

NOTICE OF PUBLIC HEARING
Before the
Board of Skamania County Commissioners

PURPOSE:

Skamania County Board of Commissioners hereby gives notice that a public hearing will be held on the proposed adoption of Resolution 2018-18, a resolution amending the Comprehensive Plan to allow for expansion of existing quarries, and to approve Ordinance 2018-03, an ordinance regarding religious facilities and expansion of existing quarries in certain zones.

Written testimony/comments to be considered at the public hearing by the Board of Commissioners must be received by the Clerk of the Board by 12:00 PM on the Monday preceding the date of the public hearing. Send to Skamania County Board of Commissioners, Attn: Clerk of the Board, PO Box 790, Stevenson, WA 98648 or slack@co.skamania.wa.us. Anyone interested may appear and be heard.

Copies of proposed Resolution 2018-18 and Ordinance 2018-03 are available to the public in the Commissioners' Office, Room 15, 240 NW Vancouver Avenue, Stevenson, WA or may be viewed on our website at www.skamaniacounty.org

DATE:

Tuesday, April 17, 2018

TIME:

4:30 PM

PLACE:

Skamania County Courthouse, Room No. 18 (lower level)
240 NW Vancouver Avenue
Stevenson, WA.

Skamania County Courthouse is accessible for persons with disabilities. Please let us know if you will need any special accommodations in order to attend the meeting. (509) 427-3700.

DATED April 4, 2018



Debbie Slack
Clerk of the Board

Publish: April 4, 2018

RESOLUTION No. 2018-18

A RESOLUTION AMENDING THE SKAMANIA COUNTY WEST END COMMUNITY COMPREHENSIVE SUBAREA PLAN TO ALLOW FOR EXPANSION OF EXISTING COMMERCIAL QUARRIES IN THE FOREST LANDS 20 LAND USE DESIGNATION

WHEREAS, RCW 36.70 authorizes Skamania County (the County) to adopt or amend Comprehensive Plans and Subarea Plans; and

WHEREAS, the Board of County Commissioners adopted the West End Community Comprehensive Subarea Plan (Subarea Plan) on February 27, 2007; and

WHEREAS, the Subarea Plan designates four land use types throughout the West End and lists appropriate uses within each land use designation; and

WHEREAS, the Forest Lands 20 designation allows new quarries only when in conjunction with on-site forestry uses; and

WHEREAS, the Forest Lands 20 designation does not allow preexisting commercial quarries to expand; and

WHEREAS, after receiving public comment in 2017, the Board of County Commissioners directed staff to prepare amendments to allow for expansion of preexisting commercial quarries in this land use designation; and

WHEREAS, the Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its February 6, 2018, meeting; and

WHEREAS, the Planning Commission, after said hearing and consideration of public comments, voted to recommend approval of amendments to the Subarea Plan; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on February 14, 2018, after environmental review of the draft text was completed; and

WHEREAS, the Subarea Plan text amendments would allow for the expansion of existing commercial quarries through the conditional use process; and

WHEREAS, the Subarea Plan text amendments protect the general health, safety, and welfare of the public; and

WHEREAS, the Board of County Commissioners, having provided proper notice in the Skamania County Pioneer, held a public hearing on April 17, 2018, on Resolution 2018-18; and

WHEREAS, the Board of County Commissioners approved Resolution 2018-18 on April 17, 2018.

NOW THEREFORE BE IT HEREBY RESOLVED, the Board of County Commissioners adopts Resolution 2018-18, amending the Subarea Plan as follows:

CHAPTER 3: LAND USE ELEMENT

...
B. Land Use Designations

...
Forest Lands 20 (FL20):

...
The following common policies should govern development in the Forest Lands designation:

- ...
x. Extraction and processing of gravel and rock for the construction and maintenance of roads and trails within the forest owner's property should be listed as a conditional use, provided the standard conditional use requirements and the following additional requirements can be met: the ownership contains a minimum of twenty (20) contiguous acres, the land is classified as timberland (forest taxation), and there is a Forest Management Plan for the property. ~~However, a~~New commercial extraction and/or processing of mineral resources should be prohibited.~~However, existing legally established commercial mineral resource extraction and/or processing sites may continue to operate and may apply to expand by conditional use permit;~~

PASSED THIS _____ DAY OF _____ 2018.

