



Access Variance: Knaus

Planning & Zoning Committee • April 7, 2026

<u>Property Owner(s):</u>	Knaus, Stephen A
<u>Property Location:</u>	Located in the Southwest Quarter of the Northwest Quarter of Section 23, Town 13 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	696.01, 696.02
<u>Site Address:</u>	N8682 Muskrat Road

Background:

Stephen A Knaus, owner, requests the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 696.01 is 5 acres in size and is split zoned A-1 Agriculture and I-2 General Industrial. Parcel 696.02 is 11.86 acres, zoned A-1 Agriculture and there is a storage building on the property. Both parcels are currently planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is located within both the floodplain and shoreland zones. Most of the property is mapped as wetland, excluding the areas currently developed and proposed for development. A wetland delineation is on file with the Department. The property owner is proposing to rezone the property and correct the zoning map so that it is in alignment with the most recent 2002 rezoning request. While approved by the County, the rezoning was never reflected on the zoning map, including the 2012 and 2014 Comprehensive Revisions. This proposal will reconfigure the current I-2 General Industrial zoning boundary, as well as add 1.06 acres to it, in alignment with the rezoning history on the property. A 2-lot Certified Survey Map will be completed as part of this request, as Section 12.101.10(4) of the Columbia County Zoning Ordinance prohibits any newly created lot from being divided into more than one base zoning district. One lot will be created around the 2.06 acre I-2 General Industrial zoned lands, and the second lot will consist of the remaining 14.8 acres zoned A-1 Agriculture. Because the map will divide the property along previously approved zoning district boundaries, Lot 2 will not have road frontage. The proposed lot will be accessed via the existing driveway on proposed Lot 1. Lot 2 will require a waiver of access. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, “when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land.” The owner believes that the approval of the request, based on the previous zoning boundary approval, constitutes a unique limitation of how the property must be divided. If this request is approved, this Certified Survey Map, in conjunction with the requested rezone and CUP (to be reviewed at a later date), will allow for the redevelopment and expansion of an existing water extraction facility.

Town Board Action:

The Lewiston Town Board met on April 13, 2026, and recommended denial of the request.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 2 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, “A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on April 7, 2026, to waive road frontage requirements for Lot 2 with access being provided via other instrument.” The access variance shall become effective upon approval of the rezone and recording of the Certified Survey Map.