



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, April 16, 2019 @ 6:00 PM

SKAMANIA COUNTY COURTHOUSE ANNEX, BASEMENT MEETING ROOM
170 NW VANCOUVER AVE, STEVENSON, WA

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the April 2, 2019, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) zone.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

**Tuesday, April 2, 2019
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648**

Planning Commission Members:
Present:
Cyndi Soliz, John Prescott, Dee Bajema
Mathew Joy(arrived after meeting start),
Lesley Haskell, Tony Coates

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

Absent: Cliff Nutting

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:00 P.M. by Chair, John Prescott
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the March 19, 2019 Planning Commission meeting.
 - a. Motion was made by Cyndi Soliz and seconded by Lesley Haskell to approve the minutes of the March 19, 2019 Planning Commission Meeting,
 - b. Motion passed 6-0

 2. PUBLIC WORKSHOP, on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) Zone.
 - a. Chair Prescott opened the meeting to public comment at 6:05 PM. Three members of the public provided comments.
 - i. Mary Repar, provided public comment.
 - ii. Nathan Baker, provided public comment.
 - iii. Jordana Taylor, provided public comment.

 - b. Mr. Peters gave a brief presentation reviewing the prior workshops and listed the public comments received since the last workshop:
 - i. Jordana Taylor, PacifiCorp
-

- ii. Carole Ratermann
 - iii. Lisa Hamerlynck
 - iv. Patricia Arnold, Friends of the White Salmon River
 - v. Steven Rauner, Cabin Owners of Northwestern Lake
 - vi. Nathan Baker & Richard Aramburu, Friends of the Columbia Gorge, Save Our Scenic Area
 - vii. Jason Spadaro, SDS Lumber Company
 - viii. Phil Rigdon, Yakama Nation
 - ix. Darla Johnston
- c. The Planning Commission proceeded to deliberate on a draft zoning map. The Planning Commission determined that Parcels 6, 8, and 24 would remain Unmapped. Lesley Haskell dissented. After discussing each parcel and assigning each parcel a proposed zoning designation, the Planning Commission directed Mr. Peters to present a draft of the proposed changes at the next meeting for further review. The Planning Commissioners acknowledged that the draft map would require further discussion.
- d. Further discussion of the Underwood zoning will take place at the next Planning Commission meeting scheduled for April 16, 2019.
3. Planning Commission Business.
- a. There was no Planning Commission business discussed.
4. MEETING ADJOURNED at 7:55 PM

ATTEST

Planning Commission Chair

Secretary



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

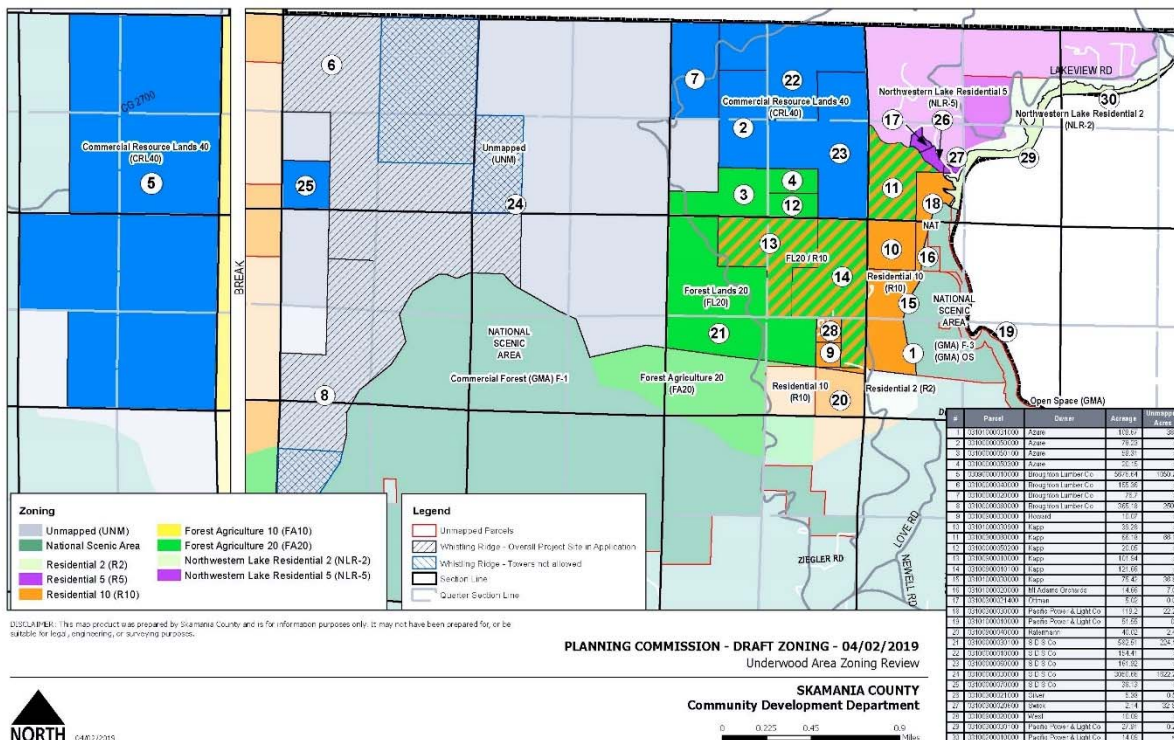
Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: April 10, 2019
RE: Underwood Zoning Review Workshop #5

