

16ORDINANCE NO. 0050322

IN THE MATTER OF APPLICATION, ZON2022-01, TO AMEND THE KLICKITAT COUNTY ZONING MAP; REZONING OF APPROXIMATELY 14.9 ACRES FROM OPEN SPACE (20-ACRE MINIMUM) TO RURAL CENTER (5,000 SF MINIMUM IF ON PUBLIC WATER AND SEWER).

APPLICANT: Klickitat County

WHEREAS, the above matter came before the Planning Commission in a public hearing on March 21, 2022 for the purpose of amending the Klickitat County Zoning map. A comprehensive plan amendment is not required as rural center is permitted within the agriculture/forest comprehensive plan designation.

WHEREAS, the rezone is located within the area approximate 660' of the "west Wishram Heights" vicinity that is north of State Route 14 within the Urban Exempt Area of the Columbia River Gorge National Scenic area, in Sections 7 and 18, T2N, R15E, Wishram vicinity, on tax parcels 02150700000500; 02150700001100; 02151850000100; 02150700000900; 02151850000200, and portions of 02150700000600; 02151850000300; 02150700001200; 02151800001000, and

WHEREAS, following said hearing, the Planning Commission adopted Findings of Fact for approval of the request, and

WHEREAS, the Board of County Commissioners conducted a public meeting on May 3, 2022, to consider the recommendation of the Klickitat County Planning Commission, and

WHEREAS, following a review of the record and the Planning Commission's Findings of Fact, the Board of County Commissioners moved for summary approval of the rezone, and


WHEREAS, the Board of County Commissioners did pass said motion for approval of rezone application ZON 2022-01, and

NOW THEREFORE, BE IT ORDAINED, that the amendment to the Zoning Map as described in application ZON2022-01 and as shown on the attached exhibit are hereby approved.

Entered this 3 day of May, 2022.


BOARD OF COUNTY COMMISSIONERS
Klickitat County, Washington


Jacob Anderson, Chairman


David M. Sauter, Commissioner


Daniel Christopher, Commissioner

ATTEST:
Clerk of the Board


In and for the County of Klickitat,
State of Washington

KLICKITAT COUNTY PLANNING DEPARTMENT

115 West Court St MS#302
Goldendale, WA 98620

509 773-5703
FAX 509 773-6206

ZONE CHANGE PETITION: ZON:2022-01 and SEPA 2022-03

We, the undersigned respectfully petition your body to change the zoning for our property as follows:

Property located inside the Urban Exempt Area of the Columbia River Gorge National Scenic Area (CRGNSA) that have the existing zone of Open Space Rezone to Rural Center Zoning

Parcels:

02150700000600 (portion of the parcel)
02151850000300 (portion of the parcel)
02150700001200 (portion of the parcel, approximately the east 30' of the parcel)
02151800001000 (portion of the parcel, approximately the east 30' of the parcel)
02150700000500
02150700001100
02151850000100
02150700000900
02151850000200

No. of acres involved in the request for rezone: Approximately 14.9 acres

No. of acres owned by the applicant in the immediate vicinity:

Zero, Klickitat County is facilitating this rezone for the residents of Wishram.

Common directions to the property to be rezoned (to enable Planning Staff to post public hearing notices on the correct property).

- Approximately 7 miles west of the intersection of State Route 14 and Highway 97
- Approximately 8 miles east of the intersection of State Route 14 and Hwy 197.

List of property owners, mailing addresses and associated parcel numbers, within an area bounded by lines three hundred (300) feet from and parallel to the boundaries of the area to be included in the zone change. This information may be obtained from the Klickitat County Assessor's office. (A separate attachment of the Assessor's printouts may be attached)

See attached

GENERAL INFORMATION

1. Is this request consistent with the intent, objectives and policies of the comprehensive plan? (X) Yes () No
2. If this proposal is inconsistent with the intent, objectives and policies of the comprehensive plan, explain what has occurred or what changes have taken place, which would make necessary review and modification of the plan.

The rezone is consistent with goals and policies of the comprehensive plan

3. What are the factors that prompted this application for a change of zone?

In 2021 the Yakama Indian Nation Housing Authority purchased the 53 lot Gorge Country View Estates subdivision in Wishram Heights. The lots are currently being developed with various residential structures and a community gathering place exclusively for tribal member housing.

With the limited available areas for residential development in the Wishram vicinity, it seems logical to rezone those properties currently zoned Open Space but inside the Urban Exempt area of the CRGNSA with community water and sewer services to Rural Center.

Also, in the last year, the county learned that an individual in Wishram Heights was interested in dividing his 5.29-acre parcel for family members, but was unable to because the parcel is zoned Open Space, even though it has water and sewer services available from the PUD water and sewer system. The rezoning of this one parcel would create a spot zone, which is contrary to Washington Land Use regulations.

