



# SKAMANIA COUNTY PLANNING COMMISSION

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## AGENDA

**Tuesday, October 19, 2021, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM

170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

**Please Note: Meeting attendees must wear a proper face covering regardless of vaccination status and maintain six feet of physical distance between other persons. Seating will be on a first come, first serve basis. Attendees may participate remotely by Zoom Meeting using the information below.**

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### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. AGENDA ITEMS

- a. Approval of minutes from the September 21, 2021 Planning Commission Meeting.
- b. Public Hearing, Consideration, and Vote on proposed amendments to Title 21 (Zoning) to expand the number of zones where recreational uses are allowable.
- c. Discussion of upcoming public hearing to consider amendments to Title 22, Columbia River Gorge National Scenic Area Ordinance.

### 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>.

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



# SKAMANIA COUNTY PLANNING COMMISSION

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## MINUTES

**Tuesday, September 21, 2021, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM

170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

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### 1. CALL TO ORDER

Cyndi Soliz, Chair, called the meeting to order at 6:15 PM.

### 2. PLEDGE OF ALLEGIANCE

Cindy Soliz led the Pledge of Allegiance.

### 3. ROLL CALL

Planning Commissioners Present: Cyndi Soliz, Ken Bajema, Anita Gahimer Crow, Mat Joy

Absent: Sue Davis

Staff Present: Alan Peters, Mike Beck, Andrew Lembrick

### 4. AGENDA ITEMS

- a. Approval of minutes from the August 17, 2021, Planning Commission Meeting.

Cyndi Soliz pointed out that her name was misspelled in the minutes, but otherwise had no concerns. Anita Gahimer Crow moved to approve the minutes of the August 17, 2021, Planning Commission Meeting. Ken Bajema seconded the motion. Motion passed 4-0.

- b. Public Hearing, Consideration, and Vote on proposed amendments to Title 21 (Zoning) revising standards for development of home occupations (also known as light home industries/cottage occupations)

Cyndi Soliz led discussion about the proposed text amendments regarding home occupations. Anita Gahimer Crow suggested edits to part A "use of the dwelling used" and part C "one sign building-mounted sign" to remove typos.

Cyndi Soliz opened and closed the public hearing. There was no public comment.

Anita Gahimer Crow moved to recommend approval of the proposed text amendments with the identified changes. Ken Bajema seconded the motion. Motion passed 4-0.



## **SKAMANIA COUNTY PLANNING COMMISSION**

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- b. Workshop to discuss public comments on recreational facility zoning amendments.

Cyndi Soliz led discussion about staff's recommendations for amendments to various zoning designations. Alan Peters explained how the recommendations were developed and spoke about the public process, including several comments received in support of the proposal. The Planning Commissioners discussed various options for moving forward on the proposal, including additional workshops or proceeding with a hearing.

After some discussion, Ken Bajema moved to schedule a hearing on the staff proposal for October 19, 2021. Mat Joy seconded the motion. Motion passed 4-0.

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

Staff reminded the Planning Commissioners of two vacancies on the Planning Commission in District 2 and District 3.

### **6. ADJOURN**

Cyndi Soliz adjourned the meeting at 7:28 PM.



# 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, Community Development Director

**REPORT DATE:** October 13, 2021  
**HEARING DATE:** October 19, 2021  
**PROPOSAL:** Recreational Facilities – Additional zoning changes

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#### **Background and Review Process**

On June 1, 2021, the 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 expanding the number of zones in which recreational facilities are allowed.

The Board of County Commissioners accepted the Planning Commission's recommendation and adopted the revised standards in Ordinance No. 2021-02 on June 22, 2021. The new standards have already been used in the review of two separate applications and will likely support the development of many future projects. Since June, Staff has reviewed the existing use allowances for recreational facilities and considered comments received at prior workshops and hearings to develop recommendations for additional zoning amendments. A summary of these recommendations have previously been presented to the Planning Commission and were posted on the Community Development Department website in August. The website and a newspaper publication invited residents to review these recommendations and provide comments through the end of August. Staff received several comments in support of making additional changes and discussed the proposal with the Planning Commission at its September meeting where Planning Commissioners voted to schedule the proposed changes for a public hearing on October 19, 2021.

