



**Columbia County Planning Commission**  
114 South 2<sup>nd</sup> Street, Dayton, WA 99328  
Regular Meeting Agenda  
Monday, June 8, 2020 at 5:30 PM

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1) Call to Order

*Meeting held via Zoom platform in accordance with Governor's Proclamation 20-28.4 prohibiting government agency public meetings due to COVID-19.*

*Meeting link: <https://bit.ly/3gPZqRU>*

2) Roll Call and Establish Quorum

3) Approval of Meeting Minutes

- a. May 11, 2020

4) Public Hearings

- a. None scheduled

5) Old Business

- a. Review of miscellaneous discussion items from May 11 meeting as listed in Interoffice Memorandum

- i. Watershed/recreation zones
- ii. Special Events Requirements

- b. Continued review of use matrix

- i. Manufacture/assembly review and grouping
- ii. Schools review and grouping
- iii. Telecommunication Towers
- iv. Planned Residential and Commercial Developments
- v. Child care facilities
- vi. Residential Care facilities
- vii. Multi-family dwellings
- viii. Highlighted items as time allows

6) New Business

- a. Discussion on changing the minimum parcel size in the AR-2 zone from 10 acres/du. max. density to 10 acres.

- i. Letters from Jack Donnelly and Joseph and Nancy Tarara
- 7) Commissioner Reports
- 8) Planner Report
- 9) Comments from the public and items not present on the agenda.
- 10) Adjournment
  - a. Next regular meeting: Monday, July 13, 2020 at 5:30 p.m.



**Columbia County Planning Commission**  
114 South 2<sup>nd</sup> Street, Dayton, Washington 99328  
Meeting Minutes  
Monday, May 11, 2020 @ 5:30 PM

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- 1) Call to Order
  - a. Chair Jason Towery called to order the regular meeting of the Columbia County Planning Commission at 5:30 p.m. via the Zoom meeting platform due to Governor Inslee's "Stay Home, Stay Healthy Order" in response to the COVID-19 pandemic.
- 2) Roll Call and Establish Quorum
  - a. Commission members: Jason Towery, Jay Ball, Chuck Reeves and Bill Carter were present. Bryan Martin was absent.  
Staff: Dena Martin, Planner; Clint Atteberry, Building Official  
County Commissioners: Ryan Rundell  
Public: None
- 3) Approval of Meeting Minutes
  - a. April 13, 2020
    - i. *Ball motioned to approve the meeting minutes; Carter seconded. None opposed, motion carries.*
- 4) Public Hearing
  - a. No public hearing scheduled.
- 5) Old Business
  - a. Continued Zoning Use Matrix Review
    - i. Commission resumed review of the zoning use matrix.
    - ii. Commission reviewed Non-illuminated greenhouses <200 sq. ft. through the end of the matrix. (Edits attached)
    - iii. Staff requests:
      1. Seek additional clarification between commercial vs. estate wineries/breweries/microbreweries
      2. Review Planned Residential Developments to make sure matrix matches with code

- 3. Clarify allowed uses in Watershed and Recreation zones
- 4. Research requirements for special event permits
- 5. Review Telecommunication Towers draft chapter to ensure it matches with use matrix
- iv. Review will continue at upcoming meeting.
- 6) New Business
  - a. No new business.
- 7) Commissioner Reports
  - a. No reports.
- 8) Planner Report
  - a. General update on building and planning department
- 9) Comments from the public and items not present on the agenda
  - a. Letter from Jack Donnelly regarding minimum lot size in AR-2 zone tabled due to time limitations. Item will be added for discussion on June agenda.
- 10) Adjournment
  - a. *Reeves motioned to adjourn the regular meeting of the Columbia County Planning Commission at 7:26 p.m.; Carter seconded. Meeting adjourned.*

Approved June 8, 2020

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Jason Towery, Chair

Date

Attest

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Dena Martin, Planning Manager

Date

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**INTEROFFICE MEMORANDUM**

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**TO:** COLUMBIA COUNTY PLANNING COMMISSION  
**FROM:** DENA MARTIN, PLANNING MANAGER  
**SUBJECT:** NOTES FOR JUNE 8 PLANNING COMMISSION MTG  
**DATE:** 6/2/2020

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Below are items suggested for staff follow-up at the May 11, 2020 Planning Commission meeting.

**Clarify Watershed and Recreation Zones**

The **Watershed Zone** is in the southeastern portion of the County and is the actual watershed WRIA 32. There is no development there aside from one approximately 160-acre parcel owned by Jim Creek LLC with a cabin on it. The definition of the Watershed Zone is to facilitate conservation of land, water and other natural resources, reduce erosion, reduce flood and fire hazard and protect water quantity and quality. (The matrix says no permanent uses are allowed and there is no privately owned land in this designation.)

The **Recreation Zone** is owned nearly all by the Tribes (Rainwater) and WDFW (Tucannon). There is a small smattering of private properties extending into the Recreation land out of A-3 zoned property off Maloney Mtn. Rd. The definition of the Recreation Zone is to preserve areas of the county primarily for recreational uses.

**Commercial vs. Estate Wineries/Microbreweries**

Clint will research and provide a presentation/discussion at the June 8 meeting.

**Special Event Permit Requirements**

Must apply for a permit for a special event permit 30 days prior to event in zones where use is not listed as allowed, accessory or conditional to assure sanitation, health, safety, security, traffic control and nuisance prevention. Includes festivals, fair, carnivals, sales, athletic competitions, fundraisers, celebrations, etc. on private property. BOCC must approve the activity and has authority to waive the permit.

**Telecommunication Towers Draft Chapter vs. Use Matrix**

From the draft policy:

*It is the policy of the county to locate WCFs in the county according to the following order of preference (highest to lowest preference):*

- 1. Attached on existing structure such as buildings (not residential structures), communication towers, and utility facilities. Preference is to the fascia of buildings or mechanical penthouses.*
- 2. Co-location (on one support structure) with other WCFs.*
- 3. In agricultural zones as permitted in the use matrix.*
- 4. In residential zones as permitted in the use matrix.*

**NOTE:**

Draft doesn't mention allowing in LI-1 and HI-1 zones which we approved in the matrix. We will want to edit either the draft chapter or the matrix.

### **Planned Residential and Planned Commercial Developments vs. Code**

Per code:

A Planned Unit Development Overlay Zone is permitted in all residential zones pursuant to Chapter 18.70. A list of uses, ranging from residences, to transportation and commercial facilities to motels are permitted as part of a PUD **if not prohibited by the underlying property zone.**

#### **NOTE:**

**This will require more research on my end.** We currently don't have many of the listed types of facilities listed as permitted in the residential zones, which means they wouldn't be allowed as part of a PUD, which is probably not what we want. It may be easiest to amend the PUD chapter in this instance. PUDs can include a variety of compatible land uses such as housing, recreation, commercial within one development or could be all residential. This chapter seems to apply to both residential and commercial developments, however, it is not allowed in the Commercial Zone, which doesn't make sense, especially if only permitted residential uses are allowed.

