



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

NOTICE OF REGULAR MEETING AND PUBLIC HEARING

Notice is hereby given that the Skamania County Planning Commission is holding a regular meeting and public hearing on Tuesday, July 3, 2018, at 6:00 PM at the Hegewald Center, West Meeting Room, 710 SW Rock Creek Drive, Stevenson, WA on the following:

AGENDA ITEMS

Approval of minutes from the June 5, 2018, Planning Commission Meeting.

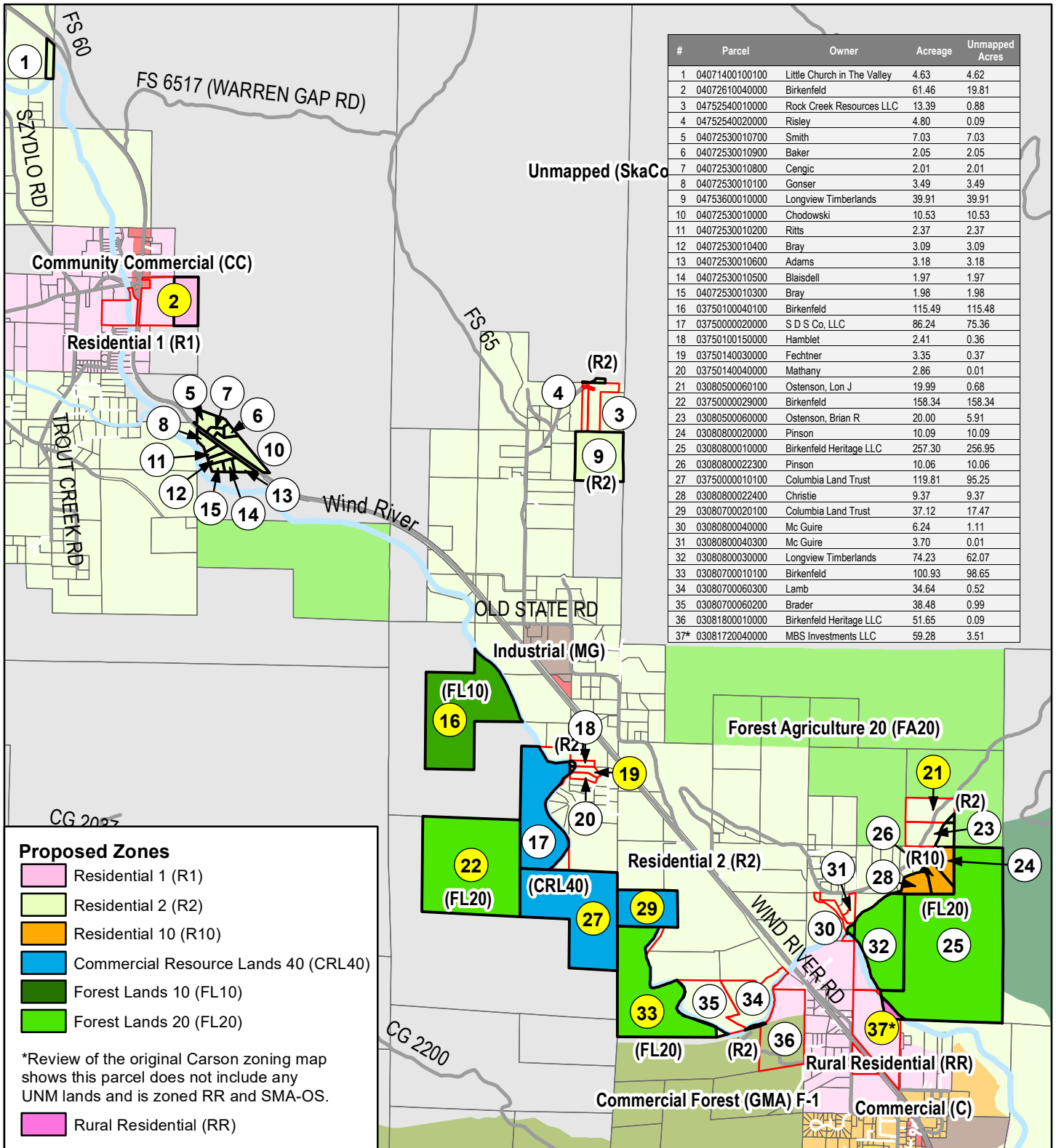
PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on proposed rezoning of Unmapped lands in the Stabler/Carson area including amendments to the Comprehensive Plan, Comprehensive Plan Map, Zoning Code, and Zoning Map.

