
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skamania County Planning Commission will hold a public hearing on Tuesday, March 21, at 6:15 PM on the following:

Proposed amendments to the Carson Subarea Comprehensive Plan and Zoning Map for the Birkenfeld Heritage LLC (Parcel no. 03-08-21-2-0-2700-00) property in Carson, WA.

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 public is invited to participate in this hearing remotely or in person in the downstairs Annex Conference Room. To join the Zoom meeting online, visit <https://us02web.zoom.us/j/82421179424>. To join by telephone, call (253) 215-8782, and enter the following meeting ID when prompted: 824 2117 9424.

Petition for Zoning Map Amendment

Applicant:	Birkenfeld Heritage, LLC
DESCRIPTION OF PROPOSAL:	Comprehensive Plan and Zoning Map Amendment in Carson, WA affecting Parcel no. Parcel no. 03-08-21-2-0-2700-00 (Birkenfeld) of approximately 8.78 acres. The property is currently zoned High Density Residential (HDR). The proposed rezone is for Community Commercial (CC).
LOCATION:	Corner of Smith Beckon Rd & Metzger Rd, Carson, WA.
PARCEL NO.:	03-08-21-2-0-2700-00
PROPONENT:	Skamania County Community Development PO Box 1009 Stevenson, WA 98648

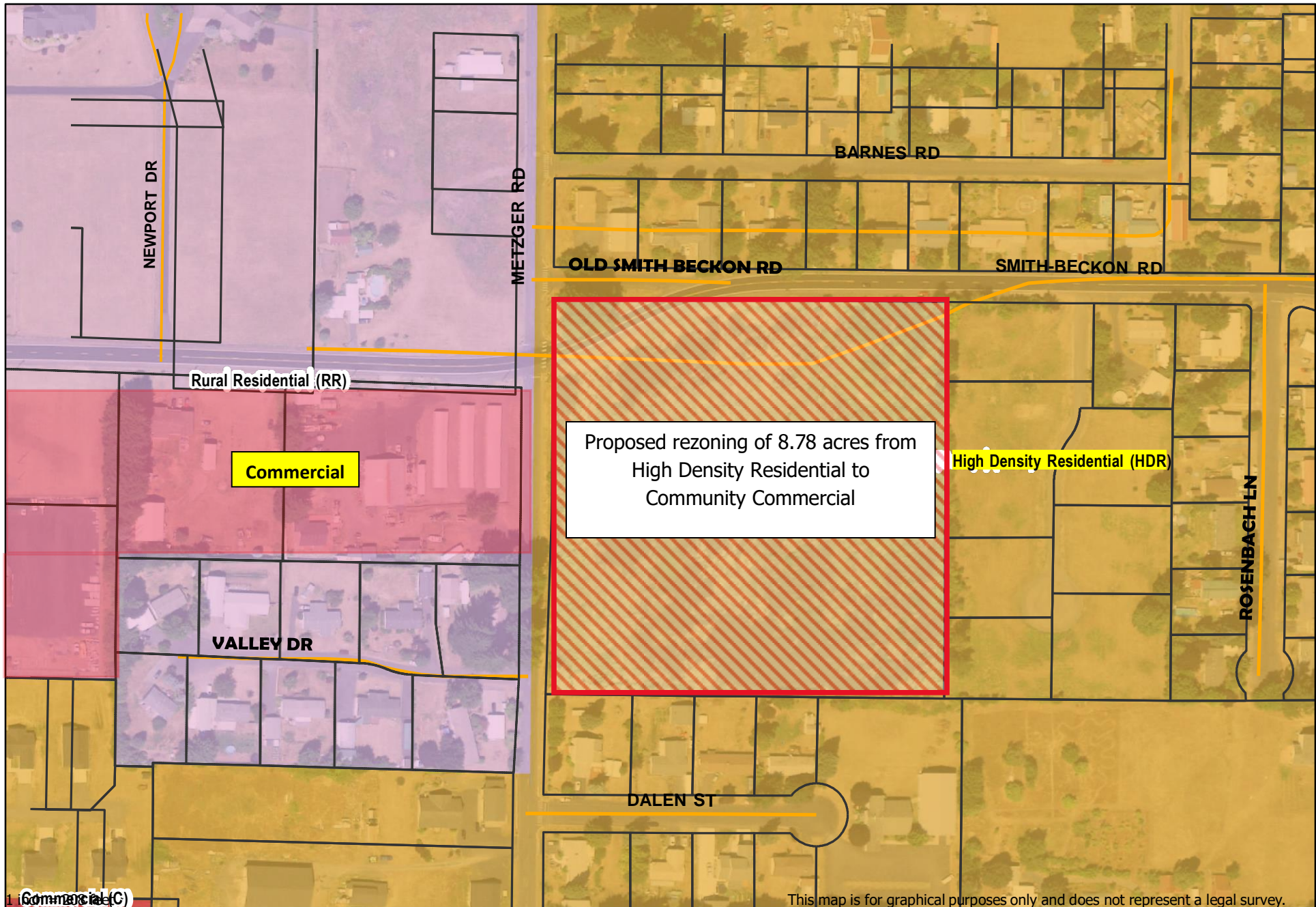
Responsible Official: Mandy Hertel, Planner
Address: Skamania County Community Development Department
PO Box 1009
Stevenson, WA 98648
permitcenter@co.skamania.wa.us



