

### 3. SOILS LIMITATIONS FOR SEPTIC FILTER FIELDS

The functioning of septic tank filter fields are influenced by the rate of downward movement of effluent through the soil (permeability). Seasonal high water tables, flooding and topography are other soil properties that affect the functioning of filter fields. Ground water contamination is a hazard where sand and gravel are present below a depth of three feet.

The map shows a general pattern. Individual site investigations are recommended prior to installation of filter fields. Note that those land areas with "slight" soils limitations are the darker value tones on this map.

An explanation of the map legend is given below:

#### Slight

Soils rated as slight are relatively free of limitations or have limitations that are easily overcome; however, ground water contamination is a hazard in some places.

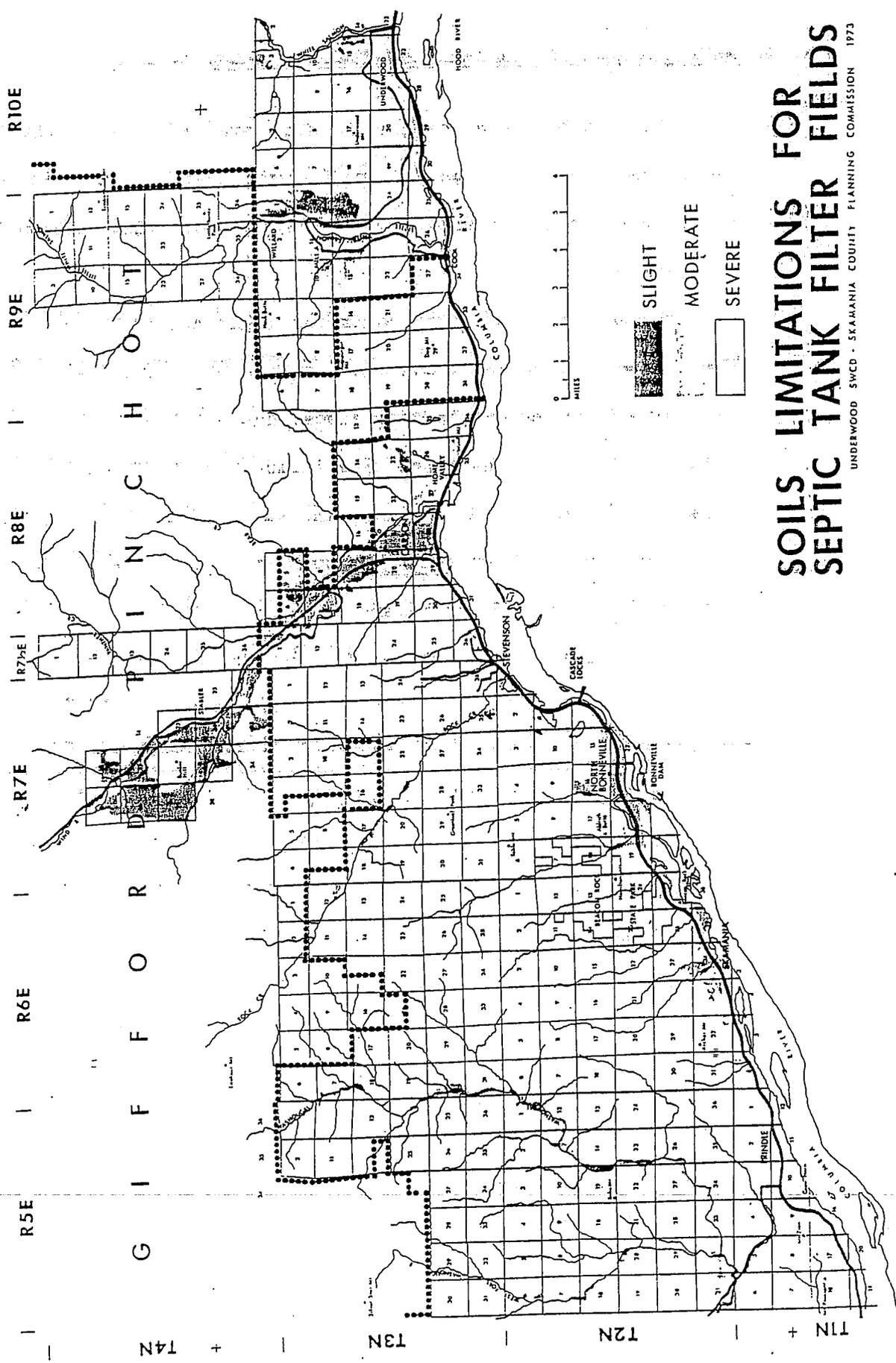
#### Moderate

Soils rated as moderate have limitations that need to be recognized, but can be overcome with proper management and careful design.

#### Severe

A severe rating indicates the limitations are severe enough to make use questionable. A severe rating does not mean the soil cannot be used for septic tanks, but it means that careful planning and design and very good management are needed. Soils in this category generally have a slow rate of permeability and/or steepness. In some cases, the soils limitations for septic tanks may not be economically feasible to correct.

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# SOILS LIMITATIONS FOR SEPTIC TANK FILTER FIELDS

UNDERWOOD SWCD - SKAMANIA COUNTY PLANNING COMMISSION 1973

#### 4. SOIL LIMITATIONS FOR DWELLINGS THREE STORIES OR LESS

This map has been prepared to show the relative suitability of soils for residential dwellings and small commercial buildings in the study area. The map is divided into three soil suitability categories, slight, moderate and severe.

The emphasis in rating soils for dwellings is on the properties that affect foundations, but also considered beyond the effects related exclusively to foundations are slope, susceptibility to flooding, and seasonal wetness. The properties influencing foundation support are those affecting bearing capacity and settlement under load and those affecting cost of excavation and construction. Properties affecting bearing strength and settlement of the natural soil are density, wetness, flooding, plasticity, texture, and shrink-swell potential. Properties influencing the amount and ease of excavation are wetness, slope, depth to bedrock, stoniness and rockiness. Also considered are soil properties, particularly depth to bedrock, that influence installation of utility lines, such as the lines between dwellings and trunklines. It is important to note that onsite investigations are needed for interpretations relevant to detailed design of foundations and to specific placement of buildings and utility lines. It is also important to note that interpretations for soil induced corrosivity of steel and concrete are not included in these ratings. Interpretations for use of soils as septic tank absorption fields are not included in this section; those interpretations are given in the section covering Soils Limitations For Septic Tank Filter Fields.

Following are comments on the map legend:

Slight

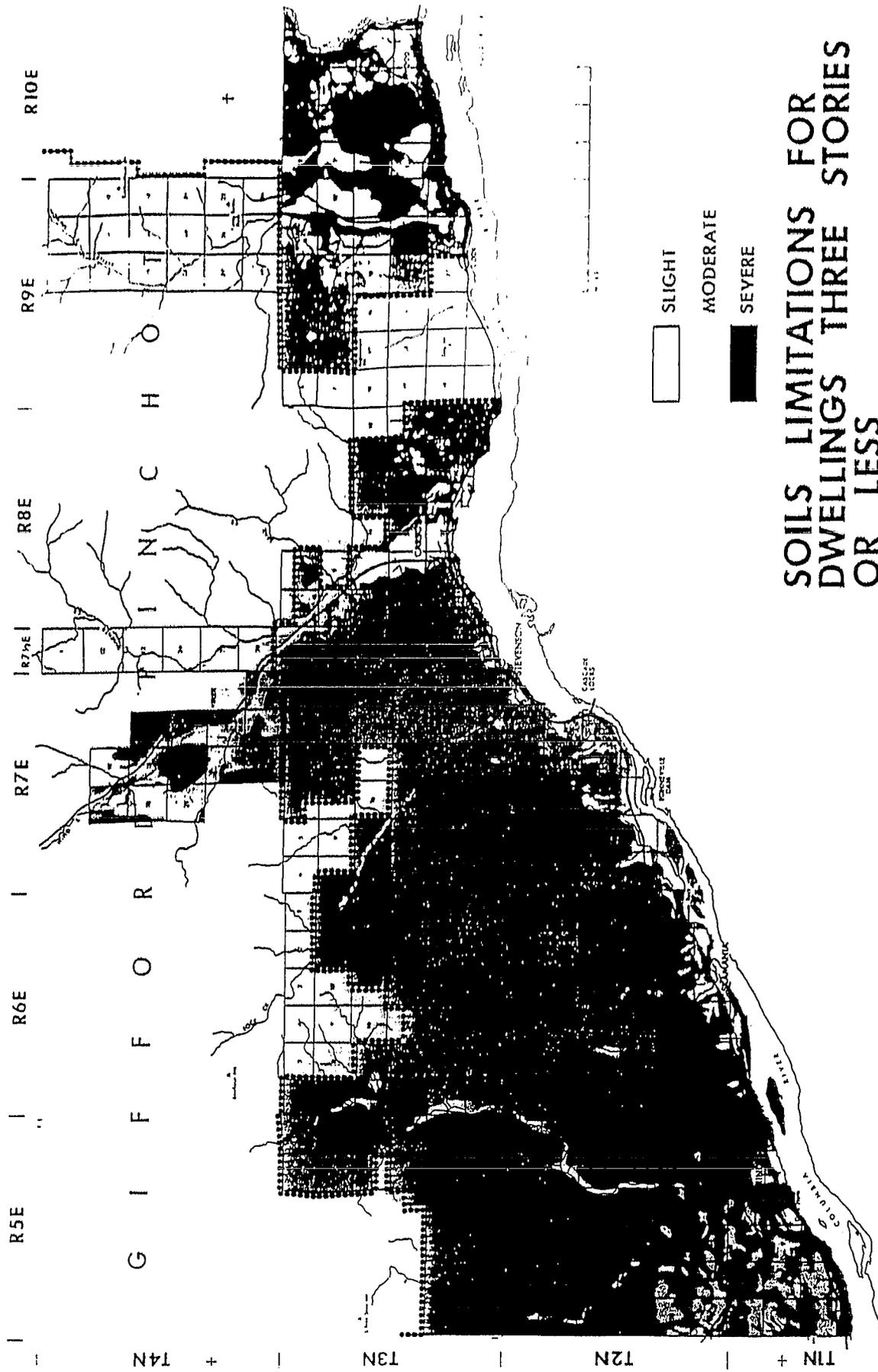
Soils in this category have properties which are favorable for residential buildings. Limitations are minor and can be easily overcome. Good performance and low maintenance can be expected.

