



Skamania County

Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

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STAFF REPORT

TO: Skamania County Planning Commission
FROM: Alan Peters, Assistant Planning Director

REPORT DATE: June 26, 2018

HEARING DATE: July 3, 2018

PROPOSAL: Proposed rezoning of Unmapped lands in the Stabler/Carson area including amendments to the Comprehensive Plan, Comprehensive Plan Map, Zoning Code, and Zoning Map.

Background and Review Process

Pursuant to Resolution 2017-30, the Skamania County Planning Commission has initiated a review of Unmapped lands in the Stabler/Wind River area. This review is limited to privately owned parcels within the Unmapped (UNM) zone and includes parcels that are entirely within this zone or only partially within this zone. The Planning Commission and Planning Staff began formal review of the Stabler/Wind River area at their December 5, 2017 workshop. Additional workshops were held on March 20, 2018, April 17, 2018, and June 5, 2018.

The review included 37 privately owned parcels within the Carson/Stabler/Wind River area. These parcels total approximately 1,383 acres with 1,025 acres in the UNM zone. The remaining acreage is located in some other County zone. Twelve of the parcels are located entirely within the UNM zone, while the remaining 25 are split-zoned. Three of the split-zoned parcels contain very small acreages (less than ½ acre) in other zones. Since initiated this review, Staff has determined that one of these parcels, owned by MBS Investments, LLC, does not include any land in this designation and its inclusion was the result of a GIS error.

Staff has reviewed each parcel to support the Planning Commission in their review and has reviewed background documents including tax assessment records, current zoning and comprehensive plan designations, Shoreline environment designations, plat records, and prior zoning efforts. Based on this information and feedback from the public at workshops and written comments letters, Staff has prepared draft amendments to the zoning map, zoning text, and comprehensive pan map.

The Planning Commission voted at its June 5, 2018, meeting to schedule a public hearing to consider the proposed amendments. The Planning Commission or Board of County Commissioners may initiate amendments to the County's comprehensive plan and development regulations. These amendments – often called "legislative" amendments – are subject to

Section 21.18.020 of the County Code and RCW 36.70. The following report includes staff analysis of compliance with the statutory requirements.

A public hearing on the proposed amendments is scheduled for July 3, 2018. Notice of this hearing was published in the Skamania County Pioneer on June 20, 2018, and on the County's website. After holding a public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed text amendments or may propose changes to these text amendments. Once the Planning Commission makes a recommendation, the proposal will be reviewed by staff under the State Environmental Policy Act.

Proposed Amendments

The proposal involves amendments to the Zoning Map (rezoning), amendments to the Comprehensive Plan map, amendments to the Zoning Code, and amendments to the Comprehensive Plan.

Zoning Map Amendments

The attached map in Exhibit 1, Page 2 includes the proposed zones for the 36 parcels affected by the proposal. The table in Exhibit 4 lists the specific changes for each parcel with notes explaining the selection of the zoning.

The 36 parcels are recommended to be rezoned to one of six zones:

Residential 1 (R1)

Residential 2 (R2)

Residential 10 (R10)

Forest Lands 10 (FL10)

Forest Lands 20 (FL20)

Commercial Resource Lands 40 (CRL40)

The R1, R2, and R10 zones are existing zones included in the County's zoning code. The FL20 and CRL40 do not exist in the zoning code, outside of the West End or Swift Subareas. FL10 is a new zone based on the FL20 zone but with a 10-acre minimum parcel size. The zoning recommendations are largely consistent with the 2008 proposed zoning with some changes.

The proposal is substantially consistent with the existing Comprehensive Plan, though Comprehensive Plan amendments would be required for three parcels. These changes would only apply to parcels that have split zones as identified in the attached table. With the proposed changes to the Comprehensive Plan map identified below, the proposed zones are consistent with the Comprehensive Plan. Each property is located within one of three land use designations: Rural I, Rural II, or Conservancy.

Parcel 37, #03-08-17-2-0-0400-00 owned by MBS Investments LLC, was initially included in this review based upon Staff's review of GIS data. However, after reviewing the original paper maps depicting zoning within the Carson Subarea, Staff has determined that this parcel has zoning split between Rural Residential and SMA – Open Space. No portion of the property is located within the Unmapped zone. Staff recommends that this property be removed from consideration.

