



SKAMANIA COUNTY PLANNING COMMISSION

AGENDA

Tuesday, March 19, 2019 @ 6:00 PM

UNDERWOOD COMMUNITY CENTER, MEETING ROOM

951 SCHOOL HOUSE ROAD, UNDERWOOD, WA

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA ITEMS

1. Approval of minutes from the March 5, 2019, Planning Commission Meeting.
2. PUBLIC WORKSHOP #3 on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) zone.

IV. PLANNING COMMISSION BUSINESS

V. ADJOURN



Skamania County Planning Commission

PLANNING COMMISSION MEETING MINUTES

Tuesday, March 5, 2019
Skamania County Courthouse Annex
170 N Vancouver Avenue
Stevenson, WA 98648

Planning Commission Members: Community Development Department Staff
Present: Present:
Dee Bajema, Cyndi Soliz, John Prescott, Alan Peters, Andrew Lembrick, Mike Beck
Mathew Joy, Lesley Haskell, Tony Coates

Absent: Cliff Nutting

AUDIENCE

See attached sign-in sheet. 7 members of the public were in attendance.

PROCEEDINGS

Meeting was called to order at 6:05 P.M. by Chair, John Prescott
Quorum was met.

AGENDA ITEMS

1. Approve Minutes from the February 19, 2019 Planning Commission meeting.
 - a. Motion was made by Cyndi Soliz and seconded by Mathew Joy to approve the minutes of the December 4, 2018 Planning Commission Meeting as presented. Motion passed 6-0.

 2. PUBLIC WORKSHOP #2, on review of zoning in the Underwood area. The Planning Commission is reviewing the possibility of rezoning privately owned parcels within the Unmapped (UNM) Zone.
 - a. Chair Prescott opened the public workshop at 6:08 P.M.
 - b. Alan Peters, Assistant Planning Director, delivered a memo and presentation re-prising the re-zoning process that has occurred to date county-wide and more specifically on the privately owned Unmapped Lands in the Underwood area. Mr. Peters presented additional maps and information on the eligible parcels and addressed the findings and discussion from Workshop #1. Discussion ensued between Planning Commission members and Mr. Peters.
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- c. Vice Chair Prescott opened the meeting to public comment at 7:08 PM. 2 members of the public provided comments in person and 1 person provided written comments.
 - i. Nathan Baker, Friends of the Columbia Gorge staff, provided public comment.
 - ii. Lisa Hamerlynck, impacted resident, provided public comment.
 - iii. Jack Kapp, impacted property owner, provided written comments.
- d. Additional discussion by Planning Commission members and Mr. Peters addressed public comments and concerns raised as a result of the comments received.
- e. The Planning Commission directed Mr. Peters to schedule an additional public workshop. The workshop will be held at the Underwood Community Center on March 19th, 2019, as part of the next regularly scheduled Planning Commission meeting.
- f. Chair Prescott closed the public workshop at 7:25 PM.

3. Planning Commission Business.

- a. There was no Planning Commission business discussed.

4. MEETING ADJOURNED at 7:40 PM

ATTEST

Planning Commission Chair

Secretary



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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Stevenson, Washington 98648

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STAFF REPORT

TO: Planning Commission
FROM: Alan Peters, Assistant Planning Director
DATE: March 13, 2019
RE: Underwood Zoning Review Workshop #3

This memo supplements the Staff Reports prepared for the prior February 19th and March 5th workshops. This memo is intended to summarize the various zoning recommendations made to date by property owners, members of the public, and by the Planning Commission and Board of County Commissioners in 2008 with some analysis provided by Staff. Staff has prepared a table of consolidated zoning recommendations from these sources on the following page.

2008 Proposal

The 2008 Planning Commission/Board of County Commissioners proposal is intended to be a starting point for the Planning Commission in considering rezone options. While the proposal would be consistent with the Comprehensive Plan, it is not the only option available to the Planning Commission. However, Staff believes this map is valuable in that it was created shortly after the adoption of the County's 2007 Comprehensive Plan and provides insight into the County's prior thinking.

Public Input

Property owners and other members of the public have provided their own recommendations for the Planning Commission in public testimony at prior workshops, in letters to the Planning Commission, or in communications with County staff.

The Planning Commission has not heard from all landowners but has provided public notice of each Planning Commission workshop to each property owner and those who have requested notice. Once the Planning Commission is ready to formulate a recommendation, Staff would recommend that public hearing notices be mailed to each property owner with a map of proposed zoning and copies of the applicable zoning regulations.

PacifiCorp is currently reviewing the Planning Commission's efforts and may decide to provide comment either in writing or at the workshop.