Information regarding the above is available at <http://www.skamaniacounty.org/community-development/> and on file with the Skamania County Community Development Department, 170 NW Vancouver Ave, P.O. Box 1009, Stevenson, WA 98648, (509) 427-3924. Office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday, except holidays.

The Hegewald Center, is accessible to persons with disabilities. Please let us know if you will need any special accommodations in order to attend the meeting by calling (509) 427-3924.

PROPOSED MAPS

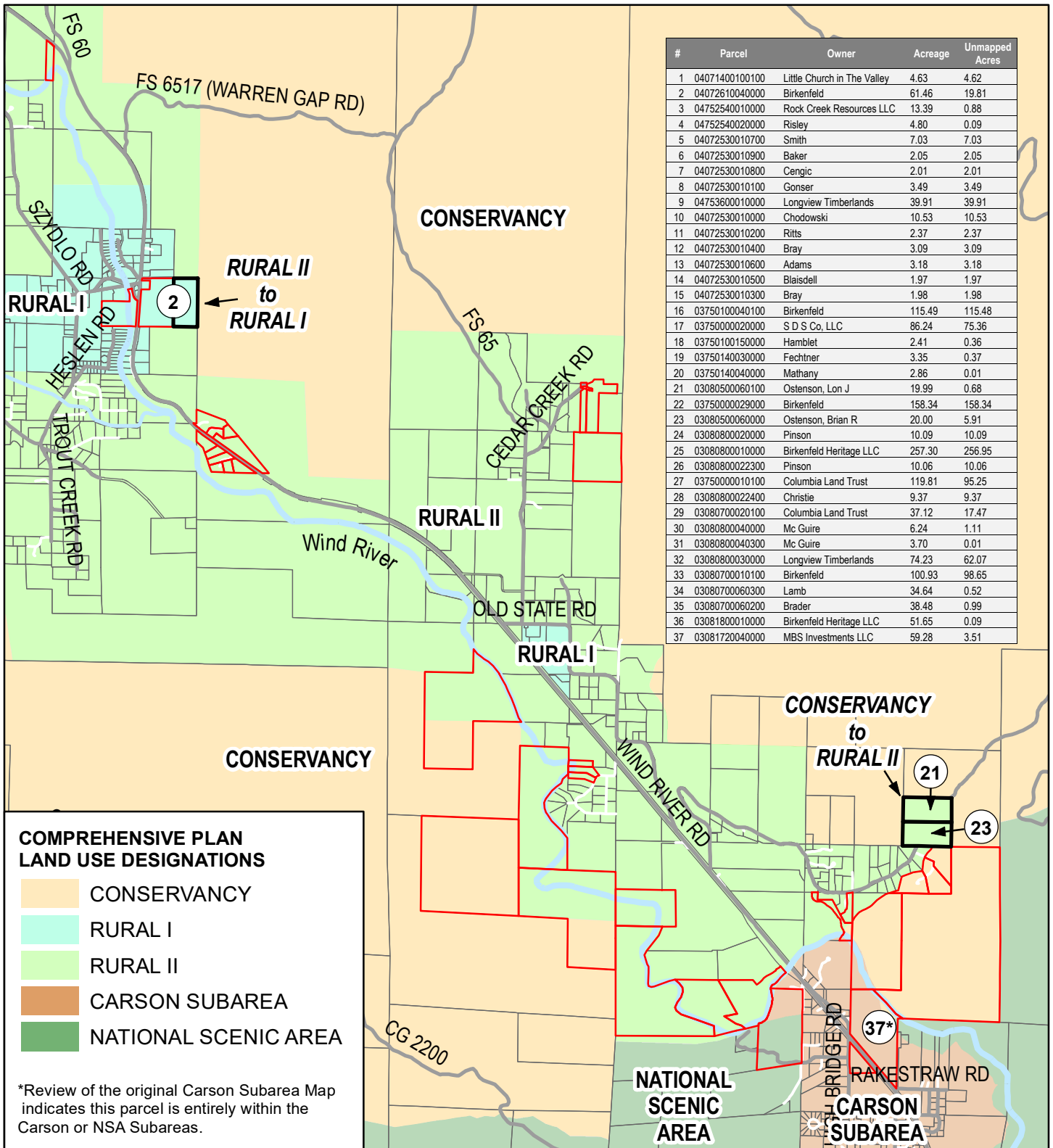
- **Proposed Zoning Map Amendments**
 - This map displays the proposed rezoning of portions of 36 parcels within the Carson/Stabler Area.
- **Proposed Comprehensive Plan Map Amendments**
 - This map displays the proposed changes to Comprehensive Plan land use designations for three parcels within the Carson/Stabler Area.