At its April 2, 2019 meeting, the Planning Commission prepared a first draft of a proposed zoning map for the Underwood area. A copy of this draft map is shown here and attached to this report.



It is anticipated that the Planning Commission will continue to revise this draft before scheduling a public hearing to consider the proposal. Staff will then schedule the hearing, assure adequate notice of the hearing, and prepare a draft motion. The purpose of the hearing is for the Planning Commission to make a recommendation to the Board of County Commissioners. Final approval of the Planning Commission's recommendations is made by the Board of County Commissioners through an adopted ordinance.

Table of Draft Changes

#	Owner	Total Acreage/ Unmapped	2008 Proposal	Planning Commission Draft
1	AZURE	109.67/38.2	R10	Residential 10 (R10)
2	AZURE	78.23	FL20	Commercial Resource Lands 40 (CRL40)
3	AZURE	59.31	FL20/CRL40	Forest Land 20 (FL20)
4	AZURE	20.15	FL20	Forest Land 20 (FL20)
5	BROUGHTON	5676.64/1050.77	CRL40	Commercial Resource Lands 40 (CRL40)
6	BROUGHTON	155.36	CRL40	Unmapped (UNM) (no changes)
7	BROUGHTON	76.7	CRL40/FL20	Commercial Resource Lands 40 (CRL40)
8	BROUGHTON	365.18/250.5	CRL40	Unmapped (UNM) (no changes)
9	HOWARD	10.07	R10	Residential 10 (R10)
10	KAPP	39.28	R10	Residential 10 (R10)
11	KAPP	66.18/66.15	R10	Residential 10(R10)/ Forest Land 20 (FL20)
12	KAPP	20.05	FL20	Forest Land 20 (FL20)
13	KAPP	101.94	FL20/CRL40	Residential 10(R10)/ Forest Land 20 (FL20)
14	KAPP	121.66	FL20	Residential 10(R10)/ Forest Land 20 (FL20)
15	KAPP	75.42/36.85	R10	Residential 10 (R10)
16	MT ADAMS	14.66/7.03	R10	Residential 10 (R10)
17	OTTOMAN	5.02/0.02*	R10	Northwestern Lake Residential 5 (NLR5)
18	PACIFICORP	119.2/22.21	R10	Residential 10 (R10)
19	PACIFICORP	51.55/0.2*	R10	Natural (NAT)
20	RATERMANN	40.02/2.48	R10	Residential 10 (R10)
21	S D S CO	582.51/224.13	CRL40/FL20/R10	Forest Land 20 (FL20)
22	S D S CO	154.41	FL20/CRL40	Commercial Resource Lands 40 (CRL40)
23	S D S CO	161.92	FL20	Commercial Resource Lands 40 (CRL40)
24	S D S CO	3050.66/1622.27	CRL40/FL20	Unmapped (UNM) (no changes)
25	S D S CO	38.13	CRL40	Commercial Resource Lands 40 (CRL40)
26	SILVER	5.38/0.56*	R10	Northwestern Lake Residential 5 (NLR5)
27	SWICK	2.14/32SF*	R10	Northwestern Lake Residential 5 (NLR5)
28	WEST	10.09	R10	Residential 10 (R10)
29	PACIFICORP	27.91/0.20*	NLR2	Northwestern Lake Residential 2 (NLR2)
30	PACIFICORP	14.09/≈1*	NLR2	Northwestern Lake Residential 2 (NLR2)

Preliminary Staff Analysis

Commercial Resource Lands 40 (CRL40)

The commercial resource lands 40 (CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals. The minimum parcel size in CRL40 is 40 acres.