March 10, 2023
Date

Mandy Hertel
Planner

APPEALS: There shall be no administrative appeals of environmental threshold determinations. Failure to comment on this Notice of Intent shall be determined to deny a party standing to appeal the final determination with the underlying government action to a court of competent jurisdiction.



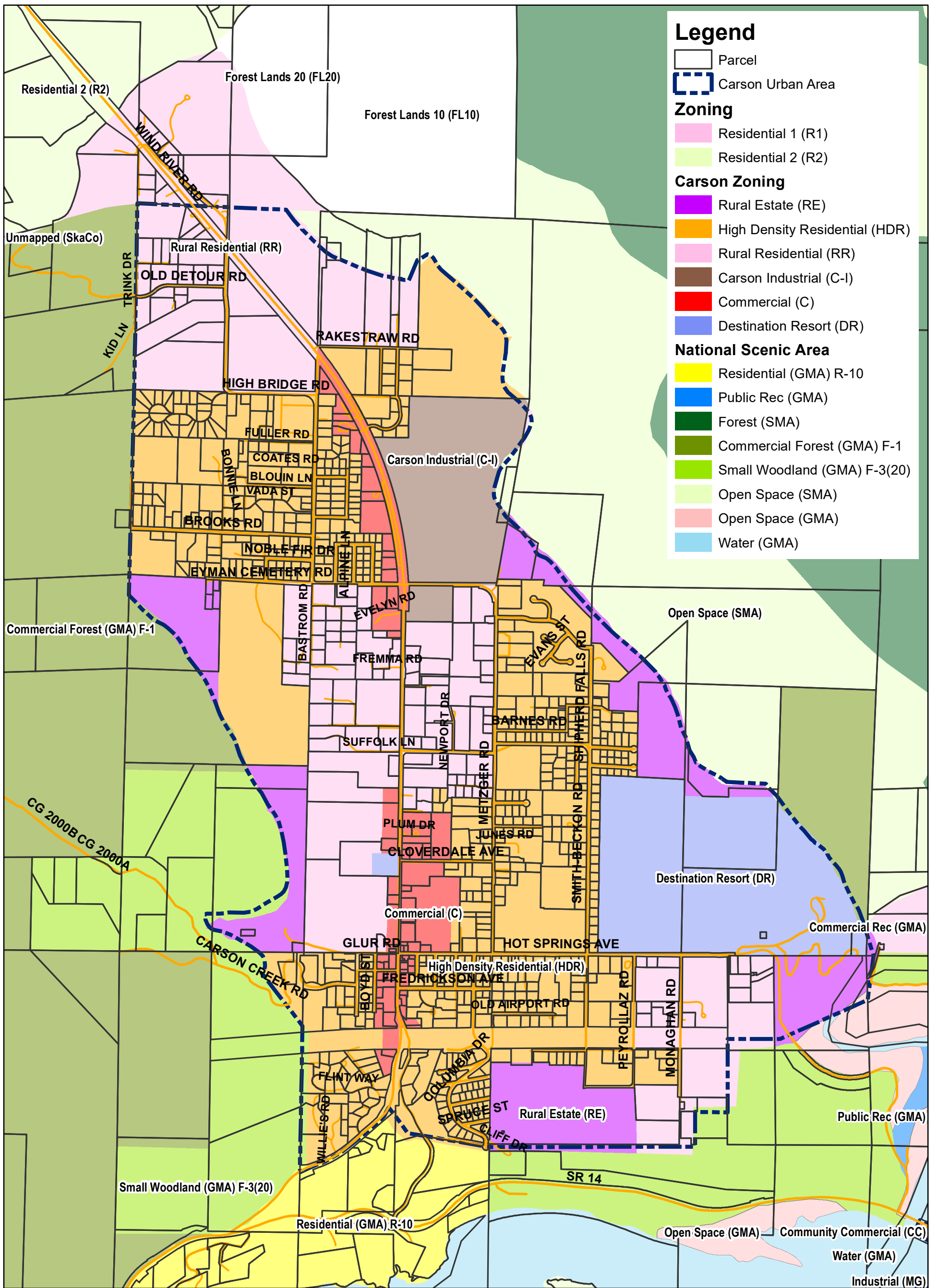
Commercial (C)

