



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, December 1, 2020 @ 6:15 PM

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. AGENDA ITEMS

1. Approval of minutes from the November 17, 2020, Planning Commission Meeting.
2. Public Hearing on proposed amendments to the Carson Subarea Comprehensive Plan and Zoning Map for the Waters (Parcel no. 03-08-20-2-4-0300-00) and Trailhead Holding LLC (Parcel no. 03-08-20-3-4-0700-00) properties in Carson, WA.

V. PLANNING COMMISSION BUSINESS

VI. ADJOURN

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

PLANNING COMMISSION MEETING MINUTES

Tuesday, November 17, 2020

Remote participation by Zoom Meeting telephone and video conference

Planning Commission Members:
Present: Ken Bajema, Sue Davis, Mat Joy,
John Prescott, Cyndi Soliz

Community Development Department Staff
Present: Mike Beck, Andrew Lembrick,
Alan Peters

AUDIENCE

None

PROCEEDINGS

Meeting was called to order at 6:15 P.M. by Chair, Mat Joy

Chair Joy led the Pledge of Allegiance.

Roll Call. Quorum was met.

1. Approve Minutes from the October 6, 2020 Planning Commission meeting.
 - a. Cyndi Soliz moved to approve the minutes of the October 6, 2020 Planning Commission Meeting. Sue Davis seconded the motion.
 - b. Motion passed 5-0.

 2. Deliberation on proposed text amendments to Title 21 (Zoning) adopting regulations for short-term vacation rentals.
 - a. Alan Peters, Assistant Planning Director, provided background on the proposal including a summary of public input, and reminded the Planning Commission of the October 6th hearing. Staff made several changes to the proposed language after the meeting and after meeting with Ken Bajema. The length of the text amendments was reduced while still maintaining the same objectives. Mr. Peters went through the proposed text line by line with the Planning Commission.
 - b. Chair Joy opened the item up for Planning Commission Discuss. John Prescott stated that he was previously in support of the approval, but felt that the current version was improved. Chair Joy replied that he was not in favor of the prior draft but does support the current version with changes made. Ken Bajema stated that the current draft was a lot better. Sue Davis and Alan Peters discussed language in the draft on occupancy limits and restrictions on use of ADUs as short-term rentals. Cyndi Soliz expressed her support of the language and the attempts to minimize long-term housing availability.
 - c. Cyndi Soliz moved to recommend to the Board of County Commissioners that they adopt the proposed text amendments with the following stipulations.
-

- i. That the requirement to obtain a permit to operate a STVR not go in effect until July 1, 2021.
- ii. The Community Development Department and Board of County Commissioners work towards the most conservative permit fees possible.
- iii. That the Planning Commission review these regulations after one year to determine whether intended objectives are being achieved.

John Prescott seconded the motion. Chair Joy called for a voted. The Planning Commission approved the motion 5-0.

3. Planning Commission Business.

- a. Alan Peters reviewed the upcoming meeting calendar. A public hearing is scheduled for December 1, 2020 for the Planning Commission to consider zoning amendments in Carson initiated by the Board of County Commissioners.

4. MEETING ADJOURNED at 7:16 PM after motion by Cyndi Soliz, seconded by John Prescott.

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 24, 2020

HEARING DATE: December 1, 2020

PROPOSAL: Proposed amendments to the Carson Subarea Comprehensive Plan and Zoning Map for the Waters (Parcel no. 03-08-20-2-4-0300-00) and Trailhead Holding LLC (Parcel no. 03-08-20-3-4-0700-00) properties

Background

Property owners James and Debbie Waters, Richard Albert, and Theresa Regnier, own two adjacent commercial properties totaling a combined 27.5 acres along the Wind River Highway commercial corridor in Carson. Together they approached the Community Development Department about adjusting the zoning on their properties, which are currently split zoned, in order to allow for the expansion of their existing commercial businesses.

The Waters own Parcel No. 03-08-20-2-4-0300-00, an approximately 19-acre undeveloped property that is currently split-zoned. Approximately 2.7 acres along the Wind River Hwy frontage is zoned Commercial, while the remaining acreage is zoned Rural Residential. Albert and Regnier own Parcel No. 03-08-20-3-4-0700-00 under Trailhead Holding, LLC. This parcel is approximately 8.5 acres and split-zoned between Destination Resort, Rural Residential, and Commercial. Their development plans for the property would require that the Destination Resort and Commercial zoning in these areas be expanded.

