

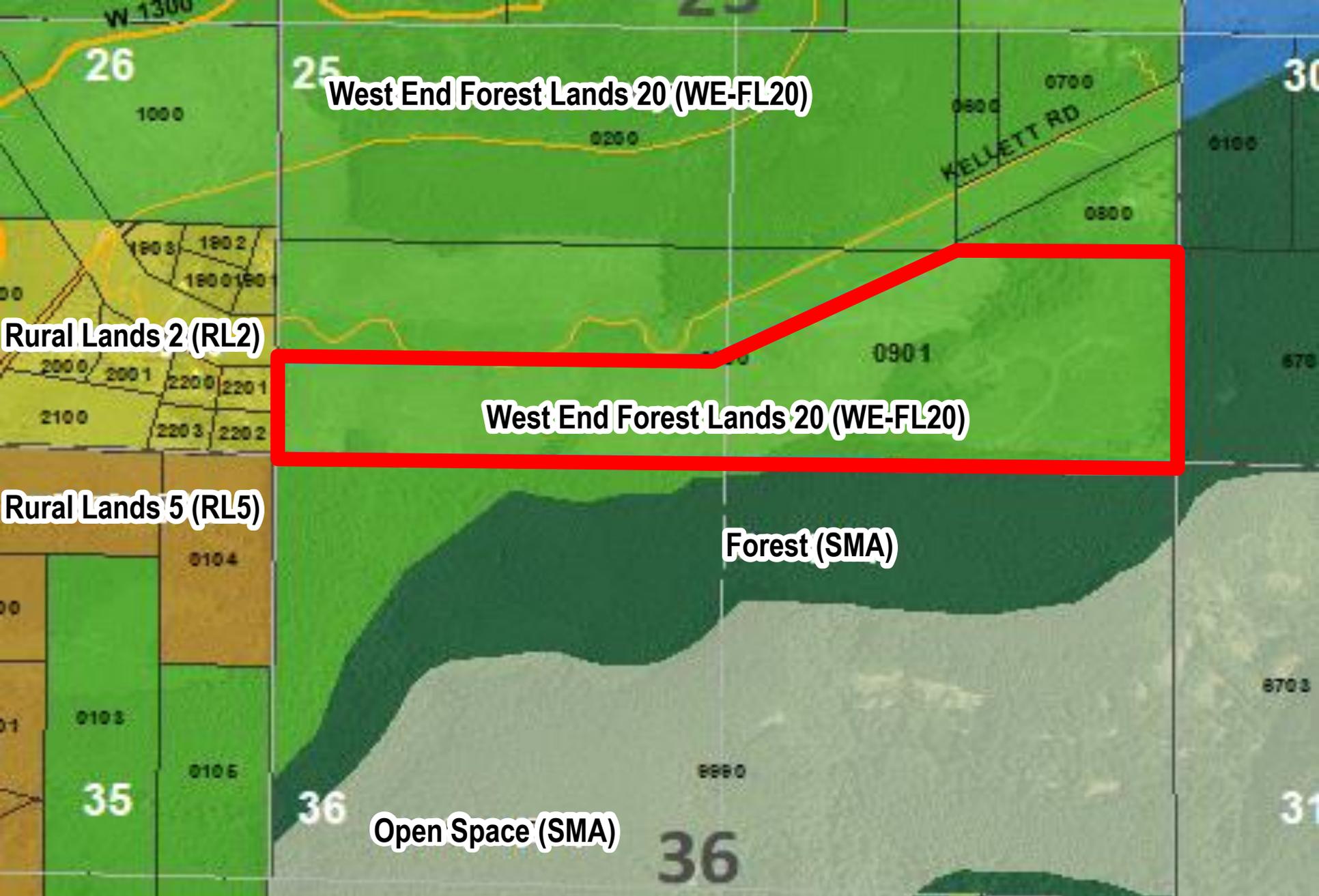
Skamania County Hearing Examiner

JUNE 15, 2020

PLEASE REMAIN MUTED
UNTIL YOU ARE CALLED UPON TO SPEAK

Busschau Comprehensive Plan Map and Zoning Map Amendment Request

- **File no.:** CMP-19-01/REZ-19-01
- **Location:** Kellett Road, Washougal
- **Request:** Amendments to the West End Subarea Comprehensive Plan Map and Zoning Map to change the land use designation and zoning designation from West End Forest Lands 20 to West End Rural Lands 2



West End Forest Lands 20 (WE-FL20)

