



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, May 7, 2019 @ 6:00 PM

UNDERWOOD COMMUNITY CENTER, MEETING ROOM
951 SCHOOL HOUSE ROAD, UNDERWOOD, WA

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the April 2, 2019, Planning Commission Meeting.
2. PUBLIC WORKSHOP on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) zone.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

**Tuesday, April 2, 2019
Skamania County Annex
170 N Vancouver Avenue
Stevenson, WA 98648**

Planning Commission Members:
Present:
Cyndi Soliz, John Prescott, Dee Bajema
Mathew Joy(arrived after meeting start),
Lesley Haskell, Tony Coates

Community Development Department Staff
Present:
Alan Peters, Andrew Lembrick, Mike Beck
Teri Wyckoff

Absent: Cliff Nutting

AUDIENCE

See attached sign-in sheet.

PROCEEDINGS

Meeting was called to order at 6:00 P.M. by Chair, John Prescott
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the March 19, 2019 Planning Commission meeting.
 - a. Motion was made by Cyndi Soliz and seconded by Lesley Haskell to approve the minutes of the March 19, 2019 Planning Commission Meeting,
 - b. Motion passed 6-0

 2. PUBLIC WORKSHOP, on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) Zone.
 - a. Chair Prescott opened the meeting to public comment at 6:05 PM. Three members of the public provided comments.
 - i. Mary Repar, provided public comment.
 - ii. Nathan Baker, provided public comment.
 - iii. Jordana Taylor, provided public comment.

 - b. Mr. Peters gave a brief presentation reviewing the prior workshops and listed the public comments received since the last workshop:
 - i. Jordana Taylor, PacifiCorp
-

- ii. Carole Ratermann
 - iii. Lisa Hamerlynck
 - iv. Patricia Arnold, Friends of the White Salmon River
 - v. Steven Rauner, Cabin Owners of Northwestern Lake
 - vi. Nathan Baker & Richard Aramburu, Friends of the Columbia Gorge, Save Our Scenic Area
 - vii. Jason Spadaro, SDS Lumber Company
 - viii. Phil Rigdon, Yakama Nation
 - ix. Darla Johnston
- c. The Planning Commission proceeded to deliberate on a draft zoning map. The Planning Commission determined that Parcels 6, 8, and 24 would remain Unmapped. Lesley Haskell dissented. After discussing each parcel and assigning each parcel a proposed zoning designation, the Planning Commission directed Mr. Peters to present a draft of the proposed changes at the next meeting for further review. The Planning Commissioners acknowledged that the draft map would require further discussion.
 - d. Further discussion of the Underwood zoning will take place at the next Planning Commission meeting scheduled for April 16, 2019.
3. Planning Commission Business.
- a. There was no Planning Commission business discussed.
4. MEETING ADJOURNED at 7:55 PM

ATTEST

Planning Commission Chair

Secretary



Skamania County

Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: May 1, 2019
RE: Underwood Zoning Review Workshop #5

This memo supplements the attached report originally prepared for the April 16, 2019, Planning Commission meeting which was cancelled. The May 7, 2019, workshop will be the fifth workshop related to the rezoning of Unmapped Lands in the Underwood area.

Staff requests that the Planning Commission finalize its draft zoning amendments at this workshop and schedule a public hearing for June 4, 2019, to formally consider a recommendation to the Board of County Commissioners. This will allow Staff to complete a State Environmental Policy Act (SEPA) review prior to this hearing date and allow for completion of the Unmapped Lands review by June 30, 2019, as scheduled.

Draft zoning amendments to be considered at the June 4th public hearing may include:

1. Rezoning of Unmapped lands in the Underwood area
2. Rezoning of Unmapped lands in the High Lakes area
3. Text amendments to allow for single-family dwellings in the CRL-40 zone

Finally, the Planning Commission should also forward a recommendation to the Board of County Commissioners to adopt a resolution indicating that the County has completed its periodic review of its designation of natural resource lands under the Growth Management Act.

Underwood Rezoning

The Planning Commission produced a draft rezoning map at its April 2, 2019, meeting. It is anticipated that the Planning Commission will continue to revise this draft at the upcoming workshop in preparation for a June 4th hearing date.

Once the Planning Commission has a draft ready, a motion should be made to schedule a public hearing for its consideration.

Model Motion:

I move to schedule a public hearing on June 4, 2019, to consider the Planning Commission's draft map for rezoning of Unmapped Lands in Underwood area.

High Lakes Rezoning

The Planning Commission held three public workshops in December 2018 and January 2019 to consider rezoning of the High Lakes area. While no draft map was prepared by the Planning Commission, the Planning Commission had discussed rezoning to CRL-40 as recommended by the Planning Commission in 2008 prior to placing that review on hold. Staff recommends that all parcels within the High Lakes study area be rezoned to CRL-40.

Once the Planning Commission has a draft ready, a motion should be made to schedule a public hearing for its consideration.

Model Motion:

I move to schedule a public hearing on June 4, 2019, to consider the Planning Commission's draft map for rezoning of Unmapped Lands in the High Lakes area.

Dwellings in CRL-40

Several property owners in the High Lakes area requested that the Planning Commission allow dwellings in CRL-40. At its January 15, 2019, workshop the Planning Commission opted to place review of High Lakes on hold until completing the Underwood area review. Doing so would give the Planning Commission a better understanding of where any text amendments to CRL-40 would apply.

Currently, 18 parcels are in CRL-40 between the Stabler/Carson and North Bonneville Areas:

Parcel	Owner	Area	Acreage
03750000020000	S D S CO, LLC	Carson	86.24/75.36 in CRL-40
03750000010100	COLUMBIA LAND TRUST	Carson	119.81
03080700020100	COLUMBIA LAND TRUST	Carson	37.12
03070000040000	CARRAL	N. Bonneville	156.69
03060000060000	ESTEB	N. Bonneville	159.07
03070000060000	LONGVIEW TIMBERLANDS	N. Bonneville	1556.6/1138.39 in CRL-40
03751300020000	HETTWER	N. Bonneville	182.12/25.72 in CRL-40
03070000170100	SDS CO LLC	N. Bonneville	357.33
03070000160000	STOUT FAMILY LTD	N. Bonneville	158.49
03070000140000	LONGVIEW TIMBERLANDS	N. Bonneville	39.42
03072300040000	LONGVIEW TIMBERLANDS	N. Bonneville	278.26/39.48 in CRL-40
03070000210000	SDS CO LLC	N. Bonneville	400.15
03070000220000	SDS CO LLC	N. Bonneville	197.09
03070000260000	BIRKENFELD HERITAGE LLC	N. Bonneville	45.3
03070000170200	BIRKENFELD HERITAGE LLC	N. Bonneville	282.11/281.7 in CRL-40
03070000250000	SDS CO LLC	N. Bonneville	277.41/93.97 in CRL-40
02071500010000	WAUNA LAKE CLUB	N. Bonneville	321.55/0.86
02071600070000	CAM	N. Bonneville	48.71/1.79

If all parcels in the High Lakes area are rezoned to CRL-40, an additional 30 parcels would be zoned CRL-40.

Parcel	Owner	Area	Acreage
10050000350000	CASTLE	High Lakes	81.8
10050000350100	CASTLE	High Lakes	6.08
10050000220200	CASTLE	High Lakes	45.32

10050000220100	BEANE-PARSONS LLC	High Lakes	62.6
10050000220300	PAINTER	High Lakes	97.23
10050000350200	SAINT HELENS PROPERTY	High Lakes	65.49
10050000240000	SAINT HELENS PROPERTY	High Lakes	48.91
10050000230000	SAINT HELENS PROPERTY	High Lakes	567.7
10050000220000	SAINT HELENS PROPERTY	High Lakes	373.5
10050000200000	SAINT HELENS PROPERTY	High Lakes	487.17
10050000210000	SAINT HELENS PROPERTY	High Lakes	651.74
10050000210100	SAINT HELENS PROPERTY	High Lakes	12.25
10050000080100	SAINT HELENS PROPERTY	High Lakes	317.64
10050000070000	SAINT HELENS PROPERTY	High Lakes	631.56
10050000070100	SAINT HELENS PROPERTY	High Lakes	12.09
10050000220400	SAINT HELENS PROPERTY	High Lakes	60.27
10050000500000	WEYERHAEUSER CO	High Lakes	0.65
10050000160000	WEYERHAEUSER CO	High Lakes	9.38
10060000180000	WEYERHAEUSER CO	High Lakes	18.42
10060000150000	WEYERHAEUSER CO	High Lakes	35.52
10060000140000	WEYERHAEUSER CO	High Lakes	36.14
10050000130000	WEYERHAEUSER CO	High Lakes	321.04
10050000069000	WEYERHAEUSER CO	High Lakes	214.39
10050000050000	WEYERHAEUSER CO	High Lakes	450.23
10050000050100	WEYERHAEUSER CO	High Lakes	5.28
10050000060000	WEYERHAEUSER CO	High Lakes	475.19
10050000060100	WEYERHAEUSER CO	High Lakes	13.84
09050000019000	Y M C A OF PORTLAND	High Lakes	77.92
09051210010000	HARMONY FALLS	High Lakes	9.21
10060000010000	PORT BLAKELY TREE FARMS	High Lakes	147.93

Rezoning in Underwood would add an additional number of parcels to the CRL-40 zone. The current draft zoning map includes six parcels that would be rezoned to CRL-40.

The current prohibition of dwellings in the CRL-40 zone appears to support the zone’s purpose of designating and protecting forest, agricultural, and mineral resource lands of long-term significance. Staff believes that the intent of the zone could be met while still allowing a single-family dwelling. Within Skamania County other resource lands zones, including forest and agricultural zones in the National Scenic Area allow dwellings. The neighboring counties of Cowlitz, Lewis, Clark, and Klickitat all allow dwellings in their resource lands.

