

ORDINANCE No. 2018-08

**AN ORDINANCE AMENDING THE ZONING CODE AND ZONING MAP
FOR UNMAPPED LANDS IN THE STABLER/WIND RIVER AREA**

WHEREAS, the Board of County Commissioners (the Board) adopted the Skamania County Comprehensive Plan on July 10, 2007; and

WHEREAS, RCW 36.70 authorizes Skamania County (the County) to adopt or amend zoning regulations and a zoning map; and

WHEREAS, certain parcels have a zoning designation of Unmapped; and

WHEREAS, although this designation is consistent with the Comprehensive Plan, the Board adopted Resolution 2017-30 on August 8, 2017, and directed the Planning Commission to review these Unmapped parcels; and

WHEREAS, the Planning Commission initiated its review of Unmapped parcels in the Stabler/Winder River area of unincorporated Skamania County on December 5, 2017; and

WHEREAS, the Planning Commission held public workshops on March 20, 2018, April 17, 2018, and June 5, 2018; and

WHEREAS, the Planning Commission voted at its June 5, 2018, meeting to schedule a public hearing to consider proposed zoning amendments to rezone these Unmapped parcels; and

WHEREAS, the Planning Commission, after holding a public hearing on July 3, 2018, recommended amendments to the Zoning code and Zoning map; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on August 15, 2018, after environmental review of the proposed amendments was completed and a revised a SEPA Determination of Non-Significance (DNS) was issued on October 3, 2018; and

WHEREAS, the Board of County Commissioners, having provided proper notice in the Skamania County Pioneer, held a public hearing on September 25, 2018, and approved Resolution 2018-50, ratifying the resolution on October 16, 2018, amending the Comprehensive Plan and Comprehensive Plan Map; and

WHEREAS, the proposed amendments are consistent with the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, having provided proper notice in the Skamania County Pioneer, held a public hearing on September 25, 2018, on Ordinance 2018-08; and

WHEREAS, the Board of County Commissioners approved Ordinance 2018-08 on September 25, 2018, with amendments; and

WHEREAS, the Board of County Commissioners ratified the amended Ordinance 2018-08 on October 16, 2018; and

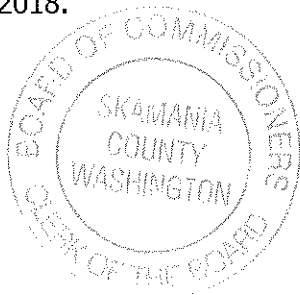
NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED the Board of County Commissioners adopts Ordinance 2018-08, amending the Zoning Code and Zoning Map as follows:

SECTION 1: Title 21 is amended as indicated in Exhibit 1, creating the following new zones: Forest Lands 10, Forest Lands 20, and Commercial Resource Lands 40.

SECTION 2: Title 21, Chapter 21.24 is amended as indicated in Exhibit 2.

SECTION 3: The Zoning Map is amended as indicated in Exhibit 3.

ORDINANCE NO. 2018-08 PASSED SEPTEMBER 25, 2018 AND RATIFIED THIS 16TH DAY OF OCTOBER 2018.



ATTEST:

Debbie Hale 10/16/18
Clerk of the Board Date

**SKAMANIA COUNTY
BOARD OF COUNTY COMMISSIONERS**

J. M. Lamm 10-16-2018

Chair John Hale 10-16-18 Date

Commissioner Dee Spallholz 10/16/18 Date
Commissioner Date

APPROVED AS TO FORM ONLY:

[Signature] 10/16/18
Prosecuting Attorney Date

EXHIBIT 1. Page 1.

Chapter 21.57 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;

EXHIBIT 1. Page 2.

- 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.

EXHIBIT 1. Page 3.

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.

Chapter 21.58 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);

EXHIBIT 1. Page 4.

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.

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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.

Chapter 21.59 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;

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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:

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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.

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.