Zoning Recommendations

#	Owner	Total Acreage/ Unmapped	2008 Proposal	Property Owner	Public
1	AZURE	109.67/38.2	R10	Unmapped	Rural Estate 20
2	AZURE	78.23	FL20	Unmapped	CRL40
3	AZURE	59.31	FL20/CRL40	Unmapped	
4	AZURE	20.15	FL20	Unmapped	
5	BROUGHTON	5676.64/1050.77	CRL40	Unmapped	CRL40
6	BROUGHTON	155.36	CRL40	Unmapped	
7	BROUGHTON	76.7	CRL40/FL20	Unmapped	CRL40
8	BROUGHTON	365.18/250.5	CRL40	Unmapped	
9	HOWARD	10.07	R10		
10	KAPP	39.28	R10	Unmapped	CRL40/Rural Estate 20
11	KAPP	66.18/66.15	R10	Unmapped	CRL40/Rural Estate 20
12	KAPP	20.05	FL20	Unmapped	
13	KAPP	101.94	FL20/CRL40	Unmapped	
14	KAPP	121.66	FL20	Unmapped	
15	KAPP	75.42/36.85	R10	Unmapped	Rural Estate 20
16	MT ADAMS	14.66/7.03	R10		Natural
17	OTTOMAN	5.02/0.02*	R10		
18	PACIFICORP	119.2/22.21	R10		Natural
19	PACIFICORP	51.55/0.2*	R10		Natural
20	RATERMANN	40.02/2.48	R10	Residential 2	CRL40
21	S D S CO	582.51/224.13	CRL40/FL20/R10	Unmapped	
22	S D S CO	154.41	FL20/CRL40	Unmapped	CRL40
23	S D S CO	161.92	FL20	Unmapped	CRL40
24	S D S CO	3050.66/1622.27	CRL40/FL20	Unmapped	CRL40
25	S D S CO	38.13	CRL40	Unmapped	
26	SILVER	5.38/0.56*	R10		
27	SWICK	2.14/32SF*	R10		
28	WEST	10.09	R10		
29	PACIFICORP	27.91/0.20*	NLR2		
30	PACIFICORP	14.09/≈1*	NLR2		

*Parcels where less than 1 acre is located within the Unmapped zone.

Staff Analysis

The table on the previous page includes recommended zoning from the 2008 proposal, owners of affected properties, and other members of the public (including property owners). With the exception of the request to rezone Parcel #20 to Residential 2, all recommendations by the County, property owners, or other members of the public are consistent with the Comprehensive Plan's Conservancy designation.

Parcel #20 is substantially within the Residential 10 zone, with only a small 2.48 acre portion that is Unmapped. Rezoning the entire parcel to Residential 2 would also require a Comprehensive Plan amendment placing this parcel in Rural II. The parcel is adjacent to Residential 2 zoning and the Rural II comprehensive plan designation. Questions were raised at prior workshops about the history of this zoning. This area of Residential 2 zoning consists of approximately 35 acres near Lacock-Kelchner Rd and Grand Ridge Dr. This zoning was first adopted by the Board of County Commissioners on July 27, 1989. It consists of nine approximately 2-acre lots that have been platted over the years. The first 4-lot short plat occurred in 1981.

Two recommended zones that would be new to the area are Rural Estate 20 and Natural. A member of the public recommended that Natural be applied to those steep areas along the White Salmon River on parcels 16, 18, and 19, and that Rural Estate 20 be applied to those areas above the river, including 1, 10, 11, and 15.

The Natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. This zone was previously applied to steep areas along the White Salmon River south of the BPA powerlines but was replaced after the National Scenic Area zoning was adopted, so this may be appropriate for similar areas north of the National Scenic Area. However, the Planning Commission should carefully review the uses allowed in this zone as they are quite limited. Of particular concern to Staff is the strict limitation on timber harvesting and the prohibition of structures.

The Rural Estate zone is intended to provide for areas of low density, which are less suitable to development because of topographical features or location from an established community area. It is intended to encourage retention of open space and small timber or agricultural operations. This zone may be appropriate within this area, particularly where the County had previously proposed Forest Lands 20 zoning.

Six properties have areas of Unmapped zoning that are less than 1-acre in size. Staff believes that these are minor mapping errors that can be easily corrected by replacing the Unmapped zoning with the predominant zoning on the remainder of the parcels. This may require Comprehensive Plan amendments to accomplish for some of these parcels. Parcel 19, a PacifiCorp parcel is almost entirely within the NSA, so a different zone would be necessary here.