Moderate

Soils in this category have properties which are moderately favorable for residential and small building construction. Moderately rated soils are somewhat less desirable than soils rated slight. The degree of limitation for moderate soil can be overcome by special planning, design or maintenance. Construction modification may include artificial drainage, runoff control to reduce erosion, extended sewage absorption fields, extra reinforcement of foundations and structures, sump pumps and the like.

Severe

Soils in this category have one or more properties which are unfavorable for building construction, such as steep slopes, bedrock near the surface, flooding hazard, high shrink-swell potential, a seasonal high water table, or low bearing strength. These limitations generally require major soil reclamation, special design or intensive maintenance. Some soils can be improved by reducing or removing the limiting soil feature, but in most situations it is difficult and costly to alter the soil or design a structure to compensate for a severe degree of limitation.



# SOILS LIMITATIONS FOR DWELLINGS THREE STORIES OR LESS

UNCLERWOOD 150 - FLORIDA COUNTY PLANNING COMMISSION '74

## 5. SOILS LIMITATIONS FOR ROADS

The Soils Limitations For Roads map shows the suitability of soils in the study area for construction and maintenance of improved county roads that have all-weather surfacing which are expected to carry year round automobile traffic. The suitability ratings are for roads that have an underlying local soil material, whether cut or fill, which is called the "subgrade," a crushed rock base material and either an asphalt or crushed gravel surfacing. The roads also are crowned or graded to shed water and conventional drainage measures are provided. Excluded from consideration in the suitability rating are highways designed for fast moving heavy trucks.

The map delineates the soils into three suitability classes, slight, moderate and severe. The following is a general description of each suitability class.

### Slight

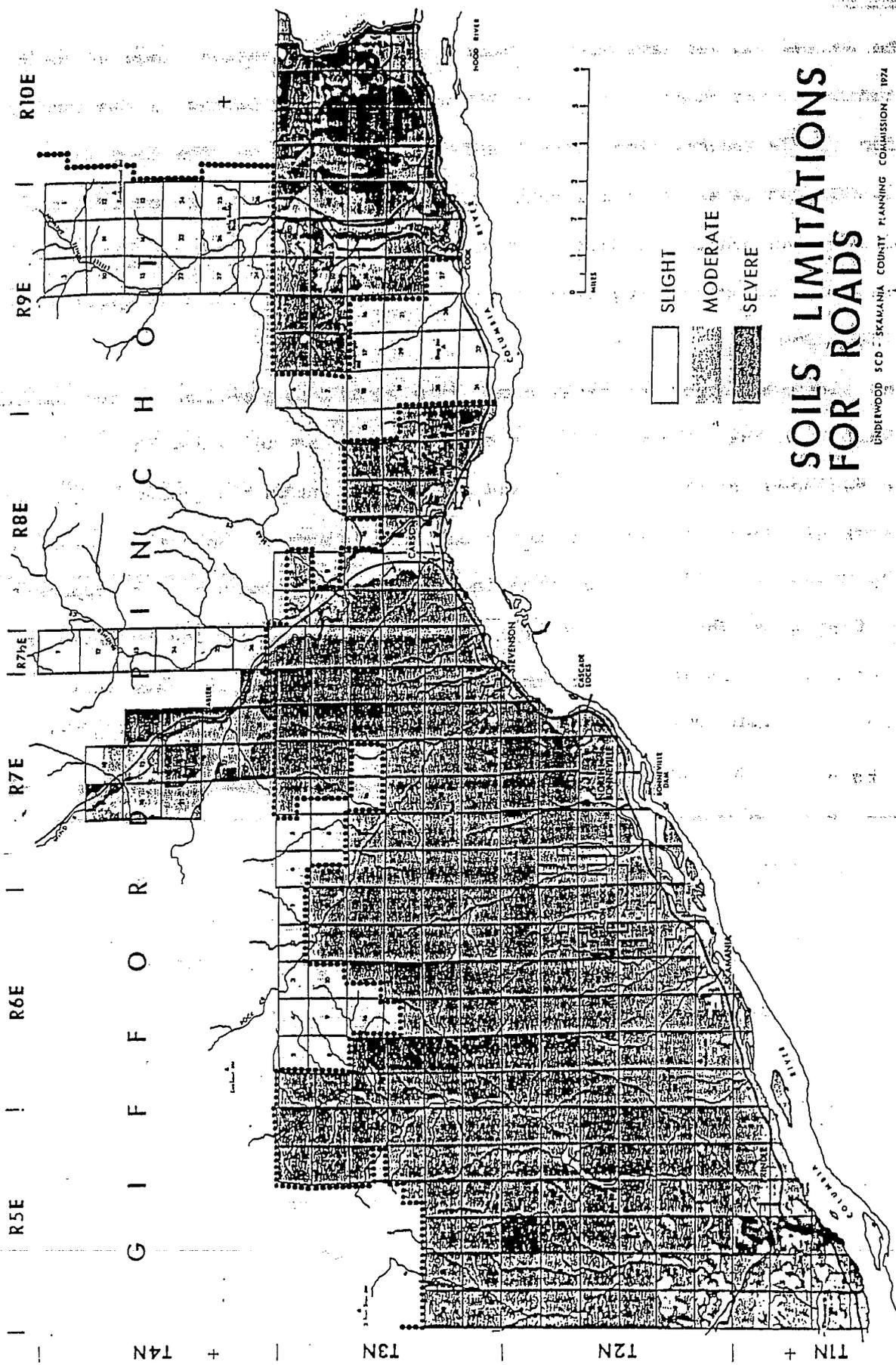
Soils in this category have properties which are favorable for road construction. Limitations are minor and can be easily overcome. Good performance and low maintenance can be expected.

### Moderate

Soils in this category have properties which are moderately favorable for road construction. Moderately rated soils are somewhat less desirable than soils rated slight. The degree of limitation for moderate soils can be overcome by special planning, design or maintenance.

Severe

Soils in this category have one or more properties which are unfavorable for road construction, such as steep slopes, bedrock near the surface, flooding hazard, high shrink-swell potential, a seasonal high water table, or low bearing strength. These limitations generally require major soil reclamation, special design or intensive maintenance. Some soils can be improved by reducing or removing the limiting soil feature, but in most situations it is difficult and costly to alter the soil or design a road to compensate for a severe degree of limitation.



