

ORDINANCE No. 2019-01

**AN ORDINANCE AMENDING THE ZONING MAP
FOR UNMAPPED LANDS IN THE HIGH LAKES AND UNDERWOOD AREAS**

WHEREAS, the Board of County Commissioners (the Board) adopted the Skamania County Comprehensive Plan on July 10, 2007; and

WHEREAS, RCW 36.70 authorizes Skamania County (the County) to adopt or amend zoning regulations and a zoning map; and

WHEREAS, certain parcels have a zoning designation of Unmapped; and

WHEREAS, although this designation is consistent with the Comprehensive Plan, the Board adopted Resolution 2017-30 on August 8, 2017, and directed the Planning Commission to review these Unmapped parcels; and

WHEREAS, the Planning Commission initiated its review of Unmapped parcels in the High Lakes area on December 4, 2018, and held additional workshops on December 18, 2018, and January 8, 2019; and

WHEREAS, the Planning Commission initiated its review of Unmapped parcels in the Underwood area on February 13, 2019, and held additional workshops on March 5, March 19, April 2, and May 7, 2019; and

WHEREAS, the Planning Commission voted at its May 7, 2019, meeting to schedule a public hearing to consider proposed zoning amendments to rezone certain Unmapped parcels in these two areas of the County; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on May 15, 2019, after environmental review of the proposed amendments was completed; and

WHEREAS, the Planning Commission, after holding a public hearing on June 4, 2019, and considering public comment, recommended amendments to the Zoning map; and

WHEREAS, the proposed amendments are consistent with the Comprehensive Plan; and

WHEREAS, the Planning Commission forwarded its recommendation to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public meeting on June 25, 2019, and approved Ordinance 2019-01.

NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED the Board of County Commissioners adopts Ordinance 2019-01, amending the Zoning Map for the High Lakes Area as indicated in Exhibit 1 and amending the Zoning Map for the Underwood Area as indicated in Exhibit 2.

ORDINANCE NO. 2019-01, PASSED JUNE 25, 2019.



ATTEST:

Debbie Shaw 6/25/19
Clerk of the Board Date

**SKAMANIA COUNTY
BOARD OF COUNTY COMMISSIONERS**

Debbie Shaw 6/25/19
Chair Date

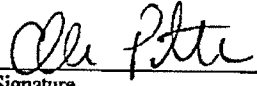
J. M. Lamm 6/25/19
Commissioner Date

Bill Dehr 6-25-19
Commissioner Date

APPROVED AS TO FORM ONLY:

[Signature]
Prosecuting Attorney Date

COMMISSIONER'S AGENDA ITEM COMMENTARY

<u>SUBMITTED BY</u>	Community Development Department	 Signature
<u>AGENDA DATE</u>	June 25, 2019	
<u>SUBJECT</u>	<u>Proposed rezoning of Unmapped lands in the High Lakes and Underwood areas and completion of Natural Resource Lands periodic review</u>	
<u>ACTION REQUESTED</u>	<u>Consider the Planning Commission's recommendation and approve Ordinance 2019-01, amending the Zoning Map, and approve Resolution 2019-24, completing the review of natural resource lands.</u>	

SUMMARY/BACKGROUND

Pursuant to Resolution 2017-30, the Skamania County Planning Commission has completed a review of Unmapped lands in the High Lakes and Underwood areas. The Planning Commission has also simultaneously conducted a periodic review of the County's natural resource lands designations required by Washington's Growth Management Act. After a public hearing on June 4, 2019, the Planning Commission voted to recommend that the Board of County Commissioners approve amendments to the Zoning Map in the High Lakes and Underwood Areas. The proposed zoning maps are attached. With this proposal, the Planning Commission has also completed the Natural Resource Lands periodic review and has recommended that the Board of County Commissioners adopt a resolution declaring this review complete.

Per RCW 36.70.620, the ordinance and resolution may be approved on the consent agenda. An additional public hearing is not required.

FISCAL IMPACT

None.