Currently, no dwellings are allowed in the CRL40 zone, however the Planning Commission is considering changing this. Staff recommends that dwellings be added as an allowed use to this zone with the following language: "One single-family dwelling per legal lot of record".

Excluding the parcels associated with the Whistling Ridge Energy Project, the 2008 proposal included approximately 1,445 acres of CRL40 zoning. The Planning Commission's recent draft currently includes 1560 acres of CRL40. This designation is located in the northern extent of the study area where commercial timber production occurs on steep slopes furthest away from the developed area of Underwood.

Forest Lands 20 (FL20)

The forest lands zone classifications are intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations. The minimum parcel size in FL20 is 20 acres. One dwelling is allowed per legal lot of record.

Excluding the parcels associated with the Whistling Ridge Energy Project, the 2008 proposal included approximately 732 of FL20 zoning. The Planning Commission's recent draft currently includes 323 acres of FL20 zoning, with another 289 acres in consideration for this zoning.

Residential 10 (R10)

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan. The minimum parcel size is 10 acres.

The 2008 proposal included approximately 295 acres of R10 zoning, while the current Planning Commission proposal includes 166.21 acres of R10, with another 289 acres in consideration for this zoning.

The Planning Commission is contemplating Forest Lands 20 and Residential 10 for 289 acres split between parcels 11, 13, and 14, and may also be contemplating Forest Lands 10 for these or other areas.

Forest Lands 10 differs from Forest Lands 20 only in the minimum parcel size of 10 acres. The primary difference between Forest Lands 10 and Residential 10 is the allowance for additional forestry type uses, where Residential 10 is a more conventional residential zone. Forest Lands 10 can function as a "buffer" between resource lands and residential zones. Staff's analysis is that Forest Lands zones may better protect forestry uses than residential zones.

Another difference is that Residential 10 allows for one dwelling per 10 acres, while Forest Lands 10 allows only one dwelling per parcel. While the maximum allowable density in either zone is the same, Forest Lands 10 would require platting to achieve this density where Residential 10 would allow multiple dwellings on the same parcel.

With regard to minimum parcel sizes of 20 acres or 10 acres, the Planning Commission should be aware of an important distinction in the requirements for land divisions for parcels 20 acres or greater in size and those under 20 acres. Parcels 20 acres or larger are exempted from platting requirements, meaning they can be created by recording of a deed and do not need review of a short plat or subdivision. Parcels under 20 acres can only be divided through the short plat or subdivision process which requires proof of potable water, septic availability, and construction of access roads.

Northwestern Lake Residential 5 (NLR5) and Northwestern Lake Residential 2 (NLR2)
These zones are proposed for the small areas of parcels 17, 26, 27, 29, and 30 that are Unmapped and otherwise entirely within these zones.

Natural (NAT)

The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. 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.