Staff forwarded this request to the Board of County Commissioners and discussed the requests with the Board at an October 13, 2020 workshop. After the workshop, the Board voted 3-0 to initiate rezoning of the property in order to facilitate commercial development on the subject parcels and directed staff to schedule a public hearing before the Planning Commission to consider zoning and comprehensive plan amendments.

The Planning Enabling Act enables the Board of County Commissioners to initiate changes to the County's Comprehensive Plan and Zoning when it deems to be for the public interest. In this case, providing additional land for commercial development helps facilitate the goals of the Carson Community Subarea Plan.

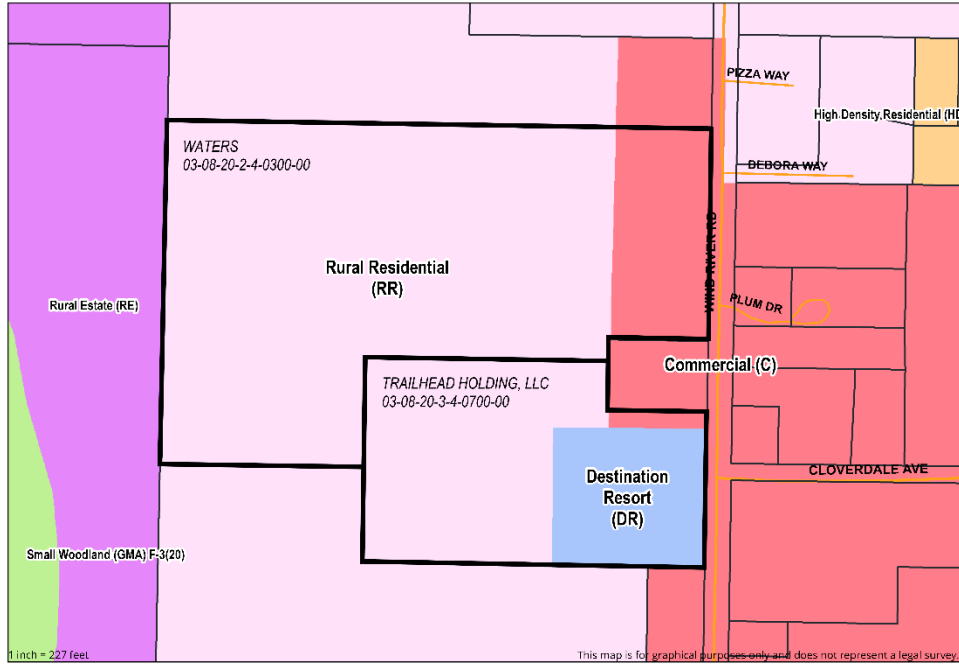


Figure 1. Existing zoning of Waters and Trailhead Holding properties.

