



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, December 4, 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 November 13, 2018, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the High Lakes 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

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: November 27, 2018
RE: High Lakes 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 and its review of the Rock Creek/North Bonneville area in November.

The Planning Commission is now reviewing privately owned parcels in this zone in the High Lakes area of Skamania County, north of Mt. St. Helens. The Community Development Department has identified 30 parcels within this area that are located within this zone. These parcels are owned by eight different property owners. "Table 1", attached to this report, includes a list of these parcels with additional relevant information.

Review Process

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

- Notification to property owners of review and public workshop (11/8/2018)
- Staff review (11/27/2018)
- Planning Commission public workshop (12/4/2018)
- Additional public workshops if necessary
- Planning Commission draft zoning map

Letters were sent to each individual property owner on November 8, 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. 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. 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.

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 Lands 10 (FL10)	C	C	C
Forest Lands 20 (FL20)	C	C	C
Commercial Resource Land 40 (CRL40)	C	C	C
Natural (NAT)	C	C	C
Unmapped (UNM)	C	C	C

Adjacent Counties

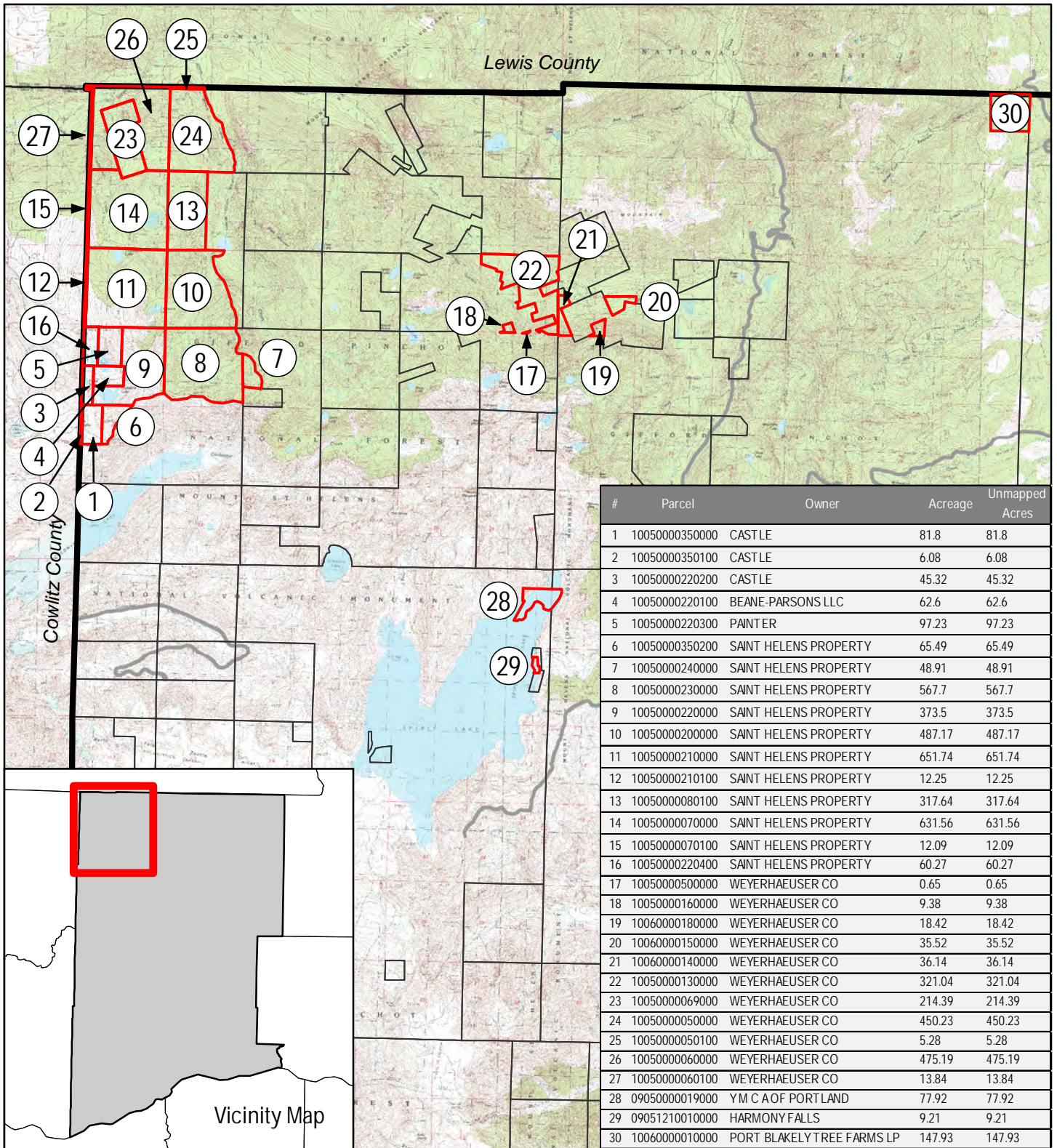
The High Lakes area is located in the extreme northwest corner of Skamania County. This area borders Lewis County to the north and Cowlitz County to the west and is accessed from SR 504 through Cowlitz County. Some of the parcels themselves border these counties. Staff reviewed the zoning and comprehensive planning for these adjacent areas. In both counties, the adjacent zoning is a forest resource land designation similar to our Commercial Resource Lands designation.