Staff recommends that dwellings be added as an allowed use to this zone with the following language: “One single-family dwelling per legal lot of record”. A motion should be made to schedule a public hearing for consideration of this text amendment.

Model Motion:

I move to schedule a public hearing on June 4, 2019, to consider a text amendment to allow one single-family dwelling per legal lot of record in the CRL-40 zone.

Natural Resource Lands Periodic Review

Skamania County is one of ten counties that are not required to fully plan under the Growth Management Act (GMA) (RCW 36.70A.040). GMA requires these “partially planning” counties designate critical areas and natural resource lands. Natural resource lands include agriculture, forest, and mineral lands of long-term commercial significance. Designation means, at a minimum, formal adoption of a policy statement, and may include further legislative action.

GMA requires all Washington counties to conduct periodic reviews of their natural resource land designations. Skamania County is required to complete this review by June 30, 2019 (RCW 36.70a.130). As directed by the Board of County Commissioners, this review has been conducted as part of the Unmapped Lands review.

Skamania County designates natural resource lands through comprehensive plan designations or zoning. The following zones are designated as natural resource lands of long-term commercial significance:

SMA – Forest	GMA – Large-Scale Agriculture
GMA – Commercial Forest	West End Commercial Resource Lands 40
GMA – Large Woodland	Swift Commercial Resource Lands 40
SMA – Agriculture	Commercial Resource Lands 40

In addition to those lands that have previously been designated as resource lands in the NSA, West End, and Swift Subareas, since the start of this review the county has designated an additional 3,735 acres of natural resource lands of long-term commercial significance, not including the High Lakes and Underwood areas.

Staff recommends that the Planning Commission set a public hearing to forward a recommendation to the Board of County Commissioners to adopt a resolution indicating that the County has completed its periodic review of its designation of natural resource lands under the Growth Management Act.

Model Motion:

I move to schedule a public hearing on June 4, 2019, to complete the periodic review of natural resource lands and recommend that the Board of County Commissioners adopt a resolution declaring this review complete.

Combined Model Motion:

I move to schedule a public hearing on June 4, 2019, to consider the Planning Commission’s draft map for rezoning of Unmapped Lands in Underwood and High Lakes areas, to consider a text amendment to allow one single-family dwelling per legal lot of record in the CRL-40 zone, and to complete the periodic review of natural resource lands and recommend that the Board of County Commissioners adopt a resolution declaring this review complete.

Attachments:

1. April 10, 2019 Memo
2. 2008 Planning Commission Draft Zoning – High Lakes
3. Comment letters:
 - a. Mark King, Northwester Lake Homeowners
 - b. Steven Rauner, Cabin Owners of Northwestern Lake
 - c. Nathan Baker, Friends of the Columbia Gorge (Maps)



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

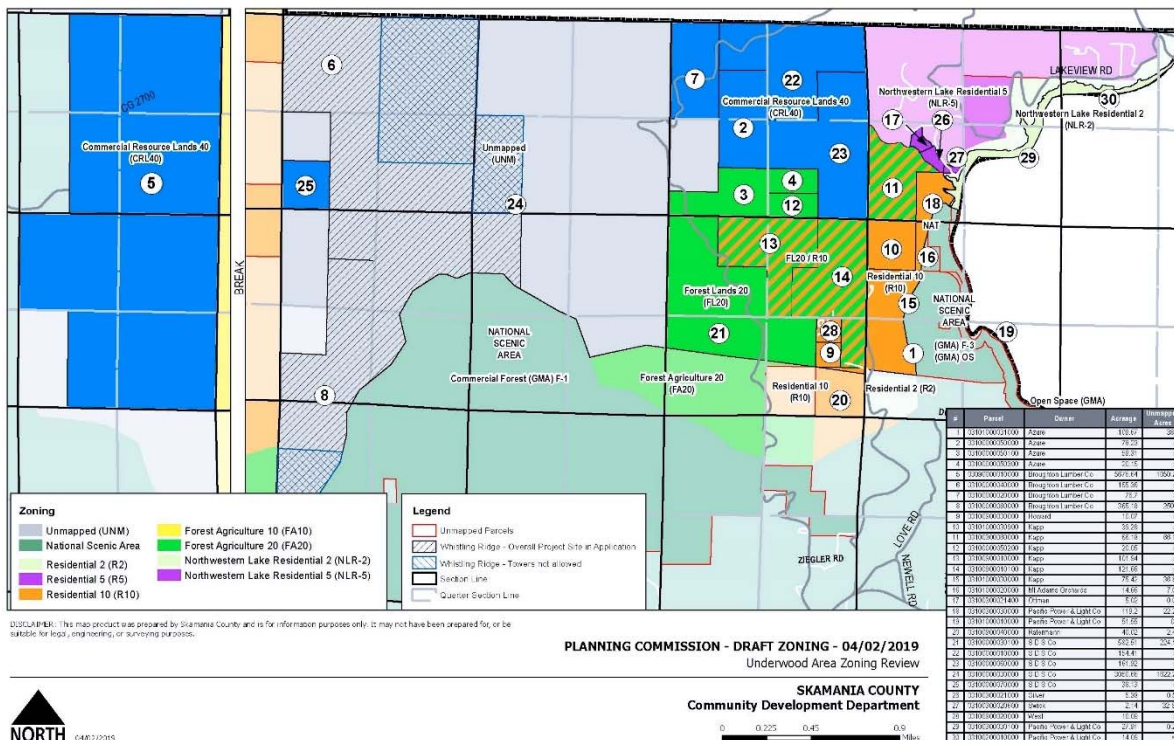
Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

MEMO

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: April 10, 2019
RE: Underwood Zoning Review Workshop #5

At its April 2, 2019 meeting, the Planning Commission prepared a first draft of a proposed zoning map for the Underwood area. A copy of this draft map is shown here and attached to this report.



It is anticipated that the Planning Commission will continue to revise this draft before scheduling a public hearing to consider the proposal. Staff will then schedule the hearing, assure adequate notice of the hearing, and prepare a draft motion. The purpose of the hearing is for the Planning Commission to make a recommendation to the Board of County Commissioners. Final approval of the Planning Commission's recommendations is made by the Board of County Commissioners through an adopted ordinance.

Table of Draft Changes

#	Owner	Total Acreage/ Unmapped	2008 Proposal	Planning Commission Draft
1	AZURE	109.67/38.2	R10	Residential 10 (R10)
2	AZURE	78.23	FL20	Commercial Resource Lands 40 (CRL40)
3	AZURE	59.31	FL20/CRL40	Forest Land 20 (FL20)
4	AZURE	20.15	FL20	Forest Land 20 (FL20)
5	BROUGHTON	5676.64/1050.77	CRL40	Commercial Resource Lands 40 (CRL40)
6	BROUGHTON	155.36	CRL40	Unmapped (UNM) (no changes)
7	BROUGHTON	76.7	CRL40/FL20	Commercial Resource Lands 40 (CRL40)
8	BROUGHTON	365.18/250.5	CRL40	Unmapped (UNM) (no changes)
9	HOWARD	10.07	R10	Residential 10 (R10)
10	KAPP	39.28	R10	Residential 10 (R10)
11	KAPP	66.18/66.15	R10	Residential 10(R10)/ Forest Land 20 (FL20)
12	KAPP	20.05	FL20	Forest Land 20 (FL20)
13	KAPP	101.94	FL20/CRL40	Residential 10(R10)/ Forest Land 20 (FL20)
14	KAPP	121.66	FL20	Residential 10(R10)/ Forest Land 20 (FL20)
15	KAPP	75.42/36.85	R10	Residential 10 (R10)
16	MT ADAMS	14.66/7.03	R10	Residential 10 (R10)
17	OTTOMAN	5.02/0.02*	R10	Northwestern Lake Residential 5 (NLR5)
18	PACIFICORP	119.2/22.21	R10	Residential 10 (R10)
19	PACIFICORP	51.55/0.2*	R10	Natural (NAT)
20	RATERMANN	40.02/2.48	R10	Residential 10 (R10)
21	S D S CO	582.51/224.13	CRL40/FL20/R10	Forest Land 20 (FL20)
22	S D S CO	154.41	FL20/CRL40	Commercial Resource Lands 40 (CRL40)
23	S D S CO	161.92	FL20	Commercial Resource Lands 40 (CRL40)
24	S D S CO	3050.66/1622.27	CRL40/FL20	Unmapped (UNM) (no changes)
25	S D S CO	38.13	CRL40	Commercial Resource Lands 40 (CRL40)
26	SILVER	5.38/0.56*	R10	Northwestern Lake Residential 5 (NLR5)
27	SWICK	2.14/32SF*	R10	Northwestern Lake Residential 5 (NLR5)
28	WEST	10.09	R10	Residential 10 (R10)
29	PACIFICORP	27.91/0.20*	NLR2	Northwestern Lake Residential 2 (NLR2)
30	PACIFICORP	14.09/≈1*	NLR2	Northwestern Lake Residential 2 (NLR2)

Preliminary Staff Analysis

Commercial Resource Lands 40 (CRL40)

The commercial resource lands 40 (CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals. The minimum parcel size in CRL40 is 40 acres.

Currently, no dwellings are allowed in the CRL40 zone, however the Planning Commission is considering changing this. Staff recommends that dwellings be added as an allowed use to this zone with the following language: "One single-family dwelling per legal lot of record".

Excluding the parcels associated with the Whistling Ridge Energy Project, the 2008 proposal included approximately 1,445 acres of CRL40 zoning. The Planning Commission's recent draft currently includes 1560 acres of CRL40. This designation is located in the northern extent of the study area where commercial timber production occurs on steep slopes furthest away from the developed area of Underwood.