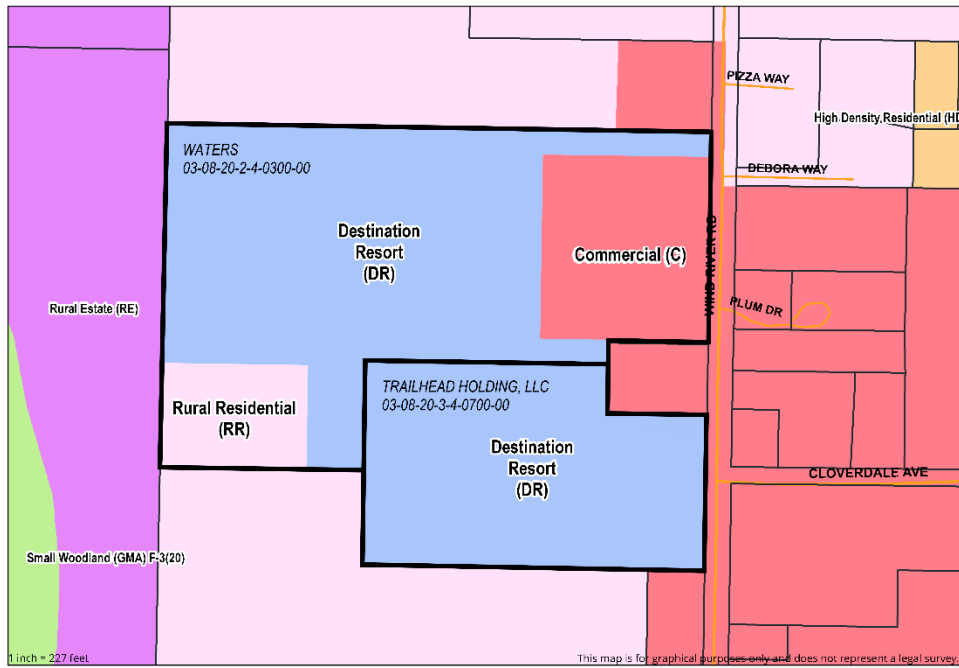


Figure 2. Proposed zoning of Waters and Trailhead Holding properties.

Zoning Designations

The proposed rezoning utilizes the existing zones already present on the subject properties. The zones would be expanded or reconfigured to better accommodate the landowners' development plans.

Rural Residential

This is a residential zone that requires a minimum lot size of 1 acre. In addition to single-family residences, the zone also allows for agriculture, forestry, low-intensity recreation, and religious facilities. Professional services and multi-family residences are conditional uses.

Existing Acreage = 21.8 acres, Proposed Acreage = 2 acres

Commercial

This is a commercial zone that allows various commercial uses and is primarily located along the Wind River Highway commercial corridor. Residential uses and RV parks are conditional uses.

Existing Acreage = 2.95 acres, Proposed Acreage = 4 acres

Destination Resort

This is a commercial zone that allows lodging and convention facilities, food and drink service facilities, and recreational facilities. RV parks, campgrounds, and residential development are conditional uses. This zone is present on the Trailhead Holding property which is home to Carson Ridge Luxury Cabins. It is also located elsewhere in Carson on the Elk Ridge/Carson Hot Springs property.

Existing Acreage = 2.75 acres, Proposed Acreage = 21.5 acres

Comprehensive Plan

The subject properties are under the jurisdiction of the Carson Community Subarea Plan. The comprehensive plan designations for the subject properties are also split, and match the boundaries of the current zoning designations. Those areas zoned Rural Residential are located in the "Rural Residential" land use designation, while those areas zoned Commercial and Destination Resort are in the "Business Center" designation. The proposal would require amendments to the Comprehensive Plan's land use map in addition to the proposed Zoning map amendments.

Rural Residential

The Rural Residential designation is intended to provide areas of lower residential density to preserve the rural character of the community. This designation should be applied to lands which are not now subject to intense residential or commercial development and sited in a manner which will either buffer or disburse areas designated Commercial Center or High Density Residential to break up urban densities. Lands designated Rural Residential include areas where existing parcels predominantly range from one to five acres in size.

Existing Acreage = 21.8 acres, Proposed Acreage = 2 acres

Business Center

The public purpose served by the Business Center designation is to provide employment opportunities within the community and to increase convenience and shopping opportunities within the planning area. Lands designated Business Center should include dispersed areas which are presently subject to commercial and/or industrial development and areas which are suitable for commercial or industrial development, given their proximity to public services, major transportation corridors and infrastructure. Lands designated under this Section may also include areas that predominantly are undeveloped or sparsely developed and, therefore, may be developed for industrial or commercial purposes with minimal, if any, destruction of existing improvements.

