

ORDINANCE No. 2021-04

AN ORDINANCE AMENDING TITLE 21 (ZONING) TO EXPAND OPPORTUNITIES TO DEVELOP RECREATIONAL FACILITIES IN CERTAIN ZONES

WHEREAS, the Skamania County Comprehensive Plan states that “Skamania County is a focal point of year-round recreational opportunities” which include “boating, fishing, hunting, camping, hiking, snowmobiling, cross-country skiing, wildflower hiking tours, hot mineral springs day spas, golf courses, windsurfing, and kite boarding;” and

WHEREAS, the Skamania County Comprehensive Plan further states that “Skamania County should strive to improve recreational opportunities throughout the County including enhancing public access to the waterways;” and

WHEREAS, RCW 36.70 authorizes Skamania County to adopt or amend zoning regulations; and

WHEREAS, the Planning Commission initiated zoning code amendments to facilitate the development of recreational facilities throughout Skamania County; and

WHEREAS, the Planning Commission determined that some recreational facilities are appropriate in additional zones where they are not currently allowed; and

WHEREAS, the Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its October 19, 2021, meeting; and

WHEREAS, the Planning Commission, after said hearing, voted to recommend approval of text amendments to expand zones where recreational uses are allowable; and

WHEREAS, the amendments will promote the development of recreational facilities related to Skamania County’s abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan; and

WHEREAS, the amendments protect the general health, safety, and welfare of the public.

NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED the Board of County Commissioners adopts Ordinance 2021-04, amending the Skamania County Code Title 21 as follows:

Chapter 21.48 COMMUNITY COMMERCIAL ZONE CLASSIFICATION (CC)

21.48.020 Allowable uses.

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U. Indoor recreational facilities.

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21.48.031 Conditional uses.

...

C. Outdoor recreational facilities.

D. Campgrounds.

E. Group camps.

F. Rural event centers.

G. Retreat centers.

...

Chapter 21.52 INDUSTRIAL ZONE CLASSIFICATION (MG)

21.52.010 Purpose—Intent.

The MG zone classification is intended to provide sites that permit the establishment of processing, fabrication, storage, and manufacturing activities. Recreational uses may also be appropriate in this zone on locations providing access to water.

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21.52.030 Conditional uses.

1. Chemical plants, pulp mills, wood preservation treatment plants, refinement or production of raw metals, and off-site treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210), will be considered a conditional use.

2. Indoor recreational facilities.

3. Outdoor recreational facilities.

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Chapter 21.60 NATURAL ZONE CLASSIFICATION (NAT)

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21.60.020 Uses.

1. No permanent structures are allowed; except, such structures which are necessary to protect property from overbank flow of high water and to stabilize eroding stream banks. No roads other than foot trails are allowed. ~~Recreational developments shall be considered as conditional uses.~~ Timber harvesting shall be permitted only when necessary to prevent epidemic outbreaks of insect or disease

infestations, or salvage areas devastated by extensive wind throw or fire. All other uses will not be permitted. Access shall only be provided when such access is of a nature and volume that will assure no adverse impact upon the area or system of which it is a part.

2. Outdoor recreational facilities may be allowed as conditional uses.

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Chapter 21.65 CARSON FINAL ZONING

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21.65.060 High density residential zone classification (HDR).

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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 5 acres or larger).
7. Campgrounds.

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21.65.070 Rural residential zone classification (RR).

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C. Conditional Uses.

1. Multi-family housing units.
2. Mobile home parks.
3. Professional services.
4. Commercial agriculture.
5. Communication towers (in accordance with Section 21.70.160).
6. Co-location of communication towers (in accordance with Section 21.70.160).
7. Campgrounds.

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21.65.080 Rural estate zone classification (RE).

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C. Conditional Uses.

1. Multifamily housing units.
2. Small- and large-scale recreational vehicle parks.

3. Commercial agriculture.

4. Campgrounds.

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Chapter 21.67 WEST END SUBAREA FINAL ZONING

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21.67.060 Rural lands 2 zone classification (RL2).

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D. Conditional Uses.

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8. Expansion of existing legally established group camps;

9. Outdoor recreational facilities;

10. Campgrounds.

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21.67.070 Rural lands 5 zone classification (RL5).

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D. Conditional Uses.

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8. Group camps;

9. Outdoor recreational facilities;

10. Campgrounds;

11. Rural event centers;

12. Retreat centers.

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21.67.080 Rural lands 10 zone classification (RL10).

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D. Conditional Uses.

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8. Group camps;

9. Outdoor recreational facilities;

10. Campgrounds;

11. Rural event centers;

12. Retreat centers.

ORDINANCE NO. 2021-04 PASSED INTO LAW THIS 30th DAY OF November 2021.

ATTEST:



Debbie Shaw
Clerk of the Board

**BOARD OF COMMISSIONERS
SKAMANIA COUNTY, WASHINGTON**

T.W. Lannen
T.W. Lannen, Chairman

Richard Mahar
Richard Mahar, Commissioner

Robert Hamlin
Robert Hamlin, Commissioner

Approved as to form only:

[Signature]
Skamania County Prosecuting Attorney

Aye 3
Nay 0
Abstain 0
Absent 0