Forest Lands 20 (FL20)

The forest lands zone classifications are intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations. The minimum parcel size in FL20 is 20 acres. One dwelling is allowed per legal lot of record.

Excluding the parcels associated with the Whistling Ridge Energy Project, the 2008 proposal included approximately 732 of FL20 zoning. The Planning Commission's recent draft currently includes 323 acres of FL20 zoning, with another 289 acres in consideration for this zoning.

Residential 10 (R10)

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan. The minimum parcel size is 10 acres.

The 2008 proposal included approximately 295 acres of R10 zoning, while the current Planning Commission proposal includes 166.21 acres of R10, with another 289 acres in consideration for this zoning.

The Planning Commission is contemplating Forest Lands 20 and Residential 10 for 289 acres split between parcels 11, 13, and 14, and may also be contemplating Forest Lands 10 for these or other areas.

Forest Lands 10 differs from Forest Lands 20 only in the minimum parcel size of 10 acres. The primary difference between Forest Lands 10 and Residential 10 is the allowance for additional forestry type uses, where Residential 10 is a more conventional residential zone. Forest Lands 10 can function as a "buffer" between resource lands and residential zones. Staff's analysis is that Forest Lands zones may better protect forestry uses than residential zones.

Another difference is that Residential 10 allows for one dwelling per 10 acres, while Forest Lands 10 allows only one dwelling per parcel. While the maximum allowable density in either zone is the same, Forest Lands 10 would require platting to achieve this density where Residential 10 would allow multiple dwellings on the same parcel.

With regard to minimum parcel sizes of 20 acres or 10 acres, the Planning Commission should be aware of an important distinction in the requirements for land divisions for parcels 20 acres or greater in size and those under 20 acres. Parcels 20 acres or larger are exempted from platting requirements, meaning they can be created by recording of a deed and do not need review of a short plat or subdivision. Parcels under 20 acres can only be divided through the short plat or subdivision process which requires proof of potable water, septic availability, and construction of access roads.

Northwestern Lake Residential 5 (NLR5) and Northwestern Lake Residential 2 (NLR2)

These zones are proposed for the small areas of parcels 17, 26, 27, 29, and 30 that are Unmapped and otherwise entirely within these zones.

Natural (NAT)

The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. No permanent structures are allowed; except, such structures which are necessary to protect property from overbank flow of high water and to stabilize eroding stream banks. No roads other than foot trails are allowed. Recreational developments shall be considered as conditional uses. Timber harvesting shall be permitted only when necessary to prevent epidemic outbreaks of insect or disease infestations, or salvage areas devastated by extensive wind throw or fire. All other uses will not be permitted. Access shall only be provided when such access is of a nature and volume that will assure no adverse impact upon the area or system of which it is a part.

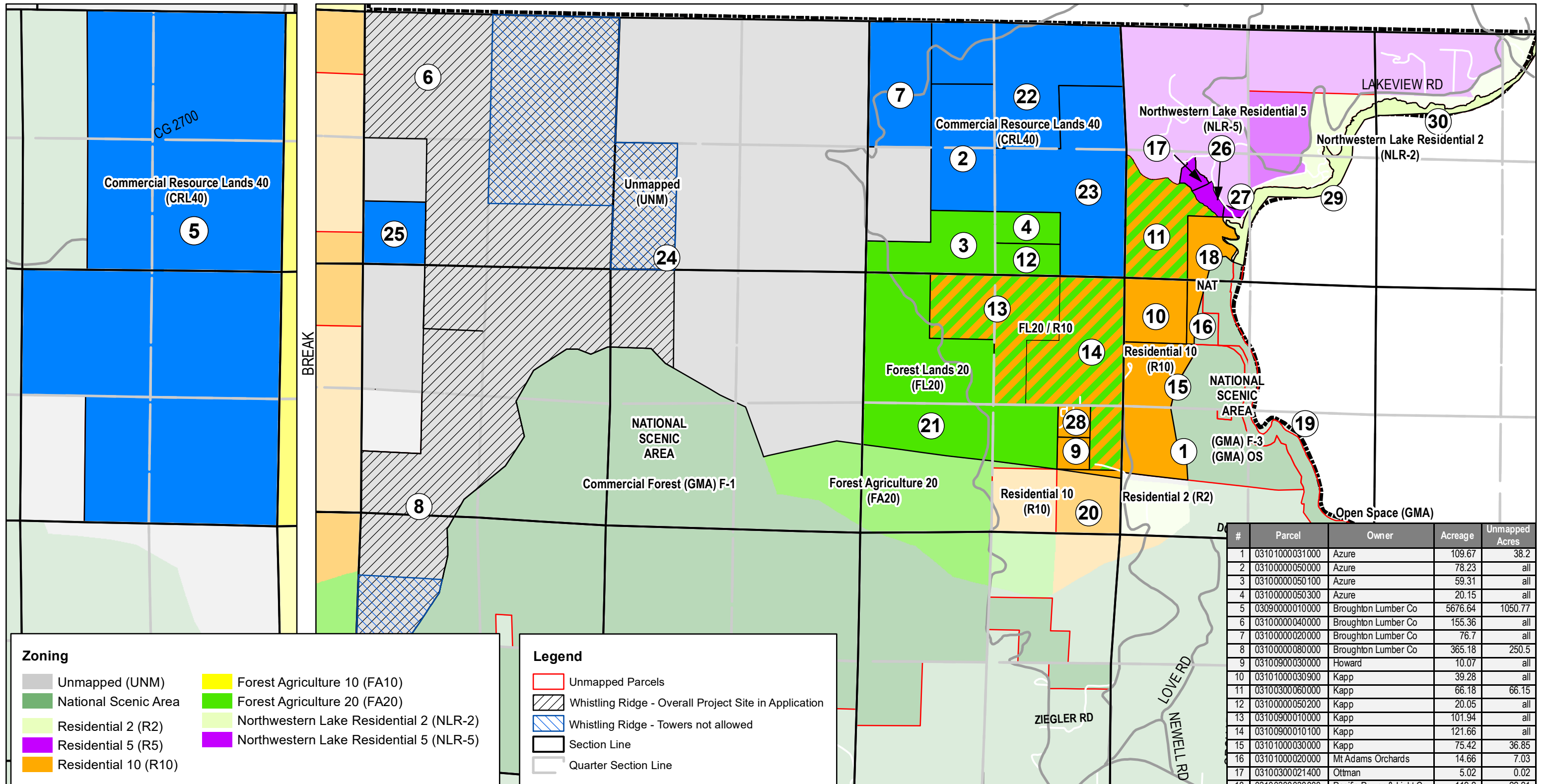
The draft map proposes this zone for a 0.2 acre portion of Parcel 19, consistent with the existing Open Space zoning on the NSA portion of this parcel.

Unmapped (UNM)

Per RCW 80.50.090, the draft map does not affect the zoning on any parcels associated with the Whistling Ridge Energy Project.

Attachments

1. Draft Zoning Map – 04/02/2019
2. Residential 10 (R10) Zoning Text
3. Rural Estate 20 (RES20) Zoning Text
4. Forest Lands 20 (FL20) Zoning Text (same as FL10 except for lot size minimum)
5. Commercial Resource Lands 40 (CRL40) Zoning Text
6. Natural (NAT) Zoning Text



DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

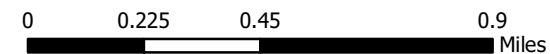
PLANNING COMMISSION - DRAFT ZONING - 04/02/2019

Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department



04/02/2019



Chapter 21.40

RESIDENTIAL 10 ZONE CLASSIFICATION (R-10)

Sections:

- 21.40.010 Purpose—Intent.
- 21.40.020 Allowable uses.
- 21.40.025 Administrative review uses.
- 21.40.030 Conditional uses.
- 21.40.040 Temporary uses permitted.
- 21.40.050 Minimum development standards.

21.40.010 Purpose—Intent.

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan A. (Ord. 2005-02 (part))

21.40.020 Allowable uses.

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Forestry.
- D. Public facilities and utilities.
- E. Cottage occupation (in accordance with Chapter 21.70).
- F. Light home industry (in accordance with Chapter 21.70).
- G. Residential care facilities (in accordance with Chapter 21.85).
- H. Family day care home (in accordance with Section 21.86.020).
- I. Safe home.
- J. Accessory equipment structures.
- K. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
- L. Religious facilities. (Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

21.40.025 Administrative review uses.

- A. Child mini-day care center (in accordance with Section 21.86.030).
- B. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).
- C. Communication towers (in accordance with Section 21.70.160).
- D. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.40.030 Conditional uses.

- A. Recreational facilities.
- B. Geothermal energy facilities.
- C. Public displays.

- D. Professional services.
- E. Surface mining.
- F. Cluster developments.
- G. Semi-public facilities.
- H. Small and large-scale recreational vehicle parks.
- I. Child day care center (in accordance with Section 21.86.040). (Ord. 2005-02 (part))

21.40.040 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120 of this title. (Ord. 2005-02 (part))

21.40.050 Minimum development standards.

A. Lot Size. Minimum lot size shall be ten acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size indicated above.

B. Density Requirements. Single-Family. Each single-family housing unit (including mobile homes) shall require the minimum lot area listed in subsection A of this section.