I would consider this something to table for the future. **As far as the use matrix goes I would consider Planned Residential Developments and Planned Commercial Developments those projects that are initiated through a development agreement, at this point.**

~~Chapter 18.15~~  
~~DISTRICTS ESTABLISHED, ZONING MAP, AND BOUNDARIES~~

~~Sections:~~

- ~~18.15.010 — Classification of zones.~~
- ~~18.15.020 — Planned unit development overlay zone.~~
- ~~18.15.030 — Zoning map.~~
- ~~18.15.040 — Zone boundaries.~~
- ~~18.15.045 — Use matrix.~~

~~18.15.010 — Classification of zones.~~

~~For the purposes of this title, the county or portion thereof is divided into zones designated as follows:~~

<del>Zone</del>	<del>Abbreviated Designation</del>
<del>Agricultural zone</del>	<del>A-1</del>
<del>Agricultural zone</del>	<del>A-2</del>
<del>Agricultural zone</del>	<del>A-3</del>
<del>Agricultural-residential zone</del>	<del>AR-1</del>
<del>Agricultural-residential zone</del>	<del>AR-2</del>
<del>Commercial zone</del>	<del>C-1</del>
<del>Light industrial zone</del>	<del>LI-1</del>
<del>Heavy industrial zone</del>	<del>HI-1</del>
<del>Recreation zone</del>	<del>R-1</del>
<del>Watershed zone</del>	<del>W-1</del>

~~{Ord. 2015-02 § 2; Ord. 95-01 § 5; Ord. 90-02 § 5.}~~

~~18.15.020 — Planned unit development overlay zone.~~

~~An overlay zone will be created within planned unit development boundaries provided a permit has been issued for said development pursuant to Chapter 18.70 CCC. The overlay zone shall be designated by the suffix “PUD” added to the symbol of the parent zone. {Ord. 2015-02 § 2; Ord. 95-01 § 6; Ord. 90-02 § 6.}~~

~~18.15.030 — Zoning map.~~

~~A. The location and boundaries of the zones designated in CCC 18.15.010 are established as shown on the map entitled “Zoning Map of the County of Columbia” dated with the effective date of the ordinance codified in this title and signed by the board of Columbia County commissioners and the Columbia County auditor and is hereafter referred to as the “zoning map.”~~

~~B. The signed copy of the zoning map shall be maintained on file in the office of the Columbia County auditor and is made a part of this title. {Ord. 2015-02 § 2; Ord. 95-01 § 7; Ord. 90-02 § 7.}~~

**~~18.15.040~~ — ~~Zone boundaries.~~**

~~Unless otherwise specified, zone boundaries are topographical contour lines, section lines, lot lines or the centerline of street, alleys, railroad rights of way, or such lines extended. Where a zone boundary divides a land parcel under a single ownership into two zones, then the entire parcel shall be zoned for the less restrictive use by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than 50 feet. The procedure for a zone change shall be followed. [Ord. 2015-02 § 2; Ord. 95-01 § 18; Ord. 90-02 § 18.]~~

**~~18.15.045~~ — ~~Use matrix.~~**

~~18.15.045 Use Matrix~~

A use not listed in the following table may be allowed if the planning director determines that the proposed use will be compatible with other allowed uses and shares characteristics such as size, density and impact on surrounding users. A determination that a use qualifies as a similar and compatible use and the findings supporting the determination shall be in writing.



	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Abattoir/slaughterhouse/rendering plant	C						C	<u>C</u>		
<del>Accessory ag structure &lt;1,800 sf</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	-	-	-	-	-
<del>Accessory ag structure &gt;1,800 sf</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>C</del>	<del>C</del>	-	-	-	-	-
Accessory structure, industrial							<del>PA</del>	<del>PA</del>		
Accessory structure, residential	<del>PA</del>	<del>PA</del>	<del>PA</del>	<del>PA</del>	<del>PA</del>					
Adult entertainment						C				
Ag chemical production							C	C		
Ag chemical storage and sales	<u>C</u>	C					C	C		
Ag <del>machinery storage</del> shops, barns, hay sheds, storage, office	P	P	P	<del>PA</del>	<del>PA</del>					
Agricultural/ <del>farmer's</del> market	C	C	C	C	C	P				
Agri-tourism activities	C	C	C	C	C	<del>P</del>				
Airports and aviation activities	C	C	C					C		
<del>Alternative</del> -energy, related to the allowed uses on site	A	A	A	A	A	A	A	A		
Alternative energy production facilities (commercial)	C							C		
<del>Alternative energy production facilities (noncommercial)</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	-	-
<del>Animal clinic, large animals</del>	-	<del>C</del>	-	-	-	-	-	-	-	-
<del>Animal clinic, small animals</del>	-	<del>C</del>	-	-	-	<del>C</del>	<del>C</del>	-	-	-
Apiaries and honey production ( <del>4+</del> hives)	P	<del>CP</del>	<del>CP</del>		<del>P</del>					
<del>Apparel manufacture</del> Manufacture/assembly, apparel						<del>A</del>	C	C		
Arboretums and gardens, public	C	C	C	<u>C</u>	<u>C</u>	<u>C</u>				
<del>Archery</del> Sport shooting range	C	C	<u>C</u>		C	<u>C</u>	<u>C</u>			
<del>Arts and crafts, antique sales</del>	-	-	-	-	-	P	-	-	-	-
Asphalt plant								C		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Assisted living facility/ <u>convalescent home/nursing home/group home</u>			€	C	<u>C</u>					
<u>Auto repair shop</u>	-	-	-	-	-	€	€	€	-	-
<u>Auto sales or service</u>	-	-	-	-	-	P	-	-	-	-
Auto storage							C			
Auto towing, secured <u>yard</u>							P			
Auto/truck sales and service						P	<u>P</u>			
<u>Backpacking/hiking</u>	-	-	-	-	-	-	-	-	-	P
<u>Bakery, retail</u>	-	-	-	-	-	€	P	-	-	-
Bakery, wholesale						€ <u>A</u>	P	P		
<u>Bank</u>	-	-	-	-	-	P	-	-	-	-
Bed and breakfast	C	C	C	C	C	C			C	
Beverage <del>industry</del> <u>manufacturing/bottling</u>						€ <u>A</u>	P	P		
<u>Bicycle shop</u>	-	-	-	-	-	€	P	-	-	-
Boarding/rooming house				C	C					
Boat building and repair						€	P	P		
<u>Book store</u>	-	-	-	-	-	P	-	-	-	-
<u>Commercial amusement; B</u> bowling alley, arcade, mini golfs, etc.						P				
Building supply outlet						€ <u>P</u>	P			
<u>Bulk fuel distributor</u>	-	-	-	-	-	-	€	€	-	-
<u>Canning/packing foods</u> <u>Food canning/packing plant</u>							C	C		
Car wash						€ <u>P</u>	P	C		
Caretaker's residence	<u>A</u>	<u>A</u>					€ <u>A</u>	<u>A</u>	<u>A</u>	
Catering establishment				C	C	P				