Additional Comprehensive Plan Guidance

One of the goals of the Land Use Element of the Comprehensive Plan is to “provide for orderly future physical development of Skamania County” (Goal LU.2). To implement this goal, the Plan established Policy LU.2.5 which states that “land use patterns should follow along roads, rivers, township lines, section lines, or quarter section lines rather than individual parcel lines to provide for uniform regular boundaries between land use designations.”

The 2008 proposal used Little Buck Creek Rd as a boundary between resource lands to the west and residential development to the east. The existing boundary of the Unmapped zone at the south of the study area follows the BPA powerline corridor. The Northwestern Lake zoning boundary roughly follows Little Buck Creek.

Planning Staff has discouraged split-zoning of parcels and encouraged the Planning Commission to remove split-zoning where possible. However, zoning not always need follow parcel lines and when working with a “blank slate”, the Planning Commission should look beyond the parcel level and individual requests to ensure orderly development by locating zoning boundaries where they make the most sense.

Attachments

1. Zoning regulations for the Residential 10, Rural Estates 20, Forest Lands 10, Forest Lands 20, Commercial Resource Lands 40, Natural, and Unmapped zones.

Chapter 21.40
RESIDENTIAL 10 ZONE CLASSIFICATION (R-10)

Sections:

- [21.40.010 Purpose—Intent.](#)
- [21.40.020 Allowable uses.](#)
- [21.40.025 Administrative review uses.](#)
- [21.40.030 Conditional uses.](#)
- [21.40.040 Temporary uses permitted.](#)
- [21.40.050 Minimum development standards.](#)

21.40.010 Purpose—Intent.

The R-10 zone classification is intended to provide a transition zone of low density rural residential development which will maintain the rural character of areas within the rural II and conservancy land use areas of the county comprehensive plan A. (Ord. 2005-02 (part))

21.40.020 Allowable uses.

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Forestry.
- D. Public facilities and utilities.
- E. Cottage occupation (in accordance with Chapter 21.70).
- F. Light home industry (in accordance with Chapter 21.70).
- G. Residential care facilities (in accordance with Chapter 21.85).
- H. Family day care home (in accordance with Section 21.86.020).
- I. Safe home.
- J. Accessory equipment structures.
- K. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
- L. Religious facilities. (Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

21.40.025 Administrative review uses.

- A. Child mini-day care center (in accordance with Section 21.86.030).
- B. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).
- C. Communication towers (in accordance with Section 21.70.160).
- D. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.40.030 Conditional uses.

- A. Recreational facilities.
- B. Geothermal energy facilities.
- C. Public displays.
- D. Professional services.
- E. Surface mining.
- F. Cluster developments.
- G. Semi-public facilities.
- H. Small and large-scale recreational vehicle parks.
- I. Child day care center (in accordance with Section 21.86.040). (Ord. 2005-02 (part))

21.40.040 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120 of this title. (Ord. 2005-02 (part))

21.40.050 Minimum development standards.

- A. Lot Size. Minimum lot size shall be ten acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size indicated above.
- B. Density Requirements. Single-Family. Each single-family housing unit (including mobile homes) shall require the minimum lot area listed in subsection A of this section.
- C. Setbacks. The standard minimum setback requirements shall be as follows:
 - 1. 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.
 - 2. Side Yard. On each side of the building or accessory building, a side yard shall be provided of not less than twenty feet.
 - 3. Rear Yard. A rear yard shall be provided of not less than twenty feet, including accessory buildings.
 - 4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.
 - 5. 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 fifteen 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 two acres. If the parcel is greater than two acres, the setback shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

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

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section 21.70.050 of this title.

2. Standards for off-street parking shall comply with Section 21.70.070 of this title.

3. No building or structure may be located within any easement. (Ord. 2005-02 (part))

Chapter 21.44
RURAL ESTATE ZONE CLASSIFICATION (RES-20)

Sections:

- [21.44.010 Purpose—Intent.](#)
- [21.44.020 Allowable uses.](#)
- [21.44.025 Administrative review uses.](#)
- [21.44.030 Conditional uses.](#)
- [21.44.040 Temporary uses permitted.](#)
- [21.44.050 Minimum development standards.](#)

21.44.010 Purpose—Intent.

The RES-20 zone classification is intended to provide for areas of low density, which are less suitable to development because of topographical features or location from an established community area. It is intended to encourage retention of open space and small timber or agricultural operations within the rural II and conservancy land use areas of the county comprehensive plan A. (Ord. 2005-02 (part))

21.44.020 Allowable uses.

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Public facilities and utilities.
- D. Recreational facilities.
- E. Unique biological areas.
- F. Open space.
- G. Forestry practices.
- H. Cottage occupation (in accordance with Chapter 21.70).
- I. Light home industry (in accordance with Chapter 21.70).
- J. Surface mining.
- K. Residential care facilities (in accordance with Chapter 21.85).
- L. Family day care home (in accordance with Section 21.86.020).
- M. Accessory equipment structures.
- N. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.44.025 Administrative review uses.