C. Setbacks. The standard minimum setback requirements shall be as follows:

1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.
2. Side Yard. On each side of the building or accessory building, a side yard shall be provided of not less than twenty feet.
3. Rear Yard. A rear yard shall be provided of not less than twenty feet, including accessory buildings.
4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.
5. A Yard that Fronts on More than One Road. A setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres, the setback shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.
6. Setbacks from cul-de-sacs and hammerhead turn arounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section 21.70.050 of this title.
2. Standards for off-street parking shall comply with Section 21.70.070 of this title.
3. No building or structure may be located within any easement. (Ord. 2005-02 (part))

Chapter 21.44

RURAL ESTATE ZONE CLASSIFICATION (RES-20)

Sections:

- 21.44.010 Purpose—Intent.
- 21.44.020 Allowable uses.
- 21.44.025 Administrative review uses.
- 21.44.030 Conditional uses.
- 21.44.040 Temporary uses permitted.
- 21.44.050 Minimum development standards.

21.44.010 Purpose—Intent.

The RES-20 zone classification is intended to provide for areas of low density, which are less suitable to development because of topographical features or location from an established community area. It is intended to encourage retention of open space and small timber or agricultural operations within the rural II and conservancy land use areas of the county comprehensive plan A. (Ord. 2005-02 (part))

21.44.020 Allowable uses.

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Public facilities and utilities.
- D. Recreational facilities.
- E. Unique biological areas.
- F. Open space.
- G. Forestry practices.
- H. Cottage occupation (in accordance with Chapter 21.70).
- I. Light home industry (in accordance with Chapter 21.70).
- J. Surface mining.
- K. Residential care facilities (in accordance with Chapter 21.85).
- L. Family day care home (in accordance with Section 21.86.020).
- M. Accessory equipment structures.
- N. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.44.025 Administrative review uses.

- A. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).
- B. Communication towers (in accordance with Section 21.70.160).
- C. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.44.030 Conditional uses.

- A. Semi-public facilities.

- B. Churches, cemeteries and mausoleums.
- C. Geothermal energy facilities.
- D. Moto-cross recreation.
- E. Firing ranges.
- F. Cluster developments.
- G. Small-scale and large-scale recreational vehicle parks.
- H. Child day care center (in accordance with Section 21.86.040).
- I. Child mini-day care center (in accordance with Section 21.86.030). (Ord. 2005-02 (part))

21.44.040 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120 of this title. (Ord. 2005-02 (part))

21.44.050 Minimum development standards.

A. Lot Size. Minimum lot size shall be twenty acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size as indicated above.

B. Density Requirements. Single-Family. Each single-family housing unit (including mobile homes) shall require the minimum lot area listed under subsection A of this section.

C. Setbacks.

1. Front Yard. No building or accessory buildings shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.
2. Side Yard. On each side of the building or accessory building, a side yard shall be not less than twenty feet.
3. Rear Yard. A rear yard shall be provided of not less than twenty-five feet, including accessory buildings.
4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.
5. A Yard that Fronts on More than One Road. A setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres, the setback shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.
6. Setbacks from cul-de-sacs and hammerhead turn arounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section 21.70.050 of this title.
2. Standards for off-street parking shall comply with Section 21.70.070 of this title.
3. No building or structure may be located within any easement. (Ord. 2005-02 (part))

Chapter 21.58

FOREST LANDS 20 (FL20)

Sections:

- 21.58.010 Purpose—Intent.
- 21.58.020 Allowable uses.
- 21.58.030 Administrative review uses.
- 21.58.040 Conditional uses.
- 21.58.050 Temporary uses permitted.
- 21.58.060 Prohibited uses.
- 21.58.070 Minimum development standards.

21.58.010 Purpose—Intent.

The forest lands 20 (FL20) zone classification is intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.020 Allowable uses.

- A. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
- B. Log sorting and storage areas, scaling stations, and forest industry storage and maintenance facilities, provided the intent of the processing is initial reduction in bulk and/or to facilitate transport of products to a secondary processing center. These uses shall not include commercial and manufacturing uses such as but not limited to: manufacture of finished wood products, such as furniture, lumber, or plywood, nor the retail sales of products from the site;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public facilities and/or utility systems;
- I. Scout camps, church camps, and/or youth camps;
- J. One single-family dwelling per legal lot of record;
- K. Cottage occupations (in accordance with Chapter 21.70);
- L. Light home industries (in accordance with Chapter 21.70);
- M. Professional services;
- N. Landscaping features (not located within a critical area);
- O. Accessory uses normally associated with an allowable use. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.030 Administrative review uses.

- A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
- B. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.040 Conditional uses.

A. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:

- 1. Ownership is a minimum of twenty contiguous acres;
- 2. Land is in a forest tax classification;
- 3. There is a forest management plan for the property;

B. Recreational facilities;

C. Commercial kennel facilities;

D. Semi-public facilities and utilities;

E. Sawmills, shake and shingle mills, and chipper facilities;

F. Communication tower(s) (in accordance with Section 21.70.160);

G. Expansion of existing legally established commercial mineral resource extraction and/or processing sites. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

- 1. Minimum lot size shall be twenty acres.

B. Density Requirements.

- 1. Single-Family. Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under Section 21.67.090(G)(1).
- 2. One single-family dwelling per legal lot of record allowed.
- 3. Multifamily. No multifamily dwellings (two or more units) are allowed within the FL20 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

- 1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.
- 2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. A Yard That Fronts on More Than One Road. The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

6. Cul-de-Sacs and Hammerhead Turnarounds. The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or accessory structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.59

COMMERCIAL RESOURCE LANDS 40 (CRL40)

Sections:

- 21.59.010 Purpose—Intent.
- 21.59.020 Allowable uses.
- 21.59.030 Administrative review uses.
- 21.59.040 Conditional uses.
- 21.59.050 Temporary uses permitted.
- 21.59.060 Prohibited uses.
- 21.59.070 Minimum development standards.

21.59.010 Purpose—Intent.

The commercial resource lands 40 (CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.020 Allowable uses.

- A. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
- B. Log sorting and storage area, scaling stations, forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels, and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public and/or semi-public facilities and utility systems;
- I. Historic sites open to the public that do not interfere with resource land management;
- J. Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of portable rock crushers, provided the material is used within the CRL40 designation, FL20 designations, or on the forest owner's property;
- K. Accessory uses normally associated with an allowable use;
- L. Landscaping features (not located within a critical area). (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.030 Administrative review uses.

- A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
- B. Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.040 Conditional uses.

A. Communication tower(s) (in accordance with Section 21.70.160);

B. Recreation facilities;

C. Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on site, and not otherwise outright permitted above;

D. Private aircraft landing field as an accessory use to forest management or a legal nonconforming use;

E. Natural resource training/research facilities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

1. Minimum lot size shall be forty acres.

B. Density Requirements. No dwelling units are allowed in the CRL40 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.

2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. A Yard That Fronts on More Than One Road. The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

6. Cul-de-Sacs and Hammerhead Turnarounds. The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.60

NATURAL ZONE CLASSIFICATION (NAT)

Sections:

- 21.60.010 Purpose—Intent.
- 21.60.020 Uses.
- 21.60.030 Minimum lot size.

21.60.010 Purpose—Intent.

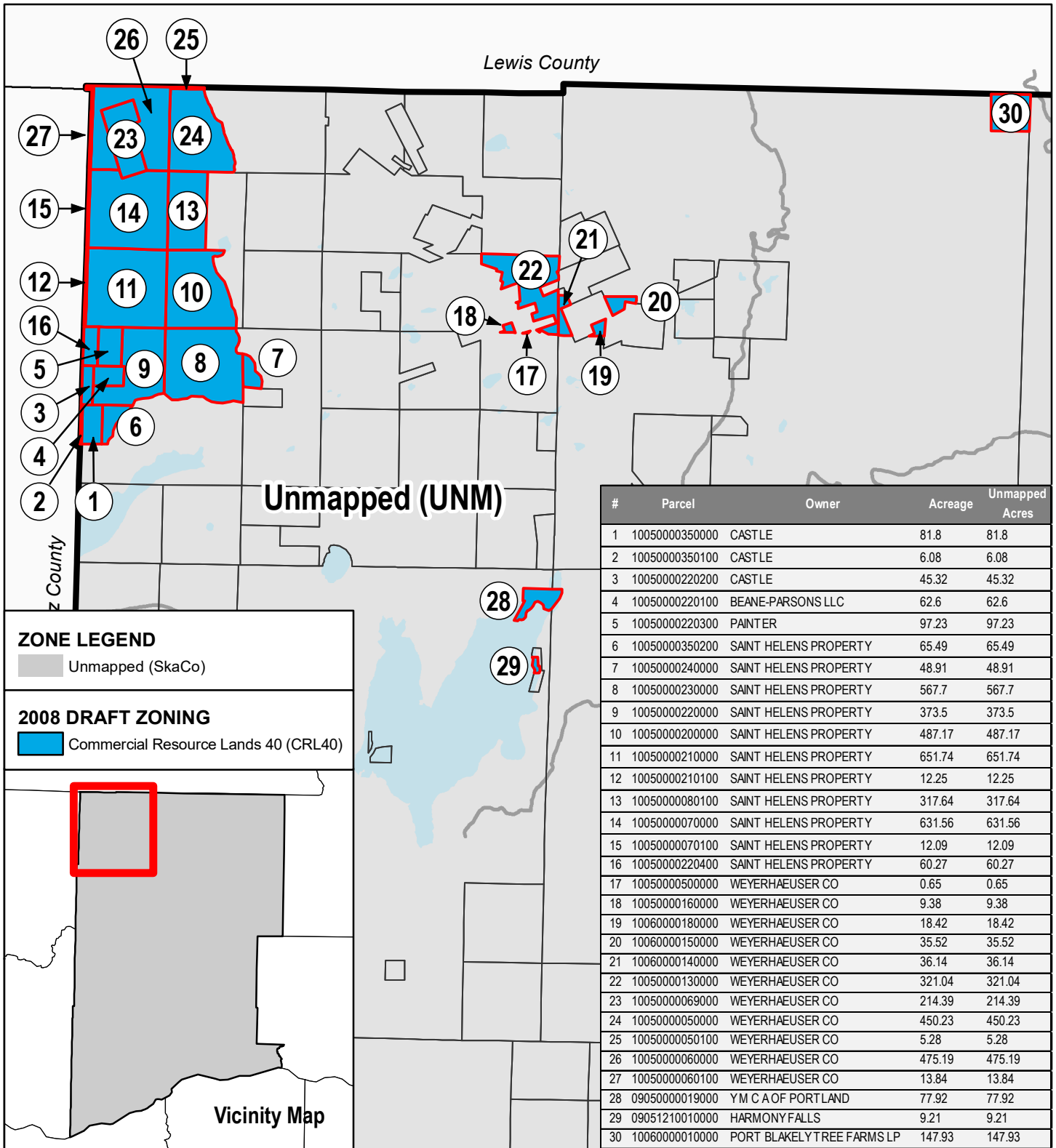
The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. (Ord. 2005-02 (part))