# SOILS LIMITATIONS FOR ROADS

UNDERWOOD SCD - SKAMANIA COUNTY PLANNING COMMISSION, 1974

- SLIGHT
- MODERATE
- SEVERE

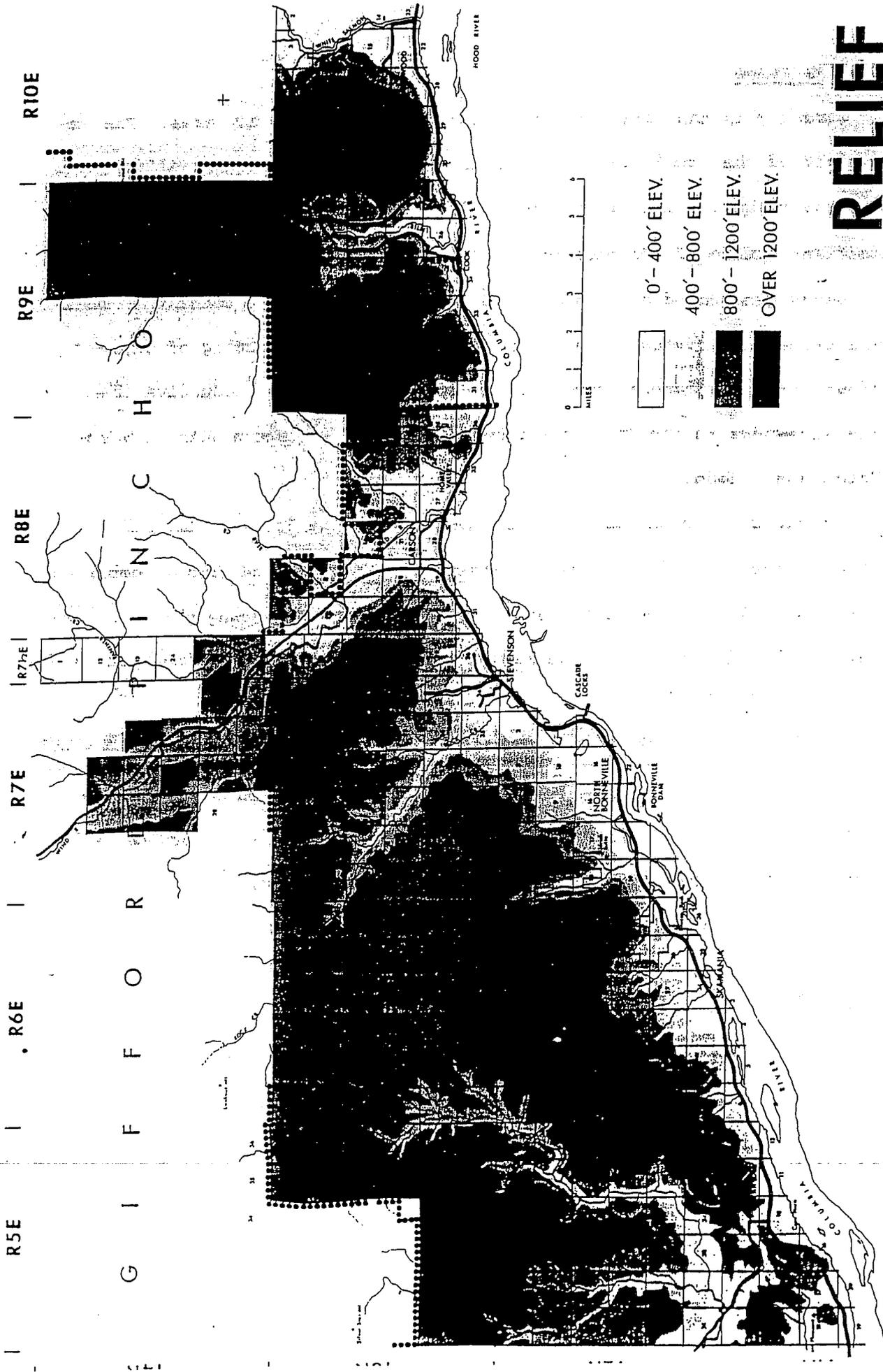
## B. RELIEF

The Relief map was developed to show the optimum elevation range of human habitation in the study area. Over 95% of the people residing in the lower portion of the County, live below 1,200 feet in elevation. The land above the 1,200 feet level is mountainous, rugged and steep. The elevations below 1,200 feet are gentle terraces along the Columbia River and the river valleys and plateaus of the Washougal, North Fork Washougal, Wind, Little White Salmon and the White Salmon Rivers.

The limiting factor for development with regard to elevation is the seasonal snowfall. In the lower portions of the river valleys and along the Columbia River terraces snowfall is light, and seldom remains on the ground longer than one week or reaches a depth in excess of 8 to 12 inches. Snowfall increases in the mountains with the snow line in mid-Winter extending down to approximately 1,500 feet above sea level. In the higher elevations, snow can be expected in October and will remain on the ground until June or later in heavy snowfall seasons. Maximum snow depths to be expected during the heaviest snowfall winters are 24-30 inches in the lower elevations below 600 feet, and 50 - 80 inches at 1,200 feet.

Elevation zones were determined from U.S. Geological Survey maps. Four elevation zones were selected for evaluation (see map). The lowest elevation range (0-400 feet) is considered the most suitable for development and, conversely, elevations over 1,200 feet the least desirable for development.

The importance of relief as a plan input should not be underestimated. Fostering development at lower elevations would reduce the overall fuel consumption of motor vehicles, and therefore, is an energy conservation measure in itself. Travel time and our dependency on the automobile could also be decreased by the placement of development at lower levels rather than higher elevations.



# RELIEF

SKAMANIA COUNTY PLANNING COMMISSION 1974

### C. TIMBERLAND

Forestry is the main land use activity within the study area. The topography of the study area is principally mountainous and generally suited only for timber. Logging and forest products manufacturing are the most important source of economic activity in the county.

Lands designated as PRIMARY on the Timberland map are commercial forest land primarily devoted to and used for growing and harvesting of timber. Forest land in Skamania County is, on the average, more productive than land elsewhere in the Pacific Northwest and in the western half of Washington and Oregon.<sup>1</sup>

As can be seen on the Ownership map most of the Primary timberland is owned by the U.S. Forest Service, State of Washington and timber companies. These lands will undoubtedly remain under their present ownership for some time in the future and will be managed for timber production under sustained yield management.

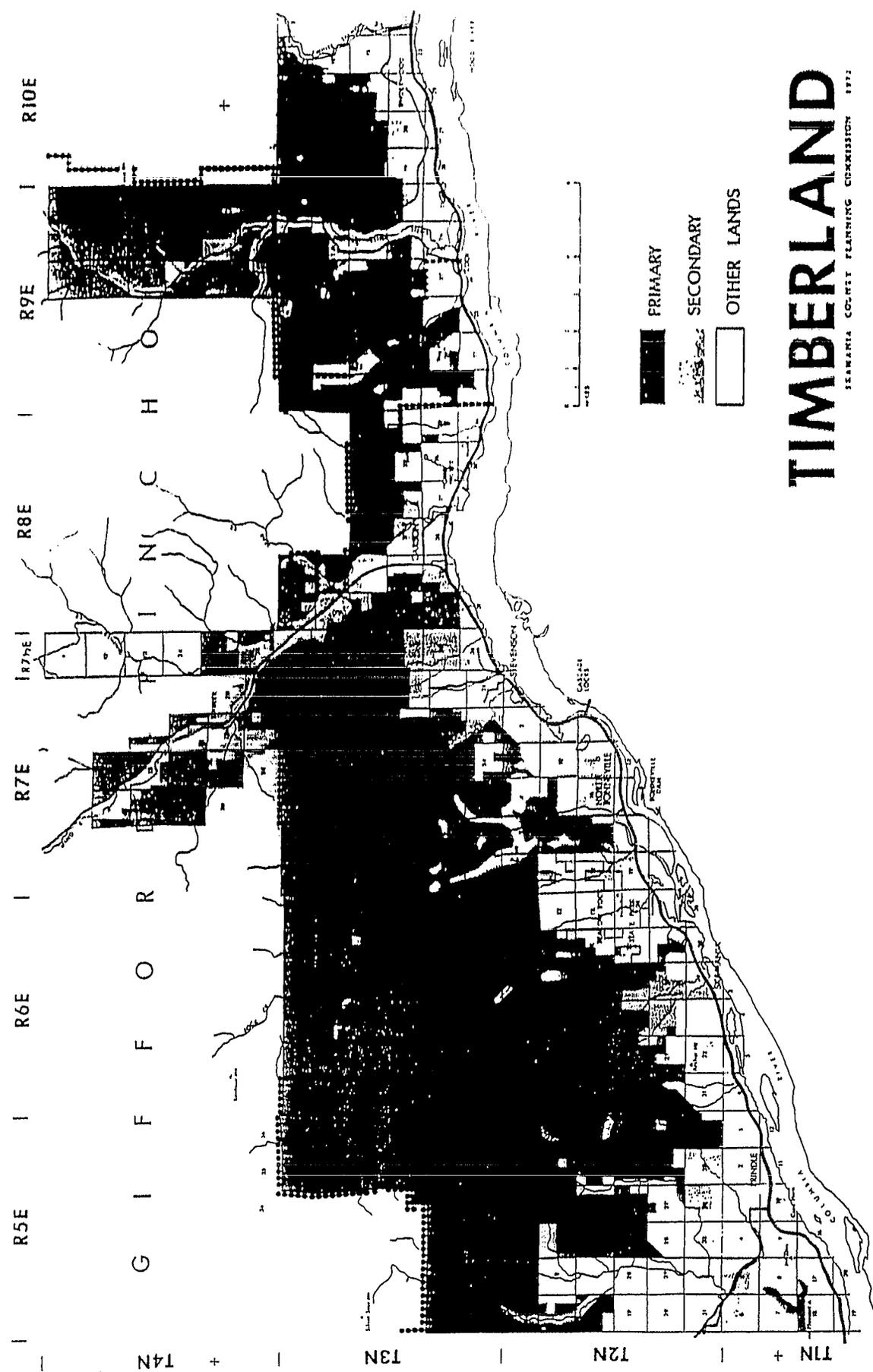
Land designated as SECONDARY Timberland is commercial forest land having conversion potential to uses other than timber production but which are presently used for the production of timber. The Secondary Timberland is predominantly of individual ownership, that is, private ownership. These lands lay within the major stream basins of the county. These Secondary Timberlands have a high potential for recreational homesites. There is presently considerable recreational homesite development along the Washougal and Wind Rivers and land near the Columbia River. Undoubtedly land suitable for recreational use will continue to be developed. Timber companies as yet have not shown an interest in developing recreational homesites or other recrea-

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<sup>1</sup>Skamania County Economic Base Study, Kozlovski Associates, 1967, P. 39.

tional homesites or other recreational developments in Skamania County.

