



**Skamania County Planning Department
Supplemental Staff Report to Planning Commission
October 11, 2016**

STATISTICS OF LANDS WITH THE UNMAPPED DESIGNATION (UNM)

ACREAGES

Acreages of the lands designated UNM are approximate as some of the larger UNM parcels include acreages that are both inside and outside of the UNM zoning classification.

Ownership	Approximate Acreage
Federal Forest Lands*	780,643
State Forest Lands*	21,228
County Lands (Wind River Business Park) ¹	223
Non Profits* (Columbia Land Trusts)	157
Private Lands	21,158
Total	823,409

*Primarily in forest resource use

DEVELOPED UNM PARCELS

From the above table there are approximately 21,158 acres in private ownership located within the UnMapped (UM) zoning classification. The County's permit data base indicates there are approximately 75 acres in private ownership that are developed. The remaining acreage of UNM lands are largely undeveloped. The 75 acres of development consists of single-family residences and a mobile home park all located on 13 individual parcels ranging from 10 acres to 2 acres in size. The majority of these parcels are located in the Stabler area with building permits issued from 1987 to 2006. There have been no permit applications outside of the Stabler area for development of UNM lands since

¹ Although titled as a "business park," this is not a suburban office park. The site is currently used for a variety of community activities and to promote light industry and commercial development, which is consistent with the Rural 1 Comprehensive Plan designation. This acreage is adjacent to the Stabler area.

2005. In 2005, two building permits were issued for single-family residences on large timber parcels consisting of approximately 122 acres and 75 acres. The development encompasses 5 acres on each parcel with the remaining acreages classified as designated forest lands in the Assessor's office². Attached is a map showing the location of the UNM private lands, which are distributed unevenly throughout the County.

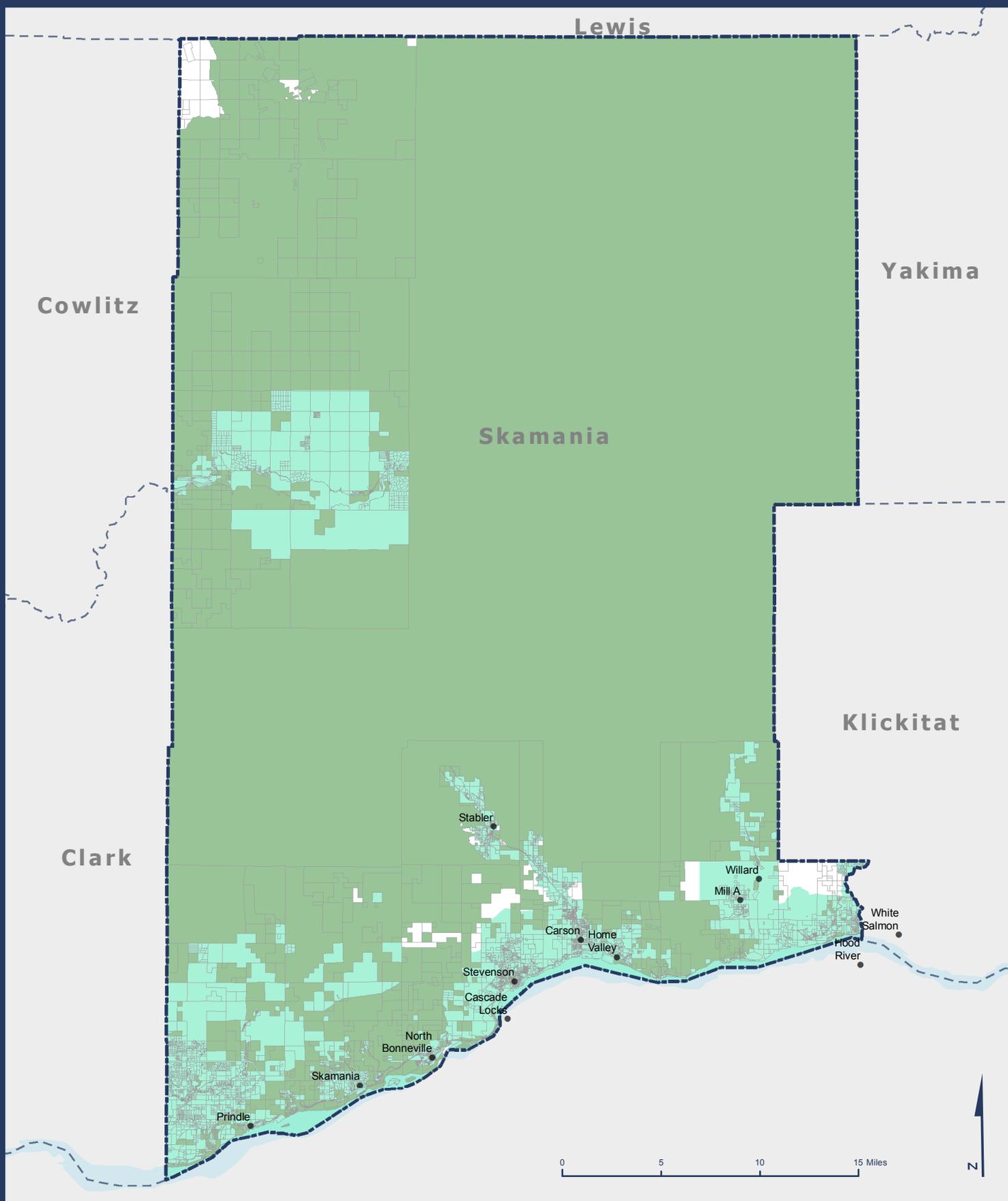
Regulatory Structure Governing UNM Lands

In the UNM areas most uses are allowed, as "all uses which have not been declared a nuisance by statute, resolution, ordinance, or court of jurisdiction are allowable."³ However, these uses must be consistent with County wide Comprehensive Plan (excluding subareas) adopted on June 10, 2007 and are all regulated. Local regulatory requirements include the following County Code titles:

- Title 8 (Health and Safety), addressing water supply and septic requirements;
- Title 15 (Buildings and Construction), including building code and setback requirements;
- Title 17 (Subdivisions), imposing plat requirements and requiring adequate infrastructure;
- Title 20 (Shoreline Management), imposing requirements on uses within shoreline areas;
- Title 21A (Critical Areas), regulating fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, aquifer recharge areas, and geologically hazardous areas;
- Title 23 (Forest Practices Moratorium), imposing forestry requirements; and,
- Title 24 (Clearing and Grading).

² The only exception was a wind development project which was reviewed through the state's siting process (Energy Facility Site Evaluation Council) and approved by the Governor, but never built.

³ SCC 21.64.020.



SKAMANIA COUNTY
Department of Assessment (GIS)

LEGEND

- Other Zoning Designation
- UNM Designation
- Government Lands
- Parcel

Skamania County Zoning Map -UNM Zoning Designation-

By: Rick Hollatz
Date: 2/9/2015

NARRATIVE: Government Lands are derived from federal and state owned parcels. 'UNM' stands for Unmapped per Table 2-1 of the Comprehensive Plan.
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. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.