



Skamania County

Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

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Stevenson, Washington 98648

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NOTICE OF REGULAR MEETING AND PUBLIC HEARING

Notice is hereby given that the Skamania County Planning Commission is holding a regular meeting and public hearing on Tuesday, April 3, 2018, at 6:00 PM at the Skamania County Courthouse Annex Basement Meeting Room, Room 113, 170 NW Vancouver Ave, Stevenson, WA on the following:

AGENDA ITEMS

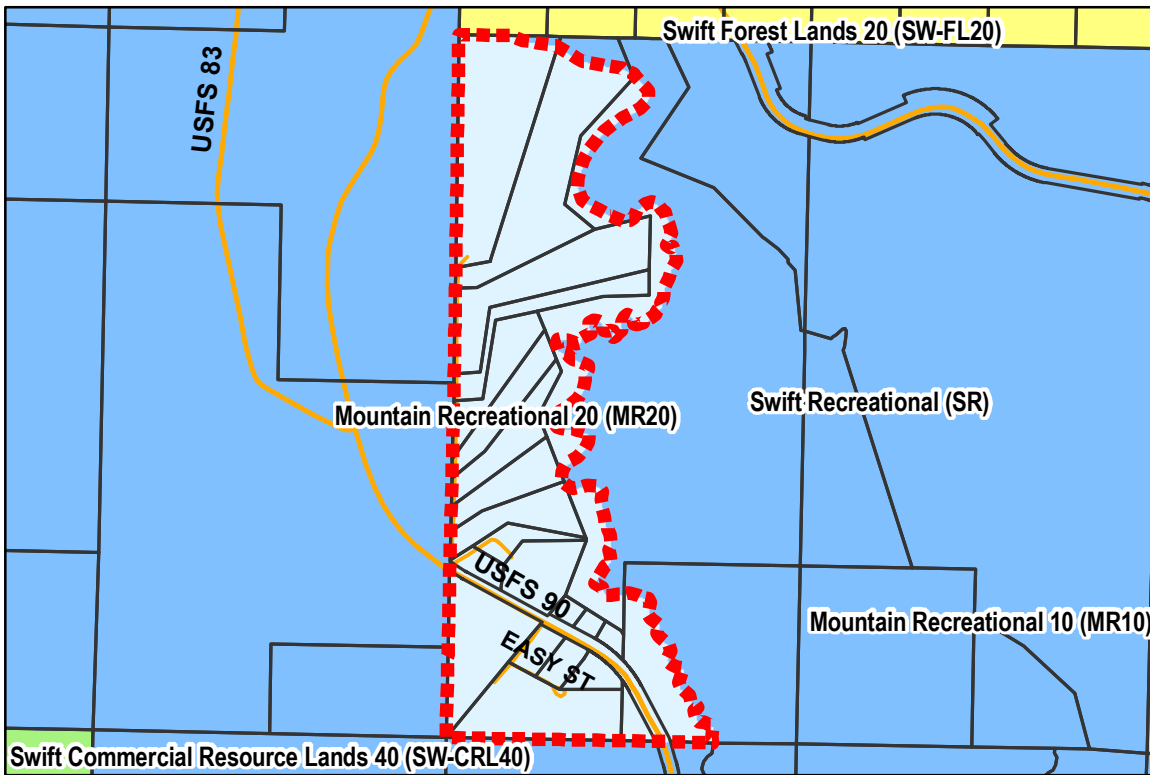
Approval of minutes from the March 20, 2018, Planning Commission Meeting.

PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed amendments to the Swift Comprehensive Subarea Plan and Swift Subarea Zoning Map.

Information regarding the above is available at <http://www.skamaniacounty.org/community-development/> and on file with the Skamania County Community Development Department, 170 NW Vancouver Ave, P.O. Box 1009, Stevenson, WA 98648, (509) 427-3924. Office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday, except holidays.

The Skamania County Courthouse Annex Basement Meeting Room, is accessible to persons with disabilities. Please let us know if you will need any special accommodations in order to attend the meeting by calling (509) 427-3924.