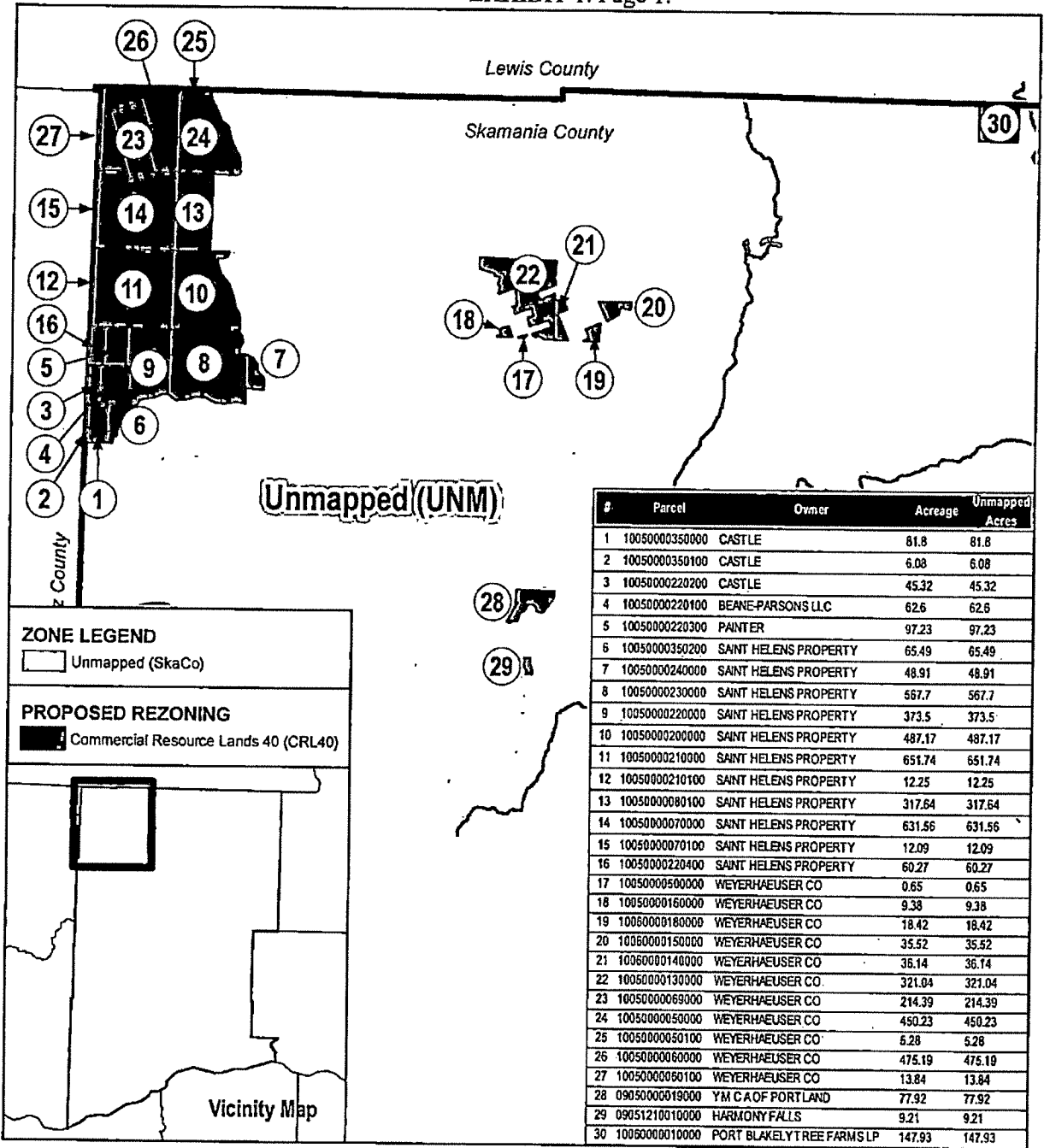
RECOMMENDATION

Approve Ordinance 2019-01, amending the Zoning Map and Resolution 2019-24, declaring the periodic review of natural resource lands complete.

LIST ATTACHMENTS

- Draft Ordinance 2019-01
- Draft Resolution 2019-24

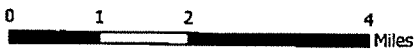
sent for
Certification
6/25/19



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.