The remaining areas on the map designated as OTHER LANDS are urban, rural, agricultural, noncommercial forest land and timberland owned by the several Girl Scout Councils in the county. Other lands also include some small parcels of land now containing timber. Timber tracts or less than forty (40) acres are not shown on the map.



- PRIMARY
- SECONDARY
- OTHER LANDS

# TIMBERLAND

GEORGIA COURT PLANNING COMMISSION 1972

D. WILDLIFE

Skamania County provides a woodland type of wildlife habitat that is conducive to big game (deer, elk) and grouse production. The limiting factor for big game populations is the amount of available winter range. Generally, lands below 1,500 feet in elevation are the critical winter range for deer and elk, and are shown on the Wildlife map as WINTER RANGE AREA (light shaded areas). The valleys and stream bottoms under 1,500 feet elevation are where the heaviest concentrations of wintering animals are found. The high snow fall in Skamania County creates a difficult winter situation for big game and these valleys and stream bottoms are very important winter feeding areas. These areas are designated as HEAVY WINTER CONCENTRATIONS (dark shaded areas). Lands lying above 1,500 feet in elevation provide summer range for big game, grouse, and bandtail pigeons.

Ruffed and blue grouse are the main upland bird species in the county and are quite abundant. Habitat for pheasant and quail is very limited and only a few inhabit areas along the Columbia River. Most of Skamania County is not suitable for these species. Bandtail pigeons are a migratory bird that utilize second and old growth timber types for nesting areas and fruit producing trees such as dogwood, cascara, wild cherry, elderberry and huckleberry for food. St. Martin's Hot Springs and Franz Lake are important fall gathering areas for these birds when they are moving south.

The wild turkey has been recently introduced into the eastern portion of Skamania County. These birds are adaptable to the oak-fir brush type vegetation intermixed with farm fields which are common to this area of the county.

Skamania County does not support a large waterfowl population; however,

nesting for Canada geese occurs on the islands in the Columbia River and several back water areas of the Columbia. The annual production is around 200 birds for the county. Other waterfowl species use the many small lakes and beaver ponds for nesting areas.

The Wind and Washougal Rivers are very important steelhead and salmon streams. Many small lakes and streams, open to the public, are planted with trout. Over 200,000 fish are planted annually in the lowland waters of Skamania County.

Osprey, a fish eating hawk, reside in the county in limited numbers. These birds nest in tall trees and snags near water areas. The presence of these birds along with other hawks and eagle species will be affected if development destroys their nesting habitat.

The Osprey and bald eagle are considered "potentially threatened" species within the State of Washington. Potentially threatened species are birds and animals which the state game department feels are threatened with extinction in Washington within the foreseeable future.<sup>1</sup> Two other county wildlife residents, the spotted owl and pileated woodpecker are considered to be potentially threatened species. The Larsell's salamander, a resident of Archer Creek in township 2 North, Range 6 East, has been considered for threatened species status. The salamander is believed to occur within the full length of Archer Creek, which is a short drainage. It is confined to the damp, rocky areas in the creek bed, maybe no further than 50 to 100 feet away from the banks of this small stream.

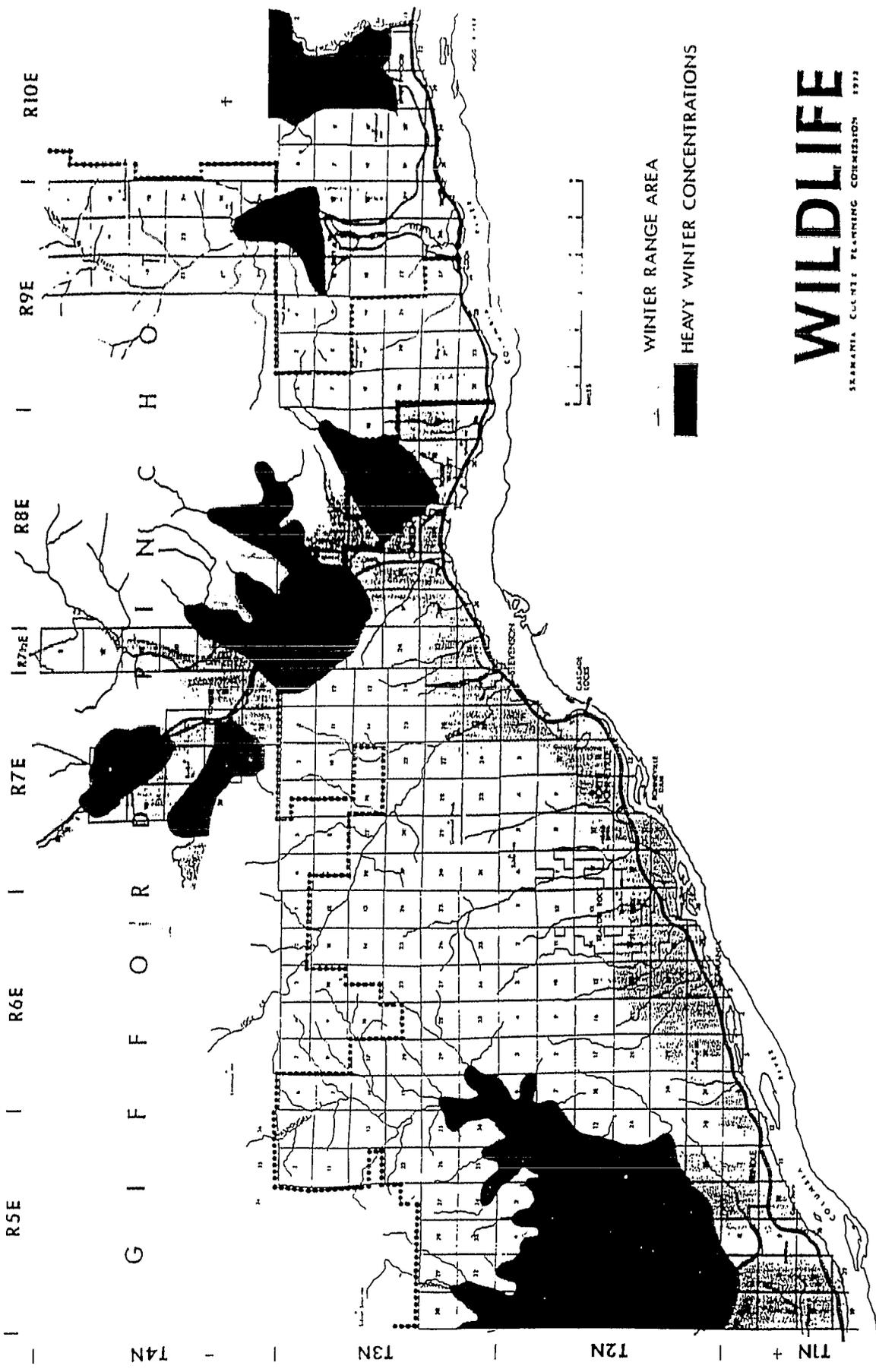
6-2-77  
In summary, wildlife management in Skamania County is primarily dependent on the available winter range. Wintering grounds for all species is somewhat limited. Lands below 1,500 feet in elevation are the primary winter range. Overdevelopment in these critical areas will be detrimental to wildlife, especially big game herds. Intensive development along stream and lake shores and

islands along the Columbia River will also have an adverse effect on both fish and wildlife. Land use planning and future development in the county should give consideration to the habitat requirements of wildlife in order to maintain and enhance this valuable natural resource. Hunting and fishing is a major recreational activity for the residents of Skamania County. Also, a large number of nonresidents from other areas of the state and neighboring Oregonians visit the county to hunt and fish. There is presently no reliable way to estimate the number of persons, either local or visitors, who hunt and fish in Skamania County.<sup>2</sup> ~~Although~~ <sup>BUT</sup> one only has to go to a field during the hunting and fishing season to see the large number of people enjoying this recreational pastime. The economic impact from this form of outdoor recreation on the retail and service trades has in the past been rather negligible.<sup>2</sup> However, the potential for Skamania County to economically capitalize on the hunting and fishing recreationist is excellent.<sup>2</sup>

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<sup>1</sup>Marine Shoreline Fauna Of Washington, A Status Survey, Washington Department of Game, 1975

<sup>2</sup>Skamania County Economic Base Study, Kozlovski Associates, 1967, PP.55-62.



# WILDLIFE

SEASIDE COUNTY PLANNING COMMISSION 1972

## E. SHORELINE ENVIRONMENTS

The 1971 Washington State Shoreline Management Act required an environmental land use plan for all rivers and streams with a stream flow of 20 cubic feet per second and lakes 20 acres and larger in size. The shorelines include the land extending landward for 200 feet from the water's edge on these streams and lakes.

