



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Regular Meeting Agenda
Monday, April 11, 2022 at 5:30 PM

Zoom link:

<https://us02web.zoom.us/j/82900579353?pwd=WUQ2b0c2Yy9CUFNUL3hqeGVNM2lXQT09>

Phone access: 1 253 215 8782

Meeting ID: 829 0057 9353

Passcode: 203786

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Agenda
- 4) Approval of Meeting Minutes
 - a. March 14, 2022
- 5) Public Hearing
 - a. None
- 6) Old Business
 - a. Continue review of wireless communication facilities draft code
 - b. Continue review of use matrix
 - i. Wireless communication facilities
 - ii. Definitions review
- 7) New Business
 - a. Shoreline Master Program Review Update
 - i. Consultant RFP
 - ii. Project process
- 8) Commissioners Reports
- 9) Planning and Building Department Update
 - a. Dayton Wetlands Complex
 - b. Assisted Living Facilities
- 10) Comments from the public and items not present on the agenda.
- 11) Adjournment
 - a. Next regular meeting: Monday, May 9, 2022 at 5:30 p.m.



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, March 14, 2022 @ 5:30 PM

- 1) Call to Order
 - a. Chair Chuck Reeves called to order the regular meeting of the Columbia County Planning Commission at 5:30 p.m. The meeting was held in the Planning Department conference room and was also available via the Zoom platform.
- 2) Roll Call and Establish Quorum
 - a. Commission members: Chuck Reeves, Peter Paolino, and Bill Carter were present in person. Jason Towery was absent and excused.
Staff: Dena Martin, Planning Manager, Clint Atteberry, Building Official.
Commissioner: Ryan Rundell.
Public: None.
- 3) Approval of Agenda
 - a. *Agenda was approved unanimously.*
- 4) Approval of Meeting Minutes
 - a. February 14, 2022
 - i. *Carter moved to approve, Paolino seconded. Meeting minutes were unanimously approved as submitted.*
- 5) Public Hearing
 - i. None
- 6) Old Business
 - a. Continued review of wireless communication facilities draft code
 - i. Review of sections 18.86.040 through 18.86.100. Edits were suggested to the model code and will be integrated into the draft code and brought before the commission for preliminary review.
- 7) New Business
 - a. Review use matrix
 - i. Rock Quarries

- a) Quarry, sand/gravel pit (< 3 acres) changed from permitted use to conditional use in the A-1 zone.
 - ii. Private Schools
 - a) School, private or parochial in the C-1 zone changed from not allowed to conditional use.
 - b) School, preschool in the C-1 zone changed from permitted use to conditional use.
 - c) Educational services, tutoring center in the C-1 zone changed from permitted to conditional use.
 - d) Develop definitions for “Educational services, tutoring center” and “School, private or parochial.”
 - iii. Telecommunication towers
 - a) Staff will review and draft edits to review small cell and large cell facilities separately.
 - iv. Commission will review updated matrix edits at its April meeting.
 - b. Election of officers
 - i. Carter nominated Paolino to vice chair, vote was 2-0 with Paolino abstaining. Carter will move from vice-chair to chair.
- 8) Commissioner Reports
- a. Reeves commented that complaint-driven code enforcement places the burden of responsibility on the public instead of the County.
 - b. Commissioner Rundell reported that he polled the other County Commissioners and they all agreed that zoning code enforcement should be proactive.
- 9) Planning Department Report, Dena Martin/Clint Atteberry
- a. Enforcement update
 - i. Atteberry reported that the violation on the Tucannon Road has seen improvement after staff met with the property owners on-site to discuss the violation and corrective actions.
 - b. Wetlands complex CUP

i. Martin gave an update and provided pictures of the Crooked River Complex as an example of what the Dayton project could look like.

c. Department Update

i. Griffen short plat 2022-01 is completed and awaiting final mapping for signatures.

ii. Lasater short plat 2018-003 had never been finalized due to an easement discrepancy. The applicants have requested an extension and are working to resolve the easement issue.

iii. RFPs have been advertised for a consultant for the Shoreline Master Program update and two firms have expressed interest thus far.

iv. Permitting has been initiated for the Starbuck Kellogg Hollow Bridge replacement project.