Notice of this hearing was published in the Skamania County Pioneer on October 6, 2021, and on the County's website. Following the hearing, the Planning Commission can forward a recommendation to the Board of County Commissioners for adoption of the proposed amendments.

## **Proposed Text Amendments**

The improved recreational facility standards allow the County to consider allowing recreational facilities to be developed in additional zones. The proposal includes amendments to eight existing zoning designations in order to allow for additional developments of recreational facilities in these zones. These recommendations are consistent with the county's Comprehensive Plan, the West End Community Subarea Plan, and the Carson Subarea Plan. Detailed redline changes are attached to this report, but a summary of these changes is provided below.

### **1. Allow recreational uses in additional zones that do not currently allow any recreational uses.**

- Community Commercial (CC)
  - o The Community Commercial zone is intended to provide commercial services.
  - o The proposal would make indoor recreational facilities an allowable use in this zone.
  - o The proposal would make outdoor recreational facilities, campgrounds, group camps, rural event centers, and retreat centers conditional uses in this zone.
- Carson – High Density Residential (HDR)
  - o The High Density Residential primarily consists of single-family development on small lots, however, there are some larger parcels that may be suitable for recreational development.
  - o The proposal would make outdoor recreational facilities and campgrounds conditional uses in this zone. Outdoor recreational facilities would only be allowed on sites of 5 acres or larger. This requirement is intended to prevent development of such facilities on small lots in the middle of denser Carson neighborhoods. Campgrounds require a minimum parcel size of 5 acres already.
- Industrial (MG)
  - o The Industrial zone is intended for the establishment of processing, fabrication, storage, and manufacturing activities. However, properties in this zone with waterfront locations may attract water-related recreational uses.
  - o The proposal would make indoor recreational facilities and outdoor recreational facilities conditional uses.

### **2. Allow additional recreational uses in zones that currently allow some recreational uses.**

- Carson Rural Residential
  - o The Carson subarea plan states that public facilities, such as parks, public libraries, schools, and recreational developments should be allowed. The intent appears to be to allow low-intensity recreational uses. Only outdoor facilities are currently allowed in this zone.
  - o The proposal would make campgrounds allowable as a conditional use.  
Campgrounds
- Carson Rural Estate
  - o The Carson subarea plan states that low-intensity recreational facilities should be allowed, including campgrounds. Only outdoor facilities are currently allowed in this zone.

- The proposal would make campgrounds allowable as a conditional use as recommended by the Carson subarea plan.
- West End Rural Lands 2
  - The zoning code allows expansion of group camps by conditional use.
  - The proposal would make outdoor recreational facilities and campgrounds a conditional use in this zone.
- West End Rural Lands 5
  - Groups camps are a conditional use in this zone.
  - The proposal would also make outdoor recreational facilities, campgrounds, rural event centers, and retreat centers conditional uses.
- Rural Lands 10
  - Groups camps are a conditional use in this zone.
  - The proposal would also make outdoor recreational facilities, campgrounds, rural event centers, and retreat centers conditional uses.

**3. Revise Natural (NAT) zone classification to reflect recent changes.**

- a. The Natural zone is intended for those areas which have extreme importance for the maintenance of natural systems where development may result in a substantial impact.
- b. Recreational developments are allowable as conditional uses. The proposal would allow only outdoor recreational facilities in order to be consistent with the zone’s purpose.

**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 text amendments were prepared by Planning Staff with direction from the Planning Commission. The Planning Commission directed Planning Staff to schedule a hearing for the proposal at the September 21, 2021, meeting. 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

*36.70.580 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:**

A public hearing on the proposed amendments is scheduled for October 19, 2021. Notice of this hearing was published in the Skamania County Pioneer on October 6, 2021, 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.