Existing Acreage = 5.7 acres, Proposed Acreage = 25.5 acres

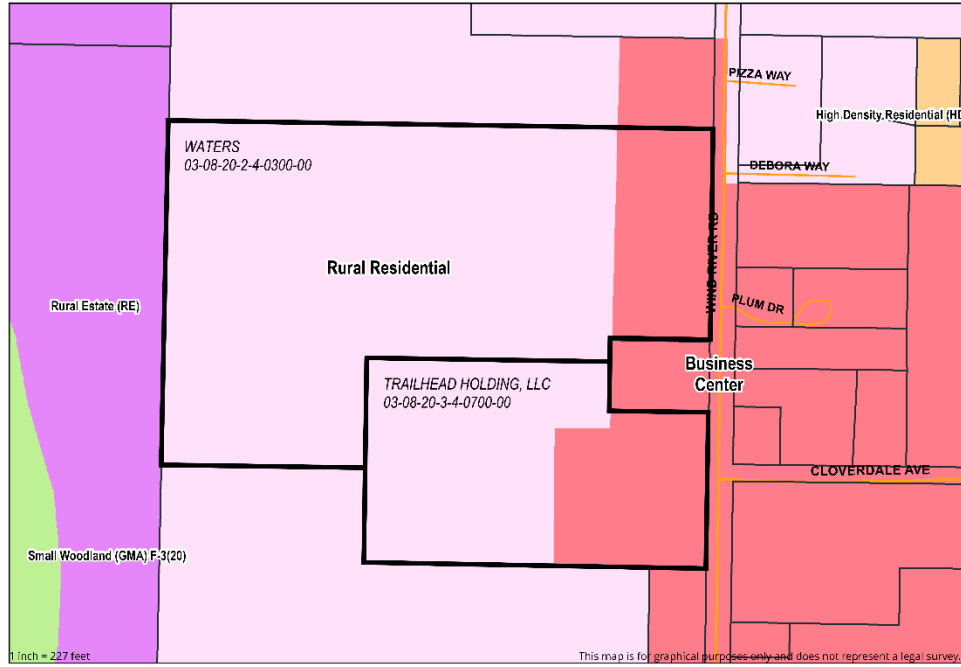


Figure 3. Existing comprehensive plan land use designations of Waters and Trailhead Holding properties.

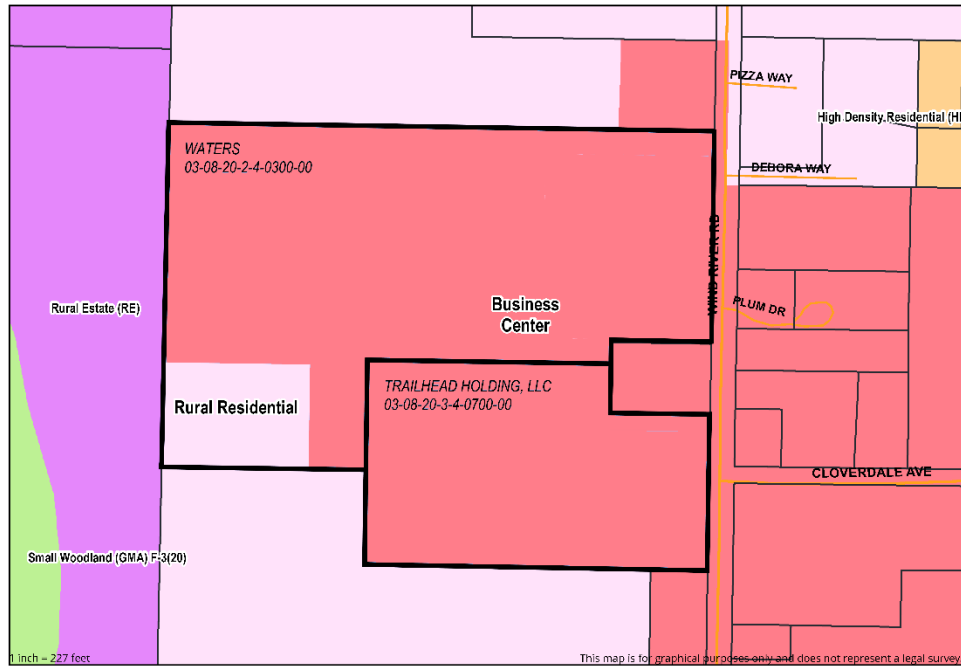


Figure 4. Proposed comprehensive plan land use designations of Waters and Trailhead Holding properties.

Analysis

The Planning Enabling Act enables the Board of County Commissioners to initiate changes to the County's Comprehensive Plan and Zoning when it deems to be for the public interest (RCW 36.70.430 and 36.70.640). Property owners can also request consideration of site-specific rezones by the Hearing Examiner, but the Board has occasionally initiated such rezones when they are in the interest of the larger community.