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Manufacture/assembly, C</del> ement/clay products <del>manufacturing</del>							C	P		
Cemetery	C	C	C	C	C				C	
<del>Chemicals, pharmaceuticals, cosmetics-</del> <del>manufacture</del> Manufacture/processing/packaging, <del>chemicals,</del> <del>pharmaceuticals, cosmetics</del>							<del>Pc</del>	<del>Pc</del>		
Church or place of religious worship		<u>C</u>	C	C	C	P				
Clinic, <u>medical</u>						P				
Cold storage plant	<u>C</u>					C	P	P		
<del>Commercial accessory buildings</del> Accessory structure, commercial						A				
Commercial composting	C						C	C		
Commercial livestock sale <u>yards</u>	C									
Commercial planned unit development						C				
Commercial recreational activities, <u>outdoor</u>	C				C	<u>C</u>			C	
Community center/ <u>club/grange/lodge</u>	<u>C</u>	C	C	C		P				
<del>Community club/grange/lodge</del>	-	<del>C</del>	<del>C</del>	<del>C</del>	-	<del>P</del>	-	-	-	-
<del>Concrete batch plant</del>	<del>C</del>	-	-	-	-	-	<del>C</del>	<del>C</del>	-	-
Condominiums				C	C	C				
Construction contractor's offices/yards						C	P	C		
<del>Convalescent home/nursing home</del>	-	-	-	<del>C</del>	-	<del>C</del>	-	-	-	-
<del>Convenience store, including fuel sales</del>	-	<del>C</del>	-	-	-	<del>P</del>	-	-	-	-
Convenience stores/restaurants associated with service stations/truck stops	<del>AC</del>	C	C			C	C			
<del>Correctional facility</del>	<del>C</del>	-	-	-	-	-	<del>C</del>	-	-	-
Cultural and/or historical facilities	C	C	C	C	C	C				
Dairy farming, <u>non-confined animal operation</u>	P		P							

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Dairy product processing</del>	<del>C</del>	<del>C</del>	<del>C</del>	-	-	<del>C</del>	<del>C</del>	<del>C</del>	-	-
Dairy, feed lot or other permanent confined animal operation, subject to all state laws	C									
Day care center <del>DAYCARE NEEDS DISCUSSED</del>				C	C	P				
<del>Department stores</del>	-	-	-	-	-	<del>P</del>	-	-	-	-
Detention/ <del>correction</del> facility	C						C	C		
<del>Drive-up food service</del>	-	-	-	-	-	<del>C</del>	<del>P</del>	-	-	-
<del>Dry cleaning/laundry service</del>	-	-	-	-	-	<del>C</del>	<del>P</del>	<del>C</del>	-	-
Educational services, <del>tutoring center</del>				<del>C</del>	<del>C</del>	P				
<del>Manufacture/assembly, Electronic electronic products manufacture/assembly</del>						<del>C</del>	P	P		
Equipment auction yard							<del>CP</del>	<del>CP</del>		
Espresso stand	C					P				
Event center	C	C	C	C	C	C				
Exercise facility						P				
<del>Manufacture, Fabrication</del> metal products, sheet metal, welding	C					C	P	P		
Farm labor housing	C	C								
<del>Farm shops, barns, hay sheds</del>	<del>A</del>	<del>P</del>	<del>P</del>	-	-	-	-	-	-	-
Farming/viniculture/horticulture/floriculture	P	P	P	P	P		P	P		
<del>Feed lot/yard</del>	<del>C</del>	-	-	-	-	-	-	-	-	-
Feed store	C	<del>C</del>	<del>C</del>			P				
<del>Fire/police station</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	-	-
Fish farm	C	<del>C</del>	<del>C</del>						P	<del>P</del>
Fish/wildlife habitat areas	P	P	P						<del>P</del>	<del>P</del>

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Fishing supply/sales	C	C	-	-	-	C	C	-	-	-
Flea market						C				
Food processing plant	C	-	-	-	-	C	P	P	-	-
Food/beverage processing, storage and distribution	C	C	C			C	P	P		
Forestry	PP	PP	PP	PP	PP	-	-	-	-	PP
Frozen food locker						C	P	P		
Fruit/vegetable stand, offsite sales	C	C	C	-C	C-	P				
Commercial and wholesale bulk fuel yard						C	C	C		
Manufacture/assembly, Furniture-furniture products manufacture/assembly, cabinet makers						C	P	P		
Furniture/home furnishings sales						P	C	C		
Manufacture/assembly, Glass products manufacture/assembly						C	P	P		
Golf course, driving range	C	C	C	C	C	C				
Government uses and structures	C	C	C	C	C	C	C	C		
Grain storage, private and public	P	P					P	P		
Grain storage, public	P	P	-	-	-	-	P	-	-	-
Grain/feed/crop storage	P	P	P	-	-	-	-	-	-	-
Grazing	P	P	P	P	P			P		P
Greenhouse, >800 sq and commercial	C	C	C		C	C	C	C		
Grocery store						P				
Guest house (single bedroom, no kitchen)	A	A	A	A	A					
Gun range	C	-	-	-	-	-	-	-	-	-
Manufacture/assembly, Hardware products manufacture/assembly						C	P	P		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Hardware/garden store/lumber yard</del>	-	-	-	-	-	<u>C</u>	<u>P</u>	-	-	-
Hazardous waste temporary storage							C	C		
Heating and plumbing sales/service						<u>CP</u>	P			
Hobby farming, livestock for personal use	P	P	P	P	P					
<del>Livestock, Hog ranch</del> commercial swine production	C									
Home day care provider <u>(REVIEW W/CODE)</u>	C	C	C	C	C					
Home occupation	P	P	P	P	P					
Horse boarding/training, riding stable	<u>CP</u>	<u>CP</u>	<u>CP</u>		<u>CC</u>					
<del>Horseback riding</del>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	-
Hotel/motel						P				
Hunting club/lodge	C	C	C		C				C	
Industrial parks							P	P		
Kennels, commercial, dog	<u>C</u>	C	<u>C</u>		<u>C</u>		C			
<del>Laundromat</del>	-	-	-	-	-	<u>P</u>	-	-	-	-
<del>Manufacture/assembly, L</del> leather products manufacture/assembly						<u>C</u>	P	P		
Libraries		C		<u>C</u>		P				
<del>Livestock, cows/horses</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	-	-	-	-	-
<del>Livestock, other common farm animals</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	-	-	-	-	-
Livestock <u>and common farm animals, commercial</u> production <u>(excludes swine)</u>	P	P	P	C	C					
Livestock, swine for home consumption	P	P	P	C	C					
Machine shop						<u>CP</u>	P	P		
Machinery/heavy equipment sales, service, storage						<u>CP</u>	P	P		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Manufacture</del> Manufacture/assembly/fabrication, <del>retail</del> lumber/ <del>lumber</del> yard						C	P	P		
Manufactured home park			€	C						
Manufactured home sales						C	€P			
<del>Manufacture/assembly/fabrication</del> , <del>Manufactured-manufactured</del> homes, travel trailers, campers, <del>manufacture/assembly/fabrication</del>							€P	€P		
<del>Marijuana production land use</del>	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>				<del>C-2</del>			
Marijuana <del>growth and</del> -processing, <del>extraction</del>							<del>C-2</del>	<del>C-2</del>		
Marijuana <del>retail</del> sales <del>including dispensary, bakery, lounge, etc.</del>						<del>C-2</del>				
Marina	C					C	C	C		
Meat packing plant							C	C		
Medical/scientific research, <del>laboratory</del>						C	C	C		
<del>Manufacture/assembly</del> , <del>Medical</del> medical/scientific products, <del>non-drug</del> manufacture/assembly						C	€P	€P		
Microbrewery/brewery/winery, <del>commercial</del>	€	€	€			€P	€P			
<del>Miniature golf</del>	-	€	-	-	€	€	-	-	-	-
<del>Mining, rock quarries</del> , <del>Concrete</del> batch plants	C	C			C		P	P		
<del>Moto</del> cross track	€	€	€	-	€	-	-	-	-	-
<del>Nonilluminated-g</del> Greenhouses, <del>nonilluminated</del> or illuminated <200 sq ft	A	C	C	C	C		C			
<del>Fuel storage, private, Non</del> ot-for-sale <del>fuel storage</del>	P	P	P							
Nursery, commercial/retail/wholesale	C				<del>C</del>	€P	P	C		
<del>Nursing home</del>	-	-	-	€	-	€	-	-	-	-
<del>Office supply store</del>	-	-	-	-	-	P	-	-	-	-
On-site sales of farm products produced, processed and/or packaged on site, including nursery, meat, dairy, orchard or similar products	€P	P	P	P	P					
Paper mill								C		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Manufacture/assembly, P</del> paper products <del>manufacture/assembly</del>						<u>C</u>	C	C		
Parcel delivery service, packaging, crating						<u>P</u>	P			
Parking lot, commercial/public						<u>P</u> <u>A</u>	<u>A</u>	<u>A</u>		
Parking lot, trucks						C	<u>C</u>	<u>C</u>		
<del>Parks and playgrounds</del>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	-	-	-	-	-
<del>Pawn shop</del>	-	-	-	-	-	<u>P</u>	-	-	-	-
<del>Personal services (barber, salon, etc.)</del>	-	-	-	-	-	<u>P</u>	-	-	-	-
<del>Pet store</del>	-	-	-	-	-	<u>P</u>	-	-	-	-
<del>Pharmacies</del>	-	-	-	-	-	<u>P</u>	-	-	-	-
Planned residential development		P	P	P	C				P	
<del>Manufacture/assembly, P</del> plastic products <del>manufacture/assembly</del>						<u>C</u>	C	C		
<del>Play fields, p</del> Parks, <del>playgrounds, play fields,</del> public or private	C	C	C	C	C					
<del>Portable sawmills</del> Sawmill, <del>portable</del>	P	<u>EP</u>	<u>P</u>		<u>EP</u>		<u>P</u>	P		P
<del>Poultry, commercial</del>	<u>P</u>	<u>E</u>	<u>E</u>	-	-	-	-	-	-	-
<del>School, Pre</del> schoolpreschool				C	C	P				
Printing, publishing, binding						C	P			
<del>Private airports</del> Airports and landing fields, <del>private</del>	P	C	C							
Processing and value-added operations related to the production of ag products grown on site	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>					
Public and quasi-public facilities	C	C	C	<u>C</u>	C	<u>C</u>			<u>C</u>	
Quarry, <del>sand/gravel pit</del> (>3 acres)	C	C	C		C					
Quarry, <del>sand/gravel pit</del> (<3 acres)	P	C	C		<u>C</u>					
Racetrack/speedway (horse, mini sprint, <del>motocross</del> etc.)	C	C	C		<u>C</u>					