In order to effectively manage the shoreline resources of the county, the shorelines were classified into three shoreline environments: Urban, Conservancy, and Natural. Note, these classifications should not be confused with the land use system classes developed in this plan.

The Shoreline map shows the environmental designations for the shoreline streams and lakes within the study area.

Following is an explanation of the shoreline environments:

### Urban Environments

The Urban Environment is intended to ensure optimum utilization of shorelines within urbanized areas by providing for intensive public use and by managing development so that it enhances the visual quality of shorelines and maintains the shorelines for a multiplicity of urban uses. Shoreline uses in the Urban Environment will be oriented toward quality of development rather than toward density or type of development.

### Conservancy Environment

The Conservancy Environment is intended to protect, conserve and manage existing natural resources and valuable historic and cultural areas in order to ensure a continuous flow of recreational benefits to

the public and to achieve sustained resource utilization. The uses permitted in the Conservancy Environment are those which can utilize resources on a sustained yield basis. Such uses include diffuse outdoor recreation activities, timber harvesting, agricultural uses, low density residential and other related uses.

#### Natural Environment

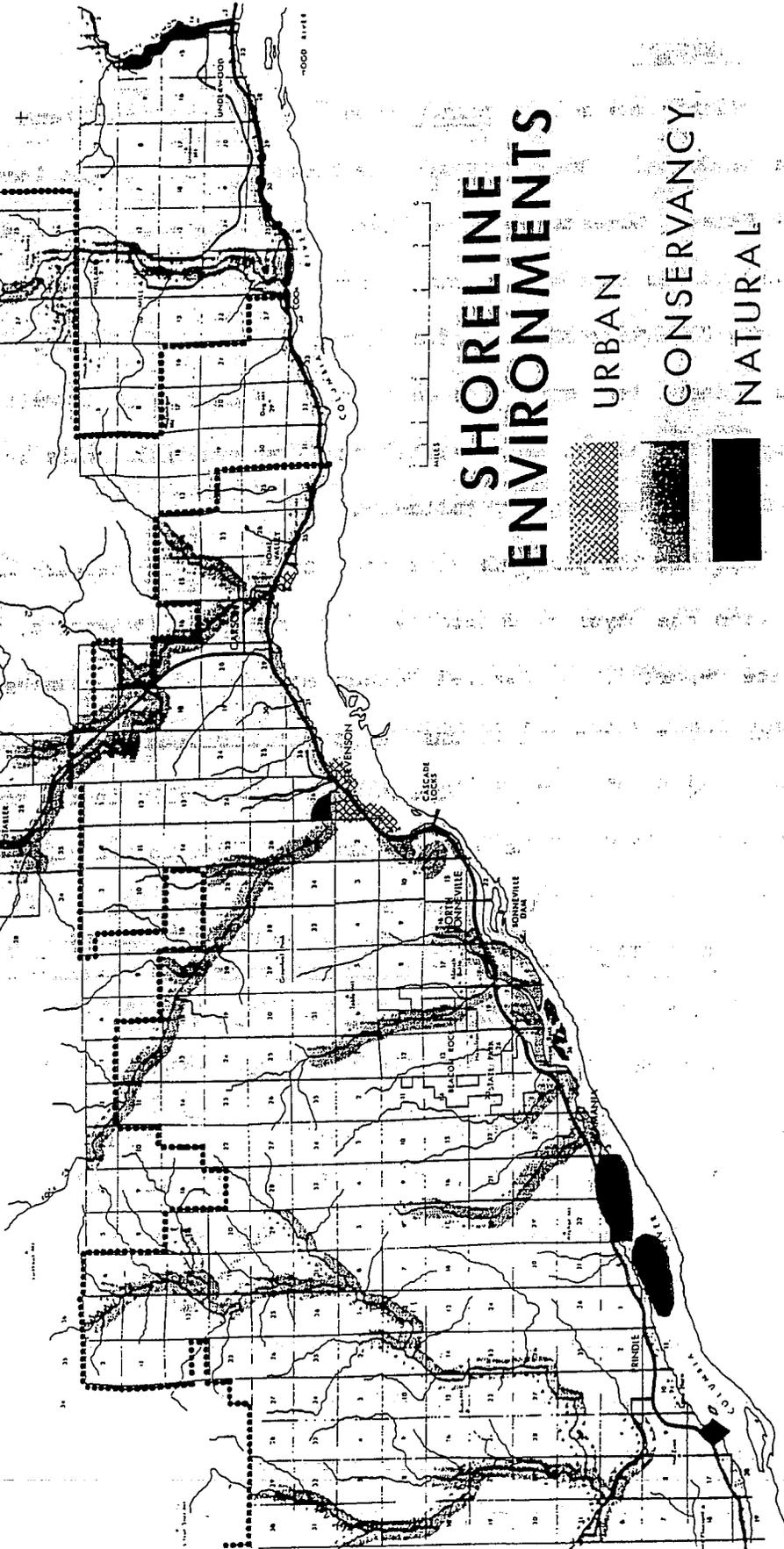
The Natural Environment is intended for those areas which have extreme importance for the maintenance of natural systems, and areas where any normal intrusion by man would result in a substantial impact on the system.

No permanent structures are allowed, except shoreline protective works 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 will be considered as a conditional use. Timber harvesting is 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 allowed.

R5E | R6E | R7E | R7NE | R8E | R9E | R10E

G I F F O R D P I N I C H O T

14N | 13N | 12N | 11N



# SHORELINE ENVIRONMENTS

-  URBAN
-  CONSERVANCY
-  NATURAL

F. OWNERSHIP

Within the entire county area the Federal Government is the largest landowner. Over seventy-five percent (75%) of the land is held by the Federal Government. The State of Washington also holds a large share of the land within the county.

On the following page is given a breakdown of individual (private), State and Federal land ownership on a county wide basis, as well as an ownership resume of the lands within the area studied. This area is indicated by the ownership map following.

Within the planning area the land ownership pattern may be correlated with the physical geography. The U.S. Forest Service, Washington State Department of Natural Resources and timber companies ownerships cover lands which are conducive to forestry due to climate, terrain and soil conditions. These ownerships are generally in the mountainous regions away from the more intensely used land in and near the populated areas. Note that these forestry oriented ownerships tend to correspond with the Primary timberland indicated on the Timberlands map of the area.

The State of Washington land holdings within the planning area include the Department of Natural Resources, (which is the major landowner in this ownership category), <sup>NOW ONE</sup> The Department of Game and the State Fisheries Department. The Fisheries and Game departments ownerships are minor, amounting to less than one percent of land under state ownership.

The State Department of Natural Resources holdings include Forest Board Lands which DNR manages and from which the county receives a percentage of the gross income from timber sales. Most of the Forest Board Lands are tax delinquent land which the county deeded in trust to the State. Forest Board Lands account for over half the state-owned land in Skamania County.<sup>1</sup>

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<sup>1</sup>cf. Income From State Management of Skamania County Forest Board Lands, State of Washington Department of Natural Resources, 1971, p.1.

