



## **Public Hearing Item 4: Rezoning** Planning & Zoning Committee • April 7, 2026

**Current Zoning District(s):** A-1 Agriculture and I-2 General Industrial

**Proposed Zoning District(s):** A-1 Agriculture and I-2 General Industrial

**Property Owner(s):** Knaus, Stephen A

**Petitioner(s):** Knaus, Stephen A

**Property Location:** Located in the Southwest Quarter of the Northwest Quarter of Section 23, Town 13 North, Range 8 East

**Town:** Lewiston

**Parcel(s) Affected:** 696.01, 696.02

**Site Address:** N8682 Muskrat Road

### **Background**

On March 12, 2026, a Petition for Rezoning was filed by Stephen A Knaus. Stephen A Knaus, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to I-2 General Industrial and from I-2 General Industrial to A-1 Agriculture. 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 and there is a storage building on the property. The septic system is located on parcel 696.01 and is current on maintenance requirements. 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. Land use and zoning of adjacent properties are shown in the table below.

### **Adjacent Land Uses and Zoning**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Open Space and Wetland	A-1 Agriculture
<b>East</b>	Wetland	A-1 Agriculture
<b>South</b>	Open Space and Wetland	A-1 Agriculture
<b>West</b>	Agriculture, Open Space, and Wetland	A-1 Agriculture

### **Analysis:**

The I-2 zoning encompasses the existing water extraction facility and is 1 acre in size. The 1 acre I-2 area was originally rezoned in 1987. Water extraction was a permitted use under the zoning code at that time. In 1997, the property owner rezoned an additional 1.06 acres, for a total of 2.06 acres of industrial zoned land. In 2002, a third rezone was done to reconfigure the 2.06 acres. In 2012, the County underwent a comprehensive revision to the zoning code. The rezonings that took place in 1997 and 2002 were never updated on the County's maps, and thus were never translated into the electronic 2012 maps. Because of this, the current zoning map is reflective of the original 1987 1-acre boundary.

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. 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. An access variance is also being required with the Certified Survey Map, as the proposed I-2 lot will not front on a road and will instead be accessed via easement along the existing driveway. In order to achieve the end result of 2.06 acres zoned I-2 and 14.8 acres zoned A-1, a total of 1.54 acres will be rezoned from A-1 to I-2, and 0.473 acres will be rezoned from I-2 to A-1.

The minutes from the 2002 rezone reflected a recommendation from the Committee that followed the Town recommendation that a restrictive covenant be recorded limiting the use on the property to water extraction only. This requirement was *not* reflected in the Amending Ordinance (Z300-02), as approved by County Board. Because this rezoning request is corrective in nature, a plan amendment will not be required. In addition to this rezone, the property owner is also seeking a Conditional Use Permit for the expanded water extraction use, which will be reviewed at a later date, pending action on this request.

Maximum building coverage within the I-2 General Industrial zoning district is 50% of the lot area, which in this case equates to 1.03 acres. If approved, this rezoning will allow for the owner and applicant to request a Conditional Use Permit for water extraction and will also allow for other potential uses consistent with the use table found in Section 12.115.02. Any proposed development will need to be constructed in conformance with all floodplain and shoreland-wetland ordinance requirements.

If approved, this rezoning will apply zoning district boundaries previously approved by the County as recent as 2002. It will allow for the property owner to request a future Conditional Use Permit for expansion of the water extraction use on the property.

**Town Board Action:**

The Lewiston Town Board met on April 13, 2024 regarding the Preapplication Materials (dated August 4, 2023 & November 16, 2023), and recommended denial of the rezoning as presented. Feedback from the Town was thorough, and a copy of Resolution 24-003 is attached. The Committee should note that feedback as presented in the resolution does include feedback on the CUP proposal; however, the applicant is only moving forward with the rezoning request at this time. The CUP will be presented to the County for review at a later date, pending County action on this request.