	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Recreational vehicle park or tent campground	C	C	<u>C</u>		C				C	
Recycling plant, exterior							C	C		
Recycling plant, interior							P	C		
Repair services, appliances/electronics						P	<del>CC</del>			
<del>Research laboratory</del>	-	-	-	-	-	<del>C</del>	<del>P</del>	-	-	-
Restaurant, drive-in <del>up food service</del> , cafe	C	C				P	C	C		
Retail stores/service (grocery, food, <del>secondhand, upholstery shop, bike repair, etc.</del> )						P	<u>C</u>			
<del>Retail, textiles, sporting goods</del>	-	-	-	-	-	<del>P</del>	-	-	-	-
<del>Roller skating/ice skating rink</del>	-	-	-	-	-	<del>P</del>	-	-	-	-
<del>Manufacture/assembly, Rubber products manufacture</del>						<u>C</u>	C	C		
RV sales and service						C	<u>C</u>			
<del>Sand and gravel pits/rock quarries</del>	<del>C</del>	<del>C</del>	<del>C</del>	-	-	-	-	-	-	-
Sawmill	C	C	C				C			
School, college/university	C			C						
School, K-12	C			C						
School, private or parochial	C			C	<u>C</u>					
<del>Self-service laundry</del>	-	-	-	-	-	<del>P</del>	-	-	-	-
<del>Service stations, including truck stops</del>	<del>C</del>	-	-	-	-	<del>C</del>	-	-	-	-
Short-term rentals	C	C	C	C	C					
Sign shop						<del>CC</del>	P			
Single-family <del>homesdwelling</del>	P	P	P	P	P					
Single-family recreational or part-time dwellings	P	P	P	P	P					

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Skiing</del>	-	-	-	-	-	-	-	-	P	P
<del>Slaughterhouse</del>	-	-	-	-	-	-	-	C	-	-
<del>Snowmobiling</del>	-	-	-	-	-	-	-	-	P	P
Solid waste landfill	C							C		
Solid waste transfer station	C	C	C				C	C	C	
Storage and distribution of farm fertilizers, chemicals, bulk fuel and related equipment	C						C	C		
Storage rental unit						C	C			
Storage, sales, distribution of hazardous materials							C	C		
Taxidermy	C	C	C	C	C	P				
Telecommunication towers	C	C	C	C			C	C		
Temporary uses and special events (" <u>3</u> " means BOCC approval)	P-3	P-3	P-3	P-3	P-3	<u>P-3</u>	P-3			
Terminal yard/trucking yard <u>(duplicate?)</u>							C	C		
Theater, interior						P				
Theater, drive-in	C					C	C			
<del>Tire shop</del>	-	-	-	-	-	C	P	C	-	-
Tractor/trailer sales						C	C			
Trail systems	C	C	C	C	C	C	C		P	
Transfer station/ <del>park</del> -and- <del>ride</del> lot						C	C	C		
<del>Upholstery shop</del>	C	C	C	-	-	C	P	-	-	-
Utility uses and <del>structures</del> power distribution centers	C	C	C			C	C	C		
<del>Variety stores, secondhand and pawn shops</del>	-	-	-	-	-	P	-	-	-	-
Vehicle recycling facilities								C		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
<del>Vehicle repair and service shops</del>	-	-	-	-	-	<u>P</u>	<u>C</u>	-	-	-
Veterinary clinic	C	C	C			C				
<del>Schools, Vocational/trade schools</del>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	C				
Warehouse						C	P	P		
Wastewater treatment facilities	C	C					C	C		
Wholesale distributing facility							C	<u>P</u>		
Winery for the crushing, fermentation, bottling, tasting or sales of grapes, fruits, or berries where at least 20% of the raw product is grown on site_	<u>CP</u>	<u>C</u>	<u>C</u>							
<del>Wood processing plant</del>	-	-	-	-	-	-	<u>C</u>	<u>C</u>	-	-
<del>Wrecking/junk yard</del> <del>Vehicle salvaging and dismantling</del>	-	<u>C</u>					C	C		
<b>P – Permitted Use A – Accessory Use C – Conditional Use</b> <b>Level of Approval: 1 – Administrative 2 – Hearings Examiner 3 – BoCC</b>										

—[Ord. 2019-02; Ord. 2017-03 (Exh. D); Ord. 2015-02 § 2.]