Attachments

1. Table 1 – List of Parcels with Background Information
2. Map – Privately-owned Unmapped Parcels in the High Lakes Area
3. Map – Comprehensive Plan
4. Map – Zoning
5. Map – 2008 Planning Commission Recommendation
6. Sample letter to property owner

Table 1. Parcel Background Information

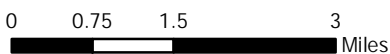
#	Parcel	Owner	Acreage	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Zoning	Current Use	Shoreline Designation	Platted	2008 Proposal
1	10050000350000	CASTLE	81.8	81.8	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
2	10050000350100	CASTLE	6.08	6.08	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
3	10050000220200	CASTLE	45.32	45.32	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
4	10050000220100	BEANE-PARSONS LLC	62.6	62.6	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
5	10050000220300	PAINTER	97.23	97.23	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
6	10050000350200	SAINTE HELENS PROPERTY	65.49	65.49	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
7	10050000240000	SAINTE HELENS PROPERTY	48.91	48.91	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
8	10050000230000	SAINTE HELENS PROPERTY	567.7	567.7	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
9	10050000220000	SAINTE HELENS PROPERTY	373.5	373.5	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
10	10050000200000	SAINTE HELENS PROPERTY	487.17	487.17	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy/ Natural Environment	No	CRL40
11	10050000210000	SAINTE HELENS PROPERTY	651.74	651.74	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
12	10050000210100	SAINTE HELENS PROPERTY	12.25	12.25	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
13	10050000080100	SAINTE HELENS PROPERTY	317.64	317.64	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
14	10050000070000	SAINTE HELENS PROPERTY	631.56	631.56	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
15	10050000070100	SAINTE HELENS PROPERTY	12.09	12.09	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
16	10050000204000	SAINTE HELENS PROPERTY	60.27	60.27	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
17	10050000500000	WEYERHAEUSER CO	0.65	0.65	91 - Undeveloped - Land	Conservancy	UNM	Timber	N/A	No	CRL40
18	10050000160000	WEYERHAEUSER CO	9.38	9.38	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
19	10060000180000	WEYERHAEUSER CO	18.42	18.42	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
20	10060000150000	WEYERHAEUSER CO	35.52	35.52	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
21	10060000140000	WEYERHAEUSER CO	36.14	36.14	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
22	10050000130000	WEYERHAEUSER CO	321.04	321.04	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
23	10050000069000	WEYERHAEUSER CO	214.39	214.39	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40
24	10050000050000	WEYERHAEUSER CO	450.23	450.23	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
25	10050000050100	WEYERHAEUSER CO	5.28	5.28	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
26	10050000060000	WEYERHAEUSER CO	475.19	475.19	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
27	10050000060100	WEYERHAEUSER CO	13.84	13.84	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	Rural Conservancy	No	CRL40
28	09050000019000	Y M C A OF PORTLAND	77.92	77.92	75 - Recreational - Resorts & Group Camps	Conservancy	UNM	Unknown	Natural Environment	No	CRL40
29	09051210010000	HARMONY FALLS	9.21	9.21	75 - Recreational - Resorts & Group Camps	Conservancy	UNM	Unknown	Natural Environment	No	CRL40
30	10060000010000	PORT BLAKELY TREE FARMS L	147.93	147.93	88 - Resource - Designated Forest Land	Conservancy	UNM	Timber	N/A	No	CRL40