21.60.020 Uses.

No permanent structures are allowed; except, such structures which are necessary to protect property from overbank flow of high water and to stabilize eroding stream banks. No roads other than foot trails are allowed. Recreational developments shall be considered as conditional uses. Timber harvesting shall be permitted only when necessary to prevent epidemic outbreaks of insect or disease infestations, or salvage areas devastated by extensive wind throw or fire. All other uses will not be permitted. Access shall only be provided when such access is of a nature and volume that will assure no adverse impact upon the area or system of which it is a part. (Ord. 2005-02 (part))

21.60.030 Minimum lot size.

Minimum lot size shall be ten acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size indicated above. (Ord. 2005-02 (part))



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2008 PLANNING COMMISSION RECOMMENDED ZONING MAP

High Lakes Area Zoning Review

NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS' ASSOCIATION
172 Upper Lakeview Road, White Salmon, WA 98672
(509) 493-8670

April 15, 2019

Skamania County Planning Commission
PO Box 790
Stevenson, WA 98648

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SKAMANIA COUNTY

APR 15 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

Comments for the Underwood Zoning Review Workshop (Unmapped zones)

Dear Commissioners:

The NW Lake Development Homeowners' Association would like to thank you for your consideration of our previous comments on this zoning process, as well as the preliminary work that you began in proposing zones for Unmapped lands at the April 2nd workshop. We feel that the proposed zoning for the lands east of Little Buck Creek Rd., but further away from the White Salmon River (west of Lot 11) is generally appropriate.

However, we have concerns about recommended zoning of lands that are closer to the White Salmon River, and along the steeper slope leading down to Little Buck Creek. We believe that the steepness of slopes leading to both the river and the creek warrants zoning these lands for lower density FL20 zoning (or CRL40). Conversely, near the tops of these slopes, where lands flatten out, it would seem more appropriate for higher density R10.

Specific Recommendations. Attached is a map showing our recommended zoning for the Unmapped lands east of Little Buck Creek Rd. In particular, we are proposing that Lots 11, 18, 16, 10, and the northern parts of 13 and 14 be zoned FL20 (or CRL40 for Lot 18). These lands lie north of a latitudinal quarter section line that forms the southern border of Lots 10 and 16. On the other hand, we suggest that the lands south of that quarter section line might be zoned R10.

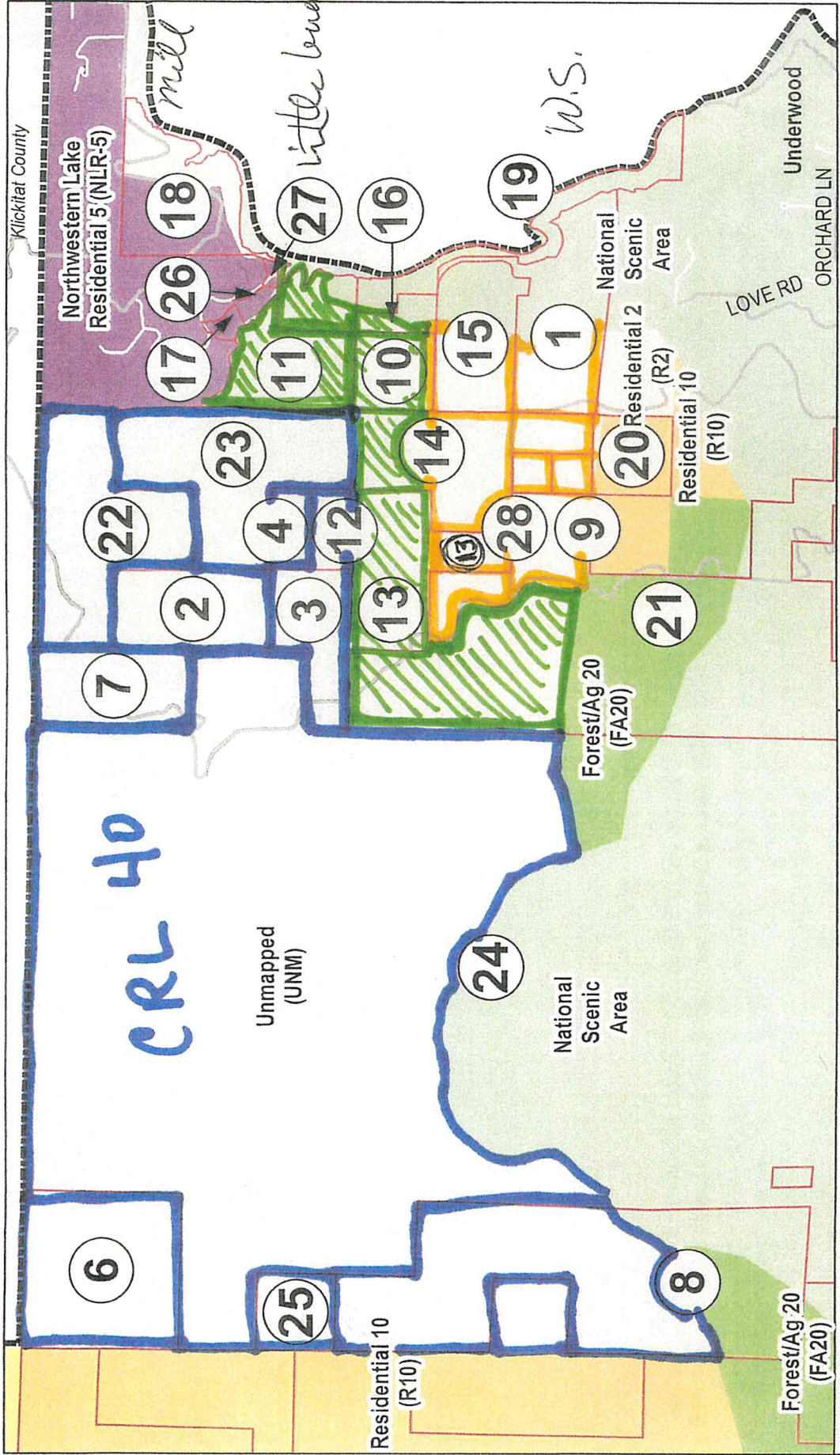
We encourage you to look at these suggestions in comparison with the Slope Map of this area that was previously provided to you by the Planning Staff, and is also attached with this letter. The proposed FL20 lands are primarily in steep areas. The proposed R10 lands are in flatter areas. This proposal creates a logical transition from steep, critical resource areas to more developable areas, which are closer to existing roads and existing development. Although this proposal would create two zones in lots 13 & 14, the dividing line is based on section lines. Moreover, it would provide more development opportunity for the landowners than the current proposal from the last workshop.

Considerations. Our community's primary concerns with respect to avoiding too much development on the steep slope leading down to Little Buck Creek are impacts to our water wells' aquifer - both due to overuse, and due to impacts of septic systems on steep slopes. Additional considerations are impacts to critical areas, waterways, and scenic impacts to the White Salmon River.

Again, we thank you for consideration of our comments.