LAND OWNERSHIP

County Area

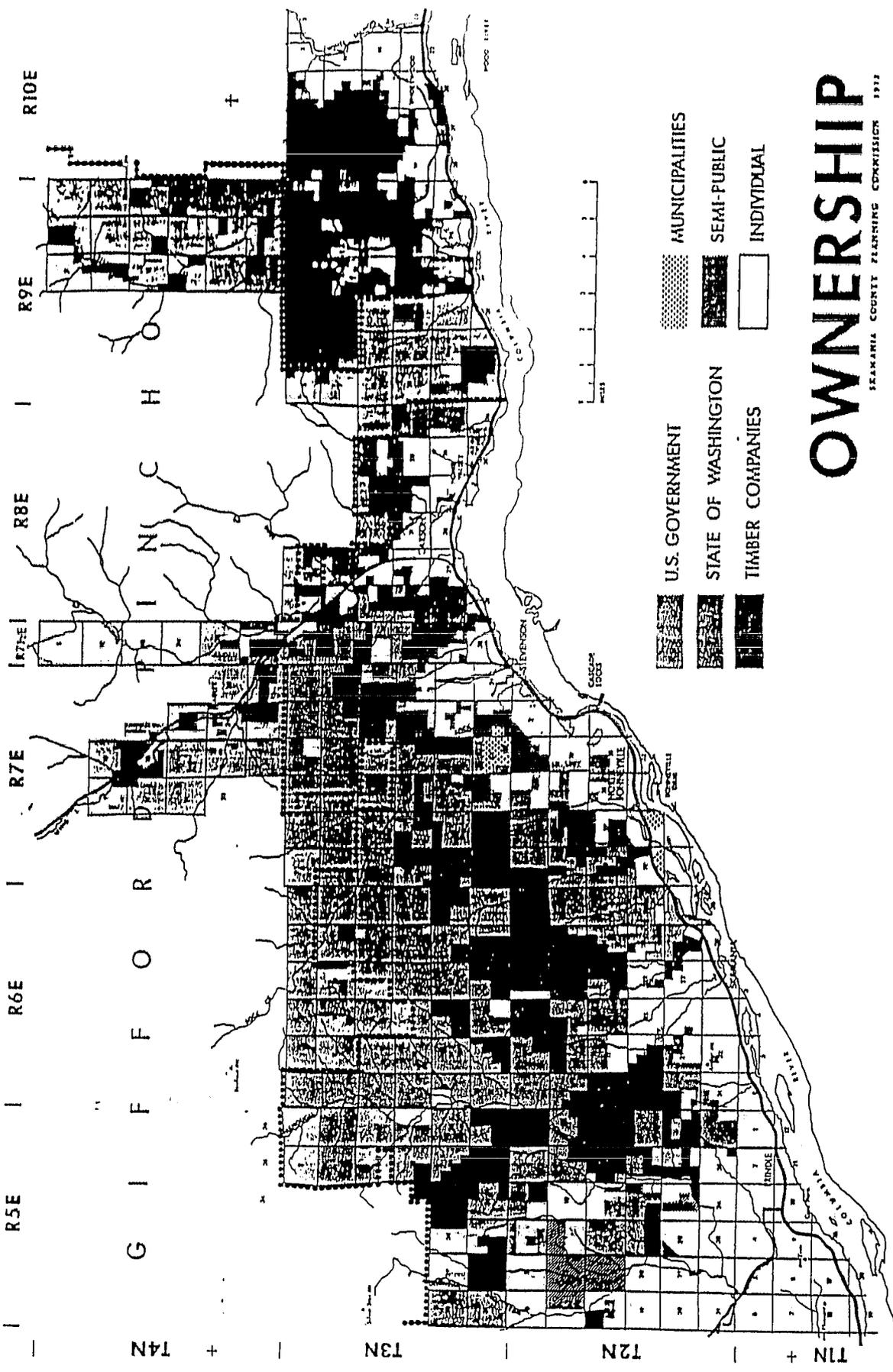
<u>Ownership</u>	<u>Approximate Square Miles</u>	<u>Percent of County</u>
Individual	282	16.8
State	125	7.5
Federal	1269	75.7
	1676	100.0

Study Area

<u>Ownership</u>	<u>Approximate Square Miles</u>	<u>Percent of Study Area</u>
Individual	100.8	31.8
State of Washington <sup>1</sup>	83.4	26.3
Timber Companies	80.2	25.3
U.S. Government <sup>2</sup>	40.1	12.7
Beacon Rock St. Pk.	6.1	1.9
Semi-public <sup>3</sup>	4.9	1.6
Municipalities <sup>4</sup>	1.3	0.4
	316.8	100.0

1. Includes Department of Natural Resources, Department of Game & Department of State Fisheries.
2. Includes U.S. Forest Service, Federal Fish Hatcheries, U.S. Corps of Engineers and "In Lieu Indian Lands."
3. Girl Scout and Camp Fire Girl camps.
4. City, County and Port District land.

Source: Skamania County Assessor



# OWNERSHIP

SEASIDE COUNTY PLANNING COMMISSION 1977

- U.S. GOVERNMENT
- STATE OF WASHINGTON
- TIMBER COMPANIES
- MUNICIPALITIES
- SEMI-PUBLIC
- INDIVIDUAL

G. EXISTING LAND USE

This map shows certain general categories of existing land use. It is based upon correlation with other maps and some field checks.

The category of residential land consists mostly of single family detached housing. This category also includes some multi-family housing and mobile homes.

Commercial and industrial land are placed in one group on the map. The commercial includes retail establishments, offices and restaurants, motels, etc. Industrial lands in this group are lumber related industries.

The largest areal category on the map is timberland. This is land which is managed for timber production. As this is an important land use, related to the economics of this County, it has been mapped separately.

Agricultural land has also been shown on the map. Very little land is being farmed commercially at present. The majority of farming consists of orchards and pasture lands.



## H. EVALUATION SYSTEM (QUEST SYSTEM)

During the early stages of this plan a land evaluation system was designed and utilized to derive three levels of land development. These three levels are the very core of the plan and this section will explain the evaluation system, which has been labeled 'QUEST' (Quarter Section Evaluation System).

The planning area, which is normally mapped showing full sections of land (square miles), was mapped showing quarter sections ( $\frac{1}{4}$  square mile). The quarter section map of the planning area was then used as a matrix.

There were just over 1000 quarter sections within the planning area and each of these were evaluated for 10 types of resource data. The resources examined are listed below:

- |                                    |                           |
|------------------------------------|---------------------------|
| 1. Agricultural Soils              | 6. Relief                 |
| 2. Soil Slopes                     | 7. Timberland             |
| 3. Septic Tank Filter Fields Soils | 8. Wildlife               |
| 4. Soils Limitations for Dwellings | 9. Shoreline Environments |
| 5. Soils Limitations for Roads     | 10. Ownership             |

Each of these 10 resources were mapped and evaluated on a quarter section basis. Individual quarter sections were given a numerical value ranging from 0 to 10.

A higher value indicates development of that quarter section by man would have little impact on the particular resource being considered. Looking at it another way, a higher value indicates that the particular quarter section is, relatively speaking, more suitable for development than lower valued quarter sections.

For example, on the Agricultural Soils map the dark shading shows the Class II & III agricultural soils, which are well suited for cultivated crops, hay and pasture. This group of soils is the best for general agricultural purposes. Land development on these soils would have a high negative impact on this agricultural resource. Therefore, quarter sections with class II & III soils were given a low value (0). Conversely, class VII & VIII agricultural soils have severe limitations that make them unsuited for cultivation, hay or pasture. Development on these soils would have little impact on this soils resource and quarter sections with these soils were given a rating of 10.

As each quarter section may not be uniform in regard to soil, elevation, etc., some interpolation was necessary. Figure A, on the following page, shows the method of interpolation used for the Wildlife resource map. All of the nine other maps use a similar interpolation system.

After evaluating each quarter section for each resource category it was then possible to come up with a total value for each quarter section. Note that as there are 10 resource categories and 10 possible "points" for each, the highest score any quarter section could receive was 100. No quarter section received this many points, the highest total for any quarter section was 86.

Next step in the system was to determine where the separation should occur for each level of land development. Initially two ideas were studied, a 4-level scheme and a 3-level scheme. For the sake of simplicity, the 3-level scheme was chosen and developed.



After making and examining various maps of the 3-level scheme, and comparing these with the existing development pattern, a system map was produced using the following values as divisions:

	<u>VALUES</u>
Level 1 (Rural 1)	58 to 86
Level 2 (Rural 2)	41 to 57
Level 3 (Conservancy)	17 to 40

These values gave a map which appeared to reflect the most realistic pattern in terms of the system itself and existing development. This map was used for the first set of informal public meetings.

A resume of the system and frequency of values by number of quarter sections is given in the table on the following page. Also, on the bottom of this table is a breakdown of the area in square miles, by development levels and by percentage of each level to the whole. Tabulation sheets on each quarter section and maps of each resource category showing the value given each quarter section are on permanent file in the County Planning Department.

LEVEL 1  
(RURAL 1)

<u>VALUE</u>	<u>NUMBER OF QTR. SECS.</u>
58	9
59	3
60	7
61	8
62	6
63	3
65	3
67	2
68	1
69	2
70	3
72	2
73	2
75	2
77	1
79	1
83	2
84	1
85	1
86	1

60

LEVEL 2  
(RURAL 2)

<u>VALUE</u>	<u>NUMBER OF QTR. SECS.</u>
41	29
42	15
43	17
44	14
45	16
46	25
47	20
48	18
49	22
50	30
51	13
52	20
53	13
54	19
55	16
56	11
57	13

311

LEVEL 3  
(CONSERVANCY)

<u>VALUE</u>	<u>NUMBER OF QTR. SECS.</u>
17	1
18	3
19	2
21	2
22	5
23	11
24	10
25	13
26	17
27	13
28	23
29	13
30	40
31	135
32	43
33	40
34	29
35	87
36	43
37	29
38	21
39	20
40	38

638

	<u>NUMBER OF QTR. SECS.</u>	<u>SQUARE MILES</u>	<u>% OF TOTAL</u>
LEVEL 1 (RURAL 1)	60	15.00	5.95
LEVEL 2 (RURAL 2)	638	159.50	63.23
LEVEL 3 (CONSERVANCY)	<u>311</u>	<u>77.75</u>	<u>30.82</u>
	1009	252.25	100.00 %

V.

LAND USE PLAN

V. LAND USE PLAN

A. INTRODUCTION

The Land Use Plan is the major element of this comprehensive plan. It will serve as a guide to orderly public and private planning and development. It provides a guide to public development toward which public utilities and public services planning can be directed. It provides a guide to private development by indicating those areas most suitable and economical for development.

The major goal of the plan is to provide for the orderly development of the county.

As is explained in the preceding subsection (Evaluation System) a 3-level scheme for land use was developed. This was initially presented to the general public in the fall of 1975 by the planning department at a series of meetings held throughout the county. The original proposal was modified taking into consideration public input from the meetings and from written material received by the planning department.