Proposed Zone Change (MR20 to MR5)



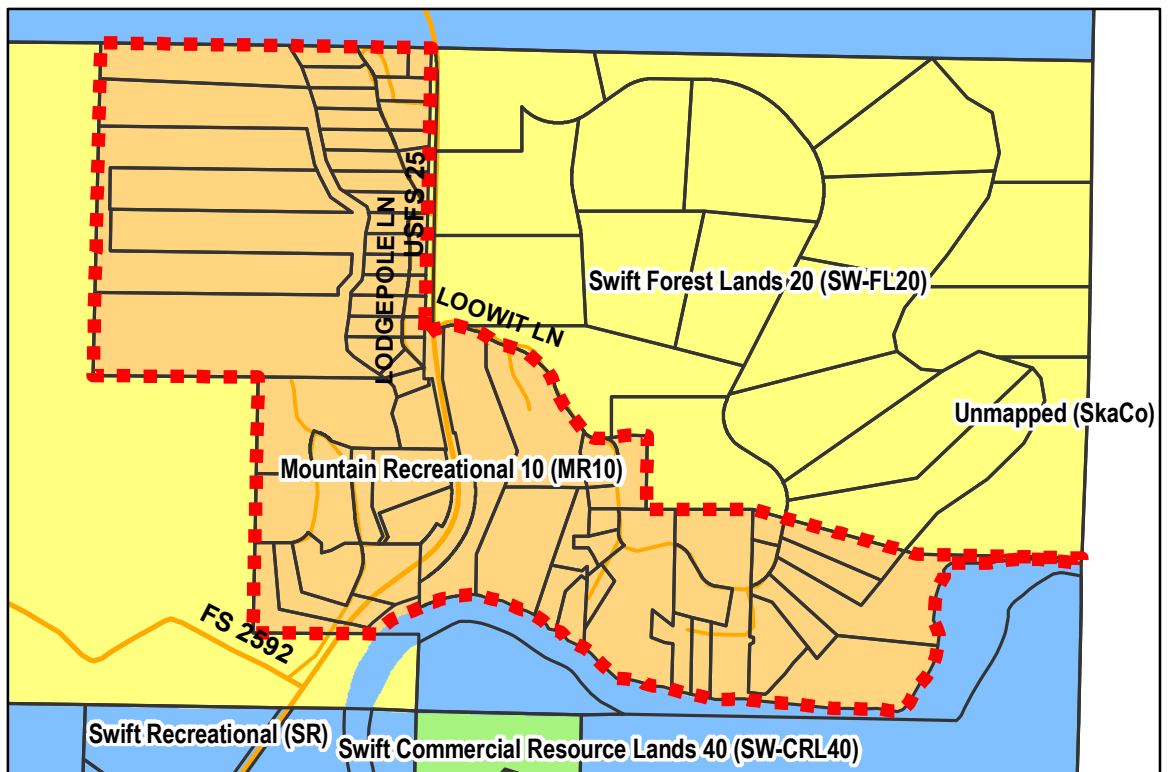
Approximately 152 acres located at the west end of the Swift Reservoir and east of Glacier View Drive are proposed to be rezoned from MR20 to MR5.

The affected area is outlined in red.

Proposed Zone Change (MR10 to MR5)

Approximately 380 acres located at the east end of the Swift Reservoir near Pine Creek and USFS 25 are proposed to be rezoned from MR10 to MR5.

The affected area is outlined in red.



CHAPTER 2: LAND USE ELEMENT

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Land Use Designations

Four land use types are designated in this subarea plan and are differentiated from each other by the intensity and type of use that may occur in each area. Figure 2-1 shows the location of the land use designations within the Swift Subarea. When the term "land division" is used, it shall refer to the creation of new lots through subdivision, short subdivision, deed process (conveyance), or through other exempt processes.

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Mountain Recreational:

The purpose of the Mountain Recreational designation is to provide areas of recreational uses at very low density to preserve the primitive recreational character of the area. Typically, Mountain Recreational designations are used to accommodate demands for very low-density recreational cabins in a remote recreational area, and to provide opportunities for limited small-scale commercial uses related to recreational activities.