This map is for graphical purposes only and does not represent a legal survey.



Potential Carson Community Commercial 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.

CARSON AREA ZONING MAP

SKAMANIA COUNTY
Community Development Department



Skamania County Code Title 21 Zoning

21.65.060 High density residential zone classification (HDR)

A. Allowable Uses.

1. Single-family dwellings.
2. Public facilities.
3. Domestic agriculture.
4. Advertising signs; on-premises advertising only.
5. Accessory equipment structures.
6. Attached communication facilities located on BPA towers.
7. Religious facilities.
8. Light home industry, consistent with Chapter [21.70](#).
9. Cottage occupations, consistent with Chapter [21.70](#).

B. Administrative Review Uses.

1. Multi-family housing units.
2. *Repealed by Ord. 2020-06.*
3. *Repealed by Ord. 2020-06.*
4. Residential care facilities, consistent with Chapter [21.85](#).
5. Child care facilities, consistent with Chapter [21.86](#).
6. Safe homes.
7. Cluster developments.
8. Attached communication facilities not located on BPA towers, (in accordance with Section [21.70.160](#)).

C. Conditional Uses.

1. Professional services.
2. Commercial agriculture.
3. Mobile home parks.
4. Communication towers.
5. Co-location of communication towers (in accordance with Section [21.70.160](#)).
6. Outdoor recreational facilities (on parcels of five acres or larger).
7. Campgrounds.

D. Temporary Uses. Uses allowed subject to the requirements of Section [21.70.120](#).

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Commercial uses.
2. Industrial uses.
3. Billboards.
4. Above ground utility lines, unless no practical alternative exists.
5. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as follows:
 - a. The minimum lot size shall be one-half acre.
 - b. Lot depth shall not exceed lot width by more than a ratio of four to one, respectively.
 - c. Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size.

2. Density Requirements.

- a. Single-Family. Each single-family housing unit shall require minimum lot area of one-half acre.
- b. Duplex. Each duplex shall require three-fourth of an acre.
- c. Triplex. Each triplex shall require one acre.
- d. Fourplex. Each fourplex shall require one and one-fourth acre.
- e. Apartment Complexes Greater than Fourplex. Each apartment complex shall require a minimum of two acres. Additional land may be required to ensure adequate parking, landscaping and buffers.

3. Setbacks.

- a. Front Yard. No building or accessory building shall be constructed closer than forty-five 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 fifteen feet from the front property line, whichever is greater.
- b. Side Yard. No building or accessory building shall be constructed closer than seven feet from the property line on each side of the structure.
- c. Rear Yard. No building or accessory building shall be constructed closer than fifteen feet from the rear property line.
- d. Yards Fronting on Two Roads. In addition to the required front yard setback, on lots fronting two roads, no building or accessory building shall be constructed closer than fifteen feet from any established public road right-of-way or private road easement.
- e. 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.
- f. No building or structure may be located within any easements. (Ord. 2021-04, 11-30-21; Ord. 2020-06, 9-29-20; Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

21.48 Community Commercial Zone Classification (CC)

21.48.010 Purpose-Intent

The CC zone classification is intended to provide commercial services for the needs of the residents in the unincorporated communities within the rural I land use area of the county comprehensive plan A. (Ord. 2005-02 (part))

21.48.020 Allowable uses.

A. Residential.

1. Single-family dwellings.
2. Duplex.
3. Triplex.
4. Fourplex.
5. Cluster developments.

B. Food.

1. Grocery markets, including "mini-marts" with fuel pumps.
2. Delicatessen.
3. Dairy products, including egg and poultry stores.
4. Fruit and vegetable markets.
5. Meat and fish markets.
6. Health food stores.

