moved, seconded by Cyndi Soliz, to set a public hearing for November 13, 2018 to approve the Stabler/Wind River recommendations with the correction of including Bob Stevens property to be zoned R2.
 - c. Nathan Baker expressed his thought to expedite the process may be the workshop for High Lakes and public hearing for the rezone could be held on the same night.
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3. Dee Bajema requested at the September 18, 2018 meeting, which was not reflected in the October 2, 2018 minutes, to have Planning Staff research the rules, regulations and liability with the Skamania County PUD regarding the use of extension cords to provide electricity to recreational vehicles. Alan Peters advised the Board Members he had been in touch with the PUD regarding this issue and was told they would have to research the issue and get back to him.
4. Planning Commission Business.
 - a. Alan Peters discussed future meeting dates. It was determined that no meeting would be held on November 6, 2018, which is election day. Mr. Peters informed the Planning Commission of the Board of County Commissioners open house from 5:30-7:30 pm, November 7, 2018 to discuss the Critical Area Ordinance. Also, Mr. Peters advised of the Board of County Commissioners five concerns regarding the RV occupancy issue:
 - i. Enforcement
 - ii. Fees
 - iii. Length of Stay
 - iv. Impact Fees
 - v. Sanitation
5. The Planning Commission members discussed a letter received from a citizen.
6. On December 4, 2018 a workshop will be held to discuss High Lakes.
7. MEETING ADJOURNED at 7:00 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: Skamania County Planning Commission
FROM: Alan Peters, Assistant Planning Director

REPORT DATE: November 6, 2018

HEARING DATE: November 13, 2018

PROPOSAL: Proposed rezoning of Unmapped lands in the North Bonneville/Rock Creek area and amendments to the Comprehensive Plan Map and Zoning Map for the Stevens Property

Background and Review Process

Pursuant to Resolution 2017-30, the Skamania County Planning Commission has initiated a review of Unmapped lands in the North Bonneville/Rock Creek area. This review is limited to privately owned parcels within the Unmapped (UNM) zone and includes parcels that are entirely within this zone or only partially within this zone. The Planning Commission and Planning Staff began formal review of this area (the second of four study areas) at a workshop during their October 2, 2018, meeting. One additional workshop was held on October 16, 2018.

Community Development Department Staff has identified fifteen parcels within this area that are at least partially located within this zone. Six parcels in the study area are partially located within the National Scenic Area, and all are located within the Conservancy land use 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 National Scenic Area.

Staff has also included one additional property in this review that is located outside of the North Bonneville/Rock Creek area. The Stevens property at 242 Borden Road outside of Carson should have been included as part of the Stabler area review. However, the parcel's boundaries as depicted in the County's GIS data was incorrect and the parcel includes acreage in the Unmapped zone. The total acreage is 21.45 acres with 5.69 acres in the UNM zone. The remaining acreage is in the Residential 2 zone.

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. Based on this information and feedback from the public at workshops and

written comments letters, Staff has prepared draft amendments to the zoning map and comprehensive plan map.

The Planning Commission voted at its October 16, 2018, meeting to schedule a public hearing to consider the proposed amendments. The Planning Commission or Board of County Commissioners may initiate amendments to the County's comprehensive plan and development regulations. These amendments – often called "legislative" amendments – are subject to Section 21.18.020 of the County Code and RCW 36.70. The following report includes staff analysis of compliance with the statutory requirements.

A public hearing on the proposed amendments is scheduled for November 13, 2018. Notice of this hearing was published in the Skamania County Pioneer on October 31, 2018, and on the County's website. Individual notices were mailed to each property owner on October 30, 2018.

After holding a public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed text amendments or may propose changes to these text amendments. Once the Planning Commission makes a recommendation, the proposal will be reviewed by staff under the State Environmental Policy Act.

Proposed Amendments

The proposal involves amendments to the Zoning Map (rezoning) and amendments to the Comprehensive Plan map. The Comprehensive Plan amendments apply only to the Stevens property.

Zoning Map Amendments

The enclosed maps include the proposed zones for the 15 parcels in the study area affected by the proposal and for the Stevens property. The enclosed table lists the specific changes for each parcel with notes explaining the selection of the zoning.

In North Bonneville/Rock Creek, each parcel or portion of a parcel is proposed to be rezoned to Commercial Resource Lands 40 (CRL-40). This zone was recently adopted by the Board of County Commissioners after recommended by the Planning Commission. The zoning recommendations are consistent with the 2008 proposed zoning with some changes. The proposal is also consistent with the Comprehensive Plan. All parcels are located within the Conservancy designation.