~~The Mountain Recreational Designation is separated into 3 subcategories based on minimum lot size. The subcategories are Mountain Recreational 5 (MR5), Mountain Recreational 10 (MR10), and Mountain Recreational 20 (MR20). The following list provides examples of appropriate land uses common policies should govern development in all the Mountain Recreational designations:~~

- a. Single-family dwellings should be allowed;
- b. Public, semi-public, and private water facilities and utility systems should be allowed;
- c. Accessory uses normally associated with an allowable use should be allowed.
- d. New telecommunication tower facilities and co-location of communication tower facilities should be listed as a conditional use with specific development requirements;
- e. Co-location of new telecommunication antennas on non-BPA towers should be listed as an administrative review use with specific development requirements;
- f. Co-location of new telecommunication antennas located on BPA towers should be allowed;
- g. Meeting halls such as, but not limited to civic, social and fraternal organizations should be listed as a conditional use permit;

- 1 h. Cottage Occupations, Light Home Industry, and Professional Services should
- 2 be allowed, subject to standards [protecting Mountain Recreational values](#);
- 3 i. Forest practices and associated management activities of any forest crop,
- 4 including but not limited to timber harvest, harvesting of forest resources
- 5 (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and
- 6 nursery stock should be allowed;
- 7 j. Industrial uses should be prohibited, unless specifically listed;
- 8 k. New mobile home parks should be prohibited;
- 9 l. New recreational vehicle parks, campgrounds, and camping cabin facilities
- 10 should be listed as a conditional use ~~permit~~;
- 11 m. Duplexes and multi-family (3 or more units) dwelling units should be
- 12 prohibited;
- 13 n. Cluster Developments should be encouraged and should be allowed
- 14 provided the criteria for cluster developments listed in the official controls is
- 15 met, [as detailed in Policy LU.1.3](#); ~~However, any land division utilizing the~~
- 16 ~~cluster development concept should not be allowed to be granted a change~~
- 17 ~~of Comprehensive Plan designation or zoning classification for a minimum of~~
- 18 ~~ten (10) years from the date of recording the land division. All clustered lots~~
- 19 ~~within the land division should be at least a minimum of two (2) acres in size~~
- 20 ~~and the total number of allowable lots within the land division should not~~
- 21 ~~exceed the overall density set by the comprehensive plan designation and~~
- 22 ~~the zoning classification. Additionally, all open space/common areas~~
- 23 ~~should be owned in common by all landowners within the land division,~~
- 24 ~~with each landowner listed on the deed;~~
- 25 o. New extraction or processing of mineral resources should be prohibited.
- 26 However, existing legally established mineral resource extraction and/or
- 27 processing sites may continue to operate and may apply to expand by
- 28 conditional use permit;
- 29 p. Scout camps, church camps, and/or youth camps should be permitted as
- 30 conditional uses: and,
- 31 q. Limited small-scale commercial uses related to recreational activities should
- 32 be listed as a Conditional Use with specific development criteria.
- 33

34 [The above list is a representative sample of uses permitted in the Mountain Recreational](#)

35 [designation, and only serves to illustrate the purpose of the designation. The zoning code](#)

36 [must be consulted for a complete and authoritative list of permitted and prohibited uses.](#)

37

38 [In the zoning code, the Mountain Recreational Designation is divided into three](#)

39 [subcategories based on minimum lot size: Mountain Recreational 5 \(MR5\), Mountain](#)

40 [Recreational 10 \(MR10\), and Mountain Recreational 20 \(MR20\). Zoning changes within the](#)

41 [Mountain Recreational designation are subject to standards to maintain the above stated](#)

42 [intent and purpose of the designation. Applicants may apply for a zoning change from one](#)

43 [Mountain Recreational zoning category to another if the following conditions are met:](#)

44

1 For a zoning change from Mountain Recreation 10 (MR10) to Mountain Recreational 5
2 (MR5):

- 3 - At least two of the following conditions must be met for a zone change to
4 occur:
- 5 a. The parcel(s) is/are located adjacent to or within 1 mile of Swift Reservoir or
6 the Lewis River or is under the same ownership and is contiguous to parcels
7 with these characteristics.
 - 8 b. Lands are currently zoned as MR10 and are contiguous along a shared
9 boundary to lands designated MR5 by at least 100 feet or 25% of the width
10 of the property proposed to change, whichever is greater.
 - 11 c. Parcels are adjacent to the area's Primary Access Road, Highway 90 (NF-
12 90), or Highway 25 with primary access from these roadways, or from a
13 lesser classification roadway connecting to these highways.