- A. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).
- B. Communication towers (in accordance with Section 21.70.160).

C. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

21.44.030 Conditional uses.

A. Semi-public facilities.

B. Churches, cemeteries and mausoleums.

C. Geothermal energy facilities.

D. Moto-cross recreation.

E. Firing ranges.

F. Cluster developments.

G. Small-scale and large-scale recreational vehicle parks.

H. Child day care center (in accordance with Section 21.86.040).

I. Child mini-day care center (in accordance with Section 21.86.030). (Ord. 2005-02 (part))

21.44.040 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120 of this title. (Ord. 2005-02 (part))

21.44.050 Minimum development standards.

A. Lot Size. Minimum lot size shall be twenty acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size as indicated above.

B. Density Requirements. Single-Family. Each single-family housing unit (including mobile homes) shall require the minimum lot area listed under subsection A of this section.

C. Setbacks.

1. Front Yard. No building or accessory buildings 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.

2. Side Yard. On each side of the building or accessory building, a side yard shall be not less than twenty feet.

3. Rear Yard. A rear yard shall be provided of not less than twenty-five feet, including accessory buildings.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. 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 fifteen 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 two acres. If the parcel is greater than two

acres, the setback shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

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

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section 21.70.050 of this title.
2. Standards for off-street parking shall comply with Section 21.70.070 of this title.
3. No building or structure may be located within any easement. (Ord. 2005-02 (part))

**Chapter 21.57
FOREST LANDS 10 (FL10)**

Sections:

- [21.57.010 Purpose—Intent.](#)
- [21.57.020 Allowable uses.](#)
- [21.57.030 Administrative review uses.](#)
- [21.57.040 Conditional uses.](#)
- [21.57.050 Temporary uses permitted.](#)
- [21.57.060 Prohibited uses.](#)
- [21.57.070 Minimum development standards.](#)

21.57.010 Purpose—Intent.

The forest lands 10 (FL10) zone classification is intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.020 Allowable uses.

- A. 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;
- B. 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;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public facilities and/or utility systems;
- I. Scout camps, church camps, and/or youth camps;
- J. One single-family dwelling per legal lot of record;
- K. Cottage occupations (in accordance with Chapter 21.70);
- L. Light home industries (in accordance with Chapter 21.70);
- M. Professional services;

N. Landscaping features (not located within a critical area);

O. Accessory uses normally associated with an allowable use. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.030 Administrative review uses.

A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);

B. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.040 Conditional uses.

A. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:

1. Ownership is a minimum of twenty contiguous acres;
2. Land is in a forest tax classification;
3. There is a forest management plan for the property;

B. Recreational facilities;

C. Commercial kennel facilities;

D. Semi-public facilities and utilities;

E. Sawmills, shake and shingle mills, and chipper facilities;

F. Communication tower(s) (in accordance with Section 21.70.160);

G. Expansion of existing legally established commercial mineral resource extraction and/or processing sites. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.57.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

1. Minimum lot size shall be ten acres.

B. Density Requirements.

1. Single-Family. Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under Section 21.67.090(G)(1).
2. One single-family dwelling per legal lot of record allowed.

3. Multifamily. No multifamily dwellings (two or more units) are allowed within the FL10 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

1. 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.

2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. 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.

6. 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.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or accessory structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

**Chapter 21.58
FOREST LANDS 20 (FL20)**

Sections:

- [21.58.010 Purpose—Intent.](#)
- [21.58.020 Allowable uses.](#)
- [21.58.030 Administrative review uses.](#)
- [21.58.040 Conditional uses.](#)
- [21.58.050 Temporary uses permitted.](#)
- [21.58.060 Prohibited uses.](#)
- [21.58.070 Minimum development standards.](#)

21.58.010 Purpose—Intent.

The forest lands 20 (FL20) zone classification is intended to provide land for present and future nonindustrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.020 Allowable uses.

- A. 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;
- B. 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;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public facilities and/or utility systems;
- I. Scout camps, church camps, and/or youth camps;
- J. One single-family dwelling per legal lot of record;
- K. Cottage occupations (in accordance with Chapter 21.70);
- L. Light home industries (in accordance with Chapter 21.70);
- M. Professional services;

N. Landscaping features (not located within a critical area);

O. Accessory uses normally associated with an allowable use. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.030 Administrative review uses.