The request would add approximately 20 acres of developable Commercial or Destination Resort land to Carson's Wind River Highway corridor. The proposal is consistent with the vision statement and general goals of the Carson Subarea Plan:

Vision Statement:

To maintain the rural residential character of the community while providing employment and recreational opportunities.

General Goals:

- A. To maintain the rural residential character of the area.*
- B. To provide employment opportunities in our community.*
- C. To preserve and enhance community beauty.*
- D. To preserve and enhance public safety.*
- E. To retain the existing population and create opportunities in our community so that our children can also remain here.*

A SEPA Determination of Non-significance for the proposed comprehensive plan and zoning map amendments was issued on November 18, 2020. The proposal is scheduled for a public hearing on December 1, 2020. Notice of this hearing was published in the Skamania County Pioneer on November 18, 2020, and posted on the County's website. Following the hearing, the Planning Commission can forward a recommendation to the Board of County Commissioners.

Revised Code of Washington (RCW) 36.70 Planning Enabling Act

RCW 36.70.430

Comprehensive plan—Board may initiate or change—Notice.

When it deems it to be for the public interest, or when it considers a change in the recommendations of the planning agency to be necessary, the board may initiate consideration of a comprehensive plan, or any element or part thereof, or any change in or addition to such plan or recommendation. The board shall first refer the proposed plan, change or addition to the planning agency for a report and recommendation. Before making a report and recommendation, the commission shall hold at least one public hearing on the proposed plan, change or addition. Notice of the time and 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.

RCW 36.70.640

Official controls—Board may initiate.

When it deems it to be for the public interest, the board may initiate consideration of an ordinance establishing an official control, or amendments to an existing official control, including those specified in RCW 36.70.560. The board shall first refer the proposed official control or amendment to the planning agency for report which shall, thereafter, be considered and processed in the same manner as that set forth in RCW 36.70.630 regarding a change in the recommendation of the planning agency.

Staff Findings:

The proposal requires amendments to the comprehensive plan (land use map) and official controls (zoning map). The Board of County Commissioners voted 3-0 to approve a motion initiating the rezoning of this area at an October 13, 2020 workshop held as part of their regular Board meeting. The Board directed staff to schedule a public hearing before the Planning Commission to consider zoning and comprehensive plan amendments. The proposal is scheduled for a public hearing on December 1, 2020. Notice of this hearing was published in the Skamania County Pioneer on November 18, 2020, and posted on the County's website.

*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 proposal is scheduled for a public hearing on December 1, 2020. Notice of this hearing was published in the Skamania County Pioneer on November 18, 2020, and posted on the County's website.

Recommendation

Planning Staff recommends that the Planning Commission forward a positive recommendation to the Board of County Commissioners to approve the proposed Comprehensive Plan Map and Zoning Map Amendments. A model motion is attached.



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 CARSON COMPREHENSIVE PLAN AND ZONING MAP**

The Skamania County Planning Commission conducted a public hearing to consider proposed amendments to the Carson Comprehensive Plan and Zoning Map.

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

FINDINGS OF FACT

- A. RCW 36.70 authorizes counties to adopt or amend comprehensive plans and zoning designations.
- B. The vision statement of the Carson Community Subarea Plan is to maintain the rural residential character of the community while providing employment and recreational opportunities.
- C. Amending the Comprehensive Plan and Zoning Map to add additional commercial zoning and destination resort zoning will provide employment and recreational opportunities within Carson.
- D. The proposed amendments are consistent with RCW 36.70 and the County's Comprehensive Plan.
- E. The Board of County Commissioners initiated the proposed amendments on October 13, 2020.
- F. The Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its December 1, 2020, meeting.