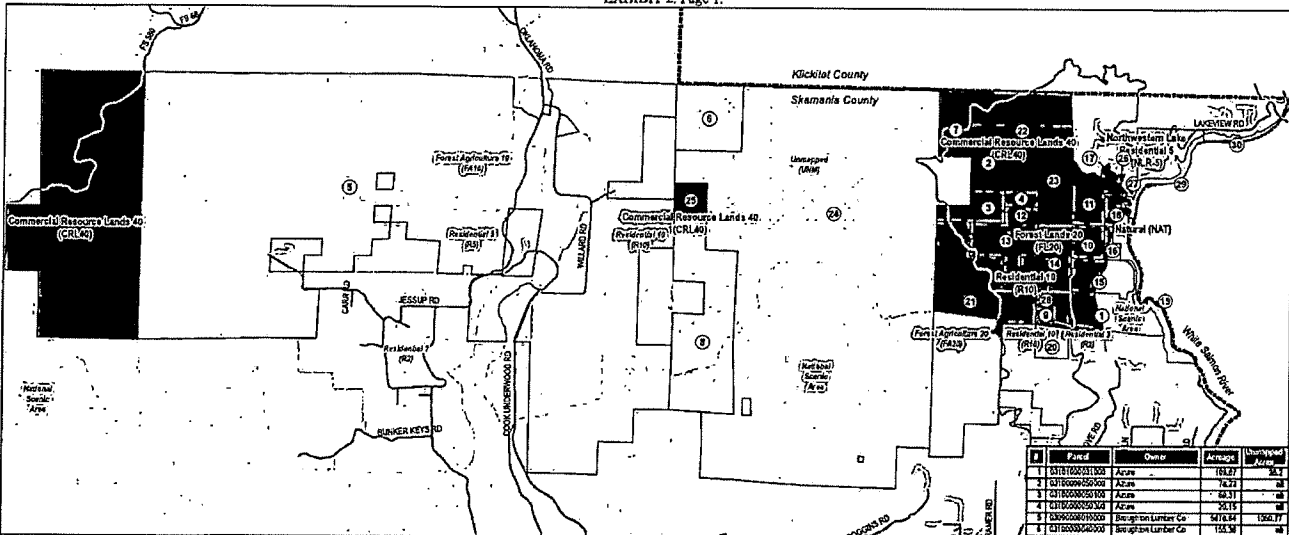
PLANNING COMMISSION PROPOSED ZONING MAP
 High Lakes Area Zoning Review

 **SKAMANIA COUNTY**
 Community Development Department



ZONING MAP AMENDMENTS

#	Owner	Total Acreage	Proposed Rezoning
1	CASTLE	81.8	Commercial Resource Lands 40
2	CASTLE	6.08	Commercial Resource Lands 40
3	CASTLE	45.32	Commercial Resource Lands 40
4	BEANE-PARSONS LLC	62.6	Commercial Resource Lands 40
5	PAINTER	97.23	Commercial Resource Lands 40
6	SAINT HELENS PROPERTY	65.49	Commercial Resource Lands 40
7	SAINT HELENS PROPERTY	48.91	Commercial Resource Lands 40
8	SAINT HELENS PROPERTY	567.7	Commercial Resource Lands 40
9	SAINT HELENS PROPERTY	373.5	Commercial Resource Lands 40
10	SAINT HELENS PROPERTY	487.17	Commercial Resource Lands 40
11	SAINT HELENS PROPERTY	651.74	Commercial Resource Lands 40
12	SAINT HELENS PROPERTY	12.25	Commercial Resource Lands 40
13	SAINT HELENS PROPERTY	317.64	Commercial Resource Lands 40
14	SAINT HELENS PROPERTY	631.56	Commercial Resource Lands 40
15	SAINT HELENS PROPERTY	12.09	Commercial Resource Lands 40
16	SAINT HELENS PROPERTY	60.27	Commercial Resource Lands 40
17	WEYERHAEUSER CO	0.65	Commercial Resource Lands 40
18	WEYERHAEUSER CO	9.38	Commercial Resource Lands 40
19	WEYERHAEUSER CO	18.42	Commercial Resource Lands 40
20	WEYERHAEUSER CO	35.52	Commercial Resource Lands 40
21	WEYERHAEUSER CO	36.14	Commercial Resource Lands 40
22	WEYERHAEUSER CO	321.04	Commercial Resource Lands 40
23	WEYERHAEUSER CO	214.39	Commercial Resource Lands 40
24	WEYERHAEUSER CO	450.23	Commercial Resource Lands 40
25	WEYERHAEUSER CO	5.28	Commercial Resource Lands 40
26	WEYERHAEUSER CO	475.19	Commercial Resource Lands 40
27	WEYERHAEUSER CO	13.84	Commercial Resource Lands 40
28	Y M C A OF PORTLAND	77.92	Commercial Resource Lands 40
29	HARMONY FALLS	9.21	Commercial Resource Lands 40
30	PORT BLAKELY TREE FARMS LP	147.93	Commercial Resource Lands 40