Comprehensive Plan Map Amendments

The proposed rezoning is substantially consistent with the existing Comprehensive Plan land use designations except for three instances. A map with the proposed changes to three parcels is found in Exhibit 1, Page 3.

Parcel 2 is a 61.46-acre parcel with 19.81 acres in the UNM zone. The UNM portion is in the Rural II land use designation. The remainder is zoned Residential 1 and in the Rural I land use designation. Staff recommends rezoning the UNM portion to Residential 1 so that the entire parcel is within one zone. However, R1 is not consistent with Rural II. Therefore, a change to Rural I would be required.

Parcel 21 is a 19.99-acre parcel with .68 acres in the UNM zone. The remainder of the property is zoned Residential 2. Residential 2, however, is inconsistent with the parcel's land use designation of Conservancy. Staff recommends changing this designation to Rural II which would be consistent with the existing zoning and allow for the entire parcel to be located in the Residential 2 zone.

Parcel 23 is a 20-acre parcel with 5.91 acres in the UNM zone. The remainder of the property is zoned Residential 2. Residential 2, however, is inconsistent with the parcel's land use designation of Conservancy. Staff recommends changing this designation to Rural II which would be consistent with the existing zoning and allow for the entire parcel to be located in the Residential 2 zone.

Zoning Text Amendments

The proposal requires several amendments to the text of the zoning code.

The R1, R2, and R10 zones are existing zones included in the County's zoning code. The FL20 and CRL40 do not exist in the zoning code, outside of the West End or Swift Subareas. FL10 is entirely new.

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. This zone has been applied to parcels within the West End and Swift Subareas and subarea-specific zone text is found in Chapter 21.67 (West End) and 21.68 (Swift). This text would be adopted for application outside of these subareas. The proposed language is found in Exhibit 2, Page 2.

Forest Lands 20 (FL20) - The Forest Lands 20 (FL20) zone classification is intended to provide land for present and future non-industrial forestry operations. This zone has been applied to parcels within the West End and Swift Subareas and subarea-specific zone text is found in Chapter 21.67 (West End) and 21.68 (Swift). This text would be adopted for application outside of these subareas. The proposed language is found in Exhibit 2, Page 4.

Forest Lands 10 (FL10) - The Forest Lands 10 (FL10) zone classification is intended to provide land for present and future non-industrial forestry operations. This zone is the same as Forest Lands 20, but with a minimum parcel size of 10 acres. The proposed language is found in Exhibit 2, Page 7.

Chapter 21.24 of the Zoning Code address the relationship of the zoning to the Comprehensive Plan. This section was last updated in 2005, prior to the 2007 adoption of the Comprehensive Plan. Proposed changes to this chapter are found in Exhibit 2, Page 10.

The zone classifications table in 21.24.021 is updated to include the above new zones.

The consistency with Comprehensive Plan table in 21.24.031 is updated to include the above new zones.

Additional minor changes have been made to make this chapter consistent with the Comprehensive Plan. This section of the Zoning Code predates the 2007 Comprehensive Plan and terminology and consistency of some zones changes with the 2007 Comprehensive Plan adoption. For example, the chart current conflicts with the newer Comprehensive Plan chart which identifies R-5, R-10, and RES-20 as being consistent with Rural I.

Comprehensive Plan Text Amendments

Table 2-1 in Chapter 2: Land Use Element of the Comprehensive Plan shows the Comprehensive Plan land use designation and the consistency of each potential zone classification. Some changes discussed above are the result of updates to this table adopted in 2007. Only one change is proposed in order to add the Forest Lands 10 zone to the table. This change is found in Exhibit 3.

Review Criteria and Findings

Skamania County Code (SCC) Chapter 21.18 – Zoning Text and Map Amendments

21.18.020 Textual amendments.

The board of county commissioners, upon recommendation of the planning commission, or upon its own motion and referral to and report from the planning commission and after a public hearing, may amend, delete, supplement, or change by ordinance the regulations herein established, provided such revision is in accordance with the procedures set forth in RCW 36.70. An amendment to the text of this title may only be initiated by the board of county commissioners or the planning commission and shall be consistent with the terms of the comprehensive plan.