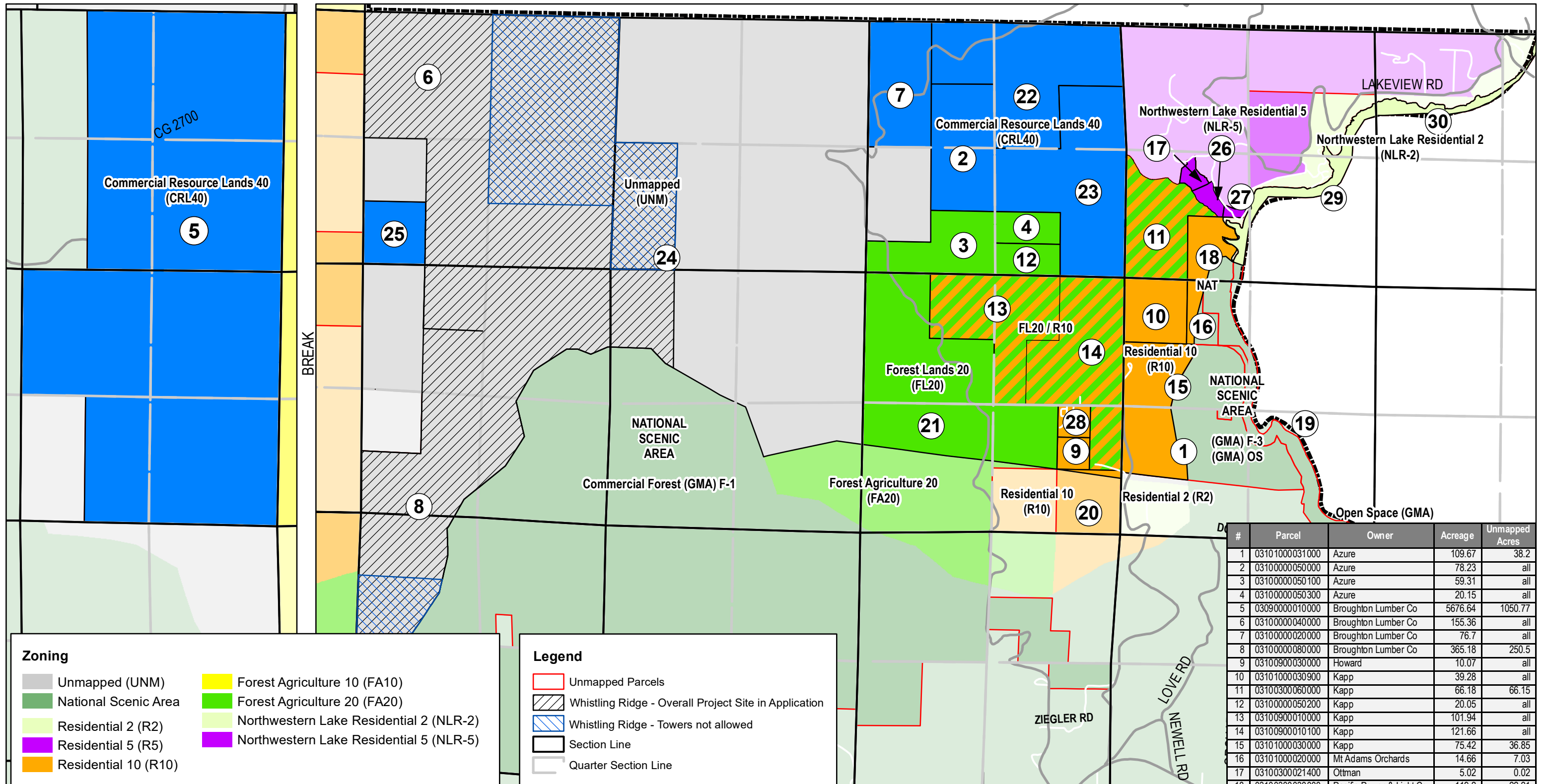
The draft map proposes this zone for a 0.2 acre portion of Parcel 19, consistent with the existing Open Space zoning on the NSA portion of this parcel.

Unmapped (UNM)

Per RCW 80.50.090, the draft map does not affect the zoning on any parcels associated with the Whistling Ridge Energy Project.

Attachments

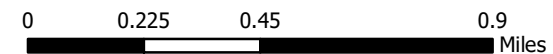
1. Draft Zoning Map – 04/02/2019
2. Residential 10 (R10) Zoning Text
3. Rural Estate 20 (RES20) Zoning Text
4. Forest Lands 20 (FL20) Zoning Text (same as FL10 except for lot size minimum)
5. Commercial Resource Lands 40 (CRL40) Zoning Text
6. Natural (NAT) Zoning Text



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 - DRAFT ZONING - 04/02/2019
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