Staff has also included one additional property in this review that is located outside of the North Bonneville/Rock Creek area. The Stevens property at 242 Borden Road outside of Carson should have been included as part of the Stabler area review. However, the parcel's boundaries as depicted in the County's GIS data was incorrect. This parcel extends into the Unmapped zone. The total acreage is 21.45 acres with 5.69 acres in the UNM zone. The remaining acreage is in the Residential 2 zone. The proposal would rezone the Unmapped area to Residential 2 to be consistent with the remainder of the property. However, this requires a comprehensive plan amendment as this parcel is also split between the Rural II and Conservancy land use designation.

Comprehensive Plan Map Amendments

The proposed rezoning is consistent with the existing Comprehensive Plan land use designations, except for a portion of the Stevens parcel. The Stevens parcel is split zoned with Residential 2 and Unmapped. Staff recommends rezoning the UNM areas to Residential 2, however this zone is inconsistent with the land use designation of Conservancy on a portion of the parcel. Staff recommends placing the entire parcel within the Rural II land use designation. No other comprehensive plan amendments are recommended.

Review Criteria and Findings

Skamania County Code (SCC) Chapter 21.18 – Zoning Text and Map Amendments

21.18.020 Textual amendments.

The board of county commissioners, upon recommendation of the planning commission, or upon its own motion and referral to and report from the planning commission and after a public hearing, may amend, delete, supplement, or change by ordinance the regulations herein established, provided such revision is in accordance with the procedures set forth in RCW 36.70. An amendment to the text of this title may only be initiated by the board of county commissioners or the planning commission and shall be consistent with the terms of the comprehensive plan.

Staff Findings:

The proposed amendments have been initiated by the Planning Commission under the direction of the Board of County Commissioners. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners.

Comprehensive Plan

Amending the Comprehensive Plan -

Long-range planning in Skamania County does not end with the adoption of this update. The Comprehensive Plan is a living document.

...

Only through continuing use, evaluation, and when necessary, amendment to the Comprehensive Plan can the County move toward the Vision.

Legislative Amendments to this Comprehensive Plan (reassessment or update) -

Comprehensive Plans and subarea plans are not written for all time. They are living documents designed to be at once rigid enough to hold a chosen course over an extended period of new growth and development, yet flexible enough to accommodate a wide variety of anticipated and unforeseen conditions. A fundamentally good plan can do this for a relatively short period of time (20 years), during which monitoring, data gathering and analysis for the purposes of "fine tuning" and improving the plan by amendment should be an ongoing process. At the end of this period Skamania County should conduct a major reassessment of the plan. Typically, at least every seven years the county is required to review the Critical Areas portion of the Comprehensive Plan to determine the need for a legislative update.

Staff Findings:

The fifteen parcels in the North Bonneville/Rock Creek study area do not require comprehensive plan amendments. However, the Stevens parcel is currently split between the Rural II and

Conservancy Designation. For the entire parcel to be in the same Residential 2 zone, the entire parcel must be in the Rural II designation. The proposed comprehensive plan map amendment has been initiated by the Planning Commission. The County's Comprehensive Plan does not provide a process for the Planning Commission to initiate amendments, but the Planning Enabling Act (RCW 36.70) does allow for the Planning Commission to propose amendments to a comprehensive plan in accordance with requirements reviewed below. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners.

Revised Code of Washington (RCW) 36.70 Planning Enabling Act

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.

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.

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.

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.

36.70.420 Comprehensive plan—Referral to board.

A copy of a comprehensive plan or any part, amendment, extension of or addition thereto, together with the motion of the planning agency approving the same, shall be transmitted to the board for the purpose of being approved by motion and certified as provided in this chapter.

Staff Findings:

The proposed Comprehensive Plan amendment has been initiated by the Planning Commission. A public hearing on the proposed amendments is scheduled for November 13, 2018. Notice of this hearing was published in the Skamania County Pioneer on October 31, 2018, and on the County's website. After the public hearing, the Planning Commission may make a

recommendation to the Board of County Commissioners on the proposed map and text amendments.

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 proposed Zoning map and text amendments have been initiated by the Planning Commission. A public hearing on the proposed amendments is scheduled for November 13, 2018. Notice of this hearing was published in the Skamania County Pioneer on October 31, 2018, and on the County's website. After the public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed text amendments. Staff has prepared a draft motion for adoption.