Staff Findings:

The proposed amendments have been initiated by the Planning Commission under the direction of the Board of County Commissioners. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners.

Comprehensive Plan

Amending the Comprehensive Plan -

Long-range planning in Skamania County does not end with the adoption of this update. The Comprehensive Plan is a living document. In order to respond to changing conditions

between Comprehensive Plan updates, the County allows periodic Comprehensive Plan Amendments. Property owners may apply for site-specific requests to amend the plan (quasi-judicial) or the Board of County Commissioners may initiate a plan amendment process (legislative). All amendments require public notice, a public hearing, and an evaluation of the environmental impacts in accordance with the State Environmental Policy Act (SEPA). Because the County is required to make its regulations consistent with the Comprehensive Plan, some Comprehensive Plan Amendments will require corresponding applications for zoning map amendments or zoning text amendments. Comprehensive Plan policies are intended to assist the County in determining whether to approve a Comprehensive Plan map and zoning map amendments consistent with the County Vision.

Only through continuing use, evaluation, and when necessary, amendment to the Comprehensive Plan can the County move toward the Vision.

Legislative Amendments to this Comprehensive Plan (reassessment or update) - Comprehensive Plans and subarea plans are not written for all time. They are living documents designed to be at once rigid enough to hold a chosen course over an extended period of new growth and development, yet flexible enough to accommodate a wide variety of anticipated and unforeseen conditions. A fundamentally good plan can do this for a relatively short period of time (20 years), during which monitoring, data gathering and analysis for the purposes of "fine tuning" and improving the plan by amendment should be an ongoing process. At the end of this period Skamania County should conduct a major reassessment of the plan. Typically, at least every seven years the county is required to review the Critical Areas portion of the Comprehensive Plan to determine the need for a legislative update.

Staff Findings:

The proposed comprehensive plan amendments have been initiated by the Planning Commission. The County's Comprehensive Plan does not provide a process for the Planning Commission to initiate amendments, but the Planning Enabling Act (RCW 36.70) does allow for the Planning Commission to propose amendments to a comprehensive plan in accordance with requirements reviewed below. The Planning Commission will hold a public hearing and make a recommendation to the Board of County Commissioners.

Revised Code of Washington (RCW) 36.70 Planning Enabling Act

36.70.380 Comprehensive plan—Public hearing required.

Before approving all or any part of the comprehensive plan or any amendment, extension or addition thereto, the commission shall hold at least one public hearing and may hold additional hearings at the discretion of the commission.

36.70.390 Comprehensive plan—Notice of hearing.

Notice of the time, place and purpose of any public hearing shall be given by one publication in a newspaper of general circulation in the county and in the official gazette, if any, of the county, at least ten days before the hearing.

36.70.400 Comprehensive plan—Approval—Required vote—Record.

The approval of the comprehensive plan, or of any amendment, extension or addition thereto, shall be by the affirmative vote of not less than a majority of the total members

of the commission. Such approval shall be by a recorded motion which shall incorporate the findings of fact of the commission and the reasons for its action and the motion shall refer expressly to the maps, descriptive, and other matters intended by the commission to constitute the plan or amendment, addition or extension thereto. The indication of approval by the commission shall be recorded on the map and descriptive matter by the signatures of the chair and the secretary of the commission and of such others as the commission in its rules may designate.

36.70.410 Comprehensive plan—Amendment.

When changed conditions or further studies by the planning agency indicate a need, the commission may amend, extend or add to all or part of the comprehensive plan in the manner provided herein for approval in the first instance.

36.70.420 Comprehensive plan—Referral to board.

A copy of a comprehensive plan or any part, amendment, extension of or addition thereto, together with the motion of the planning agency approving the same, shall be transmitted to the board for the purpose of being approved by motion and certified as provided in this chapter.