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.

PROPOSED REZONING

*only areas currently zoned Unmapped (UNM) are being considered for rezoning



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.

PROPOSED COMPREHENSIVE PLAN MAP AMENDMENTS

LIST OF AFFECTED PARCELS

- **This lists all parcels that area affected by the proposal to rezone. No changes will be made to the zoning of parcels not on this list.**
 - Number: This is the number displayed on the corresponding maps
 - Parcel ID: The Skamania County tax parcel number assigned by the Assessor's Office.
 - Total Acres: This is the total acreage of the property
 - Unmapped Acres: This is the approximate acreage of the property that is currently located within the Unmapped Zone. For almost all parcels, this is the acreage that would be rezoned.
 - Assessor Land Use Code: Assigned by the Assessor's Office, this describes the use of the property.
 - Comprehensive Plan Designation: This is the land use designation in the County's Comprehensive Plan that expresses the County's vision for the use of the land and appropriate zoning designation.
 - Current Use: This the current use of the property as determined by County Staff's review of Assessor's Office records and aerial imagery.
 - Shoreline Designation: This is the shoreline environment designation from the County's 2017 locally adopted Shoreline Master Program which describes appropriate uses adjacent to shorelines.
 - Platted: This describes if the property was platted in a short plat or subdivision.
 - Current Zone: If the property is "split-zoned" then a portion of it is in the Unmapped Zone and the remainder is in one or more other zones listed here.
 - 2008 Proposed Rezone: In 2008 the Planning Commission and Board of County Commissioners has proposed rezoning this area but later abandoned the proposal due to an appeal. This is the zone that was proposed at that time.
 - 2018 Proposed Zoning: This is the proposed rezoning for the Unmapped portion of the parcel.
 - Notes: Notes describing the reasoning for the proposed zone.

Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Current Use	Shoreline Designation	Platted	Current Zone (if split)	2008 Proposed Rezone of Unmapped Area	2018 Proposed Zoning	Notes
1	04071400100100	LITTLE CHURCH IN THE VALLEY	4.63	4.62	18 - Residential - All other	Rural II	Undeveloped	Shoreline Residential	John T. Denne SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the surrounding properties and the Comprehensive Plan. It is also consistent with the Shoreline designation.
2	04072610040000	BIRKENFELD	61.46	19.81	88 - Resource - Designated Forest Land	Rural I/Rural II	Timber	Shoreline Residential	N/A	R1/CC	R2	Residential 1 (R1)	R1 was requested by the property owner. It is consistent with the remainder of the parcel, but requires a Comprehensive Plan amendment changing the land use designation from Rural II to Rural I. It is consistent with the Shoreline designation.
3	04752540010000	ROCK CREEK RESOURCES LLC	13.39	0.88	11 - Residential - Single Family	Rural II	Residential	Shoreline Residential	N/A	R2	FL20	Residential 2 (R2)	0.88 acres of this property is within the Unmapped zone. The remaining 12.51 acres is zoned R2. R2 is consistent with the existing zoning on the remainder of the property and the Comprehensive Plan. It is consistent with the Shoreline designation.
4	04752540020000	RISLEY	4.80	0.09	11 - Residential - Single Family	Rural II	Residential	Shoreline Residential	N/A	R2	FL20	Residential 2 (R2)	0.09 acres of this property is within the Unmapped zone. The remaining 4.71 acres is zoned R2. R2 is consistent with the existing zoning on the remainder of the property and the Comprehensive Plan. It is consistent with the Shoreline designation.
5	04072530010700	SMITH	7.03	7.03	11 - Residential - Single Family	Rural II	Residential	N/A	Birchcrest Estates	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
6	04072530010900	BAKER	2.05	2.05	11 - Residential - Single Family	Rural II	Residential	N/A	N/A	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
7	04072530010800	CENGIC	2.01	2.01	11 - Residential - Single Family	Rural II	Residential	N/A	Amended Windy Springs SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
8	04072530010100	GONSER	3.49	3.49	11 - Residential - Single Family	Rural II	Residential	Shoreline Residential	Redwood SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan. It is consistent with the Shoreline designation.

Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Current Use	Shoreline Designation	Platted	Current Zone (if split)	2008 Proposed Rezone of Unmapped Area	2018 Proposed Zoning	Notes
9	04753600010000	LONGVIEW TIMBERLANDS	39.91	39.91	88 - Resource - Designated Forest Land	Rural II	Timber	N/A	N/A	N/A	R2	Residential 2 (R2)	R2 is consistent with the surrounding properties and the Comprehensive Plan.
10	04072530010000	CHODOWSKI	10.53	10.53	11 - Residential - Single Family	Rural II	Residential	N/A	Windy Springs SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
11	04072530010200	RITTS	2.37	2.37	91 - Undeveloped - Land	Rural II	Vacant	Shoreline Residential	River Bluff SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
12	04072530010400	BRAY	3.09	3.09	11 - Residential - Single Family	Rural II	Residential	Shoreline Residential	River Bluff SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan. It is consistent with the Shoreline designation.
13	04072530010600	ADAMS	3.18	3.18	11 - Residential - Single Family	Rural II	Residential	N/A	Steel Head Point SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
14	04072530010500	BLAISDELL	1.97	1.97	11 - Residential - Single Family	Rural II	Residential	N/A	Steel Head Point SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan.
15	04072530010300	BRAY	1.98	1.98	11 - Residential - Single Family	Rural II	Residential	Shoreline Residential	River Bluff SP	N/A	R2	Residential 2 (R2)	R2 is consistent with the existing use of this property and surrounding properties and is consistent with the Comprehensive Plan. It is consistent with the Shoreline designation.
16	03750100040100	BIRKENFELD	115.49	115.48	88 - Resource - Designated Forest Land	Rural II/Conservancy	Timber	Rural Conservancy	N/A	N/A	CRL40	Forest Lands 10 (FL10)	FL10 was requested by the property owner. This is a new zone that requires adoption. It would be consistent with the Comprehensive Plan and does not conflict with the Shoreline designation.

Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Current Use	Shoreline Designation	Platted	Current Zone (if split)	2008 Proposed Rezone of Unmapped Area	2018 Proposed Zoning	Notes
17	0375000020000	S D S CO, LLC	86.24	75.36	88 - Resource - Designated Forest Land	Rural II	Timber	Rural Conservancy/Shoreline Residential	N/A	R2	CRL40	Commercial Resource Lands 40 (CRL40)	CRL40 is consistent with the use of this property and adjacent properties, the Shoreline designation, and the Comprehensive Plan. This would designate the property as Natural Resource Land of long-term commercial significance. This is a new zone that requires adoption.
18	03750100150000	HAMBLET	2.41	0.36	91 - Undeveloped - Land	Rural II	Vacant	Shoreline Residential	Boulder Ridge SD	R2	CRL40	Residential 2 (R2)	0.36 acres of this property is within the Unmapped zone. The remaining 2.05 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning. R2 is consistent with the existing zoning on the remainder of the property, the Shoreline designation, and the Comprehensive Plan.
19	03750140030000	Fechtner	3.35	0.37	91 - Undeveloped - Land	Rural II	Vacant	Shoreline Residential	Boulder Ridge Estates	R2	CRL40	Residential 2 (R2)	0.37 acres of this property is within the Unmapped zone. The remaining 2.98 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning. R2 is consistent with the existing zoning on the remainder of the property, the Shoreline designation, and the Comprehensive Plan. This zone was requested by the property owner.
20	03750140040000	MATHANY	2.86	0.01	91 - Undeveloped - Land	Rural II	Residential	Shoreline Residential	Boulder Ridge SD	R2	CRL40	Residential 2 (R2)	0.01 acres of this property is within the Unmapped zone. The remaining 2.85 acres is zoned R2. The UNM portion is located west of the Wind River, but should be zoned R2 to avoid split zoning. R2 is consistent with the existing zoning on the remainder of the property, the Shoreline designation, and the Comprehensive Plan.
21	03080500060100	OSTENSON, LON J	19.99	0.68	88 - Resource - Designated Forest Land	Conservancy	Vacant	Shoreline Residential	N/A	R2	FL20	Residential 2 (R2)	0.68 acres of this property is within the Unmapped zone. The remaining 19.31 acres is zoned R2. The UNM portion is located east of Bear Creek with a proposed shoreline designation of Shoreline Residential. This area should be rezoned R2 to avoid split zoning. However, a comprehensive plan amendment would be required to change the designation from Conservancy to Shoreline Residential.
22	03750000290000	BIRKENFELD	158.34	158.34	88 - Resource - Designated Forest Land	Conservancy	Timber	N/A	N/A	N/A	CRL40	Forest Lands 20 (FL20)	FL20 was requested by the property owner. It is consistent with the use of this property and adjacent properties and the Comprehensive Plan. This is a new zone that requires adoption.
23	03080500060000	OSTENSON, BRIAN R	20.00	5.91	19 - Residential - Vacation and Cabin	Conservancy	Vacant	Shoreline Residential	N/A	R2	FL20	Residential 2 (R2)	5.91 acres of this property is within the Unmapped zone. The remaining 14.09 acres is zoned R2. The UNM portion is located east of Bear Creek with a proposed shoreline designation of Shoreline Residential. This area should be rezoned R2 to avoid split zoning. However, a comprehensive plan amendment would be required to change the designation from Conservancy to Shoreline Residential.
24	0308080020000	PINSON	10.09	10.09	91 - Undeveloped - Land	Conservancy	Vacant	Shoreline Residential	Bear Creek SP	N/A	FL20	Residential 10 (R10)	This 10.09-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is undeveloped, but has a shoreline designation of Shoreline Residential. The other two parcels created in this plat are developed with single-family dwellings. The R10 zone better matches the size of this parcel and its intended use. R10 is consistent with the Comprehensive Plan.

Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Current Use	Shoreline Designation	Platted	Current Zone (if split)	2008 Proposed Rezone of Unmapped Area	2018 Proposed Zoning	Notes
25	03080800010000	BIRKENFELD HERITAGE LLC	257.30	256.95	88 - Resource - Designated Forest Land	Conservancy/Carson	Timber	Shoreline Residential	N/A	N/A	FL20	Forest Lands 20 (FL20)	FL20 is consistent with the use of this property and adjacent properties and the Comprehensive Plan and the Shoreline designation. This is a new zone that requires adoption.
26	03080800022300	PINSON	10.06	10.06	11 - Residential - Single Family	Conservancy	Residential	Shoreline Residential	Bear Creek SP	N/A	FL20	Residential 10 (R10)	This 10.06-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is developed with a single-family dwelling and has a shoreline designation of Shoreline Residential. The R10 zone better matches the size and use of this parcel. R10 is consistent with the Comprehensive Plan.
27	03750000010100	COLUMBIA LAND TRUST	119.81	95.25	99 - Undeveloped - Other	Rural II/Conservancy		Rural Conservancy	N/A	R2	CRL40	Commercial Resource Lands 40 (CRL40)	CRL40 is consistent with the use of this property and adjacent properties and the Comprehensive Plan and the Shoreline designation. This would designate the property as Natural Resource Land of long-term commercial significance. This is a new zone that requires adoption. The property owner has requested that the entirety of this property be rezoned.
28	03080800022400	CHRISTIE	9.37	9.37	11 - Residential - Single Family	Conservancy	Residential	Shoreline Residential	Bear Creek SP	N/A	FL20	Residential 10 (R10)	This 9.37-acre property is entirely Unmapped, but was created by the Bear Creek SP. It is developed with a single-family dwelling and has a shoreline designation of Shoreline Residential. The R10 zone better matches the size and use of this parcel. R10 is consistent with the Shoreline designation and is consistent with the Comprehensive Plan.
29	03080700020100	COLUMBIA LAND TRUST	37.12	17.47	99 - Undeveloped - Other	Rural II		Rural Conservancy	N/A	R2	CRL40	Commercial Resource Lands 40 (CRL40)	CRL40 is consistent with the use of this property and adjacent properties and the Comprehensive Plan and the Shoreline designation. This would designate the property as Natural Resource Land of long-term commercial significance. This is a new zone that requires adoption. The property owner has requested that the entirety of this property be rezoned.
30	03080800040000	MC GUIRE	6.24	1.11	93 - Undeveloped - Water areas	Conservancy/Rural III/Carson	Common Area	Shoreline Residential	Panther Creek Commons SP	R2/RR	FL20	Forest Lands 20 (FL20)	FL20 is consistent with the Comprehensive Plan and the Shoreline designation. This is a new zone that requires adoption.
31	03080800040300	MC GUIRE	3.70	0.01	11 - Residential - Single Family	Rural II/Conservancy	Residential	Shoreline Residential	Panther Creek Commons SP	R2	FL20	Forest Lands 20 (FL20)	FL20 is consistent with the Comprehensive Plan and the Shoreline designation. This is a new zone that requires adoption.
32	03080800030000	LONGVIEW TIMBERLANDS	74.23	62.07	88 - Resource - Designated Forest Land	Conservancy/Rural III/Carson	Timber	Shoreline Residential	N/A	RR	FL20	Forest Lands 20 (FL20)	FL20 is consistent with the use of this property, adjacent properties, the Shoreline designation, and the Comprehensive Plan. This is a new zone that requires adoption. The remainder of the property is in the Carson Subarea.