**Recommendation**

Based on the analysis in this report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the Board of County Commissioners to approve the proposed amendments to Title 21, expanding the number of zones where recreational uses are allowable.

**Attachments**

Draft Text Amendments in redline format  
Draft Motion

## Proposed Text Amendments

### **Chapter 21.48 COMMUNITY COMMERCIAL ZONE CLASSIFICATION (CC)**

#### **21.48.020 Allowable uses.**

...

U. Indoor recreational facilities.

...

#### **21.48.031 Conditional uses.**

...

C. Outdoor recreational facilities.

D. Campgrounds.

E. Group camps.

F. Rural event centers.

G. Retreat centers.

...

### **Chapter 21.52 INDUSTRIAL ZONE CLASSIFICATION (MG)**

#### **21.52.010 Purpose—Intent.**

The MG zone classification is intended to provide sites that permit the establishment of processing, fabrication, storage, and manufacturing activities. Recreational uses may also be appropriate in this zone on locations providing access to water.

...

#### **21.52.030 Conditional uses.**

1. Chemical plants, pulp mills, wood preservation treatment plants, refinement or production of raw metals, and off-site treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210), will be considered a conditional use.

2. Indoor recreational facilities.

3. Outdoor recreational facilities.

...

### **Chapter 21.60 NATURAL ZONE CLASSIFICATION (NAT)**

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#### **21.60.020 Uses.**

1. No permanent structures are allowed; except, such structures which are necessary to protect property from overbank flow of high water and to stabilize eroding stream banks. No roads other than foot trails are allowed. ~~Recreational developments shall be considered as conditional uses.~~ Timber harvesting shall be permitted only when necessary to prevent epidemic outbreaks of insect or disease infestations, or salvage areas devastated by extensive wind throw or fire. All other uses will not be permitted. Access shall only be provided when such access is of a nature and volume that will assure no adverse impact upon the area or system of which it is a part.



2. Outdoor recreational facilities may be allowed as conditional uses.

...

## **Chapter 21.65 CARSON FINAL ZONING**

...

### **21.65.060 High density residential zone classification (HDR).**

...

#### C. Conditional Uses.

1. Professional services.
2. Commercial agriculture.
3. Mobile home parks.
4. Communication towers.
5. Co-location of communication towers (in accordance with Section 21.70.160).
6. Outdoor recreational facilities (on parcels of 5 acres or larger).
7. Campgrounds.

...

### **21.65.070 Rural residential zone classification (RR).**

...

#### C. Conditional Uses.

1. Multi-family housing units.
2. Mobile home parks.
3. Professional services.
4. Commercial agriculture.
5. Communication towers (in accordance with Section 21.70.160).
6. Co-location of communication towers (in accordance with Section 21.70.160).
7. Campgrounds.

...

### **21.65.080 Rural estate zone classification (RE).**

...

#### C. Conditional Uses.

1. Multifamily housing units.
2. Small- and large-scale recreational vehicle parks.
3. Commercial agriculture.
4. Campgrounds.

...

## **Chapter 21.67 WEST END SUBAREA FINAL ZONING**

...

21.67.060 Rural lands 2 zone classification (RL2).

...

D. Conditional Uses.

...

8. Expansion of existing legally established group camps;

9. Outdoor recreational facilities;

10. Campgrounds.

...

**21.67.070 Rural lands 5 zone classification (RL5).**

...

D. Conditional Uses.

...

8. Group camps;

9. Rural event centers;

10. Retreat centers.

...

**21.67.080 Rural lands 10 zone classification (RL10).**

...

D. Conditional Uses.

...

8. Group camps;

9. Rural event centers;

10. Retreat centers.



**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 TITLE 21 EXPANDING THE NUMBER OF ZONES WHERE  
RECREATIONAL USES ARE ALLOWABLE**

The Skamania County Planning Commission conducted a public hearing to consider proposed text amendments to Title 21 related to zoning allowance for recreational facilities.