CONCLUSIONS

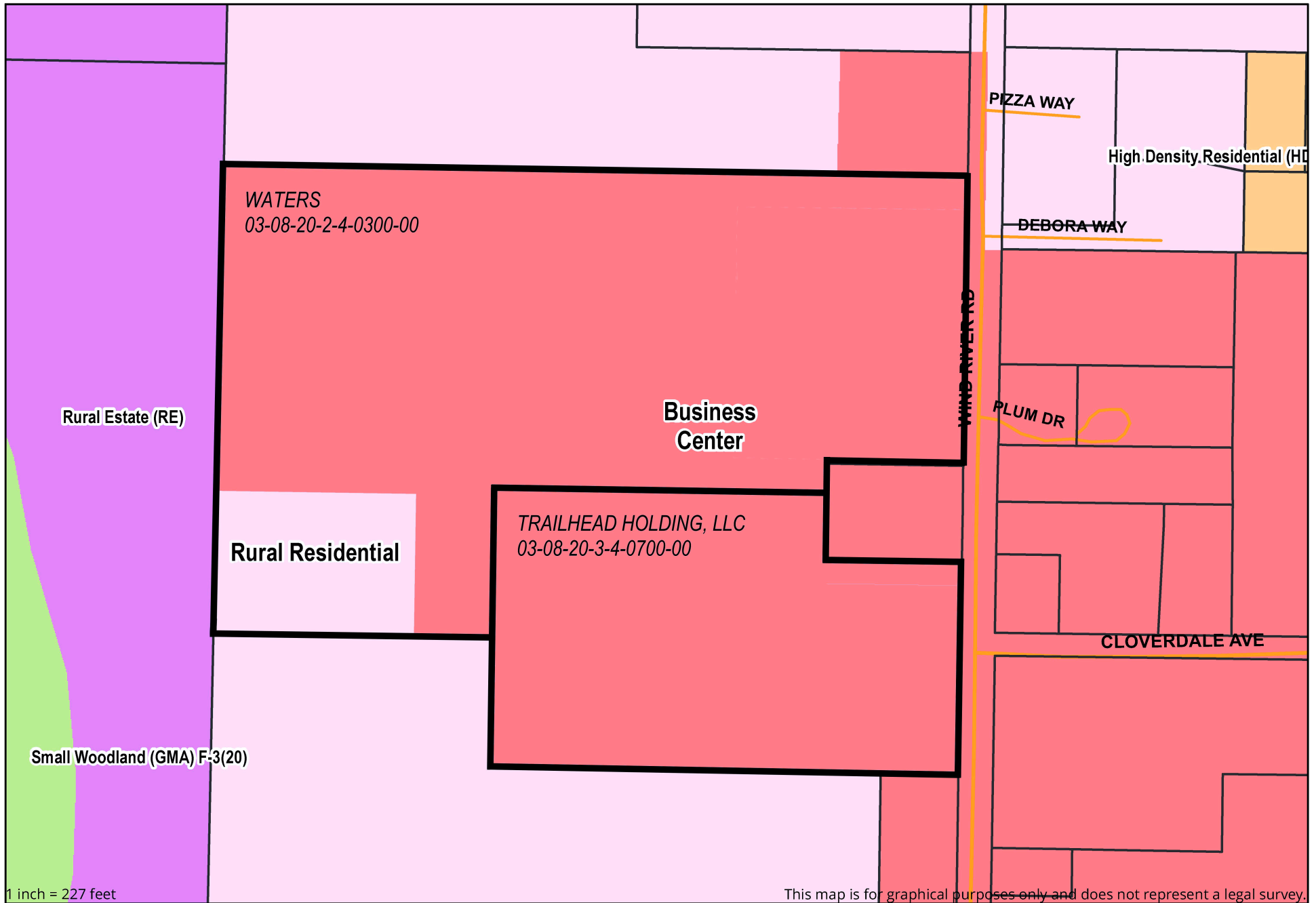
Based on public comment and staff analysis, the Comprehensive Plan map amendments and Zoning map amendments are consistent with the Carson Community Subarea Plan, will provide employment and recreational opportunities, and protect the general health, safety, and welfare of the public, and should be recommended to the Board of County Commissioners for approval.

RECOMMENDATION

Based upon the findings of fact and conclusions, I move that the Planning Commission recommend to the Board of County Commissioners to adopt the proposed comprehensive plan map and zoning map amendments.