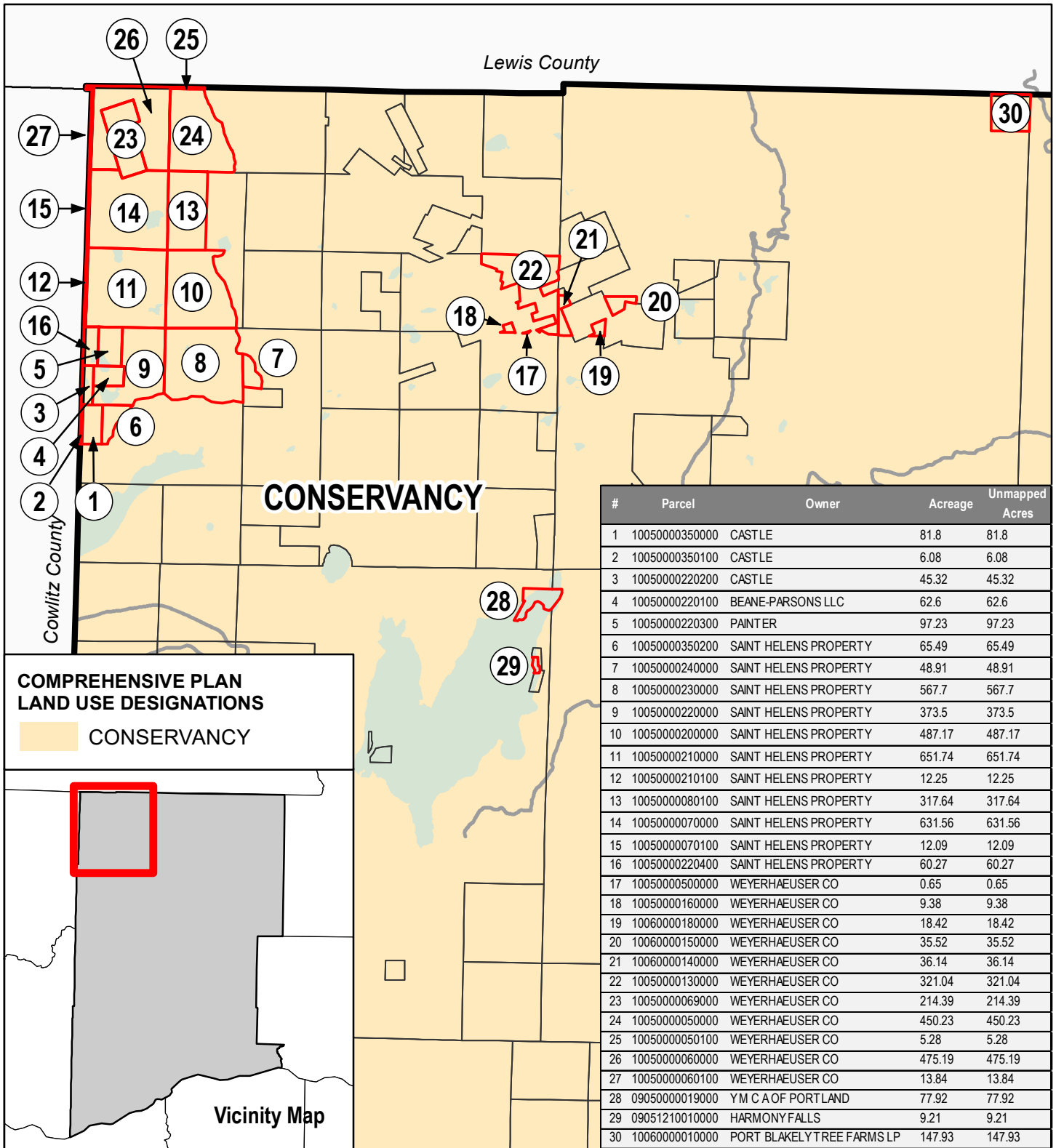


DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

PARCEL MAP
High Lakes Area Zoning Review

 **SKAMANIA COUNTY**
Community Development Department

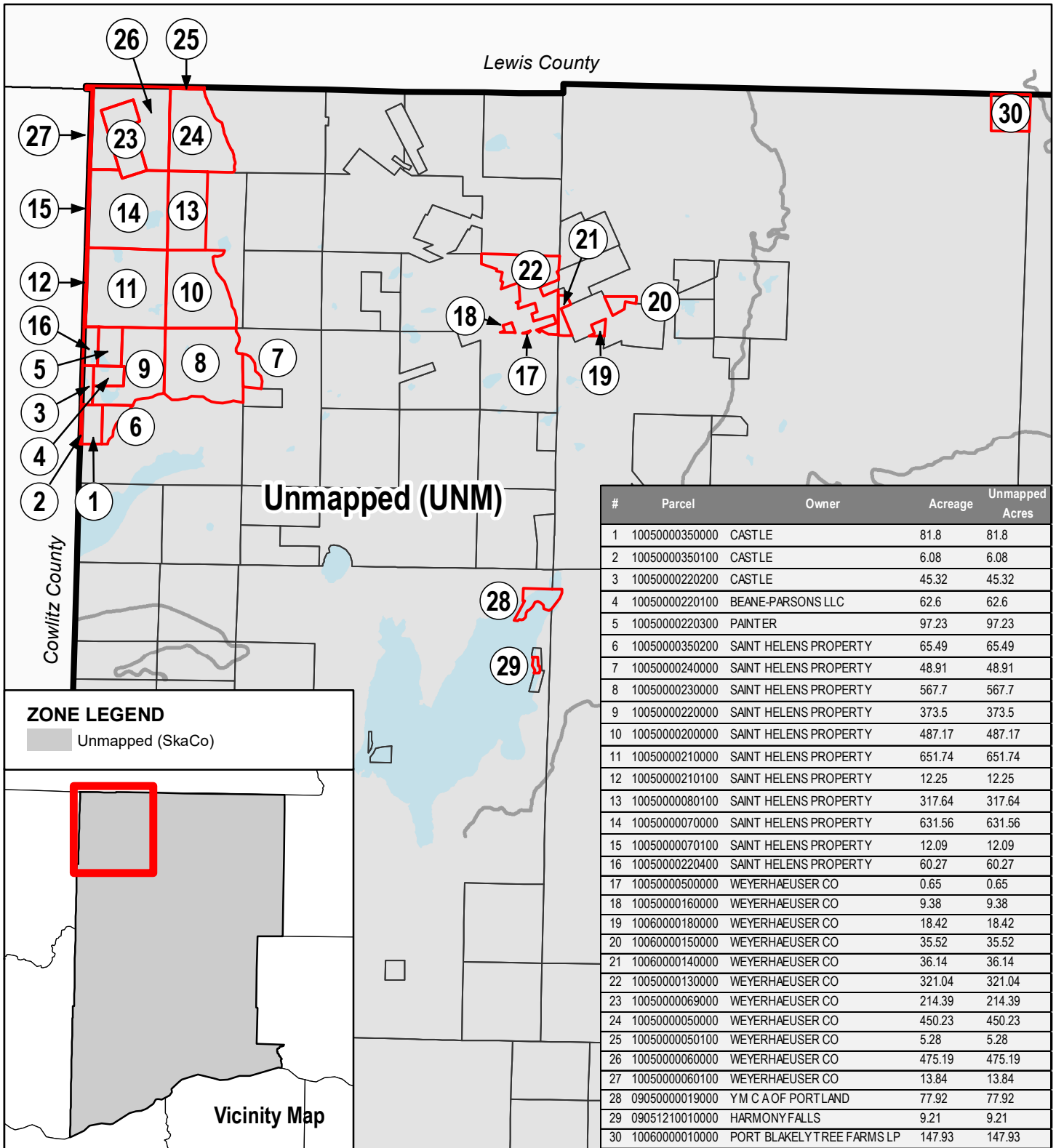




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COMPREHENSIVE PLAN LAND USE DESIGNATIONS

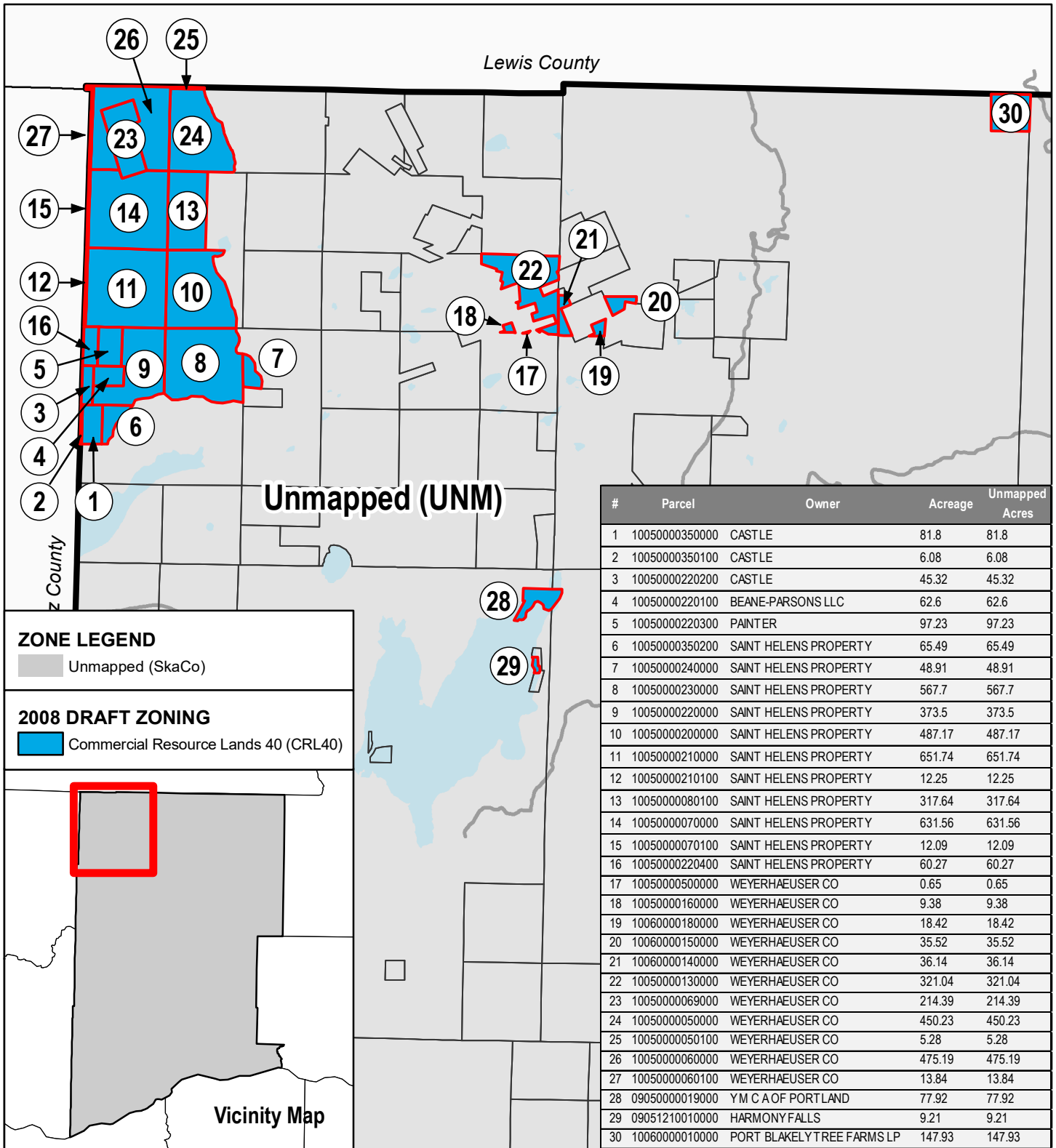
High Lakes Area Zoning Review



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ZONING MAP

High Lakes Area Zoning Review



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2008 PLANNING COMMISSION RECOMMENDED ZONING MAP

High Lakes Area Zoning Review

November 8, 2018

WEYERHAEUSER CO
TAX DEPARTMENT
220 OCCIDENTAL AVE S
SEATTLE WA 98104

Dear Property Owner:

The Skamania County Planning Commission is considering rezoning privately owned parcels in the unincorporated High Lakes area within the Unmapped (UNM) zone. This review affects a small number of property