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

**FINDINGS OF FACT**

- A. Skamania County's Comprehensive plan states that "Skamania County is a focal point of year-round recreational opportunities" which include "boating, fishing, hunting, camping, hiking, snowmobiling, cross-country skiing, wildflower hiking tours, hot mineral springs day spas, golf courses, windsurfing, and kite boarding." The plan further states that "Skamania County should strive to improve recreational opportunities throughout the County including enhancing public access to the waterways."
- B. RCW 36.70 authorizes counties to adopt or amend zoning regulations.
- C. The Planning Commission initiated the proposed zoning code amendments to facilitate the development of recreational facilities throughout the county.
- D. The proposal promotes the development of recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan.
- E. The proposed amendments are consistent with the County's Comprehensive Plan.

F. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its October 19, 2021 meeting.

**CONCLUSIONS**

Based on public comment and staff analysis, the proposed text amending Title 21 will promote the development of recreational facilities related to the county's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan.

**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 text amendments.

Motion seconded by \_\_\_\_\_.

	AYE	NAY
Cyndi Soliz, Chair	_____	_____
Sue Davis, Vice Chair	_____	_____
Ken Bajema	_____	_____
Anita Gahimer Crow	_____	_____
Mat Joy	_____	_____



# Skamania County

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### MEMORANDUM

**TO:** Skamania County Planning Commission  
**FROM:** Planning Staff  
**DATE:** October 13, 2021  
**RE:** Zoning code amendments to Title 22 (Columbia River Gorge National Scenic Area Ordinance) to bring Title 22 into consistency with recently adopted amendments to the Management Plan for the Columbia River Gorge National Scenic Area by the Columbia River Gorge Commission.

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Skamania County implements the Management Plan for the Columbia River Gorge National Scenic Area (NSA) through its own adopted ordinance, Title 22 – Columbia River Gorge National Scenic Area Ordinance. Title 22 is the zoning code for approximately 78,000 acres of land in unincorporated Skamania County located within the General Management Area and Special Management Area of the NSA. Four other gorge counties (Clark in Washington; Multnomah, Hood River, and Wasco in Oregon) have also adopted their own NSA ordinances, allowing the counties to administer NSA land use regulations in their own counties. Klickitat County is the only county which has not adopted an NSA ordinance, which means that the Gorge Commission maintains jurisdiction for development applications in that county.

The Management Plan was first adopted by the Gorge Commission in 1991, and Title 22 was subsequently first adopted on July 27, 1993. As the Management Plan is updated or amended, the County is required to its NSA ordinance as necessary to maintain consistency. On October 13, 2020, the Gorge Commission adopted a revised Management Plan for the National Scenic Area which includes changes to policies and guidelines in both the General Management Area and Special Management Area. As required by the National Scenic Area Act, the revised plan was granted concurrence by the Secretary of Agriculture on February 19, 2021. These updates were the product of "Gorge2020" a multi-year update process led by the Gorge Commission and Forest Service.

The Gorge Commission formally notified the county of these updates to the Management Plan on March 16, 2021 (see attached). Pursuant to the 270-day timeline prescribed by the National Scenic Area Act, the county has until December 11, 2021, to adopt the revised plan into its land use ordinance.

Community Development Staff have been working on incorporating these changes into Title 22 over the past several months. These revisions will be ready for a public hearing on November 16, 2021, and will be delivered to the Planning Commission on November 3, 2021, in order to provide the Planning Commission with ample time to review the proposal.

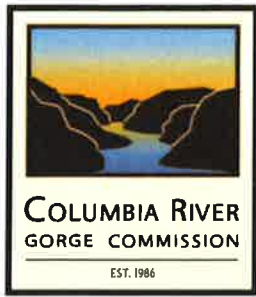
## Summary of Management Plan Changes

The Management Plan is a type of comprehensive plan which contains goals, objectives, policies, and guidelines for scenic, cultural, natural, and recreation resources and for each land use (zoning) designation. The Management Plan also contains policies and guidelines for specific types of development and land uses, and application and review process requirements. Title 22 incorporates the guidelines from the Management Plan and a few policies that the guidelines reference as approval criteria.