The original proposal was also modified to include some areas not covered by the land evaluation system. These areas are generally in the planning area but lacked information on one or more of the ten resource categories of the system, so they were not included in the initial proposal. These areas are generally the head waters of Rock Creek in T. 3 N., R. 6 E., and R. 7 E.; Aug. Spurger Mountain south to the Columbia River T. 3 N., R. 9 E.; and the Little White Salmon River T. 4 N., R. 9 E. These areas were given the land use designation of lands immediately adjacent.

Immediately following this page are the proposed standards for the three Land Use Areas, or categories, and a map indicating the distribution of the areas.

B. LAND USE AREA STANDARDS

RURAL 1

1. Purpose and Objectives: The Rural 1 category indicates areas of existing or present development. Much of this area is presently rural in character. The intent is not to alter this character. However, the potential for future development is greater here than for other lands within the county. The natural limitations are fewer and most areas are served by water systems, roads and electricity. More varied and denser development could take place within this land use category.

Therefore, growth in these areas would be encouraged. Further, it is recommended that these areas, in particular, be considered for zoning in the near future.

2. Uses: The following uses would be permissible in the Rural 1 areas:

- a. Residential (single-multi family)
- b. Mobile home parks
- c. Motels and hotels
- d. Commercial (light-heavy)
- e. Offices (professional services)
- f. Industry (light-heavy)
- g. Public (school, library, etc.)
- h. Semi-public (hospital, church, etc.)
- i. Agriculture
- j. Forest management

~~The following is a list of inappropriate uses which may be allowed on a temporary or conditional basis:~~

~~Surface mining~~

3. The minimum lot size in the Unincorporated area would conform to the county subdivision and short plat ordinances.

RURAL 2

1. Purpose and Objectives: Rural 2 areas are considered suitable for more widely dispersed residential uses compatible with natural land limitations and resource potentials. This land use category would provide for rural living without significantly encroaching upon agricultural and timber lands.

~~2. Uses: The following uses would be permissible in the Rural 2 areas:~~

- a. Agriculture
- b. Forest management
- c. Residential (single family)
- d. Camping clubs
- e. Recreational camps
- f. Logging and mining camps

*why 15+ hrs here*

The following inappropriate uses may be allowed on a conditional or temporary basis:

- a. Residential (multi-family)
- b. Mobile home park
- c. ~~Light commercial~~
- d. ~~Light industry~~

*define*

3. The minimum lot size for subdivisions and short plats in the Rural 2 Areas would be two acres.

## CONSERVANCY

1. Purpose and Objectives: Conservancy areas are intended to conserve and manage existing natural resources in order to maintain a sustained resource yield and/or utilization.

2. Uses: The following uses would be permissible in the Conservancy area:

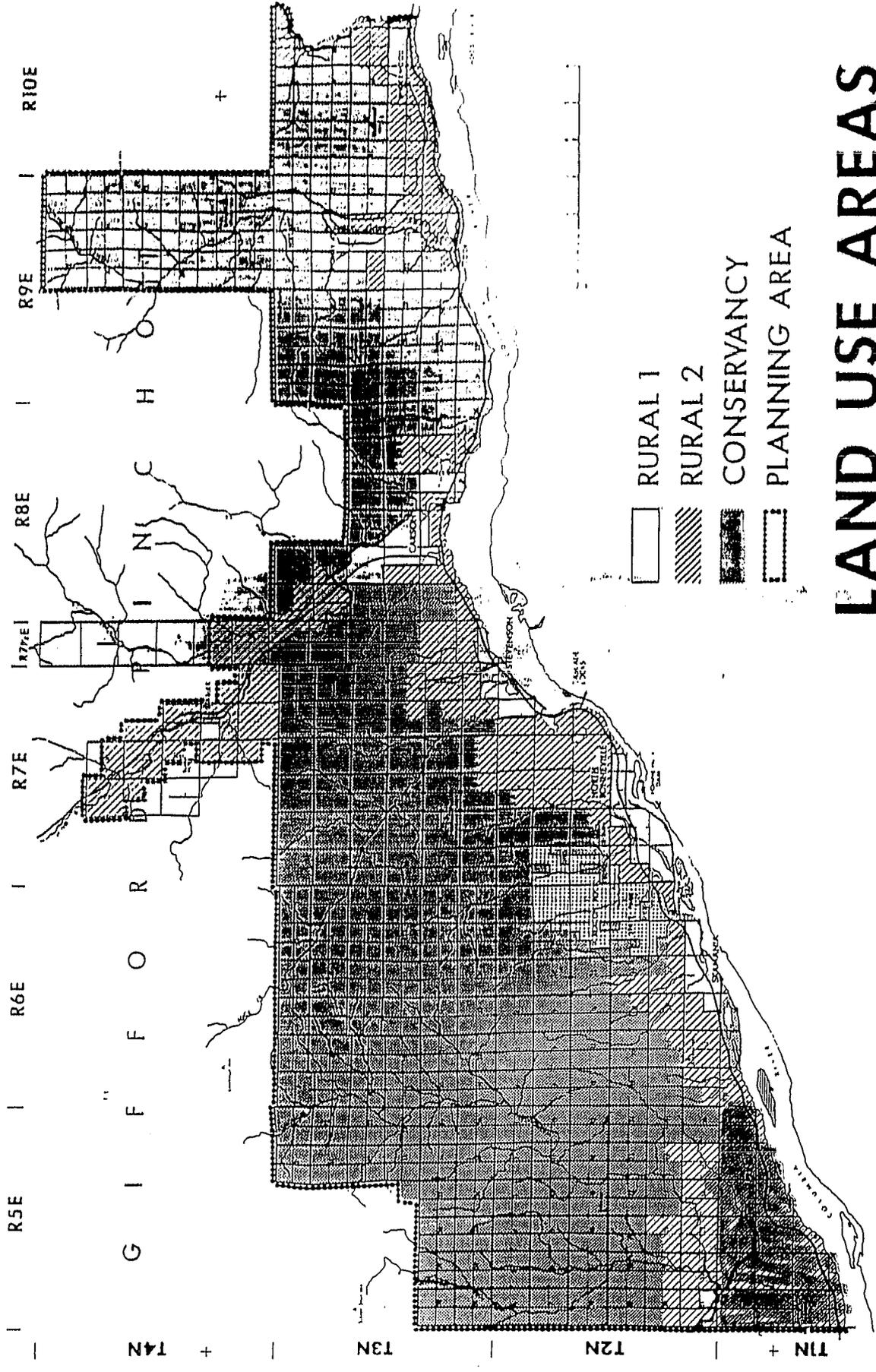
- |                                |                             |
|--------------------------------|-----------------------------|
| a. Agriculture                 | d. Camping clubs            |
| b. Forest management           | e. Recreational camps       |
| c. Residential (single family) | f. Logging and mining camps |

The following inappropriate uses may be allowed on a conditional or temporary basis:

- |               |               |
|---------------|---------------|
| a. Industrial | b. Commercial |
|---------------|---------------|

3. The minimum lot size for subdivisions and short plats in the Conservancy Area would be ten acres.

*eliminate this?*  
Other land uses which are considered by this plan to be inappropriate, may be established in Rural 2 and Conservancy land use areas, subject to public review and approval by the Board of County Commissioners. Such uses might include tent units, small businesses, airstrips, portable sawmills, and other food processing equipment.



# LAND USE AREAS

INDEX

A. OTHER PLANS AND STUDIES

1967, SKAMANIA COUNTY ECONOMIC BASE STUDY, Kozlovski Associates,  
Lake Oswego, Oregon.

This study deals with population, employment, housing and industry. It points out the need to capture a larger share of the "travel dollar" and to capitalize on industrial site locations within the County.

Further studies and promotional programs were recommended. The idea would be to make known the Counties special and particular attributes to industry, travelers and residents. Suggested were the following:

1. An Industrial Sites Survey including comparative industrial costs analysis. The latter should cover water, power, taxes, insurance, transportation, employment, etc., in Skamania County as opposed to specific sites, or state-wide averages, in Oregon and Washington. Distances to major markets, availability of transportation facilities, and other pertinent industrial data should also be included.
2. Survey Of Public And Private Recreational Facilities and demand and supply. The purpose of this study would be to pinpoint recreational needs and stimulate private investment where needed.
3. Survey Of National And Regional Growth Industries to determine the prospects for their location in the county.
4. Transportation Study covering major state and county road patterns;

Columbia River barge and ship movement potential; rail, barge, and motor vehicle freight rate advantages and disadvantages.

5. Survey of the feasibility of Industrial Development based on local utilization of mill and forest wastes and residuals.
6. Shopper Survey to determine present shopping patterns of the local populace. This should include volume of purchases by type and expenditure as well as location. The purpose of such a study would be to provide a basis for assessing and correcting (where possible) commercial deficiencies, in the county -- i.e., to stimulate growth in the commercial sector of the county's economy.

The study provides some very good economic information and should not be overlooked by anyone interested in the development of Skamania County.