**Documents:**

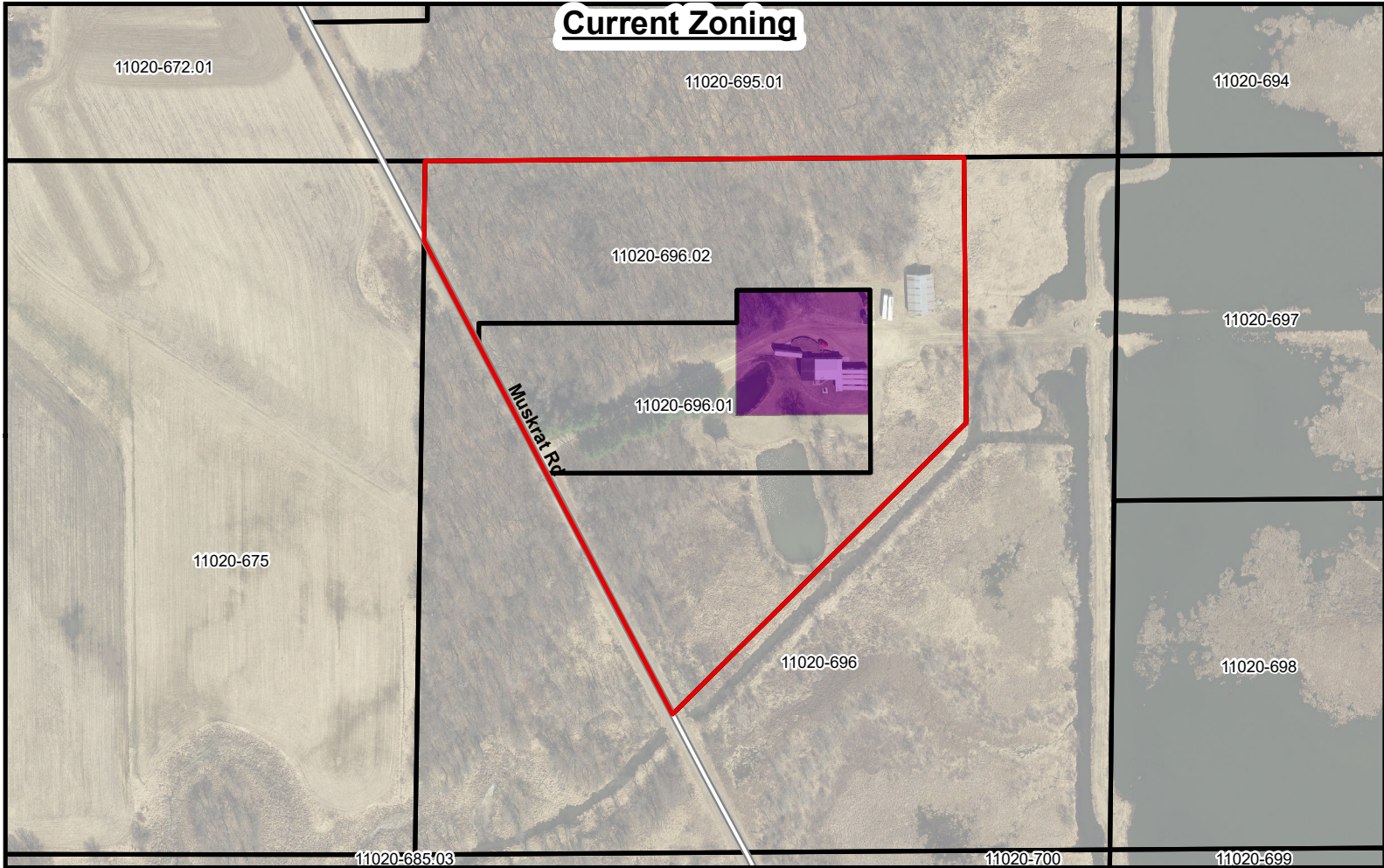
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action