1. Recreational marijuana land uses, processing and retail sales may only be allowed subject to conditional use approval in zones identified in the above use matrix only where the land is not within a designated urban growth area as adopted within the official county zoning map per CCC 18.150.

18.15.045 Use Matrix

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Abattoir/slaughterhouse/rendering plant	C						C	C		
Accessory structure, commercial						A				
Accessory structure, industrial							A	A		
Accessory structure, residential	A	A	A	A	A					
Adult entertainment						C				
Ag chemical production							C	C		
Ag chemical storage and sales	C	C					C	C		
Ag shops, barns, hay sheds, storage, office	P	P	P	A	A					
Agricultural/farmer's market	C	C	C	C	C	P				
Agri-tourism activities	C	C	C	C	C					
Airports and aviation activities	C	C	C					C		
Airports and landing fields, private	P	C	C							
Alternative energy production facilities (commercial)	C							C		
Alternative-energy, related to the allowed uses on site	A	A	A	A	A	A	A	A		
Apiaries and honey production (4+ hives)	P	P	P		P					
Arboretums and gardens, public	C	C	C	C	C	C				
Asphalt plant								C		
Assisted living facility/convalescent home/nursing home/group home				C	C					
Auto storage							C			
Auto towing, secured yard							P			
Auto/truck sales and service						P	P			
Bakery, wholesale						A	P	P		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Bed and breakfast	C	C	C	C	C	C			C	
Beverage manufacturing/bottling						A	P	P		
Boarding/rooming house				C	C					
Boat building and repair							P	P		
Building supply outlet						P	P			
Car wash						P	P	C		
Caretaker's residence	A	A					A	A	A	
Catering establishment				C	C	P				
Cemetery	C	C	C	C	C				C	
Church or place of religious worship		C	C	C	C	P				
Clinic, medical						P				
Cold storage plant	C					C	P	P		
Commercial amusement; bowling alley, arcade, mini golf, etc.						P				
Commercial and wholesale bulk fuel yard						C	C	C		
Commercial composting	C						C	C		
Commercial livestock sale yard	C									
<b>Commercial planned unit development</b>						C				
Commercial recreational activities, outdoor	C				C	C			C	
Community center/club/grange/lodge	C	C	C	C		P				
Concrete batch plants	C	C			C		P	P		
Condominiums				C	C	C				
Construction contractor's offices/yards						C	P	C		
Convenience stores/restaurants associated with service stations/truck stops	C	C	C			C	C			

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Cultural and/or historical facilities	C	C	C	C	C	C				
Dairy farming, non-confined animal operation	P		P							
Dairy, feed lot or other permanent confined animal operation, subject to all state laws	C									
Day care center DAYCARE NEEDS DISCUSSED				C	C	P				
Detention/correction facility	C						C	C		
Educational services, tutoring center				C	C	P				
Equipment auction yard							P	P		
Espresso stand	C					P				
Event center	C	C	C	C	C	C				
Exercise facility						P				
Farm labor housing	C	C								
Farming/viniculture/horticulture/floriculture	P	P	P	P	P		P	P		
Feed store	C	C	C			P				
Fish farm	C	C	C						P	
Fish/wildlife habitat areas	P	P	P						P	P
Flea market						C				
Food canning/packing plant							C	C		
Food/beverage processing, storage and distribution	C	C	C			C	P	P		
Forestry	P	P	P	P	P					P
Frozen food locker						C	P	P		
Fruit/vegetable stand, offsite sales	C	C	C	C	C	P				
Fuel storage, private, not-for-sale	P	P	P							

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Furniture/home furnishings sales						P	C	C		
Golf course, driving range	C	C	C	C	C	C				
Government uses and structures	C	C	C	C	C	C	C	C		
Grain storage, private and public	P	P					P	P		
Grazing	P	P	P	P	P			P		P
Greenhouse, nonilluminated or illuminated <200 sq ft	A	C	C	C	C		C			
Greenhouse, >800 sq and commercial	C	C	C		C	C	C	C		
Grocery store						P				
Guest house (single bedroom, no kitchen)	A	A	A	A	A					
Hazardous waste temporary storage							C	C		
Heating and plumbing sales/service						P	P			
Hobby farming, livestock for personal use	P	P	P	P	P					
Home day care provider (REVIEW W/CODE)	C	C	C	C	C					
Home occupation	P	P	P	P	P					
Horse boarding/training, riding stable	P	P	P		C					
Hotel/motel						P				
Hunting club/lodge	C	C	C		C				C	
Industrial parks							P	P		
Kennels, commercial, dog	C	C	C		C		C			
Libraries		C		C		P				
Livestock and common farm animals, commercial production (excludes swine)	P	P	P	C	C					
Livestock, commercial swine production	C									

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Livestock, swine for home consumption	P	P	P	C	C					
Machine shop						P	P	P		
Machinery/heavy equipment sales, service, storage						P	P	P		
Manufacture, fabrication metal products, sheet metal, welding	C					C	P	P		
Manufacture/assembly, apparel						A	C	C		
Manufacture/assembly, cement/clay products							C	P		
Manufacture/assembly, electronic products						C	P	P		
Manufacture/assembly, furniture products, cabinet makers						C	P	P		
Manufacture/assembly, glass products						C	P	P		
Manufacture/assembly, hardware products						C	P	P		
Manufacture/assembly, leather products						C	P	P		
Manufacture/assembly, medical/scientific products, non-drug						C	P	P		
Manufacture/assembly, paper products						C	C	C		
Manufacture/assembly, plastic products						C	C	C		
Manufacture/assembly, rubber products						C	C	C		
Manufacture/assembly/fabrication ,manufactured homes, travel trailers, campers,							P	P		
Manufacture/assembly/fabrication, retail lumber/lumber yard						C	P	P		
Manufacture/processing/packaging, chemicals, pharmaceuticals, cosmetics							c	c		
Manufactured home park				C						
Manufactured home sales						C	P			
Marijuana processing, extraction							C-2	C-2		
Marijuana production land use	C-2	C-2	C-2				C-2			



	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Marijuana retail sales including dispensary, bakery, lounge, etc.						C-2				
Marina	C					C	C	C		
Meat packing plant							C	C		
Medical/scientific research, laboratory						C	C	C		
Microbrewery/brewery/winery, commercial						P	P			
Nursery, commercial/retail/wholesale	C				C	P	P	C		
On-site sales of farm products produced, processed and/or packaged on site, including nursery, meat, dairy, orchard or similar products	P	P	P	P	P					
Paper mill								C		
Parcel delivery service, packaging, crating						P	P			
Parking lot, commercial/public						A	A	A		
Parking lot, trucks						C	C	C		
Parks, playgrounds, play fields, public or private	C	C	C	C	C					
Planned residential development		P	P	P	C				P	
Printing, publishing, binding						C	P			
Processing and value-added operations related to the production of ag products grown on site	C	C	C	C	C					
Public and quasi-public facilities	C	C	C	C	C	C			C	
Quarry, sand/gravel pit (<3 acres)	P	C	C		C					
Quarry, sand/gravel pit (>3 acres)	C	C	C		C					
Racetrack/speedway (horse, mini sprint, motocross etc.)	C	C	C		C					
Recreational vehicle park or tent campground	C	C	C		C				C	
Recycling plant, exterior							C	C		
Recycling plant, interior							P	C		