Number	Parcel ID	Owner	Total Acres	Unmapped Acres	Assessor Land Use Code (DOR)	Comprehensive Plan Designation	Current Use	Shoreline Designation	Platted	Current Zone (if split)	2008 Proposed Rezone of Unmapped Area	2018 Proposed Zoning	Notes
33	03080700010100	BIRKENFELD	100.93	98.65	88 - Resource - Designated Forest Land	Rural II	Timber	Rural Conservancy/Shoreline Residential	N/A	R2	CRL40	Forest Lands 20 (FL20)	FL20 was requested by the property owner. It is consistent with the use of this property, adjacent properties, the Shoreline designation, and the Comprehensive Plan. This is a new zone that requires adoption.
34	03080700060300	LAMB	34.64	0.52	91 - Undeveloped - Land	Undeveloped	Vacant	Shoreline Residential	N/A	R2	CRL40	Residential 2 (R2)	0.52 acres of this property is within the Unmapped zone. The remaining 34.12 acres is zoned R2 or RR (Carson). The UNM portion should be zoned R2 to avoid split zoning. This is consistent with the Shoreline designation and Comprehensive Plan.
35	03080700060200	BRADER	38.48	0.99	93 - Undeveloped - Water areas	Rural II	Residential/Timber	Shoreline Residential	N/A	R2	CRL40	Residential 2 (R2)	0.99 acres of this property is within the Unmapped zone. The remaining 37.49 acres is zoned R2. The UNM portion should be zoned R2 to avoid split zoning. This is consistent with the Shoreline designation and Comprehensive Plan.
36	03081800010000	BIRKENFELD HERITAGE LLC	51.65	0.09	88 - Resource - Designated Forest Land	Carson/GMA/Rural II	Timber	Shoreline Residential/Rural Conservancy	N/A	RR/GMA	CRL40	Residential 2 (R2)	0.09 acres of this property is within the Unmapped zone. The remaining acreage is in the Carson or NSA subareas. A small portion is currently zoned R2, so the remainder should be rezoned R2 also. This is consistent with the Shoreline designation and Comprehensive Plan.
37	03081720040000	MBS INVESTMENTS LLC	59.28	3.51*	88 - Resource - Designated Forest Land	Conservancy/Carson/MA	Timber	Shoreline Residential/Natural Environment	N/A	RR/SMA	FL20	Forest Lands 20 (FL20)	*Staff previously thought that 3.51 acres of this property was within the Unmapped zone. The remaining acreage is in the Carson or NSA subareas. However, further review of the original Carson Subarea Comprehensive Plan and Zoning maps indicate that this area is zoned Rural Residential and the parcel includes no Unmapped

PROPOSED ZONING TEXT

- **Three new zones are proposed:**
 - 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.
 - Forest Lands 20 (FL20)
 - The Forest Lands 20 (FL20) zone classification is intended to provide land for present and future non-industrial forestry operations.
 - Forest Lands 10 (FL10)
 - The Forest Lands 10 (FL10) zone classification is intended to provide land for present and future non-industrial forestry operations.

DRAFT

21.XX.XXX Commercial Resource Lands 40 (CRL40).

A. 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.

B. Allowable Uses.

1. 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;
2. Log sorting and storage area, scaling stations, forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities;
3. Commercial and domestic agriculture;
4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
5. Scientific monitoring or research devices;
6. Storage of explosives, fuels, and chemicals allowed by state and federal laws;
7. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
8. Public and/or semi-public facilities and utility systems;
9. Historic sites open to the public that do not interfere with resource land management;
10. 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;
11. Accessory uses normally associated with an allowable use;
12. Landscaping features, (not located within a critical area);

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160);
2. Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities.

D. Conditional Uses.

1. Communication tower(s), (in accordance with SCC Section 21.70.160);
2. Recreation facilities;
3. Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling or mineral resources and similar uses for the development of natural resources extracted on-site, and not otherwise outright permitted above;
4. Private aircraft landing field as an accessory use to forest management or a legal non-conforming use;
5. Natural resource training/research facilities;

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

G. Minimum Development Standards.

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

- a. Minimum lot size shall be forty acres.

2. Density Requirements.

- a. No dwelling units are allowed in the CRL40 zone classification.

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

- a. 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.

- b. Side yard: No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

- c. Rear yard: No building or accessory building shall be constructed closer than twenty feet from the rear property line.

- d. Non-conforming Lots: Lots of less than two acres in size shall conform to standard building code setback requirements.

- e. 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.

- f. 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.

4. Other Standards.

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

- b. No building or structure shall be located within any easement.

DRAFT

21.XX.XXX Forest Lands 20 (FL20).

A. Purpose - Intent. The Forest Lands 20 (FL20) zone classification is intended to provide land for present and future non-industrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations.