Staff Findings:

The proposed Comprehensive Plan amendments have been initiated by the Planning Commission. A public hearing on the proposed amendments is scheduled for July 3, 2018. Notice of this hearing was published in the Skamania County Pioneer on June 20, 2018, and on the County's website. After the public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed map and text amendments.

36.70.580 Official controls—Public hearing by commission.

Before recommending an official control or amendment to the board for adoption, the commission shall hold at least one public hearing.

36.70.590 Official controls—Notice of hearing.

Notice of the time, place and purpose of the hearing shall be given by one publication in a newspaper of general circulation in the county and in the official gazette, if any, of the county at least ten days before the hearing. The board may prescribe additional methods for providing notice.

36.70.600 Official controls—Recommendation to board—Required vote.

The recommendation to the board of any official control or amendments thereto by the planning agency shall be by the affirmative vote of not less than a majority of the total members of the commission. Such approval shall be by a recorded motion which shall incorporate the findings of fact of the commission and the reasons for its action and the motion shall refer expressly to the maps, descriptive and other matters intended by the commission to constitute the plan, or amendment, addition or extension thereto. The indication of approval by the commission shall be recorded on the map and descriptive matter by the signatures of the chair and the secretary of the commission and of such others as the commission in its rules may designate.

Staff Findings:

The proposed Zoning map and text amendments have been initiated by the Planning Commission. A public hearing on the proposed amendments is scheduled for July 3, 2018. Notice of this hearing was published in the Skamania County Pioneer on June 30, 2018, and on the County's website. After the public hearing, the Planning Commission may make a recommendation to the Board of County Commissioners on the proposed text amendments.

Recommendation

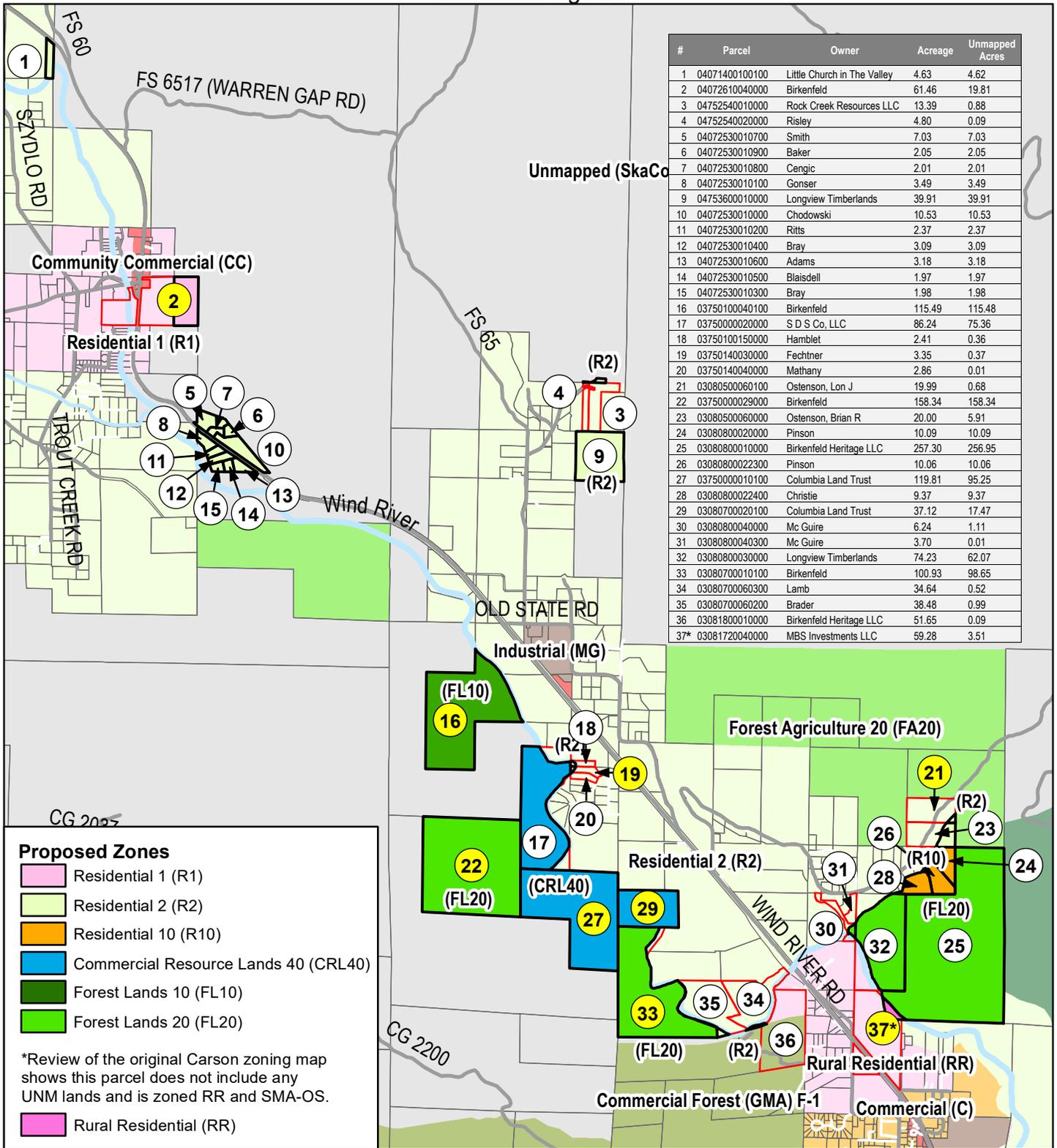
Staff recommends that the Planning Commission hold a public hearing on the proposed amendments and forward a recommendation to the Board of County Commissioners.

