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# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, June 15, 2021, 6:15 PM**

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. AGENDA ITEMS**

- a. Approval of minutes from the June 1, 2021 Planning Commission Meeting.
- b. Workshop to discuss the following topics:
  - i. Zoning recreation facility use allowances
  - ii. Zoning code land use audit
  - iii. Home occupations/light home industries

**5. PLANNING COMMISSION BUSINESS**

**6. ADJOURN**

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**Participation Instructions:**

To join the Zoom meeting online, visit [\*\*https://us02web.zoom.us/j/6564597957\*\*](https://us02web.zoom.us/j/6564597957).

To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **656 459 7957**



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# SKAMANIA COUNTY PLANNING COMMISSION

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## MINUTES

**Tuesday, June 1, 2021, 6:15 PM**

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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### 1. CALL TO ORDER

Cyndi Soliz called the meeting to order at 6:16 PM.

### 2. PLEDGE OF ALLEGIANCE

Cyndi Soliz led the Pledge of Allegiance.

### 3. ROLL CALL

Planning Commissioners Present: Ken Bajema, Anita Gahimer Crow, Sue Davis, Mat Joy, John Prescott, Cyndi Soliz

Staff Present: Mike Beck, Andrew Lembrick, Alan Peters

### 4. AGENDA ITEMS

- a. Approval of minutes from the May 4, 2021 Planning Commission Meeting.  
Sue Davis moved to approve the minutes of the May 4, 2021 Planning Commission Meeting. John Prescott seconded the motion. Motion passed 5-0.
- b. PUBLIC HEARING, CONSIDERATION, AND VOTE on proposed amendments to Title 21 (Zoning) adopting land use definitions, development standards, and revising use allowances related to recreational facilities.

Cyndi Soliz opened the public hearing. The following members of the public testified:

Becky Fromm  
Steven Epling  
Cathy Titchenal  
Viviann Kuehl  
Erica Jessel  
Debbie Taylor  
Tyla Smith

Cyndi Soliz closed the public hearing. Planning Commissioners discussed a recent land use appeal hearing regarding a cell tower modification that was brought up during the hearing. Staff provided some background on the issue and the Planning Commission expressed a desire to be responsive to these concerns, but wanted to stick to the meeting agenda and discuss these issues at a future meeting date.



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Mike Beck provided a summary of the proposal and the process which included public workshops and noticing. Staff recommended that the Planning Commission forward a recommendation to the Board of County Commissioners.

Planning Commissioners considered the public comments and proposal. The Planning Commissioners discussed the proposed 10:30 PM cutoff for amplified noise at events and whether this would conflict with the noise ordinance. It was determined that the time cutoff be removed entirely. Various options were discussed for how to proceed. Planning Commissioners expressed interest in revising the land use matrix to allow recreational uses in other zones, but did not want to hold up the proposal.

Anita Gahimer Crow moved to recommend approval of the proposal including the proposed definitions, standards, and land use matrix with the understanding that the Planning Commission would look into the use allowances in more detail in the near future. John Prescott seconded the motion. Anita Gahimer Crow amended the motion to include removal of the 10:30 PM noise restriction. The Planning Commissioners discussed the motion. Anita Gahimer Crow repeated the motion, clarifying that the Planning Commission would look at the use allowances as soon as possible. The Planning Commission approved the motion 5-0, with Ken Bajema abstaining.

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

Staff discussed the upcoming meeting schedule and upcoming items on the Planning Commission's work plan.

### **6. ADJOURN**

Cyndi Soliz adjourned the meeting at 7:35 PM.



# Skamania County

## Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

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### MEMORANDUM

**TO:** Skamania County Planning Commission  
**FROM:** Planning Staff  
**DATE:** June 7, 2021  
**RE:** June 15<sup>th</sup> Workshop

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The June 15<sup>th</sup> meeting will include a discussion on three different topics on the Planning Commission's work plan: zoning use allowances for recreational facilities, zoning code land use audit, and home occupations/light home industries. Staff will introduce these topics to the Planning Commission and develop a plan on how to proceed with addressing these three items. This memo includes brief background information about these topics to be read in preparation of the upcoming meeting.

#### **Zoning Use Allowances for Recreational Facilities**

On June 1, 2021, Planning Commission voted to recommend approval of new recreational facility regulations including new terms and definitions, development standards, and amendments to the use allowances for several zones. As part of the approved motion, the Planning Commission also agreed to continue to look at the use allowances as soon as possible.