Mark E. King

Mark King, President
Northwestern Lake Development Homeowners' Association



ZONING MAP - INSET
Underwood Area Zoning Review

SKAMANIA COUNTY
Community Development Department

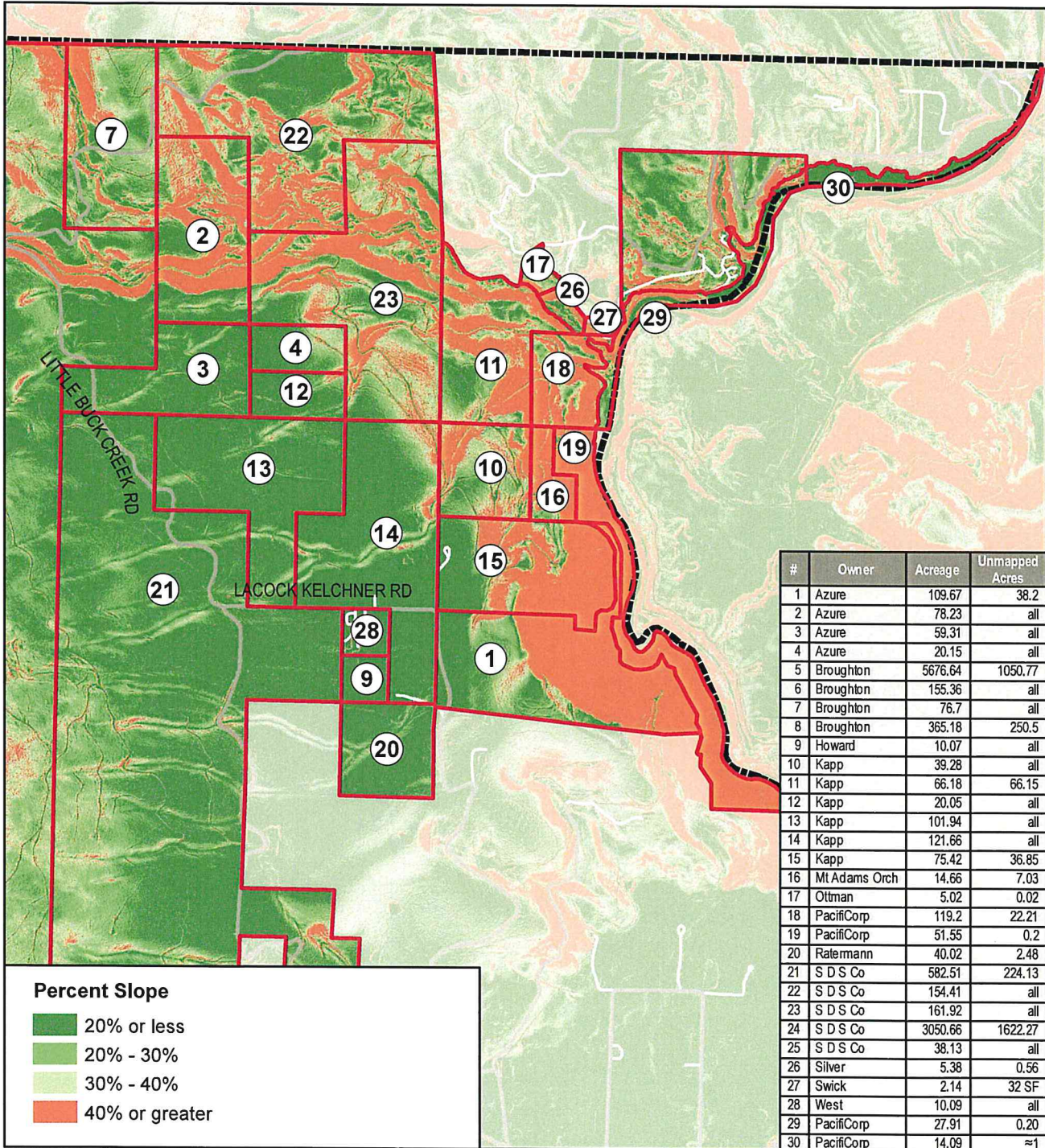
NORTH

0 0.225 0.45 0.9 Miles

Zoning

- Unmapped (UNM)
- National Scenic Area
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Forest Agriculture 10 (FA10)
- Forest Agriculture 20 (FA20)
- Northwestern Lake Residential 2 (NLR-2)
- Northwestern Lake Residential 5 (NLR-5)

CRL 40

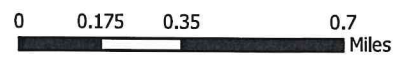


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PERCENT SLOPE - East of Little Buck Creek Road
Underwood Area Zoning Review



SKAMANIA COUNTY
Community Development Department



CONLA

Cabin Owners of Northwestern Lake Association

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SKAMANIA COUNTY

APR 15 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

April 15, 2019

Skamania County Planning Commission
c/o Community Development Department
P.O. Box 1009
Stevenson, WA 98648
planningcommission@co.skamania.wa.us

Re: Underwood Zoning

Dear Commissioners,

I am writing on behalf of the Cabin Owners of Northwestern Lake (CONLA) to express support for adopting zoning for the "Unmapped" parcels in the North Underwood area. CONLA has a particular interest in Lot #18, on which a number of the homes of our membership are sited.

We are in the process of preparing to act on our right of first refusal granted to us by PacifiCorp to acquire the cabin lands on lot #18. In a recent survey of membership, over 90% of homeowners in our community places a priority on the conservation of natural resources and wildlife habitat around our homes. Adopting zoning in this area will help protect the White Salmon River and its watershed, and it will also help provide better certainty to the local communities about what types of development projects are appropriate for the area.

The White Salmon River is an amazing resource for its wild and scenic nature as well as the value it adds economically to the region. There have been significant efforts to restore endangered salmon and steelhead runs in the White Salmon River and its tributaries by citizens, stakeholder groups, and multiple agencies. It would be unfortunate if Skamania County were to adopt zoning that would allow development along the White Salmon because such development could negatively affect the White Salmon River and its special resources.

We believe the region as a whole benefits from the recreation value of the White Salmon River. The recreation value far outweighs the tax revenue that might be provided from increased residential development, which would need significant infrastructure capital expenditure and service provider costs. We hope you are able to find a fair balance between resource protection and the development desires of individual landowners. Specifically, we recommend the "Unmapped" lands in Lot #18 to be zoned FL20 (Forest Lands 20).

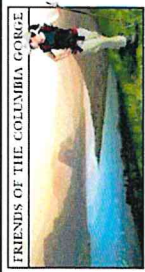
We support Skamania County's efforts to zone "Unmapped" areas and to adopt zoning which protects the White Salmon River, the tributaries, and the scenic value of the river riparian areas

Thank you for your time and efforts on behalf of all citizens of the County.

Sincerely,

steve rauner

Steven Rauner
CONLA Board Chair
503-702-1895



Unmapped Parcels - Summary

Skamania County, Washington Underwood Area

Date: 4-7-2019
Data Source: Skamania County

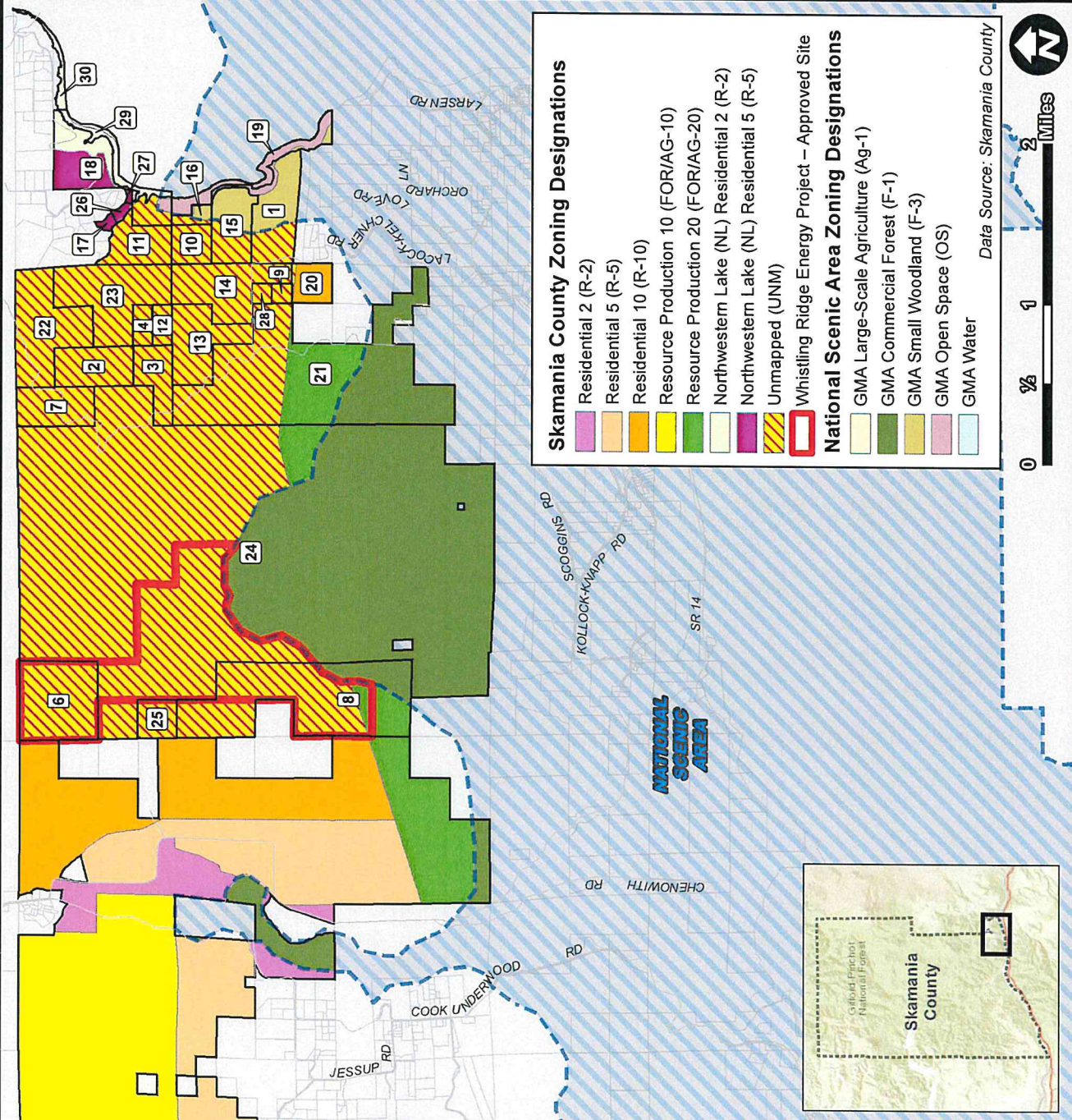
Friends of the Columbia Gorge - 333 SW 5th Ave, Ste 300, Portland, OR 97204 - www.gorgefriends.org