C. Apparel and Accessories.

1. Men's, women's, and children's - singularly or in combination.
2. Specialty apparel shops - shoes, tailors, etc.

D. General Merchandise.

1. Department stores, general merchandise.

E. Home Furnishings.

1. Household furniture and appliance stores.
2. Radio, television, video rentals, and music stores.

F. Building Materials, Farm and Logging Equipment.

1. Lumber and other building material stores and yards with only incidental re-cutting and planting of products sold.
2. Heating and plumbing equipment, including incidental fabrication.
3. Paint, glass, and wallpaper stores.
4. Electrical supply stores.
5. Hardware stores.
6. Farm and logging equipment and implement dealer.

G. Miscellaneous Specialty Stores.

1. Antique, stamp, coin shops.
2. Bicycles.
3. Books and stationery.
4. Camera and photographic supplies.
5. Drug and proprietary.
6. Sewing and knitting shops.
7. Fabric (yard goods).
8. Farm and garden supplies, including nurseries.
9. Florists.
10. Gift, novelty and souvenirs.

11. Hay, grain and feed stores.
12. Ice dealers.
13. Jewelry.
14. Liquor.
15. News and magazine dealers.
16. Pharmacies.
17. Sporting goods.
18. Tobacco and smoker supplies.
19. Secondhand stores (providing that merchandise displayed and sold is from within an entirely enclosed building).

H. Business.

1. Adjustment and collection agencies.
2. Advertising agencies, including commercial artists.
3. Auto, truck, trailer and other equipment rental.
4. Business and management services.
5. Car wash.
6. Duplicating addressing, blueprinting, photocopying, mailing, and stenographic services.
7. Employment agencies.
8. Equipment service and repair shop (includes lawn mowers and power saws).
9. Telephone answering service.
10. Warehousing.
11. Vehicle service stations.
12. Mobile home sales.

13. Off-street parking facilities.
14. Offices housing personnel who provide special services to businesses.
15. Services to buildings (including dwellings), cleaning and exterminating.
16. Miscellaneous business services, including auctioneers, bondsmen, drafting, security agencies, notary public, and other similar services.
17. Vehicle repair shops (located entirely within an enclosed building).
18. Fuel dealers.

I. Finance.

1. Banking, savings and loan institutions.

J. Professional Office.

1. Accounting, auditing and bookkeeping.
2. Architectural, landscape architecture.
3. Artists studios.
4. Engineering, including surveying.
5. Law.
6. Clinic, (outpatient).
7. Professionals, other.
8. Real estate.
9. Insurance agencies.

K. Membership Organization.

1. Business and professional.
2. Civic, social and fraternal.
3. Charitable.

4. Labor.
5. Political.
6. Religious.

L. Restaurants, Drinking Places.

1. Restaurants - including take out and restaurants with a liquor license.
2. Drinking places serving alcoholic beverages.

M. Automotive and Related.

1. Motor vehicle dealers, including recreational vehicles and travel trailers (new and used).
2. Auto parts and accessory stores.
3. Boats, trailers, sailboards, marine supplies and accessories.
4. Motorcycles.

N. Products (Custom Fabricating, Processed, Assembled, Installed, Repaired, or Printed on the Premises Within an Entirely Enclosed Building).

1. Cabinet shop.
2. Electrical shop.
3. Plumbing shop.
4. Sign shop.
5. Upholstery shop.
6. Heating, air conditioning, solar, wind machine.
7. Printing, publishing and lithographic shop.
8. Radio and television repair shop.
9. Home appliance repair shop.

10. Other such custom fabricating businesses as outlined under products above that the administrator determines to be in keeping with the intent of such purpose.