#	Parcel	Owner	Acreage	Unmapped Acres
1	03101000031000	Azure	109.67	38.2
2	03100000050000	Azure	78.23	all
3	03100000050100	Azure	59.31	all
4	03100000050300	Azure	20.15	all
5	03090000010000	Broughton Lumber Co	5676.64	1050.77
6	03100000040000	Broughton Lumber Co	155.36	all
7	03100000020000	Broughton Lumber Co	76.7	all
8	03100000080000	Broughton Lumber Co	365.18	250.5
9	03100900030000	Howard	10.07	all
10	03101000030900	Kapp	39.28	all
11	03100300060000	Kapp	66.18	66.15
12	03100000050200	Kapp	20.05	all
13	03100900010000	Kapp	101.94	all
14	03100900010100	Kapp	121.66	all
15	03101000030000	Kapp	75.42	36.85
16	03101000020000	Mt Adams Orchards	14.66	7.03
17	03100300021400	Ottman	5.02	0.02
18	03100300030000	Pacific Power & Light Co	119.2	22.21
19	03101000010000	Pacific Power & Light Co	51.55	0.2
20	03100900040000	Ratemann	40.02	2.48
21	03100000030100	S D S Co	582.51	224.13
22	03100000010000	S D S Co	154.41	all
23	03100000060000	S D S Co	161.92	all
24	03100000030000	S D S Co	3050.66	1622.27
25	03100000070000	S D S Co	38.13	all
26	03100300021000	Silver	5.38	0.56
27	03100300020600	Swick	2.14	32 SF
28	03100900020000	West	10.09	all
29	03100300030100	Pacific Power & Light Co	27.91	0.20
30	03100200010000	Pacific Power & Light Co	14.09	≈1

Chapter 21.40

RESIDENTIAL 10 ZONE CLASSIFICATION (R-10)

Sections:

- 21.40.010 Purpose—Intent.
- 21.40.020 Allowable uses.
- 21.40.025 Administrative review uses.
- 21.40.030 Conditional uses.
- 21.40.040 Temporary uses permitted.
- 21.40.050 Minimum development standards.

21.40.010 Purpose—Intent.

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan A. (Ord. 2005-02 (part))

21.40.020 Allowable uses.

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Forestry.
- D. Public facilities and utilities.
- E. Cottage occupation (in accordance with Chapter 21.70).
- F. Light home industry (in accordance with Chapter 21.70).
- G. Residential care facilities (in accordance with Chapter 21.85).
- H. Family day care home (in accordance with Section 21.86.020).
- I. Safe home.
- J. Accessory equipment structures.
- K. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
- L. Religious facilities. (Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

21.40.025 Administrative review uses.

- A. Child mini-day care center (in accordance with Section 21.86.030).
- B. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).
- C. Communication towers (in accordance with Section 21.70.160).
- D. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.40.030 Conditional uses.

- A. Recreational facilities.
- B. Geothermal energy facilities.
- C. Public displays.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. A Yard That Fronts on More Than One Road. The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

6. Cul-de-Sacs and Hammerhead Turnarounds. The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or accessory structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.59

COMMERCIAL RESOURCE LANDS 40 (CRL40)

Sections:

- 21.59.010 Purpose—Intent.
- 21.59.020 Allowable uses.
- 21.59.030 Administrative review uses.
- 21.59.040 Conditional uses.
- 21.59.050 Temporary uses permitted.
- 21.59.060 Prohibited uses.
- 21.59.070 Minimum development standards.

21.59.010 Purpose—Intent.

The commercial resource lands 40 (CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.020 Allowable uses.

- A. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
- B. Log sorting and storage area, scaling stations, forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels, and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public and/or semi-public facilities and utility systems;
- I. Historic sites open to the public that do not interfere with resource land management;
- J. Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of portable rock crushers, provided the material is used within the CRL40 designation, FL20 designations, or on the forest owner's property;
- K. Accessory uses normally associated with an allowable use;
- L. Landscaping features (not located within a critical area). (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.030 Administrative review uses.

- A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
- B. Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.040 Conditional uses.

A. Communication tower(s) (in accordance with Section 21.70.160);

B. Recreation facilities;

C. Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on site, and not otherwise outright permitted above;

D. Private aircraft landing field as an accessory use to forest management or a legal nonconforming use;

E. Natural resource training/research facilities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

1. Minimum lot size shall be forty acres.

B. Density Requirements. No dwelling units are allowed in the CRL40 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.

2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. A Yard That Fronts on More Than One Road. The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

6. Cul-de-Sacs and Hammerhead Turnarounds. The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.60

NATURAL ZONE CLASSIFICATION (NAT)

Sections:

- 21.60.010 Purpose—Intent.
- 21.60.020 Uses.
- 21.60.030 Minimum lot size.

21.60.010 Purpose—Intent.

The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. (Ord. 2005-02 (part))

21.60.020 Uses.

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. (Ord. 2005-02 (part))

21.60.030 Minimum lot size.

Minimum lot size shall be ten acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size indicated above. (Ord. 2005-02 (part))