Map Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation
1	03101000031000	AZURE, SHIRLEY	109.67	38.20	91 - Undeveloped - Land	
2	03100000050000	AZURE, SHIRLEY	78.23	78.23	88 - Resource - Designated Forest Land	
3	03100000050100	AZURE, SHIRLEY	59.31	59.31	88 - Resource - Designated Forest Land	
4	03100000050300	AZURE, SHIRLEY	20.15	20.15	88 - Resource - Designated Forest Land	
5	03090000010000	BROUGHTON LUMBER CO	5,676.66	1,050.77	88 - Resource - Designated Forest Land	
6	03100000040000	BROUGHTON LUMBER CO	155.36	155.36	88 - Resource - Designated Forest Land	
7	03100000020000	BROUGHTON LUMBER CO	76.70	76.70	88 - Resource - Designated Forest Land	
8	03100000080000	BROUGHTON LUMBER CO	365.18	250.50	88 - Resource - Designated Forest Land	
9	03100900030000	HOWARD, JIMMIE LEE ROY	10.07	10.07	11 - Residential - Single Family	
10	03101000030900	KAPP, DAVID H & ORALEE TRUSTEES	39.28	39.28	88 - Resource - Designated Forest Land	
11	03100300060000	KAPP, DAVID H & ORALEE TRUSTEES	66.18	66.15	88 - Resource - Designated Forest Land	
12	03100000050200	KAPP, JACK D & MARY A	20.05	20.05	88 - Resource - Designated Forest Land	
13	03100900010000	KAPP, JACK D & MARY A	101.94	101.94	88 - Resource - Designated Forest Land	
14	03100900010100	KAPP, DAVID H & ORALEE TRUSTEES	121.66	121.66	11 - Residential - Single Family	
15	03101000030000	KAPP, JACK D & MARY A	75.42	36.85	11 - Residential - Single Family	
16	03101000020000	MT ADAMS ORCHARDS	14.66	7.03	91 - Undeveloped - Land	
17	03100300021400	OTTMAN, GARY L	5.02	0.02	11 - Residential - Single Family	
18	03100300030000	PACIFIC POWER & LIGHT CO	118.98	22.21	48 - Transportation - Utilities	
19	31010000100000	PACIFIC POWER & LIGHT CO	51.55	0.20	48 - Transportation - Utilities	
20	03100900040000	RATERMANN, CAROLE LEE	40.02	2.48	88 - Resource - Designated Forest Land	
21	03100000030100	S D S CO, LLC	582.51	224.13	88 - Resource - Designated Forest Land	
22	03100000010000	S D S CO, LLC	154.41	154.41	88 - Resource - Designated Forest Land	
23	03100000060000	S D S CO, LLC	161.92	161.92	88 - Resource - Designated Forest Land	
24	03100000030000	S D S CO, LLC	3,047.83	1,622.27	91 - Undeveloped - Land	
25	03100000070000	S D S CO, LLC	38.13	38.13	88 - Resource - Designated Forest Land	
26	03100300021000	SILVER, KIT & WAYNE	5.38	0.57	11 - Residential - Single Family	
27	31003000206000	SWICK, EDWARD J & DIANE L, TRUSTEES	2.14	32 SF	48 - Transportation - Utilities	
28	03100900020000	WEST, GARY L & DIANA J	10.09	10.09	11 - Residential - Single Family	
29	03100300030100	PACIFIC POWER & LIGHT CO	27.91	0.20	48 - Transportation - Utilities	
30	03100200010000	PACIFIC POWER & LIGHT CO	14.09	~1	48 - Transportation - Utilities	

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Total Unmapped Acres 4,369.88

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Skamania County Zoning Designations

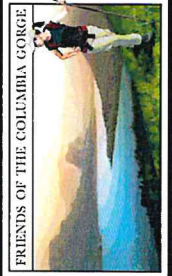
- Residential 2 (R-2)
- Residential 5 (R-5)
- Residential 10 (R-10)
- Resource Production 10 (FOR/AG-10)
- Resource Production 20 (FOR/AG-20)
- Northwestern Lake (NL) Residential 2 (R-2)
- Northwestern Lake (NL) Residential 5 (R-5)
- Unmapped (UNM)
- Whistling Ridge Energy Project - Approved Site

National Scenic Area Zoning Designations

- GMA Large-Scale Agriculture (Ag-1)
- GMA Commercial Forest (F-1)
- GMA Small Woodland (F-3)
- GMA Open Space (OS)
- GMA Water

Scale: 0 1/2 1 2 Miles
Data Source: Skamania County

Map Number	Parcel ID	Total Acres	Unmapped Acres
1	03101000031000	109.67	38.2
2	03100000050000	78.23	78.23
3	03100000050100	59.31	59.31
4	03100000050300	20.15	20.15
5	03090000010000	5676.66	1050.77
6	03100000040000	155.36	155.36
7	03100000020000	76.7	76.7
8	03100000080000	365.18	250.5
9	03100900030000	10.07	10.07
10	03101000030900	39.28	39.28
11	03100300060000	66.18	66.15
12	03100000050200	20.05	20.05
13	03100900010000	101.94	101.94
14	03100900010100	121.66	121.66
15	03101000030000	75.42	36.85
16	03101000020000	14.66	7.03
17	03100300021400	5.02	0.02
18	03100300030000	118.98	22.21
19	03101000010000	51.55	0.2
20	03100900040000	40.02	2.48
21	03100000030100	582.51	224.13
22	03100000010000	154.41	154.41
23	03100000060000	161.92	161.92
24	03100000030000	3047.83	1622.27
25	03100000070000	38.13	38.13
26	03100300021000	5.38	0.57
27	03100300020600	2.14	32 SF
28	03100900020000	10.09	10.09
29	03100300030100	27.91	0.2
30	03100200010000	14.09	~1
Total Unmapped Acres			4,369.88



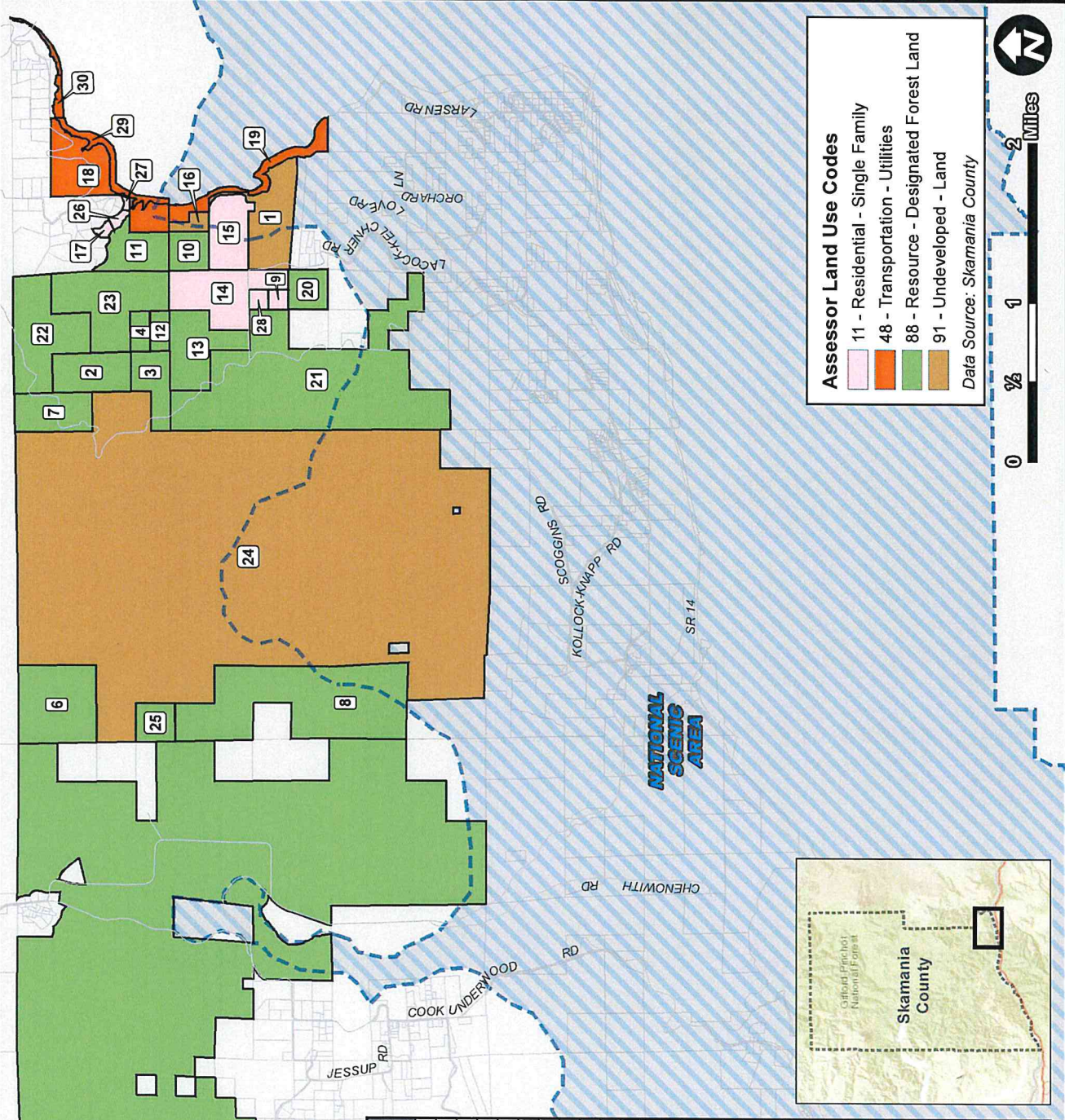
FRIENDS OF THE COLUMBIA GORGE

Unmapped Parcels - Zoning Designations

Skamania County, Washington

Underwood Area

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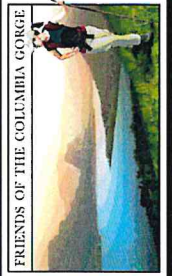