B. Allowable Uses.

1. 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;
2. 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;
3. Commercial and domestic agriculture;
4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and, water resource management facilities;
5. Scientific monitoring or research devices;
6. Storage of explosives, fuels and chemicals allowed by state and federal laws;
7. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
8. Public facilities and/or utility systems;
9. Scout camps, church camps, and/or youth camps;
10. One single-family dwelling per legal lot of record;
11. Cottage occupations, (in accordance with SCC Chapter 21.70);
12. Light home industries, (in accordance with SCC Chapter 21.70);
13. Professional services;
14. Landscaping features, (not located within a critical area);
15. Accessory uses normally associated with an allowable use.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160);
2. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities.

D. Conditional Uses.

1. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:
 - a. Ownership is a minimum of twenty contiguous acres;
 - b. Land is in a forest tax classification;

- c. There is a forest management plan for the property;
2. Recreational facilities;
3. Commercial kennel facilities;
4. Semi-public facilities and utilities;
5. Sawmills, shake and shingle mills, and chipper facilities;
6. Communication tower(s), (in accordance with SCC Section 21.70.160);
7. Expansion of existing legally established commercial mineral resource extraction and/or processing sites.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

G. Minimum Development Standards.

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

- a. Minimum lot size shall be twenty acres.

2. Density Requirements.

- a. Single-family: Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under SCC Section 21.67.090(G)(1).

- b. One single-family dwelling per legal lot of record allowed.

- c. Multi-family: No multi-family dwellings (two or more units) are allowed within the FL20 zone classification.

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

- a. 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.

- b. Side yard: No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

- c. Rear yard: No building or accessory building shall be constructed closer than twenty feet from the rear property line.

- d. Non-conforming Lots: Lots of less than two acres in size shall conform to standard building code setback requirements.

- e. 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.

f. 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.

4. Other Standards.

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

b. No building or accessory structure shall be located within any easement.

DRAFT

DRAFT

21.XX.XXX Forest Lands 10 (FL10).

A. Purpose - Intent. The Forest Lands 10 (FL10) zone classification is intended to provide land for present and future non-industrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations.

B. Allowable Uses.

1. 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;
2. 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;
3. Commercial and domestic agriculture;
4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and, water resource management facilities;
5. Scientific monitoring or research devices;
6. Storage of explosives, fuels and chemicals allowed by state and federal laws;
7. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
8. Public facilities and/or utility systems;
9. Scout camps, church camps, and/or youth camps;
10. One single-family dwelling per legal lot of record;
11. Cottage occupations, (in accordance with SCC Chapter 21.70);
12. Light home industries, (in accordance with SCC Chapter 21.70);
13. Professional services;
14. Landscaping features, (not located within a critical area);
15. Accessory uses normally associated with an allowable use.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160);
2. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities.

D. Conditional Uses.

1. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:
 - a. Ownership is a minimum of twenty contiguous acres;
 - b. Land is in a forest tax classification;

- c. There is a forest management plan for the property;
2. Recreational facilities;
3. Commercial kennel facilities;
4. Semi-public facilities and utilities;
5. Sawmills, shake and shingle mills, and chipper facilities;
6. Communication tower(s), (in accordance with SCC Section 21.70.160);
7. Expansion of existing legally established commercial mineral resource extraction and/or processing sites.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

G. Minimum Development Standards.

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

- a. Minimum lot size shall be ten acres.

2. Density Requirements.

- a. Single-family: Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under SCC Section 21.67.090(G)(1).

- b. One single-family dwelling per legal lot of record allowed.

- c. Multi-family: No multi-family dwellings (two or more units) are allowed within the FL10 zone classification.

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

- a. 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.

- b. Side yard: No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

- c. Rear yard: No building or accessory building shall be constructed closer than twenty feet from the rear property line.

- d. Non-conforming Lots: Lots of less than two acres in size shall conform to standard building code setback requirements.

- e. 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.

f. 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.

4. Other Standards.

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

b. No building or accessory structure shall be located within any easement.

DRAFT