The following is a list of some of the more substantive changes to the Management Plan that will be incorporated into Title 22:

- Allows cideries, following existing guidelines established for wineries.
- Allows fruit and produce stands to sell a broader range of products.
- Includes new guidelines for "overnight accommodations", limited to 90 room nights per year.
- Exempts buildings that are 1,500 sq. ft. or less from compatibility guidelines for scenic resource protection.
- Updates guidelines for recreational developments.
- Updates the agricultural income test for new dwellings on agricultural land, requiring applicants to produce \$80,000 of gross annual income instead of the existing \$40,000 required for new dwellings.
- Prohibits new dwellings on Commercial Forest or Large Woodland designations. Currently allowed only in conjunction with agricultural or forestry use.
- Updates wetlands protections to require no loss, rather than no net loss of wetlands.

Many other changes were made to the Management Plan's policies and guidelines that will be incorporated into Title 22. Counties may adopt provisions that vary from the guidelines in the Management Plan so long as those provisions provide greater protection for scenic, natural, cultural, and recreation resources. The county will also adopt some additional changes besides those required by the Management Plan to provide additional clarity to applicants and streamline development reviews.



March 16, 2021

\* Transmitted via email\*

Mr. Richard Mahar, Chair  
Skamania County Board of County Commissioners  
240 Vancouver Avenue  
Stevenson, WA 98648

Dear Chair Mahar,

On October 13, 2020, the Columbia River Gorge Commission adopted revisions to the *Management Plan for the Columbia River Gorge National Scenic Area* as required by the National Scenic Area Act. These revisions included changes to both the General Management Area policies and guidelines and changes to Special Management Area policies and guidelines. On February 19, 2021, the U.S. Secretary of Agriculture concurred with the revisions.

In accordance with Sections 7(b) and 8(h) of the National Scenic Area Act, I am transmitting these revisions to you to adopt into your land use ordinances for the National Scenic Area. Sections 7(b) and 8(h) require that you notify the Commission within 60 days of the date of this transmittal of your intent to adopt these revisions and that you adopt the revisions within 270 days of the date of this transmittal. The Gorge Commission revised the goals, objectives, policies, and guidelines. The revised guidelines are mandatory; however, the Management Plan allows you to enact variations on these revisions so long as the variations provide greater protection for Gorge resources. If you believe you should adopt any of the other revisions into your ordinances, the Gorge Commission staff can discuss this with you.

After you adopt your ordinance amendments, you must submit the amendments to the Gorge Commission to determine that the amendments are consistent with the Management Plan and for the U.S. Secretary of Agriculture's concurrence. Your ordinance amendments for the general management area revisions may go into effect after the Commission determines they are consistent with the Management Plan and the amendments for the Special Management Area revisions may go into effect after the Secretary's concurrence. In our experience, most counties elect for both GMA and SMA revisions to go into effect after the Secretary's concurrence.

The Gorge Commission staff is committed to assisting you to understand these revisions, discussing possible variations, and providing guidance on their implementation. We also welcome the opportunity to review your draft ordinance amendments as you draft them, before you take them to a planning commission or County Board hearing, or any time you have questions, so we can advise on consistency with the revisions before your final adoption. I have enclosed clean copy of the final Gorge 2020 Management Plan and a copy of the Secretary's letter.

Please do not hesitate to call me at 509-713-9623 or email at [krystyna.wolniakowski@gorgecommission.org](mailto:krystyna.wolniakowski@gorgecommission.org) if you have any questions.

Sincerely,



Krystyna U. Wolniakowski  
Executive Director

cc:

Casey Gatz, Staff Officer, Natural Resources and Planning, USFS, National Scenic Area Office  
Debbie Slack, Clerk of the Board  
Alan Peters, Assistant Planning Director

Enclosures