Recommendation

Staff recommends that the Planning Commission hold a public hearing on the proposed amendments and forward a recommendation to the Board of County Commissioners.

Attachments

1. List of parcels
2. Draft Motion
3. Exhibit 1 – Proposed Zoning Map Amendments – North Bonneville/Rock Creek
4. Exhibit 2 – Proposed Zoning Map Amendment – Stevens
5. Exhibit 3 – Proposed Comprehensive Plan Map Amendment – Stevens

Table 1. Parcel Background Information

#	Parcel	Owner	Acreage	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Zoning	Current Use	Shoreline Designation	Platted	PC Proposal
1	03070000040000	CARRAL	156.69	156.69	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
2	03060000060000	ESTEB	159.07	159.07	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
3	03070000060000	LONGVIEW TIMBERLANDS	1556.6	1138.39	88 - Resource - Designated Forest Land	Conservancy/NSA	UNM/GMA Commercial Forest (F-1)	Timber	N/A	No	CRL40
4	03751300020000	HETTWER	182.12	25.72	88 - Resource - Designated Forest Land	Conservancy/NSA	UNM/GMA Commercial Forest (F-1)	Timber	N/A	No	CRL40
5	03070000170100	SDS CO LLC	357.33	357.34	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
6	03070000160000	STOUT FAMILY LTD	158.49	158.49	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
7	03070000140000	LONGVIEW TIMBERLANDS	39.42	39.42	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
8	03072300040000	LONGVIEW TIMBERLANDS	278.26	39.48	88 - Resource - Designated Forest Land	Conservancy	UNM/Forest/Ag 20 (FA20)	Timber	Rural Conservancy	No	CRL40
9	03070000210000	SDS CO LLC	400.15	400.15	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
10	03070000220000	SDS CO LLC	197.09	197.09	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
11	03070000260000	BIRKENFELD HERITAGE LLC	45.3	45.3	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
12	03070000170200	BIRKENFELD HERITAGE LLC	282.11	281.7	88 - Resource - Designated Forest Land	Conservancy/NSA	UNM/SMA Open Space	Timber	N/A	No	CRL40
13	03070000250000	SDS CO LLC	277.41	93.97	88 - Resource - Designated Forest Land	Conservancy/NSA	UNM/GMA Commercial Forest (F-1)	Timber	Rural Conservancy	No	CRL40
14	02071500010000	WAUNA LAKE CLUB	321.55	0.86	75 - Recreational - Resorts & Group Camps	Conservancy/NSA	UNM/GMA Large Woodland (F-2)	Residential Resort Community/Timber	Shoreline Residential	No	CRL40
15	02071600070000	CAM	48.71	1.79	91 - Undeveloped - Land	Conservancy/NSA	UNM/GMA Large Woodland (F-2)	Timber	N/A	No	CRL40
	03080600010000	STEVENS	21.45	5.69	11 - Residential - Single Family	Rural II/Conservancy	UNM/Residential 2	Residential	N/A	No	Residential 2



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

**SKAMANIA COUNTY PLANNING COMMISSION
MOTION TO RECOMMEND APPROVAL OF
AMENDMENTS TO THE ZONING MAP IN THE NORTH BONNEVILLE/ROCK
CREEK AREA AND AMENDMENTS TO THE COMPREHENSIVE PLAN MAP AND
ZONING MAP FOR THE STEVENS PROPERTY**

The Skamania County Planning Commission conducted a public hearing to consider proposed comprehensive plan and zoning map amendments as part of its ongoing review of privately owned Unmapped lands on November 13, 2018.

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

FINDINGS OF FACT

1. RCW 36.70 authorizes Skamania County (the County) to adopt or amend Comprehensive Plans.
2. RCW 36.70 authorizes Skamania County to adopt or amend zoning regulations and a zoning map.
3. Certain privately-owned parcels in unincorporated Skamania County have a zoning designation of Unmapped. Although this designation is consistent with the Comprehensive Plan, the Board adopted Resolution 2017-30 on August 8, 2017, and directed the Planning Commission to review these Unmapped parcels.
4. The Planning Commission initiated its review of Unmapped parcels in the North Bonneville/Rock Creek area on October 2, 2018 and held a second workshop on October 16, 2018.
5. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its November 13, 2018, meeting.

CONCLUSIONS

Based on the Staff Report, public comment, and deliberations, the proposed amendments 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 further move that the Planning Commission recommend to the Board of County Commissioners that they adopt the proposed amendments as depicted in Exhibit 1, Exhibit 2, and Exhibit 3.