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Repair services, appliances/electronics						P	C			
Restaurant, drive-up food service, cafe	C	C				P	C	C		
Retail stores/service (grocery, food, secondhand, upholstery shop, bike repair, etc.)						P	C			
RV sales and service						C	C			
Sawmill	C	C	C				C			
Sawmill, portable	P	P	P		P		P	P		P
School, college/university	C			C						
School, K-12	C			C						
School, preschool				C	C	P				
School, private or parochial	C			C	C					
Schools, vocational/trade schools	C			C	C	C				
Short-term rentals	C	C	C	C	C					
Sign shop						C	P			
Single-family dwelling	P	P	P	P	P					
Single-family recreational or part-time dwellings	P	P	P	P	P					
Solid waste landfill	C							C		
Solid waste transfer station	C	C	C				C	C		
Sport shooting range	C	C	C		C	C	C			
Storage and distribution of farm fertilizers, chemicals, bulk fuel and related equipment	C						C	C		
Storage rental unit						C	C			
Storage, sales, distribution of hazardous materials							C	C		
Taxidermy	C	C	C	C	C	P				

	A-1	A-2	A-3	AR-1	AR-2	C-1	LI-1	HI-1	R-1	W-1
Telecommunication towers	C	C	C	C			C	C		
Temporary uses and special events ("3" means BOCC approval)	P-3	P-3	P-3	P-3	P-3	P-3	P-3			
Terminal yard/trucking yard (duplicate?)							C	C		
Theater, drive-in	C					C	C			
Theater, interior						P				
Tractor/trailer sales						C	P			
Trail systems	C	C	C	C	C	C	C		P	
Transfer station/park-and-ride lot						P	P	C		
Utility uses and power distribution centers	C	C	C			C	C	C		
Vehicle recycling facilities								C		
Vehicle salvaging and dismantling							C	C		
Veterinary clinic	C	C	C			C				
Warehouse						C	P	P		
Wastewater treatment facilities	C	C					C	C		
Wholesale distributing facility							C	P		
Winery for the crushing, fermentation, bottling, tasting or sales of grapes, fruits, or berries where at least 20% of the raw product is grown on site	P	C	C							

1. Recreational marijuana land uses, processing and retail sales may only be allowed subject to conditional use approval in zones identified in the above use matrix only where the land is not within a designated urban growth area as adopted within the official county zoning map per CCC 18.150.

Consider additions:  
 Duplex/Triplex  
 Multifamily Dwelling

## **DAY CARE CURRENT**

### **Use Matrix**

#### **Day Care Center**

Conditional in AR-1, AR-2, Permitted in C-1

### **Definitions**

“Day care, child, family” means a child day care operation that regularly provides child day care for more than six and not more than 12 children in the provider’s home in the family living quarters (see Chapter [18.120](#) CCC).

### **Chapter 18.120**

### **CHILD DAY CARE FACILITIES**

#### Sections:

18.120.010	Purpose.
18.120.020	Definitions.
18.120.030	Family day care home.
18.120.040	Child mini-day care center.
18.120.050	Child day care center.
18.120.060	Registration.
18.120.070	Conflicts.

#### **18.120.010 Purpose.**

The Columbia County board of commissioners finds that affordable, good quality, and licensed child day care within Columbia County is critical to the well-being of parents and children in the community and is a needed community service. Further, it is the purpose of this chapter to facilitate the siting of licensed child day care facilities in Columbia County in a manner which simplifies the review and approval process while ensuring conformance with the surrounding land uses. [Ord. 91-03 § 1.]

#### **18.120.020 Definitions.**

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

“Child day care” means the provision of supplemental parental care and supervision:

1. For a nonrelated child or children;
2. On a regular basis;
3. For less than 24 hours a day; and
4. Under license by the Washington State Department of Social and Health Services.

As used in this chapter, the term is not intended to include babysitting services of a casual, nonrecurring nature or in the child’s own home. Likewise, the term is not intended to include cooperative, reciprocal child care by a group of parents in their respective homes.

“Child day care facility” means a building or structure in which an agency, person, or persons regularly provide care for a group of children for periods of less than 24 hours a day. Child day care facilities include family day care

centers regulated by the Washington State Department of Social and Health Services, as presently defined and hereafter amended (Chapter 74.15 RCW, WAC 388-73-422). [Ord. 91-03 § 2.]

**18.120.030 Family day care home.**

A. Family Day Care Home. A family day care home shall be permitted by right in all zoning districts permitting residences and shall be subject to the following requirements:

1. Meet Washington State child day care licensing requirements;
2. Comply with all building, fire safety, health code, and business licensing requirements;
3. Lot size, building size, setbacks, and lot coverage conform to the standards of the zone except if the structure is a legal nonconforming structure;
4. A safe passenger loading area must be provided;
5. Signage, if any, will conform to this title;
6. Filing of a child day care registration form with Columbia County as provided by CCC 18.120.060;
7. No structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure or be incompatible with surrounding residences is permitted. [Ord. 91-03 § 3.]

**18.120.040 Child mini-day care center.**

A. Child Mini-Day Care Center (Not Located in the Residence of the Day Care Provider). A child mini-day care center not located in the residence of the day care provider shall be permitted as a conditional use. A child mini-day care center is **allowed as a conditional use in all zones as enacted by this chapter.** (What zones?)

1. Notice. Notice of the proposal shall be given as provided below:
  - a. Notices shall be posted on site and in two other conspicuous locations in the vicinity of the site at least 10 calendar days prior to final action taken by the approval body;
  - b. The notice shall include a description of the proposal, site location, deadline for submitting written comments, and the address and phone number of the Columbia County planning department;
2. Administrative Review Requirements. The planning director/building official shall review applications for a mini-day care center not located in the residence of the care provider in all zones and may approve, modify, or deny the application subject to the following requirements:
  - a. Meet Washington State child day care licensing requirements;
  - b. Comply with all building, fire safety, health code, and business licensing requirements;
  - c. Signage, if any, will conform to the requirements of this title;
  - d. Filing of a child day care registration form with Columbia County as provided for in CCC 18.120.060;
  - e. **Parking must meet approval of the Columbia County engineer;** (necessary?)
  - f. The site must be landscaped in a manner compatible with adjacent residences;
  - g. No structural or decorative alteration which will alter the residential character of an existing residential structure used for a child mini-day care center is permitted. Any new or remodeled structure must be designed to be compatible with the residential character of the surrounding neighborhood;
  - h. **The child mini-day care center shall not be located within 300 feet of another child mini-day care center not located in the residence of the care provider or child day care center.** (why?) Any child day care center which is an accessory use pursuant to CCC 18.120.050(D) shall be excluded;

i. The planning director/building official may attach conditions to the permit in order to reduce conflicts between the child mini-day care center and the surrounding neighborhood; i.e., noise attenuation, special parking needs, and hours of operation;

j. If the planning director/building official finds that there is just cause for a public hearing, final approval shall be determined through the conditional use permit process and shall be subject to the requirements of CCC 18.120.050(A)(1) and this title.