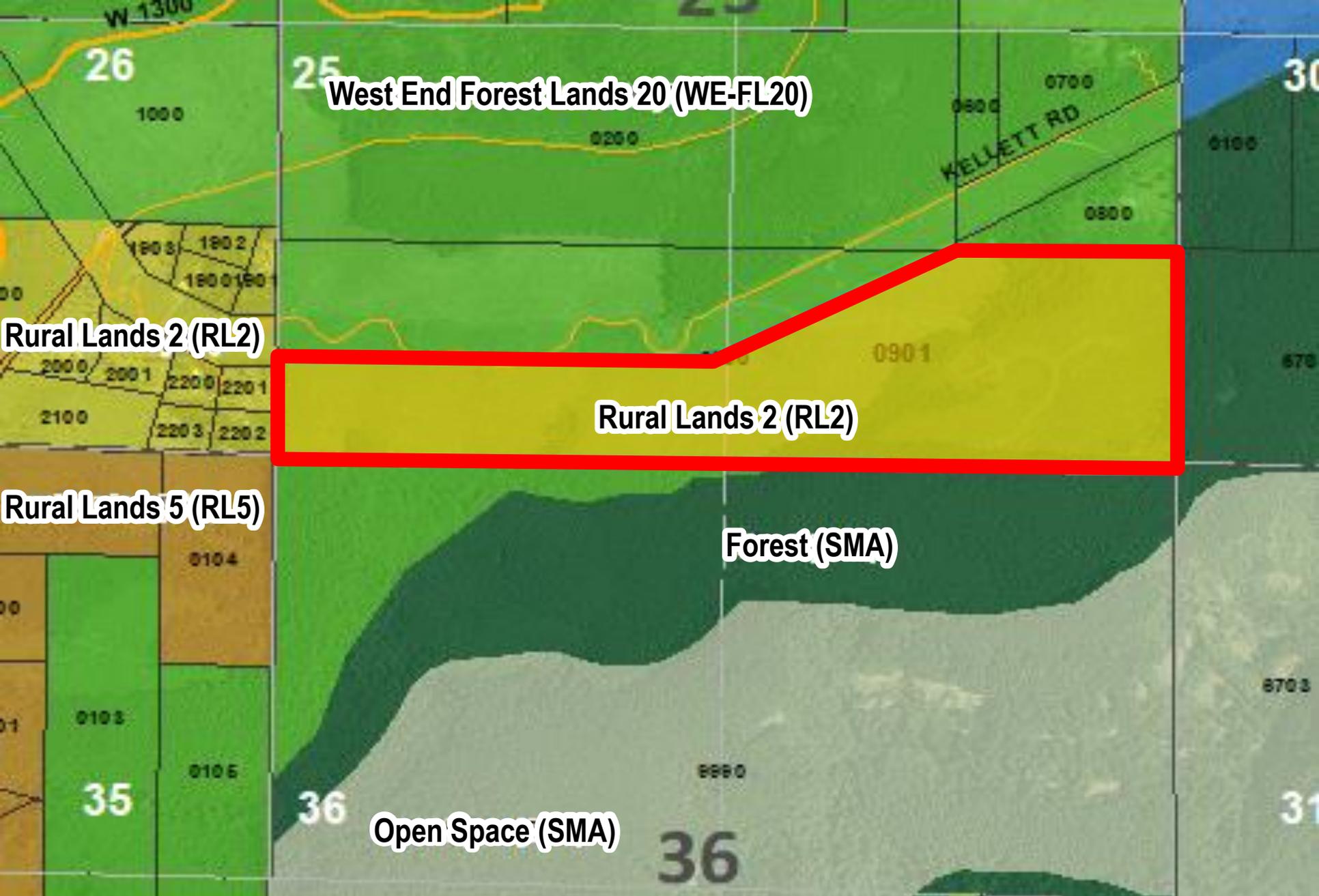
Rural Lands 2 (RL2)

West End Forest Lands 20 (WE-FL20)

Rural Lands 5 (RL5)

Forest (SMA)

Open Space (SMA)



West End Forest Lands 20 (WE-FL20)

Rural Lands 2 (RL2)

Rural Lands 2 (RL2)

Rural Lands 5 (RL5)

Forest (SMA)

Open Space (SMA)

Comprehensive Plan Amendments

- Reviewed for consistency with West End Community Comprehensive Subarea Plan procedures (WCCSP, Page 4).
 - *A text and/or map amendment is necessary to resolve inconsistencies within the West End Comprehensive Subarea Plan*
 - *Conditions have substantially changed since the adoption of the West End Comprehensive Subarea Plan or Official Controls to the extent that the existing adopted plan provision or map designation is inappropriate*
 - *The proposed text and/or map amendment is consistent with the overall intent of the goals, maps, and land use element of the West End Comprehensive Subarea Plan*
 - *The proposed text and/or map amendment is consistent with RCW 36.70, those sections of RCW 36.70A to which Skamania County is required to plan under, and West End Comprehensive Subarea Plan policies*
 - *The proposed designation must be contiguous along a shared boundary to the requested comprehensive subarea plan designation by at least 100 feet or 25% of the width of the property proposed to change*
 - *Environmental impacts have been disclosed and measures imposed to avoid or, if not possible to avoid, then mitigate said impacts*
 - *The applicant should examine potential ramifications of the proposed text and/or map amendment to other West End Comprehensive Subarea Plan Elements and official controls and show how the potential ramifications have been considered and addressed.*

Zoning Map Amendments

- Reviewed for consistency with criteria for zoning map amendments in SCC Chapter 21.18.
 - The hearing examiner may approve the proposed petition for zoning map amendment if the zoning map amendment:
 - (1) bears a substantial relationship to the public health, safety, and/or welfare (is the amendment consistent with the comprehensive plan);
 - (2) is contiguous to the requested designation by at least one hundred feet, therefore not being a grant of special privilege; and
 - (3) circumstances have substantially changed in the area since the adoption of the existing zoning designation.

Staff Recommendation

CMP-19-01 COMPREHENSIVE PLAN MAP AMENDMENT:

Staff recommends that Hearing Examiner determine if the proposed amendment is consistent with applicable polices and code criteria. If consistent, the Hearing Examiner should recommend approval of the proposed map amendment changing the comprehensive plan land use designation from West End Forest Lands 20 to West End Rural Lands 2.

- Staff recommends a condition of approval requiring the applicant to record a deed restriction granted to Skamania County that would require a minimum parcel size of 5-acres. The deed restriction must be approved by the Community Development Department and must be recorded with 7 days of approval by the Board of County Commissioners for the requested amendments.

REZ-19-01 ZONING MAP AMENDMENT:

Staff recommends that Hearing Examiner determine if the proposed amendment is consistent with the applicable code criteria. If consistent, the Hearing Examiner should recommend approval of the proposed map amendment changing the zoning designation from West End Forest Lands 20 to West End Rural Lands 2.