Motion seconded by _____.

AYE

NAY

Lesley Apple Haskell

John Prescott

Dee Bajema

Tony Coates

Mathew Joy

Cliff Nutting

Cyndi Soliz

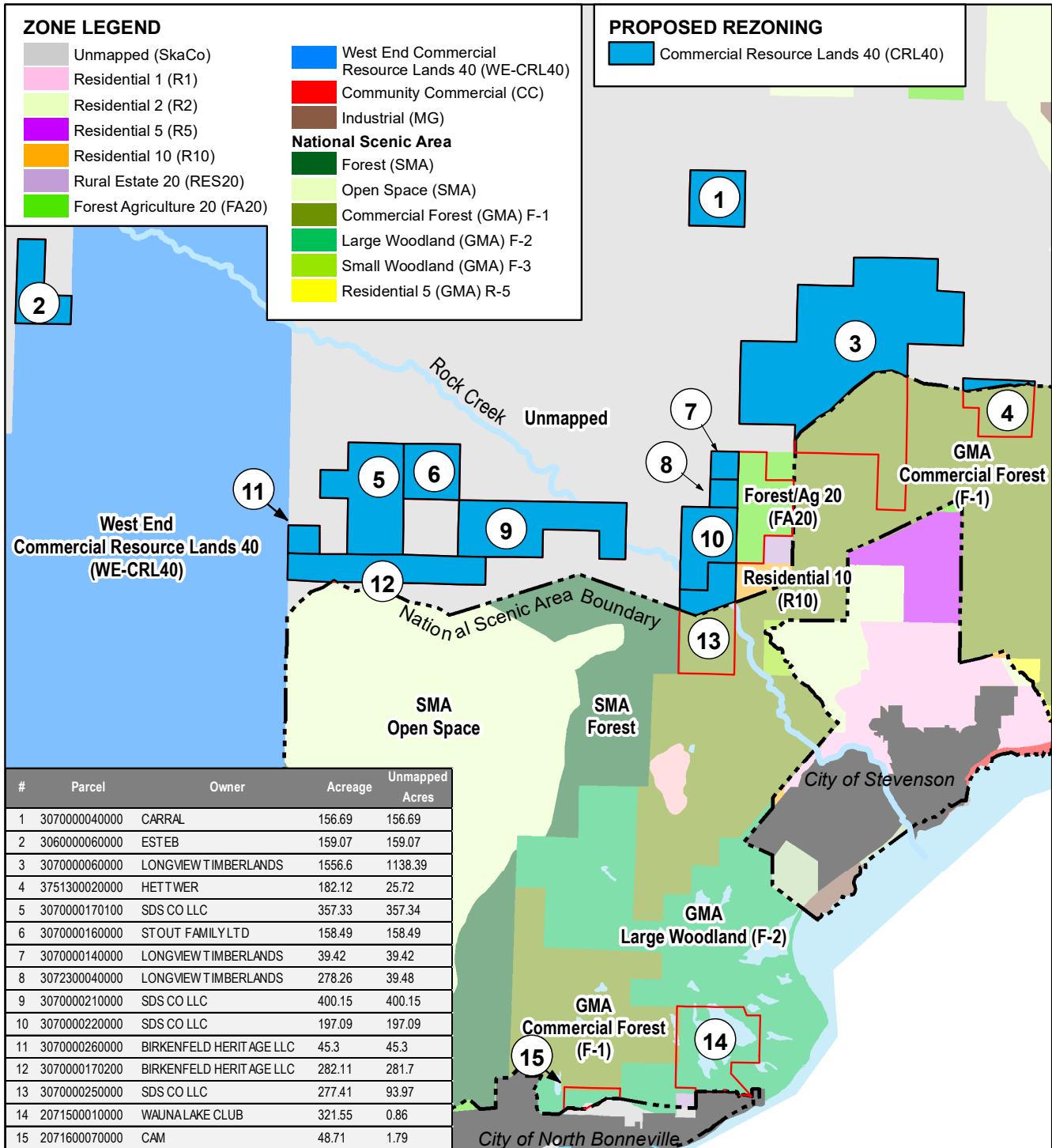
Planning Commission Chair

Date

Secretary

Date

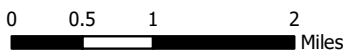
EXHIBIT 1.