10) Comments from the public and items not present on the agenda.

a. Paolino inquired if there were ways to help RV park owners remove tenants who don't pay rent and/or overstay stay limits. Staff advised that the eviction process is the best way to remove these tenants. Staff also helps where and when they can.

b. Paolino asked if there had been any applications for the vacant Planning Commission seat. There have been no inquiries at this time.

11) Adjournment

a. *Reeves adjourned the regular meeting of the Columbia County Planning Commission at 7:06 p.m.*

b. Next regular meeting: Monday, April 11, 2022 at 5:30 p.m.

Charles G. Reeves, Chair

Date

Attest:

Dena Martin, Planning Manager

Date

CHAPTER 18.86 - WIRELESS COMMUNICATIONS FACILITIES

18.86.010 - Purpose.

The purpose of this chapter is to provide placement, design and screening criteria for all wireless communication facilities (“WCFs”) in the county in order to protect the public health, safety, general welfare, and quality of life in the county while preserving the rights of wireless communication providers. By enacting this chapter, it is Columbia County’s intent to:

- A. Ensure access to reliable wireless communications services throughout all areas of Columbia County;
- B. Encourage the use of Existing Structures for the collocation of Telecommunications Facilities
- C. Encourage the location of Support Structures, to the extent possible, in areas where any potential adverse impacts on the community will be minimized;
- D. Facilitate the responsible deployment of Telecommunications Facilities in residential areas to ensure comprehensive wireless services across Columbia County;
- E. Minimize the potential adverse effects associated with the construction of Monopoles and Towers through the implementation of reasonable design, landscaping, and construction practices;
- F. Ensure public health, safety, welfare, and convenience.

18.86.020 Definitions.

As used in this section, unless the context or subject matter clearly requires otherwise, the words and phrases defined below shall have the indicated meanings:

“Antenna” means an apparatus installed on a support structure designed for the transmission or reception of radio or electromagnetic frequency signals, including, but not limited to, panels, dishes, whips, or other similar equipment.

“Co-location” means the shared use of a WCF by more than one wireless communication provider.

“Conditional use” means a use that is permitted in one or more land use zones, but because of its unusual size, infrequent occurrence, special requirements, possible safety hazards or detrimental effects on surrounding properties, requires a special degree of control to ensure the use is consistent with other existing uses in the same zone and to ensure that the use will not be harmful to public interest.

“Existing structure” means a previously erected support structure or any other structure, including but not limited to, buildings and water tanks, to which WCFs can be attached.

“Small cell wireless communication facility” means any wireless communications facility that has an antenna no more than three cubic feet in volume and is mounted on structures 50 feet or less in height. These are typically attached to existing street lights or telephone poles in the public right-of-way, but may be attached to existing structures.

“Support structure(s)” means a structure such as a tower, billboard, building, or other existing or proposed structure designed to support or capable of supporting a device used in transmitting or receiving radio frequency signals. Does not include a structure in the right-of-way designed solely for the co-location of small wireless facilities.

“Tower” means a structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities

“Tower Height” means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. Measurement of tower height shall include antenna, base pad, and other appurtenances and shall include antenna, base pad, and other appurtenances and shall be measured from the finished grade. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

“Wireless communication facility (“WCF”)” means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including but not limited to, the enclosure where the support structure, antennae, accessory equipment, fences and any other equipment necessary for transmission or reception of radio or electromagnetic frequency signals are located. For the purposes of this chapter, this definition excludes small cell facilities.

“Wireless communication providers” means an entity that provides wireless communication services using radio or electromagnetic frequency signals.

18.86.030 - Exemptions.

- A. In the event an emergency or disaster is declared for the area, the Emergency Management Director and Planning Manager may confer and exempt WCFs from the requirements of this chapter during the duration of such emergency or disaster. Such exemptions shall be temporary and non-permanent.
- B. Telecommunications facilities and Support structures that were legally permitted on or before the date this Ordinance was enacted shall be considered a permitted and lawful use.