With new development standards for recreational facilities soon to be in place, it may be appropriate to consider changes to where recreational uses are allowed and the review requirements for these uses. The attached recreational land use matrix shows where recreational facilities are currently allowed in the county.

#### **Zoning Code Land Use Audit**

As stated in the annual work plan, staff would like to review the various land uses allowed in each zone in Title 21 to determine if there are any issues with clarity and consistency throughout the code. Staff will prepare a land use matrix showing all the allowable land uses across the county's 34 zones (excluding the NSA). After this is prepared, staff and the Planning Commission will review the matrix, clarify or revise terms that are either confusing or redundant, and prepare definitions for any currently undefined land uses. Then, staff and the Planning Commission will consider the possibility of adopting a final land use matrix into Title 21.

A template for a comprehensive land use matrix is attached to this report. Staff will complete filling out this table in the coming weeks.

### **Home occupations/light home industries**

Light home industries/cottage occupations are businesses operated within a dwelling or a separate building which principally employs persons who reside in the dwelling where the business is located. These uses must comply with the standards in SCC 21.70.040 (attached). As of last summer, these uses are allowed outright in all residential zones. Previously those in Carson required an administrative review application.

Many business owners first establish their businesses as home occupations. As these businesses grow and become more successful, it may become difficult to comply with the county's home occupation standards. Staff and the Planning Commission will review these standards and determine if any changes are necessary.

### **Attachments**

1. Recreational land use matrix
2. Comprehensive land use matrix template
3. Cottage occupation/light home industry standards

Proposed amendments to individual zoning designation land use allowances

Proposed Land Uses	Residential 1	Residential 2	Residential 5	Residential 10	Rural Estate 20	Commercial Recreation	Resource Production	Forest Lands 10	Forest Lands 20	Commercial Resource Lands 40	Carson - Rural Residential	Carson - Rural Estate	West End - Destination Restort	West End - Rural Lands 2	West End - Rural Lands 5	WE - Forest Lands 10	WE - Forest Lands 20	WE - Commercial Resource Lands 40	Swift - Neighborhood Commercial	Swift - Mountain Recreation 5	Swift - Mountain Recreation 10	Swift - Forest Lands 20	Commercial Resource Lands 40	Northwestern Lake - Residential 2 & 5			
Outdoor Recreational Facility	C	C	C	C	A	A	C	C	C	C	A	A	A					C	C		A	A	A	C	C	A	C
Indoor Recreational Facility	C	C	C	C	A	A	C	C	C	C			A					C	C		C	C	C	C	C	A	C
Campground	C	C	C	C	A	A	C	C	C	C			A				C	C		C	C	C	C	C	A	C	
Group Camp	C	C	C	C	A	A	C	A	A	C			A		C	C	A	C		C	C	C	A	A	A	C	
Rural Event Center	C	C	C	C	A	A	C	C	C	C			A				C	C		C	C	C	C	C	A	C	
Retreat Center	C	C	C	C	A	A	C	C	C	C			A				C	C	A	C	C	C	C	C	A	C	
Small and large-scale recreational vehicle parks (consolidated)			C	C		C							C	C	C	C			C	C	C	C			C		
Expansion of existing group camps													C														

A = Allowable Use

R = Administrative Review Use

C = Conditional Use



**21.70.040 Cottage occupation/light home industry.**

A. Type of Use. Home occupations when permitted are those occupations which are carried on within a residential dwelling or a separate building constructed for such a use. Such activity shall be secondary to the use of the dwelling used for living purposes.

B. Disturbing Influences. No home occupation shall be permitted which creates objectionable noise, dust, smoke, odor, glare, or traffic attraction greater than that of other residential properties in the vicinity.

C. Exterior Modification. There shall be no exterior modification or adornment of the residential dwelling which would suggest a use other than residential; except, for light home industry which may be located in a separate building.

D. Work Force Limitation. Nonmember household worker (those workers who do not live on the property) shall be limited to five persons per day.

E. The hearing examiner may hear requests for waiver, exemption, reduction or modification of these requirements if the proposed use and modifications are determined to be in keeping with the purpose and intent of the zone classification involved. (Ord. 2007-02 (part); Ord. 2005-02 (part))