**SKAMANIA COUNTY
BOARD OF COUNTY COMMISSIONERS**

ATTEST:

Clerk of the Board Date

Chair Date

Commissioner Date

Commissioner Date

APPROVED AS TO FORM ONLY:

Prosecuting Attorney Date

ORDINANCE No. 2018-03

AN ORDINANCE AMENDING SKAMANIA COUNTY CODE TITLE 21 – ZONING, TO ALLOW FOR RELIGIOUS FACILITIES AND EXPANSION OF EXISTING QUARRIES IN CERTAIN ZONES

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

WHEREAS, religious facilities are not listed as an allowable, administrative review, or conditional use in several residential zones in the County where such facilities are common or otherwise appropriate; and

WHEREAS, this omission precludes the expansion of existing religious facilities and development of accessory uses in such County zones where they are considered non-conforming; and

WHEREAS, the County's West End Forest Lands 20 zone allows new quarries only when in conjunction with on-site forestry uses; and

WHEREAS, the West End Forest Lands 20 zone does not allow preexisting commercial quarries to expand; and

WHEREAS, after receiving public comment in 2017, the Board of County Commissioners directed staff to prepare text amendments regarding the aforementioned issues; and

WHEREAS, the Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its February 6, 2018, meeting; and

WHEREAS, the Planning Commission, after said hearing, voted to recommend approval of zoning text amendments; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on February 14, 2018, after environmental review of the draft text was completed; and

WHEREAS, the zoning text amendments add "religious facilities" to the list of allowable uses in residential zones where they are not currently permitted; and

WHEREAS, the zoning text amendments would allow for the expansion of existing commercial quarries through the conditional use process; and

WHEREAS, the zoning text amendments protect the general health, safety, and welfare of the public; and

WHEREAS, the Board of County Commissioners, having provided proper notice in the Skamania County Pioneer, held a public hearing on April 17, 2018, on Ordinance 2018-03; and

WHEREAS, the Board of County Commissioners approved Ordinance 2018-03 on April 17, 2018.

NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED the Board of County Commissioners adopts Ordinance 2018-03, amending Title 21 as follows:

SECTION 1: The following sections shall be amended to add "religious facilities" as an allowable use in the Residential 1, Residential 2, Residential 5, Residential 10, High Density Residential, Rural Residential, and Rural Estate zones as follows:

Chapter 21.28 RESIDENTIAL 1 ZONE CLASSIFICATION (R-1)

...
21.28.020 Allowable uses.

...
O. Religious facilities.

Chapter 21.32 RESIDENTIAL 2 ZONE CLASSIFICATION (R-2)

...
21.32.020 Allowable uses.

...
M. Religious facilities.

Chapter 21.36 RESIDENTIAL 5 ZONE CLASSIFICATION (R-5)

...
21.36.020 Allowable uses.

...
L. Religious facilities.

Chapter 21.40 RESIDENTIAL 10 ZONE CLASSIFICATION (R-10)

...
21.40.020 Allowable uses.

...
L. Religious facilities.

Chapter 21.65 CARSON FINAL ZONING

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

A. Allowable Uses.

...
7. Religious facilities.

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

A. Allowable Uses.

...
9. Religious facilities.

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

A. Allowable Uses.

...
9. Religious facilities.

SECTION 2: Section 21.67.090 shall be amended as follows to add expansion of existing commercial quarries to the list of conditional uses in the West End Forest Lands 20 zone:

21.67.090 West End Forest Lands 20 (WE-FL20).

...
D. Conditional Uses.

...
7. Expansion of existing legally established commercial mineral resource extraction and/or processing sites.

ORDINANCE NO. 2018-03 PASSED INTO LAW THIS _____ DAY OF _____ 2018.

**SKAMANIA COUNTY
BOARD OF COUNTY COMMISSIONERS**

ATTEST:

Clerk of the Board Date

Chair Date

Commissioner Date

Commissioner Date

APPROVED AS TO FORM ONLY:

Prosecuting Attorney Date



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
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS
TO APPROVE ZONING CODE AND COMPREHENSIVE PLAN AMENDMENTS
REGARDING RELIGIOUS FACILITIES AND EXPANSION OF EXISTING
QUARRIES IN CERTAIN ZONES**

The Skamania County Planning Commission conducted a public hearing to consider proposed zoning code and comprehensive plan amendments regarding religious facilities and expansion of existing quarries in certain zones on February 6, 2018.

RECOMMENDATION

The Planning Commission recommends to the Board of County Commissioners that they adopt the proposed text amendments with the changes proposed by resident Joe Kear.

Motion by Cyndi Soliz. Second by John Prescott.

Dee Bajema: Aye; Tony Coates: Aye; Lesley Haskell: Aye; Cliff Nutting: Aye; John Prescott: Aye; Cyndi Soliz; Aye

Lesley Haskell, Chair
Skamania County Planning Commission

3.6.2018

Date Signed