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PLANNING COMMISSION PROPOSED ZONING MAP
 North Bonneville/Rock Creek Area Zoning Review

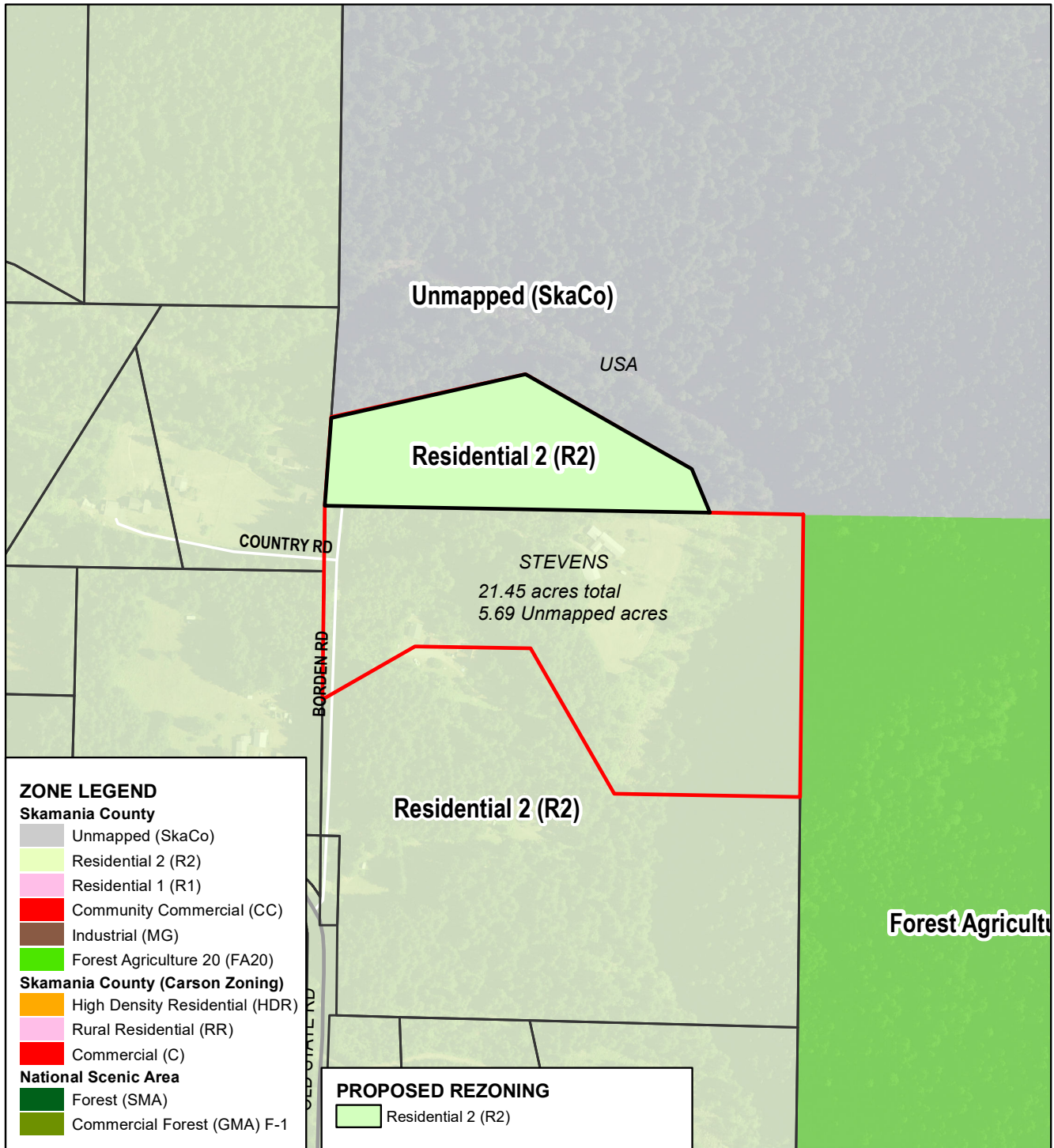
SKAMANIA COUNTY
 Community Development Department



Planning Commission Chair

Secretary

EXHIBIT 2.