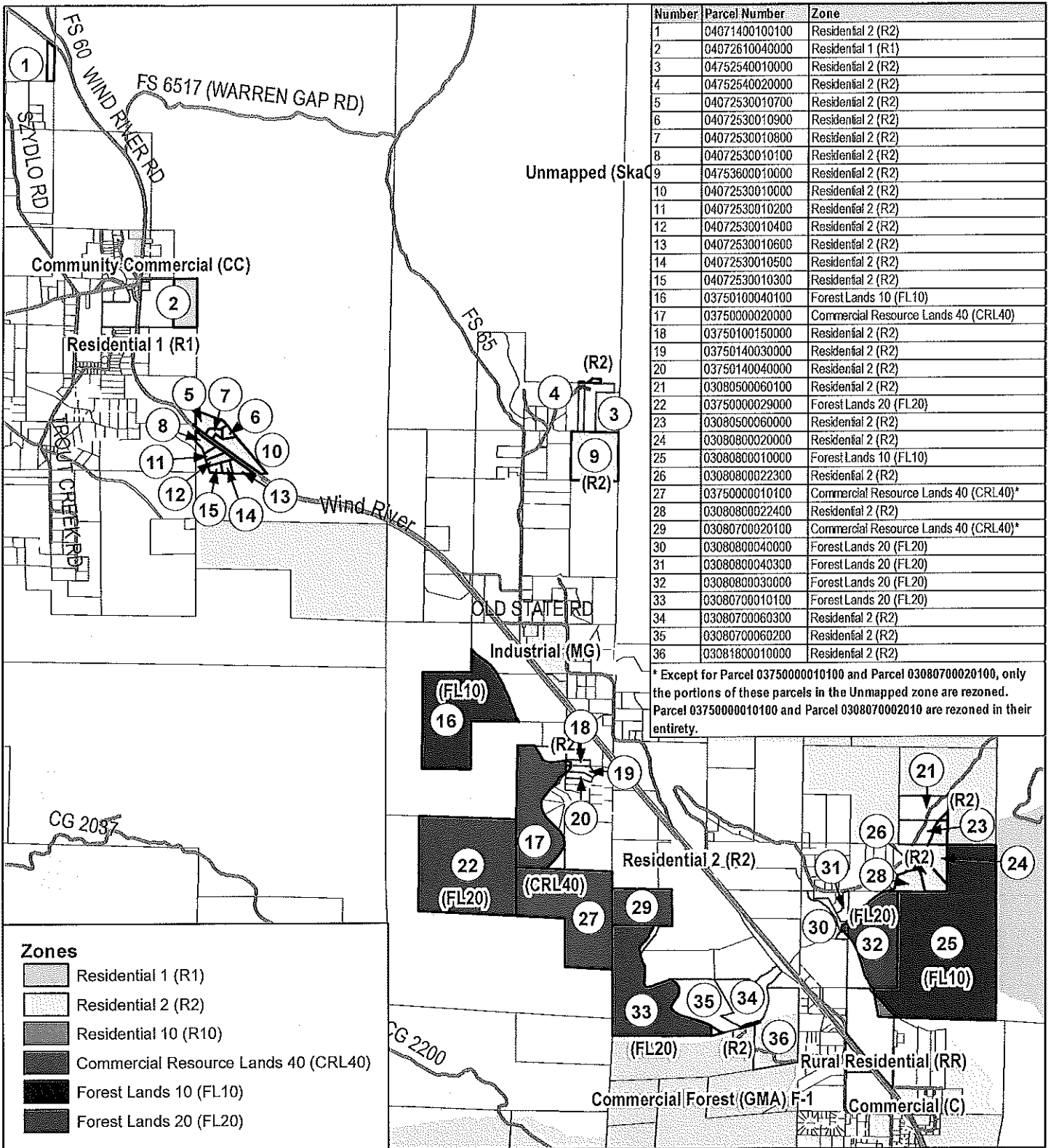
EXHIBIT 2. Page 2.

	Rural I	Rural II	Conservancy
R-1	C	NC	NC
R-2	C	C	NC
R-5	NC	C	NC
R-10	NC	C	C
RES-20	NC	C	C
CC	C	NC	NC
CR	C	NC	NC
MG	C	NC	NC
For/Ag-10 and 20	NC	C	C
FL-10	C	C	C
FL-20	C	C	C
CRL-40	C	C	C
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).

EXHIBIT 3.



ZONING MAP AMENDMENTS

 **SKAMANIA COUNTY**
Community Development Department