ZONE LEGEND (Existing zones)

- Unmapped (UNM)
- National Scenic Area
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Agriculture 10 (FA10)
- Forest Agriculture 20 (FA20)
- Northwest Lake Residential 2 (NLR-2)
- Northwest Lake Residential 5 (NLR-5)

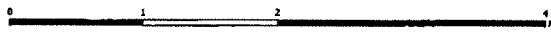
PROPOSED REZONING

- Natural (NAT)
- Commercial Resource Lands 40 (CRL40)
- Forest Lands 20 (FL20)
- Residential 10 (R10)
- Northwest Lake Residential 5 (NRL5)

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PLANNING COMMISSION PROPOSED ZONING MAP
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



#	Parcel	Owner	Area Sq. Ft.	Unimproved Area %
1	03100000011000	Azusa	10.27	100%
2	03100000025000	Azusa	76.23	100%
3	03100000000100	Azusa	48.31	100%
4	03100000000200	Azusa	23.15	100%
5	03000000011000	Bergrin Lumber Co	1416.34	156.77%
6	03100000000000	Bergrin Lumber Co	155.39	100%
7	03100000000000	Bergrin Lumber Co	74.7	100%
8	03100000000000	Bergrin Lumber Co	368.19	256.5%
9	03100000000000	Edward	10.27	100%
10	03100000000000	Kapp	36.29	100%
11	03100000000000	Kapp	84.19	100%
12	03100000000000	Kapp	20.05	100%
13	03100000000000	Kapp	181.94	100%
14	03100000000000	Kapp	121.63	100%
15	03100000000000	Kapp	76.42	30.6%
16	03100000000000	M Adams Outcrops	14.48	7.6%
17	03100000000000	Utman	6.03	0.9%
18	03100000000000	Pacific Power & Light Co	114.2	22.1%
19	03100000000000	Pacific Power & Light Co	51.25	8.2%
20	03100000000000	Skamania	46.93	2.4%
21	03100000000000	S D & Co	42.07	22.7%
22	03100000000000	S D & Co	154.41	100%
23	03100000000000	S D & Co	181.32	100%
24	03100000000000	S D & Co	365.96	102.27%
25	03100000000000	S D & Co	38.11	100%
26	03100000000000	Law	6.36	0.2%
27	03100000000000	Law	2.14	1.8%
28	03100000000000	Wood	6.20	100%
29	03100000000000	Pacific Power & Light Co	27.81	0.2%
30	03100000000000	Pacific Power & Light Co	14.69	100%

ZONING MAP AMENDMENTS

#	Owner	Total Acreage/ Unmapped	Proposed Rezoning
1	AZURE	109.67/38.2	Residential 10
2	AZURE	78.23	Commercial Resource Lands 40
3	AZURE	59.31	Forest Lands 20
4	AZURE	20.15	Forest Lands 20
5	BROUGHTON	5676.64/1050.77	Commercial Resource Lands 40
7	BROUGHTON	76.7	Commercial Resource Lands 40
9	HOWARD	10.07	Residential 10
10	KAPP, DAVID	39.28	Forest Lands 20
11	KAPP, DAVID	66.18/66.15	Forest Lands 20
12	KAPP, JACK	20.05	Forest Lands 20
13	KAPP, JACK	101.94	Forest Lands 20/ Residential 10
14	KAPP, DAVID	121.66	Forest Lands 20/ Residential 10
15	KAPP, JACK	75.42/36.85	Residential 10
16	MT ADAMS	14.66/7.03	Forest Lands 20
17	OTTMAN	5.02/0.02	Northwestern Lakes Residential 5
18	PACIFICORP	119.2/22.21	Forest Lands 20
19	PACIFICORP	51.55/0.2	Natural
20	RATERMANN	40.02/2.48	Residential 10
21	S D S CO	582.51/224.13	Forest Lands 20/ Residential 10
22	S D S CO	154.41	Commercial Resource Lands 40
23	S D S CO	161.92	Commercial Resource Lands 40
25	S D S CO	38.13	Commercial Resource Lands 40
26	SILVER	5.38/0.56	Northwestern Lakes Residential 5
27	SWICK	2.14/32SF	Northwestern Lakes Residential 5
28	WEST	10.09	Residential 10
29	PACIFICORP	27.91/0.20	Northwestern Lakes Residential 2
30	PACIFICORP	14.09/≈1	Northwestern Lakes Residential 2