owners in the area, and only those with property in this zone. The following properties owned by you are located within this zone and may be considered for rezoning. The attached maps show the location of the affected parcels.

Tax Parcel no. 10050000500000 ,identified as **Number 17**
Tax Parcel no. 10050000160000 ,identified as **Number 18**
Tax Parcel no. 10060000180000 ,identified as **Number 19**
Tax Parcel no. 10060000150000 ,identified as **Number 20**
Tax Parcel no. 10060000140000 ,identified as **Number 21**
Tax Parcel no. 10050000130000 ,identified as **Number 22**
Tax Parcel no. 10050000069000 ,identified as **Number 23**
Tax Parcel no. 10050000050000 ,identified as **Number 24**
Tax Parcel no. 10050000050100 ,identified as **Number 25**
Tax Parcel no. 10050000060000 ,identified as **Number 26**
Tax Parcel no. 10050000060100 ,identified as **Number 27**

The Unmapped (UNM) zone applies to any area where the formal adoption of another zone has not occurred. If your property is recommended for rezoning, the zoning will need to be consistent with your property's Comprehensive Plan Designation of "Conservancy". Any rezone will not affect any existing uses on the property but may affect future uses or future development potential. Please note that any decision to rezone may only occur after a public hearing before the Planning Commission and approval by the Board of County Commissioners.

Your participation is welcome and encouraged, as your input is an important part of the review process and rezoning affects you – the property owner – the most. **Please join the Planning Commission at their workshop on December 4, 2018, at 6:00 PM. The meeting will be held in the Skamania County Courthouse Annex Basement Meeting Room, 170 NW Vancouver Ave, Stevenson.** This meeting is an opportunity for you to provide the Planning Commission with information about your property and to have your questions answered.

You may access additional information about this review and possible rezoning options at <http://www.skamaniacounty.org/community-development/homepage/highlakes/>. If you are unable to attend this meeting, or if you would like to discuss this project in advance of the meeting, please contact Alan Peters, Assistant Planning Director, at apeters@co.skamania.wa.us or 509-427-3906. We look forward to seeing you at the meeting.

- Skamania County Community Development



High Lakes Area Zoning Review

You're Invited!

Planning Commission Public Workshop

Tuesday, December 4, 2018
6:00 PM

Courthouse Annex
Basement Meeting Room
170 NW Vancouver Ave,
Stevenson, WA

Skamania County Community Development Department

Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900

[www.skamaniacounty.org/
community-development/
homepage/highlakes](http://www.skamaniacounty.org/community-development/homepage/highlakes)