Any appeal will be processed through the Columbia County board of commissioners in accordance with this title.

B. All Other Zones. A child mini-day care center not located in the residence of the care provider is permitted by conditional use permit in all zones within Columbia County, provided the conditions set forth in subsections (A)(2)(a) through (g) of this section are met. [Ord. 91-03 § 4.] (ALL ZONES??)

**18.120.050 Child day care center.**

A child day care center may be allowed in the designated zoning districts as follows:

A. Zoning Districts (Single-Family Residential and Two-Family Residents). A child day care center may be allowed in these zoning districts only upon issuance of a conditional use permit pursuant to Chapter 18.80 CCC.

1. Conditional Use Permit Requirements.

- a. Meet Washington State child day care licensing requirements;
- b. Comply with all building, fire safety, health code, and business licensing requirements;
- c. Lot size, building size, setbacks and lot coverage conform to those applicable to the zoning district;
- d. Signage, if any, will conform to the requirements for the applicable zone;
- e. Filing of a child day care registration form with the Columbia County planning director as provided for in CCC 18.120.060;
- f. Parking requirements shall conform to Chapter 18.90 CCC; (daycare not addressed in CCC 18.90)
- g. A fence at least four feet high must be installed around the play yard;
- h. The site must be landscaped in a manner compatible with adjacent residences;
- i. No structural or decorative alteration which will alter the residential character of an existing residential structure used for a child day care center is permitted. Any new or remodelled structure must be designed to be compatible with the residential character of the surrounding neighborhood;
- j. The child day care center shall not be located within 300 feet of another child day care center or child mini-day care center not located in the residence of the care provider, excluding any child day care center which is an accessory use pursuant to subsection (D) of this section.

B. All Other Zones. A child day care center is permitted by right in all other zones subject to the following requirements: (ALL ZONES??)

1. Meet Washington State child day care licensing requirement;
2. Comply with all building, fire safety, traffic safety, health code, and business licensing requirements;
3. Setbacks, screening, landscaping, lot size, building size, and lot coverage shall conform to the pertinent portions of the zoning code;
4. Parking requirements shall conform to Chapter 18.90 CCC;

5. Filing of a child day care registration form with the county as provided for in CCC 18.120.060.

C. Limitations in Use of Family Residence. No child day care center shall be located in a private family residence unless the portion of the residence where the children hours the center is in operation, or is separate from the usual living quarters of the family.

D. Accessory Use. A child day care center, if sited on the premises of an operating community service facility, shall be considered accessory to the principal use of the property concerned. [Ord. 91-03 § 5.]

**18.120.060 Registration.**

Each child day care service provider must register with the Columbia County planning department by completing a child day care registration form as provided by the department prior to initiation of the use. Upon registration, the child day care provider must be able to demonstrate compliance with the applicable conditions of this chapter. [Ord. 91-03 § 6.]

**18.120.070 Conflicts.**

In the event of conflict between this chapter and any other ordinance or zoning provision for Columbia County, the provisions of this chapter shall prevail. [Ord. 91-03 § 7.]

## Day Care Facilities Proposed Fixes

Must allow in Residential and Commercial zones per RCW 36.70.757

### Use Matrix

#### **Family Day Care Home (Add to matrix)**

Permitted in A-1, A-2, A-3, AR-1, AR-2, C-1 pursuant to 18.120.030

#### **Child Mini Day Care Center (Add to matrix)**

Conditional in A-1, A-2, A-3, AR-1, AR-2, C-1 pursuant to 18.120.040

#### **Child Day Care Center (Add to matrix)**

Conditional in A-1, A-2, A-3, AR-1, AR-2, C-1 pursuant to 18.120.050

*Some codes allow in L-1 and even H-1.*

### Add Definitions

**“Family Day Care Home”** means a child care provider who regularly provides child supervision for not more than twelve children in the provider’s home in the family living quarters.

**“Child Mini Day Care Center”** means a person or agency providing care during part of the twenty-four-hour day to twelve or fewer children, not located in the home of the provider.

**“Child Day Care Center”** means a person or agency that provides regularly scheduled care for thirteen or more children for periods less than twenty-four hours.

### Code:

Change wording of “all zones” to specific zones or “all residential and commercial zones.”

Review highlighted portions.



# RESIDENTIAL CARE CURRENT

## Use Matrix

**Assisted living facility/convalescent home/nursing home/group home**

Conditional in AR1 and AR2

## Code Definitions

Definitions:

“Group care facility, residential, large” means a residential structure occupied by between six and 12 persons with handicaps either within a family or other unrelated individuals. As used in this section, “handicaps” are as defined in the federal Fair Housing Amendments Act of 1988.

“Group care facility, residential, small” means a residential structure occupied by up to six persons with handicaps either within a family or other unrelated individuals. As used in this section, “handicaps” are as defined in the federal Fair Housing Amendments Act of 1988.

## Chapter 18.115 RESIDENTIAL CARE FACILITIES (HOUSING?)

Sections:

**18.115.010 Purpose.**

**18.115.020 Definitions.**

**18.115.030 Housing for people with functional disabilities.**

**18.115.040 Conflicts.**

**18.115.010 Purpose.** 

The board finds that housing facilities for special needs populations are protected under provisions of the federal Fair Housing Amendments Act of 1988. Location of such facilities within the county of Columbia is critical to the well-being of special needs members of the community, and fulfills a needed community service. Further, it is the purpose to facilitate the siting of the residential care facilities and adult family homes in the county of Columbia. [Ord. 91-02 § 1.]

**18.115.020 Definitions.** 

Unless otherwise apparent from the context, certain words and phrases used are defined as follows:

“Adult family home” means the regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for in law

(RCW [70.128.010](#)). Adult family homes are permitted as a conditional use in the A-1, A-2, A-3, AR-1 and AR-2 zones.

“Family” means an individual or two or more persons related by blood or marriage, or two or more persons with functional disabilities as defined herein, or a group of not more than six unrelated persons, living together to share a single household unit.

“Housing for people with functional disabilities” means housing used, or intended for use, by persons with functional disabilities. The term includes, but is not limited to, adult family homes, residential care facilities and housing for any supported living arrangement, as herein defined.

“People with functional disabilities” means:

1. A person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:
  - a. Needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living; or
  - b. Needing supports to ameliorate or compensate for the effects of the functional disabilities so as to lead as independent a life as possible; or
  - c. Having a physical or mental impairment which substantially limits one or more of such person’s major life activities; or
  - d. Having a record of having such an impairment; or
2. Being regarded as having such an impairment, but such term does not include current, illegal use of or active addition to a controlled substance.

“Residential care facility” means a facility, licensed by the state, that cares for at least five but not more than 15 people with functional disabilities, that has not been licensed as an adult family home pursuant to RCW [70.128.050](#).

