

## **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(s) of land from one land use classification to another (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) wish to change the allowable uses in an area, or want to obtain a higher residential density over what the current zoning designation allows. A Rezone that provides for more intensive uses in an area is referred to as an “upzone”, while a Rezone to less intensive uses is called a “downzone”.

## **Who can apply for a Rezone?**

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

Also, the Board of Commissioners may, upon proper application and recommendation of the Planning Commission, or upon its own motion (and after public hearing), change 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 parcel(s) involved. The Rezone undergoes State Environmental Policy Act (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 the Rezone is denied, the Planning Commission's action is final, unless an appeal to the Board of County Commissioners is filed within fourteen (14) 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 decision with the County Auditor's office.

## **Does a Rezone require a minimum parcel size?**

Areas not adjacent to an identical zone would need to be evaluated to assure that the request would not constitute what the courts refer 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; and 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 will be evaluated on its own merit.

## **What constitutes approval of a Rezone?**

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 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 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 an environmental (SEPA) review. 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 applicable 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 call the Klickitat County Planning Department.



## **Rezoning**



**If you have questions, please call the  
Klickitat County Planning Department**

**(509) 773-5703**

**1 800 765-7239**

**(509) 493-6084 from the  
White Salmon calling area**

**[planning2@klickitatcounty.org](mailto:planning2@klickitatcounty.org)**

**or Stop by the County Services Building  
115 West Court St. 3<sup>rd</sup> Floor  
Goldendale  
8:00 AM - 5:00 PM**

**Klickitat County Planning Department  
115 West Court Street, MS-302  
Goldendale, WA 98620**

**This brochure describes the  
process for changing the zoning  
designation within Klickitat  
County.**

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

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