



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, December 18, 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 December 4, 2018, Planning Commission Meeting.
2. PUBLIC WORKSHOP #2 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 Planning Commission

PLANNING COMMISSION MEETING MINUTES

Tuesday, December 4, 2018
Skamania County Courthouse Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members:

Present:

John Prescott, Mathew Joy, Cliff Nutting,
Tony Coates, Dee Bajema

Community Development Department Staff

Present:

Alan Peters, Andrew Lembrick
Sarah Kellie

Absent: Cyndi Soliz, Leslie Haskell

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:00 P.M. by Vice Chair, John Prescott
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the November 13, 2018 meeting.
 - a. Motion was made by Mathew Joy and seconded by Cliff Nutting to approve the minutes of the November 13, 2018 Planning Commission Meeting. Motion passed 5-0.

 2. Public Workshop to review Unmapped zoning in High Lakes area.
 - a. Alan Peters, Assistant Planning Director, made a presentation on the review process and the existing Unmapped zoning. Mr. Peters presented zoning background information and presented options for the Planning Commission to consider for the decision.
 - b. Vice Chair, John Prescott noted that several property owners were in attendance and invited them to provide comment and ask questions. Comment was received from the following:
 - Joel Parsons, a property owner, provided public comment.
 - Paul Graves, St. Helens Properties representative, provided public comment.
 - Barry Butcher, property owner, provided public comment.
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- c. The Planning Commission discussed the comments received and the Commercial Resource Lands 40 zone and how adopting this zone would affect the property owners. The Planning Commission asked staff to look into textual changes to existing zoning codes to allow dwellings in the CRL40 zoning and to allow labor housing outright. Alan Peters stated that he would also look at neighboring county zoning codes and provide some ideas for the Planning Commission at the next meeting.
3. Planning Commission Business.
 - a. Members discussed the upcoming meeting schedule. The next meeting date will be December 18, 2018 and will be a public workshop.
4. MEETING ADJOURNED at 7:13 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

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: December 11, 2018
RE: High Lakes Zoning Review Workshop #2

The Planning Commission is reviewing privately owned parcels in this zone in the High Lakes area of Skamania County, north of Mt. St. Helens. The Planning Commission held a workshop to kickoff this review on December 4, 2018. Much of the discussion at this workshop concerned the ramifications of rezoning to Commercial Resource Lands 40 (CRL-40). The Planning Commission asked Staff to investigate the possibility of accommodating single-family dwellings in this zone and making labor housing an allowed use rather than an administrative review use. This memo addresses these items and other relevant information that the Planning Commission may find helpful.

Dwellings

Single-family dwellings are currently prohibited in the Commercial Resource Lands 40 zone. Property owners expressed interest in developing dwellings or cabins for at least part time use. While the High Lakes area may not be suitable for full-time residential occupancy, other resource lands in the County may be.

The current prohibition of dwellings appears to support the zone's purpose of designating and protecting forest, agricultural, and mineral resource lands of long-term significance. However, the prohibition is not required, and Staff believes that the intent of the zone could be met while still allowing a single-family dwelling.

Nearby counties allow single-family dwellings in their comparable resource lands zones:

Cowlitz County - One single-family dwelling for every 38-acre parcel.

Lewis County - One single-family dwelling per parcel is allowed outright when "directly connected with and in aid of a forestry activity".

Clark County - Single-family dwellings and accessory buildings are permitted.

Klickitat County - Single-family dwellings, mobile homes and seasonal homes.

If the Planning Commission determines that single-family dwellings are appropriate in this zone, this could be achieved in one of several ways:

1. Allow one single-family dwelling per legal lot of record.
2. Allow one single-family dwelling on parcels 40 acres or larger.
3. Allow one single-family dwelling per 40 acres.
4. Allow one single-family dwelling in conjunction with a forestry or agricultural use.

Labor Housing

Per SCC 21.59.030(B), "temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities" is an administrative review use in the Commercial Resource Lands 40 zone. This is also an administrative review use in the following zones:

- West End Forest Lands 20
- West End Commercial Resource Lands 40
- Swift Forest Lands 20
- Swift Commercial Resource Lands 40
- Forest Lands 10
- Forest Lands 20

"Farm Labor Housing" is an allowable use in the Resource Production Zone (FOR/AG 10 AND 20).