Map Number	Parcel ID	Total Acres	Unmapped Acres
1	03101000031000	109.67	38.2
2	03100000050000	78.23	78.23
3	03100000050100	59.31	59.31
4	03100000050300	20.15	20.15
5	03090000010000	5676.66	1050.77
6	03100000040000	155.36	155.36
7	03100000020000	76.7	76.7
8	03100000080000	365.18	250.5
9	03100900030000	10.07	10.07
10	03101000030900	39.28	39.28
11	03100300060000	66.18	66.15
12	03100000050200	20.05	20.05
13	03100900010000	101.94	101.94
14	03100900010100	121.66	121.66
15	03101000030000	75.42	36.85
16	03101000020000	14.66	7.03
17	03100300021400	5.02	0.02
18	03100300030000	118.98	22.21
19	03101000010000	51.55	0.2
20	03100900040000	40.02	2.48
21	03100000030100	582.51	224.13
22	03100000010000	154.41	154.41
23	03100000060000	161.92	161.92
24	03100000030000	3047.83	1622.27
25	03100000070000	38.13	38.13
26	03100300021000	5.38	0.57
27	03100300020600	2.14	32 SF
28	03100900020000	10.09	10.09
29	03100300030100	27.91	0.2
30	03100200010000	14.09	~1
Total Unmapped Acres			4,369.88

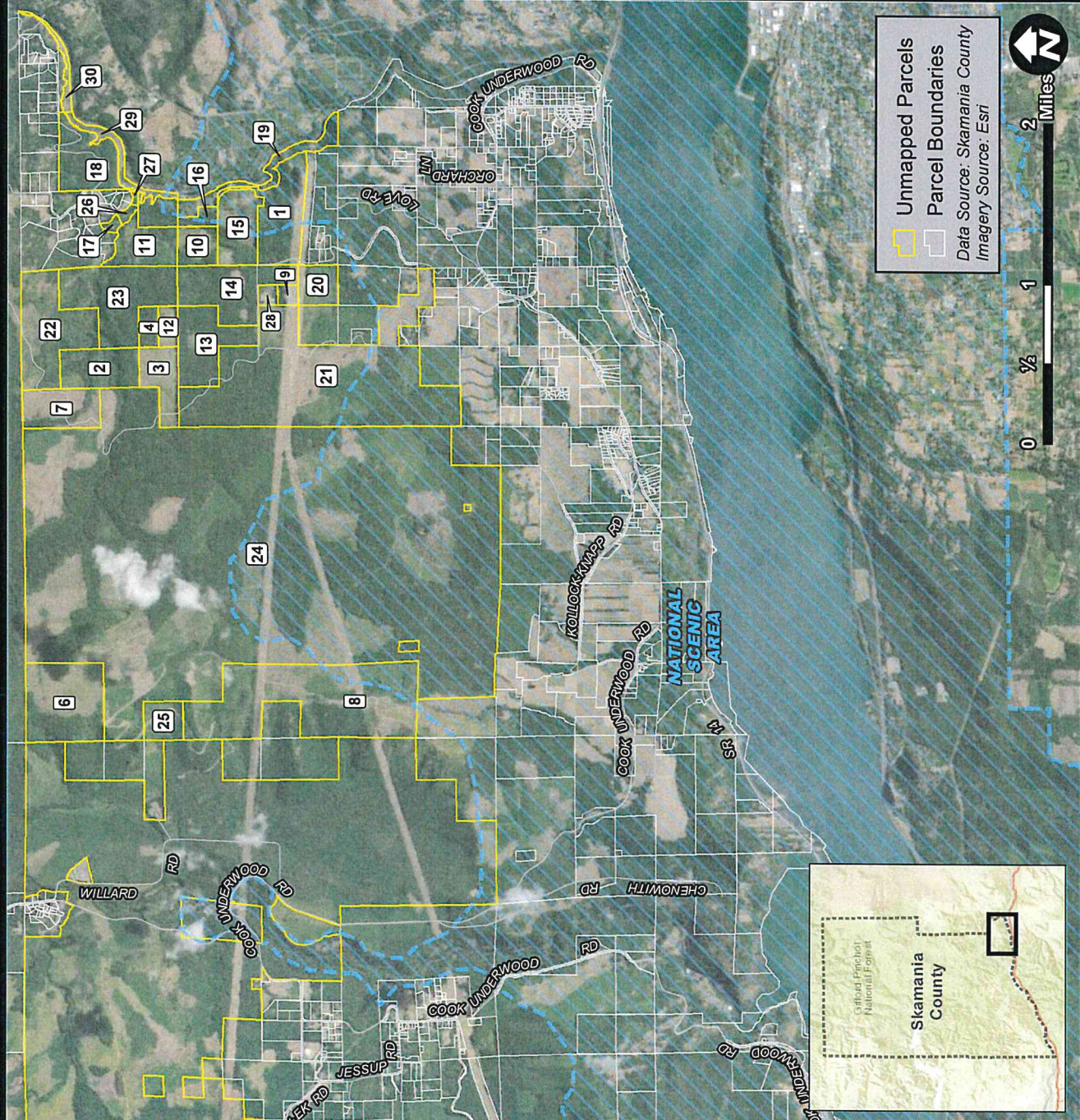
Unmapped Parcels - Assessor Land Use Codes



Skamania County, Washington

Underwood Area



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 Unmapped Parcels
 Parcel Boundaries
 Data Source: Skamania County
 Imagery Source: Esri



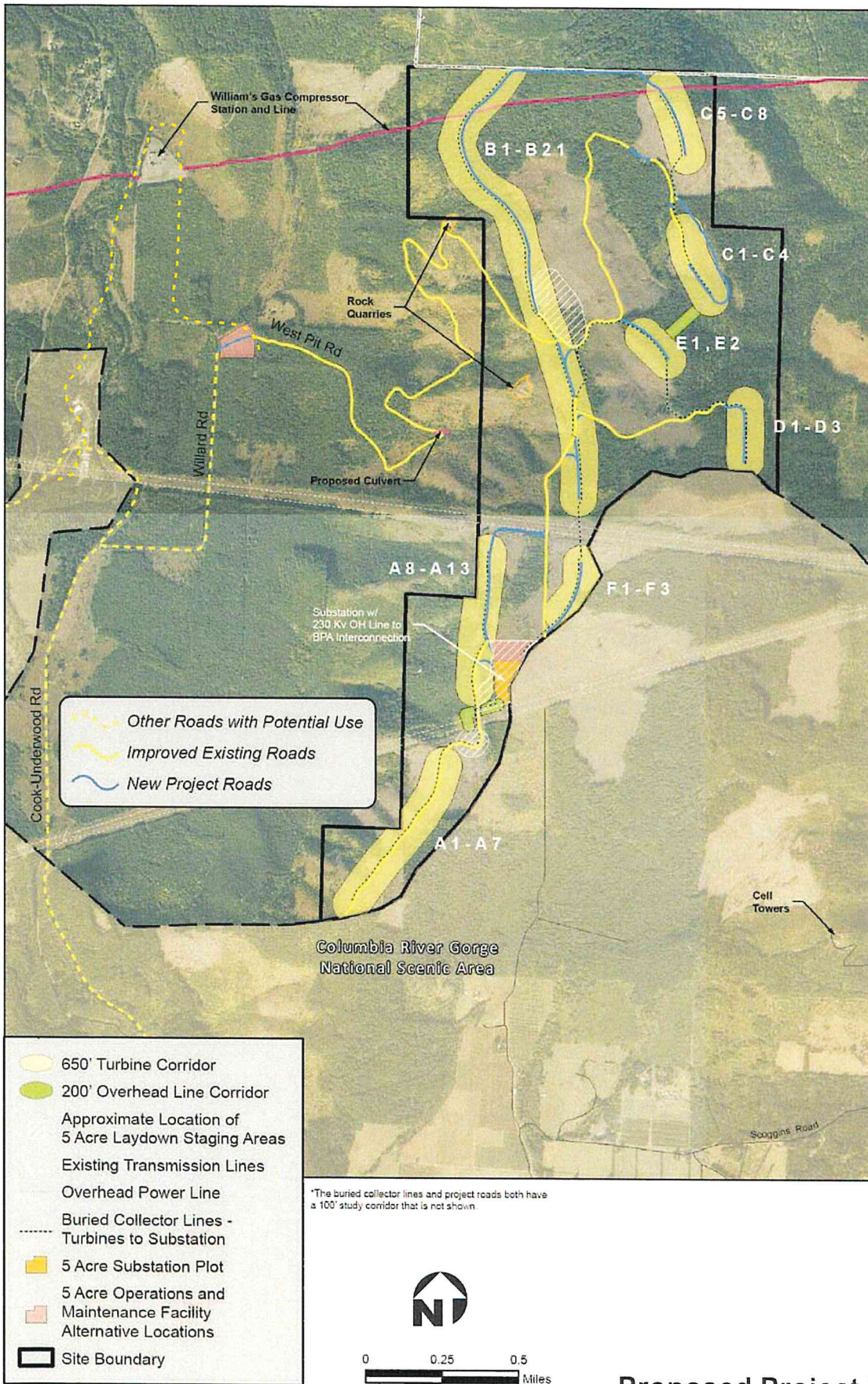
Map Number	Parcel ID	Total Acres	Unmapped Acres
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16	03101000020000	14.66	7.03
17	03100300021400	5.02	0.02
18	03100300030000	118.98	22.21
19	03101000010000	51.55	0.2
20	03100900040000	40.02	2.48
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26	03100300021000	5.38	0.57
27	03100300020600	2.14	32 SF
28	03100900020000	10.09	10.09
29	03100300030100	27.91	0.2
30	03100200010000	14.09	~1
Total Unmapped Acres			4,369.88

Unmapped Parcels - Aerial Imagery

Skamania County, Washington

Underwood Area





Source: GeoDataScape.

Figure 2-1
Proposed Project Elements