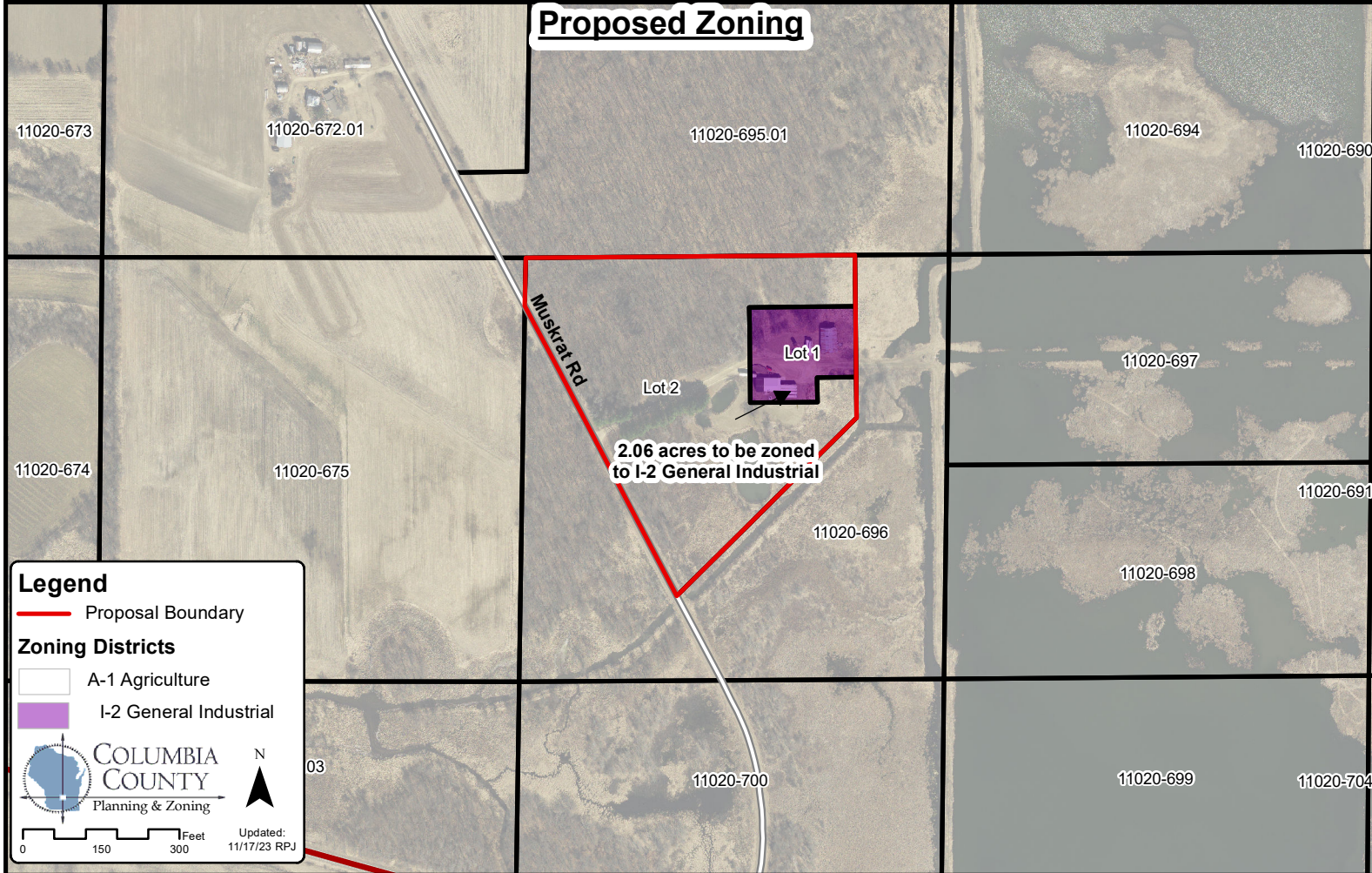
**Recommendation:**

Staff recognizes the Town's concerns both as reviewed in 2024 and during the most recent 2002 rezone. Given that these rezoning requests were ultimately approved in 1997 and 2002, Staff recommends approval of the corrective action of rezoning 1.54 acres, more or less, from A-1 Agriculture to I-2 General Industrial, and 0.473 acres, more or less, from I-2 General Industrial to A-1 Agriculture, all effective upon recording of the Certified Survey Map.

# Current Zoning



# Proposed Zoning



**Legend**

- Proposal Boundary

**Zoning Districts**

- A-1 Agriculture
- I-2 General Industrial

**COLUMBIA COUNTY**  
Planning & Zoning

0 150 300 Feet Updated: 11/17/23 RPJ

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