Administrative review uses are allowed with an administrative review by Staff. A \$400 application fee is required. These uses are reviewed for compliance with any applicable standards to the specific use and the following:

- a. Compatibility with the surrounding development/area;
- b. Sufficient off-street parking;
- c. Clear and safe routes of ingress and egress;
- d. Adequate buffers with surrounding uses to assure visual and audible screening. Buffers may include but are not limited to open space, vegetation, and fencing.

The other specific standards applicable to the use that Staff would review include whether the use is "temporary" and that it is in conjunction with forest or agricultural activities.

Allowable uses are allowed outright, with review only for consistency with setbacks, density requirements and other provisions in the Code. If the Planning Commission determines that an administrative review is unnecessary for labor housing, then the Planning Commission could recommend amending the code to make this an allowable use.

Adjacent County Zoning

The High Lakes area borders Lewis County to the north and Cowlitz County to the west. The adjacent zoning in Lewis County is "Forest Resource Lands", generally equivalent to Skamania County's CRL-40 zoning. In this zone, one single-family dwelling per parcel is allowed outright when "directly connected with and in aid of a forestry activity".

Cowlitz County has designated the adjacent area as forest resource land in their comprehensive plan. However, this area is not zoned. Cowlitz County allows one single-family dwelling for every 38-acre parcel on resource lands.

Volcanic Hazards

Given the study area's proximity to Mt. St. Helens, the Planning Commission may consider volcanic hazard risk when determining appropriate zoning. The attached map shows the flowage zones for Mt. St. Helens as depicted on the USGS volcanic hazard zone map. These areas are designated as volcanic hazard areas by the County's Critical Areas Code (Title 21A). Only two of the subject parcels are located within the hazard areas.

All uses allowed in the underlying zone are allowed in volcanic hazard areas. However, a geotechnical report is required prior to authorizing any building or use. The report must include a summary of impacts that could occur if Mt. St. Helens were to erupt again and a proposal of mitigation measures.

Spirit Lake Parcels

Two of the study area parcels are identified with an assessor land use code of "Recreational – Resorts & Group Camps".

Parcel #28, (09-05-00-0-0-0190-00) is the former site of YMCA Camp Loowit which operated from approximately 1929 to 1979. There were plans to hold camp the following year in 1980, however the eruption of Mt. St. Helens buried the camp.

Parcel #29 (09-05-12-0-0-0100-00) Harmony Falls, is the site of a former lodge and cabins located on the east side of Spirit Lake which were also destroyed during the eruption of Mt. St. Helens.