14
15 For a zoning change from Mountain Recreation 20 or Swift Forest Lands 20 (SW-FL20) to
16 Mountain Recreational 10 (MR10):

- 17 - At least two of the following conditions must be met for a zone change to
18 occur:
- 19 a. The parcel(s) is/are located adjacent to or within 2 miles of Swift Reservoir
20 or Lewis River.
 - 21 b. The parcel(s) is/are adjacent to the area's Primary Access Road, Highway 90
22 (NF-90), or with primary access from this roadway or from Highways 83 or
23 25, or from Forest Service Roads 7963, 9015, 30, or 10 or from a lesser
24 classification roadway connecting to these roads.
 - 25 c. The land is currently zoned as MR20 or Swift Forest Lands 20 and is
26 contiguous along a shared boundary to lands designated MR10 by at least
27 100 feet or 25% of the width of the property proposed to change,
28 whichever is greater.

29
30 For a zoning change from Swift Forest Lands 20 (SW-FL20) to Mountain Recreational 20
31 (MR20):

- 32 - At least two of the following conditions must be met for a zone change to
33 occur:
- 34 a. The parcel(s) is/are between 20-40 acres in size.
 - 35 b. The land is contiguous along a shared boundary to lands designated MR5,
36 MR10, or MR20 by at least 100 feet or 25% of the width of the property
37 proposed to change, whichever is greater.
 - 38 c. In the case of lands now designated SW-FL20, lands that no longer serve to
39 buffer land designated Mountain Recreational from commercial forestry uses
40 and activities.

1 In addition to the common policies mentioned above, the following policies should govern
2 development in the **Mountain Recreational 5 (MR5) designation:**

- 3
- 4 a. ~~A minimum of five acres is required for each lot within a new land division,~~
5 ~~unless the Local Health Department Authority requires greater lot size;~~
- 6 b. ~~If more than one single family dwelling is constructed or placed on a parcel,~~
7 ~~the total parcel size (acreage) is required to be at least five times the~~
8 ~~number of units; and,~~
- 9 c. ~~Other uses that are similar to the uses listed here should be allowable uses,~~
10 ~~review uses or conditional uses, only if the use is specifically listed in the~~
11 ~~official controls of Skamania County for that particular land use designation.~~

12

13 In addition to the common policies mentioned above, the following policies should govern
14 development in the **Mountain Recreational 10 (MR10) designation:**

- 15
- 16 a. ~~A minimum of ten acres is required for each lot within a new land division,~~
17 ~~unless the Local Health Department Authority requires greater lot size;~~
- 18 b. ~~If more than one single family dwelling is constructed or placed on a parcel,~~
19 ~~the total parcel size (acreage) is required to be at least ten times the~~
20 ~~number of units; and,~~
- 21 c. ~~Other uses that are similar to the uses listed here should be allowable uses,~~
22 ~~review uses or conditional uses, only if the use is specifically listed in the~~
23 ~~official controls of Skamania County for that particular land use designation.~~

24

25 In addition to the common policies mentioned above, the following policies should govern
26 development in the **Mountain Recreational 20 (MR20) designation:**

- 27
- 28 a. ~~A minimum of twenty acres is required for each lot within a new land~~
29 ~~division, unless the Local Health Department Authority requires greater lot~~
30 ~~size;~~
- 31 b. ~~If more than one single family dwelling is constructed or placed on a parcel,~~
32 ~~the total parcel size (acreage) is required to be at least twenty times the~~
33 ~~number of units; and,~~
- 34 c. ~~Other uses that are similar to the uses listed here should be allowable uses,~~
35 ~~review uses or conditional uses, only if the use is specifically listed in the~~
36 ~~official controls of Skamania County for that particular land use designation.~~