A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);

B. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.040 Conditional uses.

A. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:

1. Ownership is a minimum of twenty contiguous acres;
2. Land is in a forest tax classification;
3. There is a forest management plan for the property;

B. Recreational facilities;

C. Commercial kennel facilities;

D. Semi-public facilities and utilities;

E. Sawmills, shake and shingle mills, and chipper facilities;

F. Communication tower(s) (in accordance with Section 21.70.160);

G. Expansion of existing legally established commercial mineral resource extraction and/or processing sites. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.58.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

1. Minimum lot size shall be twenty acres.

B. Density Requirements.

1. Single-Family. Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under Section 21.67.090(G)(1).
2. One single-family dwelling per legal lot of record allowed.

3. Multifamily. No multifamily dwellings (two or more units) are allowed within the FL20 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

1. 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.

2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.

4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.

5. 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.

6. 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.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or accessory structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.59
COMMERCIAL RESOURCE LANDS 40 (CRL40)

Sections:

- [21.59.010 Purpose—Intent.](#)
- [21.59.020 Allowable uses.](#)
- [21.59.030 Administrative review uses.](#)
- [21.59.040 Conditional uses.](#)
- [21.59.050 Temporary uses permitted.](#)
- [21.59.060 Prohibited uses.](#)
- [21.59.070 Minimum development standards.](#)

21.59.010 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. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.020 Allowable uses.

- A. 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;
- B. Log sorting and storage area, scaling stations, forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities;
- C. Commercial and domestic agriculture;
- D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
- E. Scientific monitoring or research devices;
- F. Storage of explosives, fuels, and chemicals allowed by state and federal laws;
- G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
- H. Public and/or semi-public facilities and utility systems;
- I. Historic sites open to the public that do not interfere with resource land management;
- J. 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;
- K. Accessory uses normally associated with an allowable use;
- L. Landscaping features (not located within a critical area). (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.030 Administrative review uses.

- A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
- B. Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.040 Conditional uses.

- A. Communication tower(s) (in accordance with Section 21.70.160);
- B. Recreation facilities;
- C. Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on site, and not otherwise outright permitted above;
- D. Private aircraft landing field as an accessory use to forest management or a legal nonconforming use;
- E. Natural resource training/research facilities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.050 Temporary uses permitted.

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.060 Prohibited uses.

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

21.59.070 Minimum development standards.

A. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

1. Minimum lot size shall be forty acres.

B. Density Requirements. No dwelling units are allowed in the CRL40 zone classification.

C. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

1. 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.
2. Side Yard. No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.
3. Rear Yard. No building or accessory building shall be constructed closer than twenty feet from the rear property line.
4. Nonconforming Lots. Lots of less than two acres in size shall conform to standard building code setback requirements.
5. 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.

6. 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.

D. Other Standards.

1. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of Sections 21.70.050 and 21.70.160.

2. No building or structure shall be located within any easement. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

Chapter 21.60
NATURAL ZONE CLASSIFICATION (NAT)

Sections:

[21.60.010 Purpose—Intent.](#)

[21.60.020 Uses.](#)

[21.60.030 Minimum lot size.](#)

21.60.010 Purpose—Intent.

The natural zone is intended for those areas which have extreme importance for the maintenance of natural systems in which any developmental intrusion by man would result in a substantial impact on the system, thereby impairing its visually or physically unique qualities. (Ord. 2005-02 (part))

21.60.020 Uses.

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. (Ord. 2005-02 (part))

21.60.030 Minimum lot size.

Minimum lot size shall be ten acres. The lot depth should not exceed the lot width by more than a ratio of four to one (four being the depth). Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size indicated above. (Ord. 2005-02 (part))

**Chapter 21.64
UNMAPPED CLASSIFICATION (UNM)**

Sections:

[21.64.010 Purpose—Intent.](#)

[21.64.020 Allowable uses.](#)

21.64.010 Purpose—Intent.

Those areas of the county where no formal adoption of any zoning map has taken place will be designated as unmapped (UNM). All lands within Skamania County which are not zoned shall be regulated by Chapter 17.64 of this code and other applicable county ordinances and state laws. (Ord. 2005-02 (part))

21.64.020 Allowable uses.

In the areas classified as unmapped (UNM) all uses which have not been declared a nuisance by statute, resolution, ordinance, or court of jurisdiction are allowable. The standards, provisions, and conditions of this title shall not apply to unmapped areas. (Ord. 2005-02 (part))