1969, PRELIMINARY LAND USE PLAN, SKAMANIA COUNTY, Barnard And Burk OF Oregon, Portland, Oregon.

This plan has been covered in the Background section of this comprehensive plan.

1969, COMPREHENSIVE WATER AND SEWER PLAN FOR SKAMANIA COUNTY, WASHINGTON, R.W. Beck And Associates, Seattle, Washington.

This study covered all available information on the water and sewer development in the County and outlined a plan for orderly development of such facilities that would be required during the period 1969-1990. The major emphasis of the plan is to provide County officials with the necessary information to achieve adequate planning and construction of water and sewerage facilities in the future.

Community water systems were recommended for all the existing populated areas. Since it is impossible to predict the exact location of future population growth, the plan advocates that the County adopt a policy which requires existing and developing population centers with a population density greater than one house or five persons per acre to provide a community water supply.

The County has a number of small water systems in operation, most of which are presently inadequate. The Town of Stevenson and the Public Utility District, which has the water system for the Carson and Underwood communities, have applied for state grant funds to make a feasibility study to develop new water sources and increase the reservoir capacity of these water systems.

Sewage disposal in the County is presently handled individually, except for Stevenson, which has a recently upgraded and expanded system, which includes a secondary treatment plant. Septic tanks are the predominant method of individual sewage disposal, but a number of cesspools and pit privies are also in use. It is anticipated that

individual sewage disposal will continue to predominate during the study period (1969-1990). Soil conditions in many areas are unsuitable for septic tank drainfields and it will be necessary to enlarge the present minimum lot sizes required in the County subdivision ordinance and in some areas prohibit development until community treatment facilities are installed.

1970, SKAMANIA COUNTY PARK AND RECREATION COMPREHENSIVE PLAN 1969-1979, Skamania County Parks And Recreation Board.

The County Parks and Recreation Board completed a ten year comprehensive park and recreation plan (1969-1979) for the County in 1970. The plan identifies 30 potential park and recreation areas, 20 of these sites are water oriented, and estimated the County will need 5.2 miles of shoreline for recreational purposes during the 10 year period.

1971, SUBDIVISION & PLATTING ORDINANCE 71-1, Skamania County Planning Commission.

The County subdivision and platting ordinance has been in effect since September 1971 and applies to all unincorporated areas where land is to be subdivided into five or more parcels under ten acres in size. It is intended to insure proper density and improvements for

new housing developments. Minimum lot size with public water and sewer systems is 8,000 square feet, with public water and individual septic tanks 12,000 square feet, with individual wells and septic tanks two acre lots are required.

1971, STATE ROUTE 14, ASHES LAKE TO HOME VALLEY, Washington State Department of Highways.

The Department of Highways conducted a highway corridor study on this section of State Highway 14 and presented the study to the public in September of 1971. The study was undertaken to cure three major highway deficiencies along this portion of Highway 14, which the Department identified as: (1) traffic congestion from Ashes Lake through Stevenson, (2) deficient horizontal alignment between Stevenson and Carson Junction and, (3) deficient stopping and passing sight distances between Carson Junction and Home Valley.

Three route relocations were proposed to correct these deficiencies.

Route A is primarily a realignment of the present location to improve sight passing distances and to provide a right angle intersection at the Carson junction. The highway through Stevenson would have a one-way couplet utilizing the present location for west bound traffic and an existing street one block south for east bound traffic.

Route B would relocate Highway 14 along the Columbia River shorelines to a point east of Carson junction where it would coincide with Route A. Route C is essentially the same as B except the point of intercept with route location A is further east.

The County officials and the general public favored Route A since it was the least costly, had the least impact on the environment, provides a more direct route to Carson and would not cause a double facility which would require the County to maintain existing SR 14.

1972, SKAMANIA COUNTY HOUSING STUDY, Mid-Columbia Economic Development District.

This housing study report is an analysis of the existing housing conditions in the county, a projection of future housing needs, an examination of the problems which must be solved in order to achieve optimum housing goals, and finally a proposal designed to achieve these goals.

1973 CAMPING CLUB ORDINANCE 73-1, Skamania County Planning Commission.

This ordinance applies to camping club development in unincorporated areas and is designed to insure suitable location, proper density, size, and arrangement of camping vehicle sites, adequate toilet facilities, and proper access (traffic safety and ease of movement within the club).

1973, MOBILE HOME PARK ORDINANCE 73-4, Skamania County Planning Commission.

This ordinance was adopted for the unincorporated areas of the County to meet health requirements for water and sewage and to prevent overcrowding of land within mobile home park developments.

1974, SHORELINE MASTER PROGRAM, Skamania County Shorelines Advisory Committee.

The Shorelines Master Program is a comprehensive management plan for the shoreline streams and lakes within the county which were designated as shorelines of the state under the 1971 Shorelines Management Act. The Master Program defines the shoreline environments Urban, Conservancy and Natural with Goals, Policies and Regulations for the management of the shoreline areas.

1974, SHORT PLAT ORDINANCE 74-2, Skamania County Planning Commission.

The Short Plat Ordinance pertains to subdivision of land within the unincorporated areas of the County for division of land into two or more lots, but less than five lots, under ten acres in size. This platting ordinance is intended to provide adequate facilities for water, sewage, proper ingress and egress, and to require conveyancing by accurate legal description.

1974, SKAMANIA COUNTY SOLID WASTE MANAGEMENT PLAN, Skamania County  
Solid Waste Committee.

This plan was devised to modify the existing solid waste management practices in Skamania County in order to comply with the State of Washington regulations on solid waste management. The present system of handling solid waste is three centrally located open dumps. Open dumps present health and environmental hazards and are no longer permitted by state law. Garbage is collected by private collection services in North Bonneville and Stevenson, and from heavily used recreation sites, and in unincorporated areas which have a large enough population to economically justify collector services. Residences and businesses without regular weekly collection services must haul their own solid wastes to the county dumps.

In terms of economy and quality of services, the study recommended a County owned system of rural drop box stations to be located at the present dump sites would provide the most effective and convenient service at a reasonable cost. Hauling of the waste drop boxes to a sanitary landfill in Klickitat County would be done by a commercial hauler.

Special purpose areas are planned at each drop box station for the collection of metal and tires, burial sites for animals, burning sites for tree prunings and other wood wastes.

FOR THE SKAMANIA COUNTY PLANNING COMMISSION

K. Augusta Berge  
CHAIRMAN

Robert P. Lee  
SECRETARY

<u>APPENDIX "C"</u>	<u>PLAN MODIFICATIONS</u>	<u>Original Designation</u>	<u>Changed Designation</u>
<u>Owner</u>	<u>Location</u>		
J. Deo	SW $\frac{1}{4}$ , Sec. 15, T3N, R. 10E, W.M.	Rural 2	Rural 1
G. de Grootte	SE $\frac{1}{4}$ , Sec. 15, T3N, R. 10E, W.M.	Rural 2	Rural 1
W. Marsh	SE $\frac{1}{4}$ , Sec. 15, T3N, R. 10E, W.M.	Rural 2	Rural 1
R.W. Barnes	Robbins DLC. Sec. 26, T3N, R. 8E, W.M. & NW $\frac{1}{4}$ , Sec. 35, T3N, R. 8E, W.M.	Rural 2	Rural 1
J. Carleton	NW $\frac{1}{4}$ & SW $\frac{1}{4}$ , Sec. 36, T3N, R. 7 $\frac{1}{2}$ E, W.M.	Rural 2	Rural 1
G. de Grootte	Sec. 2, & 11, T2N, R. 7E, W.M.	Rural 2	Rural 1
N. Engleman	Sec. 18, T2N, R. 5E, W.M.,	Conser- vancy	Rural 2
S. McGuire	Sec. 30, SW $\frac{1}{4}$ -NW $\frac{1}{4}$ , T2N, R. 5E, W.M.	Conser- vancy	Rural 2
A.F. Houston	NW $\frac{1}{4}$ -NW $\frac{1}{4}$ -NW $\frac{1}{4}$ , Sec. 23, T3N, Rge. 10E, W.M.	Rural 2	Rural 1
L. Barnett	SW $\frac{1}{4}$ -SW $\frac{1}{4}$ -SW $\frac{1}{4}$ , Sec. 15, T3N, Rge. 10E, W.M.	Rural 2	Rural 1
A. Skaalheim	Tax Lot 1800, Sec. 36, T3N, Rge. 7 $\frac{1}{2}$ E.	Rural 2	Rural 1
Home Valley Plan Amendment/1983-01		Rural 2	Rural 1
Home Valley Plan Amendment/1985-01		Rural 2	Rural 1
Home Valley Plan Amendment/1986-01		Rural 1	Rural 2
Skamania Plan Amendment/1986-02		Rural 2	Rural 1
Skamania Plan Amendment/1986-02		Rural 1	Rural 2
Skamania Plan Amendment/1986-02		Rural 1	Rural 2
Skamania Plan Amendment/1986-02		Conser- vancy	Rural 2
G. W. Jensen Amendment/1988-01		Rural 2	Rural 1
Gary & Rose Carpenter Amendment/1989-02		Conservancy	Rural 2