4. How is the property involved in this application more suitable for the uses permitted in the proposed zone than those permitted in the present classification? Explain how the relationship to arterials, surrounding use of land, topography, etc., justifies this zone.

Community water and sewer services are available to those areas being rezoned to Rural Center from Open Space. Existing roads can be used, while some roads may require minimal upgrades which is to be expected when developed. Also potential for a couple new very short private roads once the rezone is approved and short platting occurs.

5. Explain why there is a need in the area for zoning of the type requested and, wherever possible, substantiate this statement with factual data.

The CRGNSA has limitation on development in the surrounding area. It is only appropriate in the urban exempt areas that are served by community water and sewer to be zoned appropriately for residential development. Also, Klickitat County is suffering from a lack of housing especially affordable housing on smaller sized lots.

Within the immediate vicinity the Yakama Indian Nation Housing Authority in 2021 purchased the 53 lot Gorge Country View Estates subdivision in Wishram Heights. The lots are currently being developed with various residential structures and a community gathering place exclusively for tribal member housing.

6. Why won't the uses permitted in the proposed zone be detrimental to surrounding uses?

The existing property inside the urban exempt area of the CRGNSA is primarily zoned Rural Center and already has residential development on it. Rezoning adjacent land to Rural Center will allow for limited residential development alongside existing residential development.


7. Has this proposed change of zone been discussed with any other property owners within the area concerned? Yes

8. Do you anticipate objections to this proposal? () YES (X) NO

Klickitat County believes the rezone is in keeping with the goals and objectives of the comprehensive plan, and does not anticipate objections to the proposal.

9. Identify by type, nature and location any present uses of land which now exist in the area proposed for change of zone, which would become nonconforming if the zoning is approved as submitted:

Klickitat County has carefully reviewed the zoning in the entire Wishram vicinity and believes the rezone is in the best interest of the community and will be consistent with existing land use regulations.

Lori Anderson  Associate Planner, Klickitat County Planning Dept

Printed Name and Signature of Person preparing the document and title

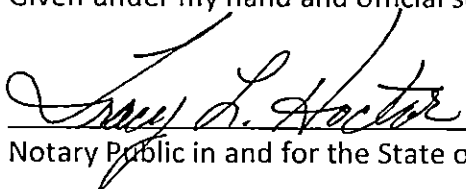
Mailing Address: 115 West Court St #302, Goldendale, WA 98620

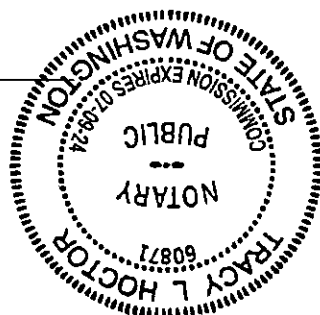
Telephone No. (509) 773-5703 Email Address: loria@klickitatcounty.org

STATE OF WASHINGTON)
County of Klickitat) ss

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 23rd day of February, 2022, she, personally appeared before me, Lori Anderson to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year above written.

 2-23-2022
Notary Public in and for the State of Washington



Adjacent Landowners: Wishram Heights Rezone

2150700000500	PUD #1 OF KLINKITAT COUNTY	1313 S COLUMBUS GOLDENDALE WA 98620
2150700000600	KAYSER NATE	745 DALLES MTN RD CENTERVILLE WA 98613
2150700000900	SANDOZ FREDERICK	PO BOX 2370 THE DALLES OR 97058
2150700001100	SANDOZ FREDERICK	PO BOX 2370 THE DALLES OR 97058
2150700001200	KAYSER NATE	745 DALLES MTN RD CENTERVILLE WA 98613
2151800000400	SIZEMORE JAMES	819 YEAKEL LN CENTERVILLE WA 98613
2151800000600	SMITH OTIS	2 WOODLAND RD GOLDENDALE WA 98620
2151800000800	DEPT OF TRANSPORTATION	PO BOX 125 GOLDENDALE WA 98620
2151800001000	KAYSER NATE	745 DALLES MTN RD CENTERVILLE WA 98613
2151850000100	SANDOZ FREDERICK	PO BOX 2370 THE DALLES OR 97058
2151850000200	CHURCHWELL CARL	PO BOX 155 WISHRAM WA 98673
2151850000300	MCCULLOUGH II SAMUEL	PO BOX 196 WISHRAM WA 98673-0196
2151850000400	GILLET BRUCE	34107 NATOMA AUBERRY CA 93602
2151853030100	TROUSDELL SCOTT	PO BOX 65 WISHRAM WA 98673
2151853030200	DEVORE JILL	9227 HWY 14 WISHRAM WA 98673
2151853030300	CHILSON LEON	PO BOX 113 WISHRAM WA 98673

Wisham Heights: Proposed Rezone Open Space to Rural Center