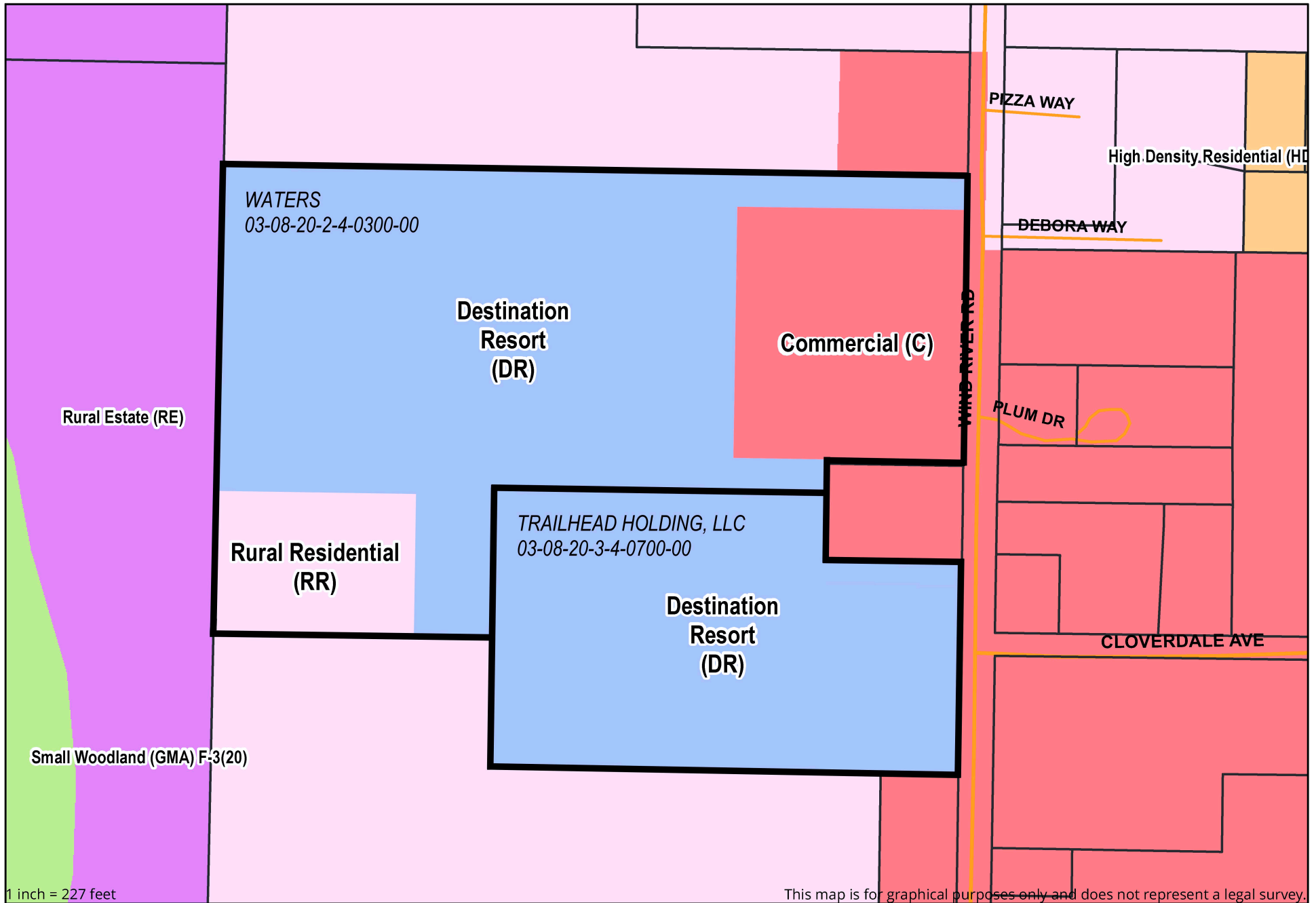
Motion seconded by _____.

	AYE	NAY
Mat Joy, Chair	_____	_____
Cyndi Soliz, Vice Chair	_____	_____
Ken Bajema	_____	_____
Sue Davis	_____	_____
Adam King	_____	_____
John Prescott	_____	_____



**Waters/Trailhead Holding LLC
Proposed Comprehensive Plan Designations**





Waters/Trailhead Holding LLC Proposed Zoning Designations