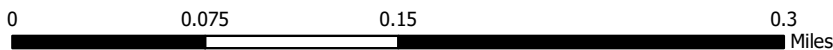
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PLANNING COMMISSION PROPOSED ZONING MAP

Stabler/Wind River Area Zoning Review - STEVENS - Parcel no. 03-08-06-0-0-0100-00



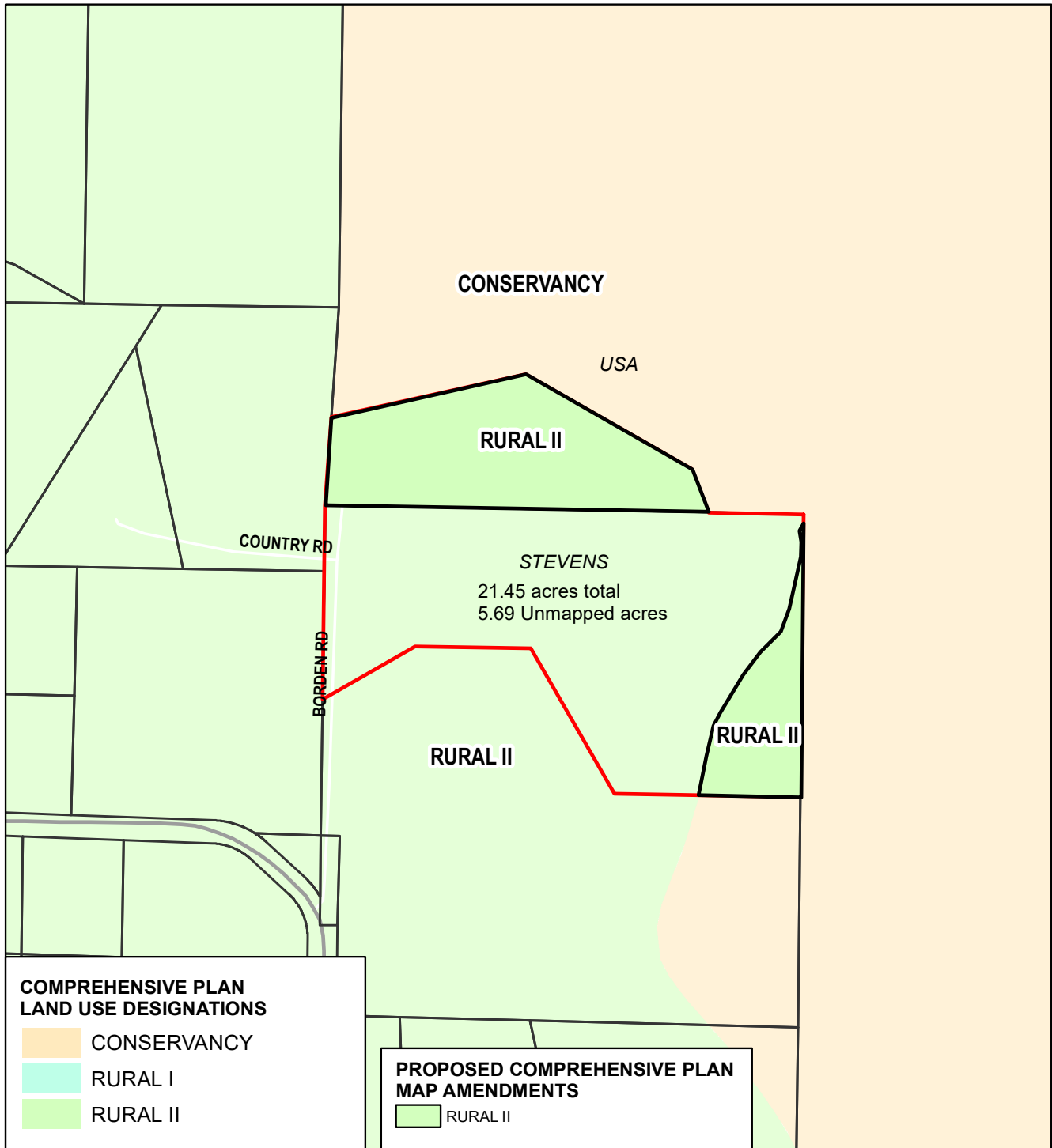
SKAMANIA COUNTY
Community Development Department



Planning Commission Chair

Secretary

EXHIBIT 3.



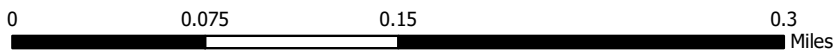
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PLANNING COMMISSION PROPOSED COMPREHENSIVE PLAN MAP

Stabler/Wind River Area Zoning Review - STEVENS - Parcel no. 03-08-06-0-0-0100-00



SKAMANIA COUNTY
Community Development Department



Planning Commission Chair

Secretary