Attachments

1. Exhibit 1 – Proposed Maps
2. Exhibit 2 – Proposed Zoning Text Amendments
3. Exhibit 3 – Proposed Comprehensive Plan Text Amendments
4. Exhibit 4 – List of Affected Parcels

PROPOSED MAPS

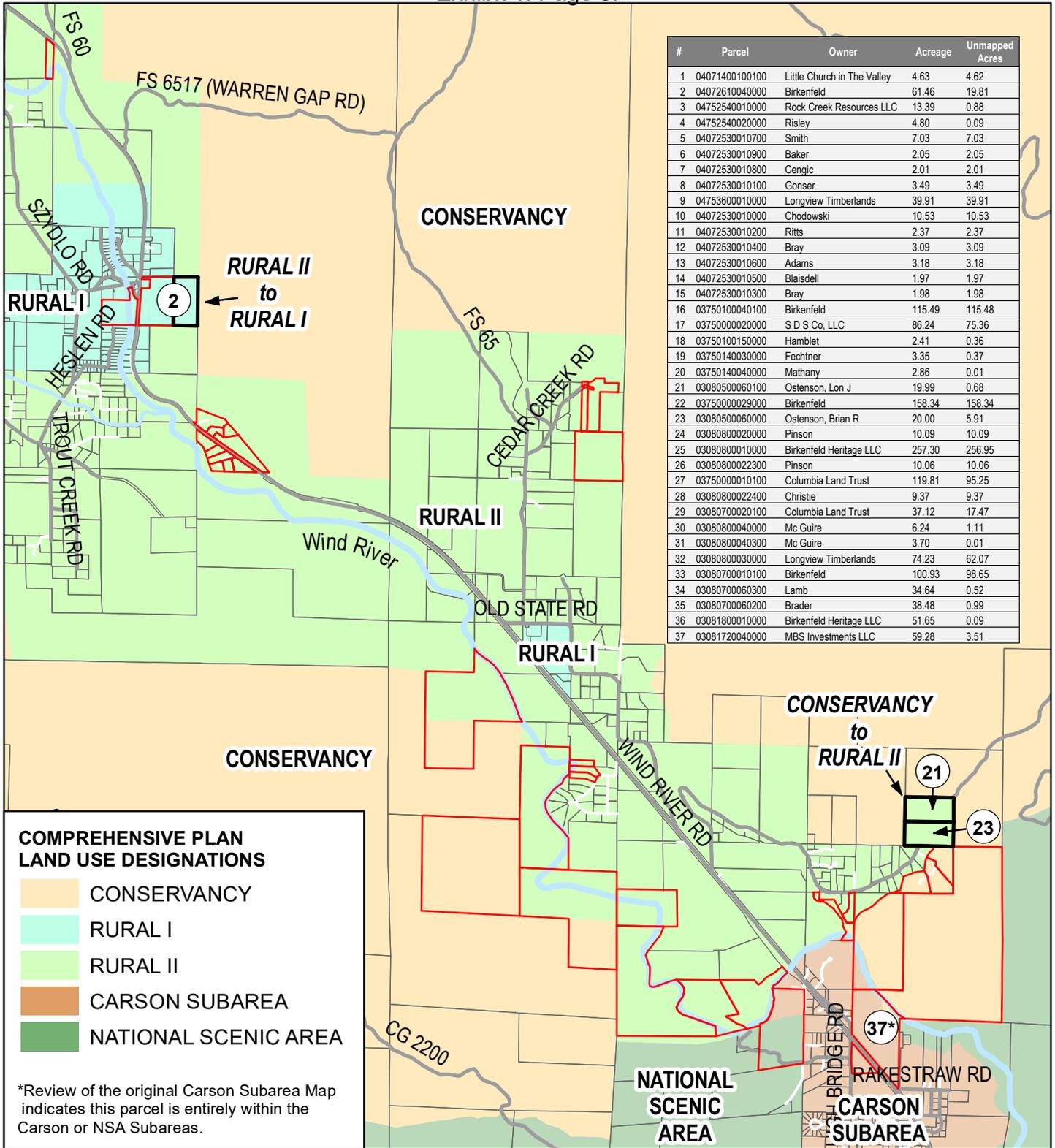
- **Proposed Zoning Map Amendments**
 - o This map displays the proposed rezoning of portions of 36 parcels within the Carson/Stabler Area.
- **Proposed Comprehensive Plan Map Amendments**
 - o This map displays the proposed changes to Comprehensive Plan land use designations for three parcels within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



