



**Skamania County Planning Department
Options for Addressing Comments: Matrix
Provided for Workshop At Planning Commission Request**

October 31, 2016

GENERALIZED SUMMARY OF COMMENT	OPTIONS FOR ADDRESSING
GMA PERIODIC REVIEW OF NATURAL RESOURCE LANDS	
The County should complete its GMA periodic review of Natural Resource Lands	The County is undergoing that process. The County's review is pending before the Planning Commission. ¹
County should base its GMA Natural Resource Lands Review on Department of Commerce Guidelines (WAC 365-190-050,060).	The County has based its considerations on the Guidelines (which are not rules although often referred to as such). A supplemental report specific to the guidelines was provided to the Planning Commission to assist with its review.
Request to Consider Designating UNM Lands as GMA Forest Resource Lands and Apply FOR/AG 10 or 20 Zoning Designation	<p>This is a legislative determination, which will be informed by GMA requirements and the totality of the record.</p> <p>Alternatively, the Planning Commission could recommend adopting a GMA natural resource designation consistent with the commercial forest use of the federal and state lands within County borders (over 800,000 acres). This would be coupled with the 43,656 acres already designated within the National Scenic Area, and the 115,275 acres already designated within the West End and Swift Subareas. With this approach, roughly 90% of the County would be designated for GMA natural resource use. This is sufficient supply to support GMA natural resource industries within the County. The Planning Department is not aware of any jurisdiction in Washington State with that much acreage</p>

¹ Note that the Planning Department will be completing SEPA Review for the periodic review, but requires a better understanding of the range of approaches which may be considered before issuing a threshold determination.

	designated for GMA resource use. The County could consider applying the Commercial Resource Lands 40 to these lands.
UNM LANDS QUESTION	
Request to Zone UNM Lands (variety of reasons provided)	<p>This is a legislative determination. The County is not required to zone these lands. The Planning Commission has several options as to recommendations it may make.</p> <ul style="list-style-type: none"> • <u>Embark on a zoning process.</u> At the Planning Commission hearing it was suggested such a process could take several years given the County's limited resources. The County has only two staff members in its Planning Department. Undergoing such a process is ONLY feasible if staggered with only one area at a time being considered. • <u>Enter Findings on UNM Consistency with the Comprehensive Plan.</u> The County has always viewed the UNM designation and Plan as consistent. • <u>Rescind the Comprehensive Plan with Respect the UNM Designation.</u> The County is not required to have a Comprehensive Plan or Zoning. • <u>Adopt Additional Measures.</u> Setbacks and other requirements are already in place. Lot size minimums or other restrictions could be added. • <u>Take No Action or Continue the Matter.</u>
The County should not use its Comprehensive Plan to regulate land uses.	The County <u>can</u> require consistency with its Comprehensive Plan through its development regulations, as set forth in SCC 21.12.020. "Actions initiated under this title shall be consistent with the intent of land use designations of the Skamania County comprehensive plan A, or any subarea plan and with the regulations of applicable state laws and county ordinances." If the sentence is objectionable, it could be removed. Staff recommends retaining it.
There are no development restrictions on UNM lands.	This is incorrect. The Planning Department's Supplemental Staff Report identified the various regulations which apply, including Building Code restrictions. The Building Code imposes setback requirements. Those are attached with Appendix 1, for reference.
Water Supply is Inadequate to Serve	This is incorrect. Virtually no development is occurring or planned within most of the UNM acreage. Outside of Stabler,

<p>Uses in UNM designated Areas</p>	<p>not a single permit application for development has been submitted since 2005.</p> <p>To ensure water supply adequacy, the County requires that building permit and plat applicants demonstrate that water is available (both in fact and in law). Prior to issuing any building permits, the applicant must demonstrate the quality and quantity of water available is consistent with the proposed use. Land Divisions (short plat and subdivisions) are required to show proof of adequate water quantity and quality, prior to the recording of any plats.</p> <p>Also, there are no water supply issues in the UNM areas. Skamania County adopted watershed plans for WRIA 26, 27, 28, and 29A. The upper Cowlitz River located in the northwest corner of Skamania County is open with no restrictions (WRIA 26). New water rights on the upper Lewis (WRIA 27) and upper Washougal River (WIRA 28) closed with some exceptions. There are no restrictions at this time on the Wind River, Little White Salmon, and Rock Creek (WRIA 29A) for new water rights.</p> <p>There are no restrictions on exempt wells in any of the WRIA's located in Skamania County. Nevertheless, the County strictly limits exempt wells.</p> <ul style="list-style-type: none"> • Lots which are "less than two acres in size shall be required to have a public water system to serve said lots." SCC 17.36.100(D). • Subdivisions "with twenty or more lots between two acres and five acres in size shall be required to have a public water system." SCC 17.36.100(E). • "Without a DOE issued water right (certificate, deed, claim, or equivalent), a maximum of six, single-family residential water service connections or the combined equivalent is allowed." SCC 8.68.080(C). <p>The County has long been concerned that the UNM lands are needed to allow for diversification of the County's economic base.</p>
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	<p>Comments received during the Planning Commission Public Hearing indicated that the UNM lands should be designated as For/Ag 10 or 20. If the Planning Commission recommends rezoning the UNM lands to the BOCC, consideration should be given to designating these lands as Commercial Recreation, Commercial, and/or Industrial zones coupled with residential uses. This would allow diversity to the County's economic base.</p>
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Attachment 1 (Building Code Excerpt, 15.05.060:

Skamania County additions to State Building Code. Setback requirements shall conform to those set by the Skamania County Planning and Community Development Zoning Ordinance and the International Building Code, or any other applicable ordinance whichever is most restrictive.

Building Code setback requirements for un-zoned lots:

1. 12,500 square feet

- a. Front yard: No building or accessory building shall be constructed closer than 45 feet from the centerline of the public road right-of-way or 35 feet from the centerline of the private road (note including private driveways), or road or 15 feet from the front property line, whichever is greater.
- b. Side yard: On each side of the building or accessory building a side yard shall be provided of not less than 5 feet.
- c. Rear yard: A rear yard shall be provided of not less than 15 feet, including accessory buildings.

2. 8,000 square feet

- a. Front yard: No building or accessory building shall be constructed closer than 45 feet from the centerline of the public road right-of-way or 35 feet from the centerline of a private road (not including private driveways), or road or 15 feet from the front property line, whichever is greater.
- b. Side yard: On each side of the building or accessory building a side yard shall be provided of not less than 5 feet.
- c. Rear yard: A rear yard shall be provided of not less than 15 feet, including accessory buildings.

3. A Yard That Fronts On More Than One Road: A 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 15 feet from the property line, or the edge of the public road right-of-way or private road easement; whichever is greater if the parcel is less than 2 acres. If the parcel is greater than two (2) acres, the setback shall be 20 feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

4. Setbacks from cul-de-sacs and hammerhead turn around shall be 20 feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

All setbacks are subject to any other applicable ordinance or restriction whichever is greater. (Ord. 2006-03 (part))