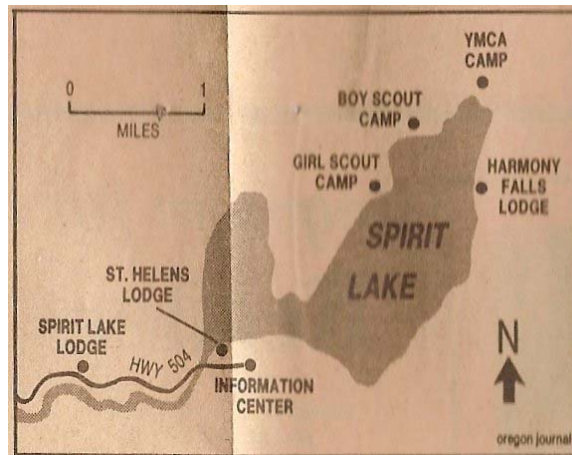
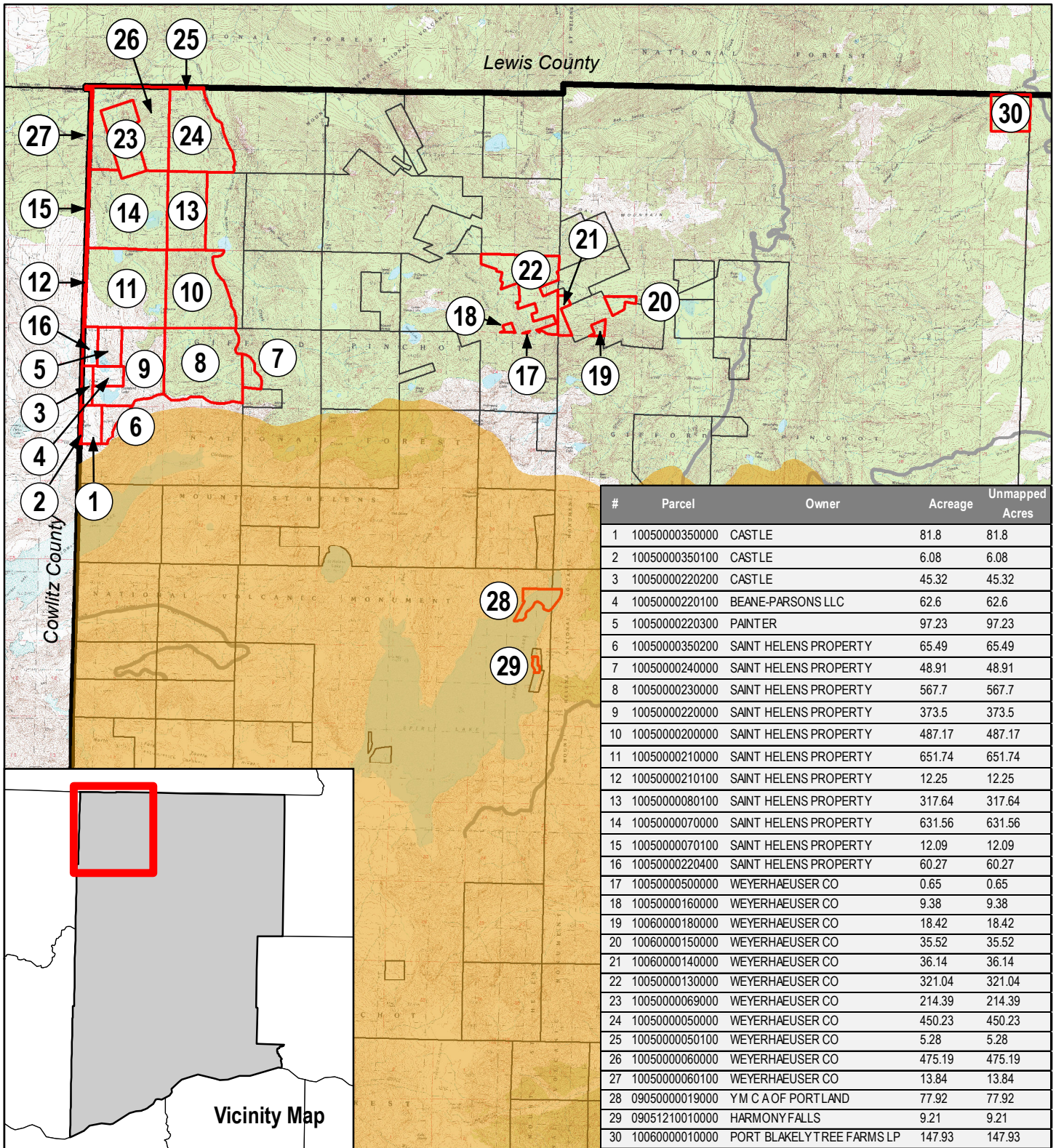


Photo Source: Oregon Journal June 10, 1980.


Moratorium

After the County adopted the 2007 Comprehensive Plan on July 10, 2007, the County also adopted a development moratorium for the Unmapped lands. The moratorium applied to the "acceptance and processing of building, mechanical and/or plumbing permits of any parcel of land 20 acres or larger that was created by deed since January 1, 2006, the acceptance and processing of land divisions (subdivision and short subdivisions), and the acceptance and processing of State Environmental Policy Act (SEPA) checklists related to forest practice conversions". The moratorium remained in place until February 2013.



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.

VOLCANIC HAZARD MAP
High Lakes Area Zoning Review

Legend
 Mt. St. Helens Flowage-Hazard Zones 1, 2, 3

 **SKAMANIA COUNTY**
Community Development Department