**COMPREHENSIVE PLAN
LAND USE DESIGNATIONS**

- CONSERVANCY
- RURAL I
- RURAL II
- CARSON SUBAREA
- NATIONAL SCENIC AREA

*Review of the original Carson Subarea Map indicates this parcel is entirely within the Carson or NSA Subareas.

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PROPOSED COMPREHENSIVE PLAN MAP AMENDMENTS

PROPOSED ZONING TEXT AMENDMENTS

- **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.
- **Chapter 21.24 Relationship to Comprehensive Plan:**
 - The zone classifications table in 21.24.021 is updated to include the above new zones.
 - The consistency with Comprehensive Plan table in 21.24.031 is updated to include the above new zones.
 - Additional minor changes have been made to make this chapter consistent with the Comprehensive Plan. This section of the Zoning Code predates the 2007 Comprehensive Plan and terminology and consistency of some zones changes with the 2007 Comprehensive Plan adoption.

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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.

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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.

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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

Chapter 21.24

RELATIONSHIP TO COMPREHENSIVE PLAN

Sections:

- 21.24.010 Purpose—Intent.
- 21.24.021 Zone classifications.
- 21.24.031 Consistency of zone classifications with land use area.
- 21.24.040 Zone boundaries.

21.24.010 Purpose—Intent.

It is the intent of this chapter to implement the Skamania County ~~comprehensive~~ Comprehensive plan Plan A in a manner which shall be consistent with the Rural I, Rural II, and Conservancy land use areas, and with the Carson, Swift, and West End Subarea Plans. ~~Carson final zoning is listed in SCC Chapter 21.65, and Northwestern Lake zoning is listed in SCC Chapter 21.66.~~

21.24.021 Zone classifications.

Zones shall be shown on the zoning map and its revisions. Zones listed below implement the intent of the three land use area designations of the Comprehensive pPlan A and shall be uniformly interpreted and mapped within appropriate area designations. Where the abbreviated designation is used it has the same meaning as the entire zone classification title.