O. Personal.

1. Laundry facilities, including self-service laundries.
2. Barber and beauty shops.
3. Shoe repair shops.
4. Photographic studios.
5. Clothing rental establishments.
6. Transportation terminals.
7. Mortuaries.

P. Lodging Places.

1. Hotels and motels.

Q. Medical and Health.

1. Hospitals.
2. Medical and dental laboratories.
3. Convalescent and rest homes.
4. Residential care facilities (in accordance with Chapter [21.85](#)).
5. Veterinary with outdoor kennels.

R. Amusement.

1. Amusement centers (video centers and arcades).
2. Art galleries.
3. Billiard and pool parlors.
4. Bowling alleys.

5. Dance studios and schools.
6. Golf (miniature).
7. Skating rinks, ice and/or roller.
8. Health clubs.
9. Theaters (indoor and outdoor drive in).
10. Stadium and sports arena facilities.
11. Skateboard facilities (indoor and outdoor).

S. Educational.

1. Family day care home (in accordance with Section [21.86.020](#)).
2. Libraries.
3. General education facilities and related facilities; e.g., playgrounds, sport fields, bus barns.
4. Music schools.
5. Child day care center (in accordance with Section [21.86.040](#)).

T. Public Services and Facilities.

1. Fire stations (including ambulances).
2. Public and private utility buildings.
3. Museums.
4. Correctional facilities.
5. Attached communication facilities located on BPA towers.

U. Indoor recreational facilities. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

21.48.025 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))

21.48.031 Conditional uses.

- A. All commercial uses and/or other uses other than those commercial uses listed in Sections [21.48.020](#) and [21.48.025](#) of this chapter shall be considered as conditional uses.
- B. Small-scale and large-scale recreational vehicle parks.
- C. Outdoor recreational facilities.
- D. Campgrounds.
- E. Group camps.
- F. Rural event centers.
- G. Retreat centers. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

21.48.035 Accessory uses.

On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW [70.105.210](#)) generated in Skamania County. (Ord. 2005-02 (part))

21.48.040 Temporary uses permitted.

Temporary uses shall be permitted in accordance with requirements of Section [21.70.120](#). (Ord. 2005-02 (part))

21.48.050 Minimum development standards.

- A. Lot Size.

1. Minimum lot size shall be ten thousand eight hundred ninety square feet.
2. Water supply and sewage disposal shall comply with the state health laws.
3. The lot depth should not exceed the lot width by more than a ratio of three to one (three being the depth). Access panhandles shall not be taken into account as part of the area calculations.

B. Density Requirement. Density will be established by the zone setback requirements.

C. Setbacks.

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, the side yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the side yard is not abutting one of the above, the side yard shall be not less than ten feet, including accessory buildings.
3. Rear Yard. A rear yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the rear yard is not abutting one of the above, the rear yard shall be not less than fifteen feet plus an additional one-half foot for each foot the building exceeds twenty feet in height. Setbacks shall also pertain to accessory buildings.
4. Setbacks from cul-de-sacs and hammerhead turnarounds 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. No building or structure may be located within any easement.

E. Off-Street Parking. Parking shall be provided for new or enlarged buildings as set forth in this section (minimum requirement). Required parking shall be available for use upon completion of initial building construction or enlargement. The following minimum parking requirements are for customers, clients, patients and visitors. Additional parking shall be required for anticipated

employees, and delivery and shipping of business products and produce. Subsections (E)(1) through (8) of this section refer to category items under Section [21.48.020](#) of this chapter.

1. Food, restaurants—Drinking places, home furnishings, amusement, museums; one space per one hundred square feet of floor area.
2. Apparel and accessories, general merchandise, medical and dental laboratories, veterinary, educational; one space per two hundred square feet of floor area.
3. Automotive and related, building materials—Farm and logging equipment, miscellaneous specialty stores, products, personal, business, finance, professional office, public services and facilities; one space per four hundred square foot of floor area.
4. Lodging places; one and one-half space per room or camping unit.
5. Hospitals, convalescent and rest homes; one space per bed.
6. Bowling alleys; three spaces per lane.
7. Membership organization; one space per four seats or eight feet of bench length in the main auditorium. If no permanent seats are provided one space per thirty-five square foot of floor area used for meeting room.
8. Residential; two spaces per residential unit. (Ord. 2005-02 (part))