“Supported living arrangement” means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance. [Ord. 2017-04; Ord. 91-02 § 2.]

Housing for people with functional disabilities, as defined herein, which meets the applicable Washington State licensing requirements, shall be considered a residential use of property for zoning purposes. They shall be permitted as a conditional use in the A-1, A-2, A-3, AR-1 and AR-2 zones.

The conversion of an existing residential structure to an adult family home, as housing for people with functional disabilities, shall not be deemed a change of use or an abandonment or discontinuity of the prior use of the structure, if such structure constituted a prior legal nonconforming use. [Amended during 2012 codification; Ord. 91-02 § 3.]

**18.115.040 Conflicts.** 

In the event of a conflict between this and any other portions of the zoning ordinance, this provision shall prevail. [Ord. 91-02 § 4.]

## Residential Care Facilities Proposed Fixes

### Use Matrix

**Adult Family Home (Add to matrix)**

Conditional in A-1, A-2, A-3, AR-1 and AR-2

**Residential Care Facility (Add to matrix)**

Conditional in A-1, A-2, A-3, AR-1 and AR-2

**Supported Living Arrangement (Add to matrix)**

Conditional in A-1, A-2, A-3, AR-1 and AR-2

\*\*\* OR include all three on one line as **Residential Care Facilities, adult family homes, supported living arrangements.**

**Congregate Living Facilities, Youth Homes (Add to Matrix) No functional disability**

Conditional in AR-1, AR-2

**Assisted Living Facility/Convalescent Home/Nursing Home/Group Home-Included Group Home above/others involve functional disabilities**

Conditional in AR-1 and AR-2

### Code Definitions

**Adult Family Home** – abode of a person providing personal care for one to four adults not related by blood or marriage. See CCC 18.115.020

**Residential Care Facility** – a state-licensed facility caring for at least five but not more than 15 people with functional disabilities. See CCC 18.115.020

**Supported Living Arrangement** - a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance.

**Youth Home** – a 24-hour group living environment for persons under the age of 18, unrelated to an owner or provider that offers room, board and 24-hour nonmedical care and supervision.

Delete code definitions for **Group care facility, residential, large** and **Group care facility, residential small** and move the above to **Definitions**.

May 5, 2020

Ms. Dena Martin  
Columbia County Planning Manager  
114 S. 2<sup>nd</sup> Street  
Dayton, Washington 99328

Dear Dena:

Thanks again for taking my phone call in late April 2020 regarding my concern on subdividing requirements. I own parcel number 2009400114270, a short Plat on Cottrill Road with about 14 acres.

The reason for this letter is two-fold. These are: 1) voice my support of NOT allowing landowners adjacent to my parcel or this area (Tax Area 2-0) to further subdivide property into any parcel that is less than 10 acres, and 2) ask if there is an opportunity to clarify code section 18.35.010 to mandate subdividing can only occur in 10 acre or more parcels. For example, if a landowner owns a parcel of 11 to 19 acres, they could not subdivide, as each parcel would not be 10 acres or more. Subsequently, if a landowner owns 20 acres, they could subdivide, as each parcel is 10 acres or more. No future subdividing is allowed where any parcel would be less than the 10-acre minimum.

After reading code section 18.35.010, I can see where different interpretations may arise, and hope the county might consider revising to clarify the requirements.

Below outlines a variety of factors to support my reasoning (in no order of priority):

1. Avoid impacts of overcrowding and congestion in an area zoned agriculture/recreational
2. Avoid a higher population density where landowners bought land to graze cattle or for privacy
3. Avoid impacts on natural running streams that drain into local rivers and waterways
4. Avoid impacts on wildlife and wildlife habitat and niche; including winter range for wildlife
5. Avoid or reduce additional traffic from recreational vehicles and cars/trucks
6. Avoid or reduce crime and break-in's (permanent residence is not allowed)
7. Avoid or reduce the number of people requesting special permission for a permanent residence
8. Avoid impacts to groundwater and surface water, including storm water run-off
9. Avoid increase in human waste/sewage where septic system are not common due to clay
10. Avoid or reduce calls to police to resolve disputes and matters arising from too many neighbors
11. Avoid or reduce possibility of an injury/ fatality from owners target shooting on their land
12. Preserve the use of the area to be rural and protect against turning into city/residential
13. Preserve the intent of many homeowners who bought for privacy

Appreciate your time and efforts to consider this letter. As a Navy submarine veteran, I love the peace and tranquility of this area and respect landowners. Nevertheless, times change and landowners change, and the more I hear, the more I hear of others wanting to subdivide to make money and turn a profit. Change is constant but I do believe protecting this area is vital to Columbia County.

Respectfully, Jack Donnelly

Ms. Dena Martin  
Columbia County Planning Manager  
114 S. 2<sup>nd</sup> Street  
Dayton, Washington 99328

May 7, 2020

Dear Dena,

We were given your name by another landowner on Eckler Mountain regarding an interest in subdividing some acreage, possibly down to one - two acre parcels. We have many concerns if this is permitted and have listed them below. I am a retired Public Health Nurse & my husband is a retired truck driver so both of us are well aware of the environmental impact this rezoning could potentially have on Eckler Mountain and our properties.

- Taxes – How much will our taxes go up for fire, roads etc.??
- Infrastructure – Snow removal, road maintenance, sheriff & REA staff & equipment maintenance will increase.
- Septic – How many applications for septic tanks be issued?? If not, there will be many outhouses dug, possibly near water?? I may be downstream from these outhouses??
- Water – How many wells will be needed/requested due to the increase in number of people living up there on a more permanent basis. Can the existing aquifer handle the increase usage?? Will wells be placed in a legal process??
- Rogers Gulch & seasonal creek – Is Fish & Game, DNR & other vital state &/or federal agencies aware of discussion to increase the number of people that may be using the creek that is on many of our properties??
- Zoning – Our property is zoned recreation, not permanent residence for a reason. We want the peace & quiet we have enjoyed most of the time for many years but by decreasing the amount of acreage each landowner may own, this defeats the purpose of having property in the wilderness.
- Fencing – increase number of barbed wire or electrical fencing that will potentially injure our elk, deer & other wildlife that inhabit the mountain access.
- Wilderness – Please don't destroy the beauty of Eckler Mountain or other local acreage. Leave No Trace will be gone, permanently.
- Safety – This is our main concern with the increase of homes/people in our mountain community. We have had enough break-ins, open alcohol container usage, theft & firearm issues on the mountain, lets not increase the amount of time & cost the Sheriff's Department's resources will need to be utilized.

We understand change & the importance of taxes but the environmental impact on the mountain will last forever & not in a positive way for our families & future landowners.

Our wish is this letter will be presented to the County Commissioners to please take into consideration that we, as taxpayers & landowners, do not want current or future requests to divide adjacent or surrounding acreage, into less than 10 acres per land owner, be allowed.

Thank you for your time, please contact us with any questions you may have.

Joseph Tarara & Nancy Tarara

(509) 735-3461

[joenant@charter.net](mailto:joenant@charter.net)

Parcel # 2009400114210

Tax Area 2-0