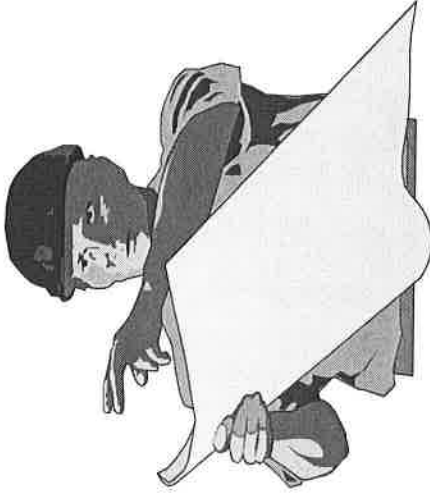


Rezones



If you have questions...

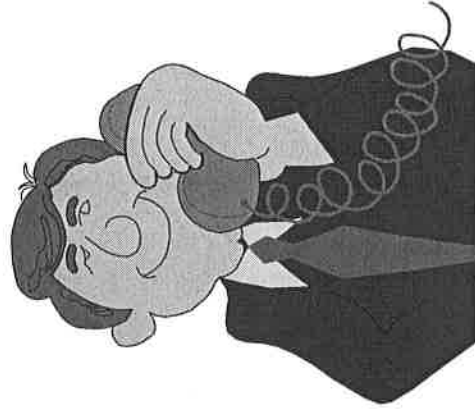
call the
Klickitat County Planning Department
(509) 773-5703
1 800 765-7239

493-6084 when calling from the
White Salmon Area

or come by the Courthouse Annex I
8:00 AM - 5:00 PM

KLICKITAT COUNTY PLANNING DEPARTMENT
COURTHOUSE ANNEX I
228 WEST MAIN, MS: CH-17
GOLDENDALE, WA 98620
PHONE: (509) 773-5703
1 800 765-7239
FAX: (509) 773-6206

IF YOUR PROPERTY IS LOCATED IN THE NATIONAL SCENIC AREA,
THE COLUMBIA RIVER GORGE COMMISSION REQUIRES YOU TO
COMPLY WITH ALL NATIONAL SCENIC AREA REGULATIONS. THEY
CAN BE CONTACTED AT 509 493-3323



This brochure describes the
process for changing the zoning
designation of an area, and the
regulations involved

This brochure contains general information
only and is subject to periodic change.
Contact the Planning Department for specific
details regarding current information.

April 2011

What is a rezone?

A rezone is an amendment to the official Klickitat County Zoning Ordinance Map. In other words, it is the changing of a parcel, or parcels, of land from one land use classification to another land use, classification (EXAMPLE: from Extensive Agriculture to General Rural). Rezones are amendments to the Klickitat County Zoning Ordinance.

When is a rezone required?

Usually, a rezone is required when a landowner (or a group of landowners) desire to change the allowable uses in an area or to obtain a higher residential density over what the current zoning designation allows. A rezone which provides for more intensive uses in an area is referred to as an "upzone", while a rezone to less intensive uses is termed a "downzone".

Who can apply for a rezone?

An application for change of zone classification may be submitted by the property owner or an authorized representative.

Also, the Board of Commissioners may, upon proper application, upon recommendation of the Planning Commission, or upon its own motion (and after public hearing), change by resolution the district boundary lines, zone classification, or Zoning Ordinance text.

What is the rezone process

A rezone requires the submission of a complete application to the Planning Department. A complete application consists of the rezone application appropriate maps of the area, an environmental checklist and a list of the names and addresses of neighbors within 300 feet of the subject area. The rezone undergoes SEPA review. A hearing is conducted before the County's Planning Commission. If approved, the

Planning Commission's action is referred to the Board of County Commissioners for final action. If it is denied, the Planning Commission's action is final, unless an appeal to the Board of County Commissioners is filed within ten days of the decision date. The Board conducts its own hearing, and, if the rezone is approved, it becomes effective as soon as the Board files the amended maps and resolution with the County Auditor's office.

Is there a minimum parcel size required for a rezone?

Areas not adjacent to an identical zone would need to be evaluated to assure that the request would not constitute what the courts have referred to as a "spot zone." The Washington State Attorney General has issued an opinion, defining "spot zoning" as the arbitrary and unreasonable zoning action by which a smaller area is singled out of a larger area or district and specifically zoned for use classification totally different from and inconsistent with classifications of the surrounding land, not in accordance with the Comprehensive Plan.

If, on the other hand, the proposed rezone is already adjacent to an identical zone, it would more likely not qualify as a "spot zone." However, each proposal would need to be evaluated on its own merit.

What determines if a rezone will, or will not, be approved?

To approve a rezone request the Planning Commission must be able to make the following findings:

1. That there has been a change in circumstances since the time the current zoning was adopted.
2. That the zone change will result in a benefit to the welfare of the public.
3. That the proposal is consistent with the purpose of the Comprehensive Plan.
4. That the proposal will not result in a "spot zone."
5. That the proposal will not result in a private gain designed to favor or benefit a particular individual to the detriment of the community as a whole.

What are the fees for a rezone?

The fee for a rezone request is \$600.00, plus \$250.00 for the environmental checklist. If a comprehensive plan amendment is required, there will be an additional fee of \$600.00. The fees for a rezone are defined in the Klickitat County Fee Ordinance, #O041211-1 and a list of the fees is available at the Klickitat County Planning Department.

A recording fee, payable to the Klickitat County Auditor, is due at the time of final approval by the Klickitat County Board of Commissioners.

For further information on rezones and the rezone process, please consult with the staff at the Planning Department.