Zone Classification Title	Abbreviated Designation/ Mapping Symbol
Residential 1	R-1
Residential 2	R-2
Residential 5	R-5
Residential 10	R-10
Rural estate	RES-20
Community commercial	CC
Commercial recreation	CR
Industrial	MG
Resource production zone	For/Ag-10, For/Ag-20
<u>Forest Lands 10</u>	<u>FL-10</u>
<u>Forest Lands 20</u>	<u>FL-20</u>
<u>Commercial Resource Lands 40</u>	<u>CRL-40</u>
Natural	NAT
Unmapped	UNM

21.24.031 Consistency of zone classifications with land use area.

The series of zones that shall be adopted herein shall be consistent with the Comprehensive pPlan A land use area designations. The matrix indicates consistency (C) and nonconsistency (NC) in the table below.

	Rural I	Rural II	Conservancy
R-1	C	NC	NC

	Rural I	Rural II	Conservancy
R-2	C	C	NC
R-5	NCC	C	NC
R-10	NCC	C	C
RES-20	NCC	C	C
CC	C	NC	NC
CR	C	CNC	CNC
MG	C	NC	NC
For/Ag-10 and 20	NC	C	C
<u>FL-10</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>FL-20</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>CRL-40</u>	<u>C</u>	<u>C</u>	<u>C</u>
NAT	C	C	C
UNM	C	C	C

21.24.040 Zone boundaries.

Unless otherwise specified, zone boundaries shall be property lines, the centerlines of road rights-of-way, utility rights-of-way and railroad rights-of-way, and legal subdivisional lines (section and section breakdown lines, township and range lines).

PROPOSED COMPREHENSIVE PLAN AMENDMENTS

- **Plan Designation to Zoning Classification Consistency Chart**
 - o Table 2-1 updated to include the Forest Lands 10 zone.

CHAPTER 2: LAND USE ELEMENT

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Land Use Designations

There are three (3) land use designations in unincorporated Skamania County, outside of the specific subarea plans. These three designations are Rural I, Rural II, and Conservancy, and are differentiated from one another by intensity and types of uses, which may occur in each area. The idea of three different developmental areas was the central concept of the 1977 Comprehensive Plan "A" and has been continued in the 2007 Comprehensive Plan.

Table 2-1 shows the comprehensive plan designations and the consistency of each potential zoning classification. The Plan Designation to Zoning Classification table is provided to identify those zoning districts that are consistent with each plan designation. Those districts, which are not consistent with the plan designations, are not permitted within that plan designation. This information is necessary to determine when, where and under what circumstances these designations should be applied in the future. The table indicates consistency (C) and non-consistency (NC).

Table 2-1. Plan Designation to Zoning Classification Consistency Chart

Zoning Classifications	Comprehensive Plan Designations		
	Rural I	Rural II	Conservancy
Residential 1 (R-1)	C	NC	NC
Residential 2 (R-2)	C	C	NC
Residential 5 (R-5)	C	C	NC
Residential 10 (R-10)	C	C	C
Rural Estates 20 (RES-20)	C	C	C
Community Commercial (CC)	C	NC	NC
Commercial Recreation (CR)	C	NC	NC
Industrial (MG)	C	NC	NC
<u>Forest Lands 10 (FL10)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Forest Lands 20 (FL20)	C	C	C
Commercial Resource Land 40 (CRL40)	C	C	C
Natural (NAT)	C	C	C
Unmapped (UNM)	C	C	C

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.**
 - o Number: This is the number displayed on the corresponding maps
 - o Parcel ID: The Skamania County tax parcel number assigned by the Assessor's Office.
 - o Total Acres: This is the total acreage of the property
 - o 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.
 - o Assessor Land Use Code: Assigned by the Assessor's Office, this describes the use of the property.
 - o 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.
 - o Current Use: This the current use of the property as determined by County Staff's review of Assessor's Office records and aerial imagery.
 - o 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.
 - o Platted: This describes if the property was platted in a short plat or subdivision.
 - o 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.
 - o 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.
 - o 2018 Proposed Zoning: This is the proposed rezoning for the Unmapped portion of the parcel.
 - o Notes: Notes describing the reasoning for the proposed zone.

Exhibit 4. Page 2.

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.

Exhibit 4. Page 3.

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.

Exhibit 4. Page 4.

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 R2.
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 R2.
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.

Exhibit 4. Page 5.

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.

Exhibit 4. Page 6.

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