18.86.040 Development Standards for small cell facilities

- A. Small cell facilities are permitted in all zoning districts.
- B. A building permit is required if attaching to any structure other than an existing utility pole in the public right-of-way.
- C. Small cell facilities shall be located on existing and/or primary use buildings, poles or other existing support structures.
- D. Placement of a small cell facility on a non-conforming structure shall not be considered as an expansion of the non-conforming structure.
- E. All WCFs co-located on existing buildings shall be compatible with the existing architecture, color, texture, and or materials of the building and when located on roofs shall avoid the "porcupine effect" through camouflage or other technique acceptable to the planning manager.
- F. The maximum height of WCFs in the right of way shall be at fifty (50) feet.
- G. In the case of existing utility poles, light standards, etc., if the utility pole is unable to support the attachment (as verified by a structural engineer or other qualified professional) the existing utility pole may be replaced. In no case shall the height of the replacement utility pole be greater than fifty (50) feet

18.86.050 - Location of wireless communication facilities.

- A. A conditional use permit is required for the placement of new wireless telecommunication towers, antennas, and related support structures in all zones indicated by the Columbia County Zoning Ordinance.
- B. WCFs that are collocating on an existing WCF are exempted from the conditional use permit requirements, but must acquire a building permit.
- C. Upgrades and maintenance to existing WCFs require a building permit.
- D. 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. Co-location on an existing WCF tower.
 2. Co-Location on an existing structure that is not a tower, such as non-residential buildings, towers, and utility facilities. Preference is to the fascia of structures or mechanical penthouses.
 3. In agricultural zones as permitted in the use matrix.
 4. In ag-residential zones as permitted in the use matrix.
 5. Other locations deemed necessary by wireless communication providers with proof that preferred locations cannot meet the coverage needs.
- E. WCFs must be set back a minimum of one hundred percent of the height of the tower for any existing public road, property line or commercial or public building.
- F. WCFs shall be sited no closer than 1,500 feet from any residence (except the residence(s) of the land owner on whose property the structure is to be placed), unless the other residence owner(s) signs a waiver to allow the structure to be closer. Such waivers will be valid for the current residence owner and for all future owners, unless/until the WCF is dismantled and removed.

18.86.060 - Design standards.

- A. Signs or advertising devices other than certification, warning, or other legally required seals or signs shall not be placed on or attached to WCFs.
- B. Accessory equipment shall meet the following standards:
1. All accessory equipment associated with the operation of the WCF shall be located within a building or enclosure that complies with the development standards of the zoning district in which the accessory equipment is located.
 2. Accessory equipment enclosures shall be limited to the housing of radio, electronic and related power equipment, and shall not be used for any other purpose, including storage.
- C. All WCF support structures and accessory equipment shall be secured and enclosed with a fence not less than six (6) feet in height. The Planning Commission (or hearing examiner if the tower is over 199 feet) may waive the requirement if it is deemed that a fence is not appropriate or needed at the proposed location.
- D. Foundations and structures upon which antenna are to be mounted shall be designed to accommodate at least three carriers' antenna.
- E. Lighting for the WCF may be used for security reasons only and shall be shielded to prevent off site glare. All exterior lighting shall be subject to approval by the planning manager. In no case except when specifically required by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC) or other state or federal agency will the WCF support structure be lighted.
- F. A warning sign no larger than three square feet and no smaller than two square feet must be placed on the fencing access gate. It must contain the name of the tower and operator of the facility, a phone number for cases of emergency, and any other information required by law.

18.86.050 - Height standards.

- A. The height of the WCF support structure is inclusive of any attachments.
- B. The maximum height of any WCF to receive administrative conditional use permit approval shall be one hundred ninety-nine (199) feet. WCFs in excess of 199 feet must go before the Hearing Examiner for conditional use permit approval.

18.86.070 - Noise.

- A. Noise from stand by power generators shall have mufflers and or other attenuation devices to avoid becoming a nuisance to adjacent residences.

18.86.080 - Co-location.

- A. All applicants shall cooperate in good faith with existing WCF operators in co-locating additional antennas on support structures and/or on existing buildings provided the existing operator has received a permit for such use at said site.
- B. No conditional use permit for the placement or construction of a WCF **within one mile of an existing tower or support structure** shall be issued unless the applicant presents to the Planning Manager credible evidence establishing to a reasonable degree of certainty the following:
 - 1) No existing tower or support structure is located within the area in which the applicant's equipment must be located; or
 - 2) No existing tower or support structure within the area in which the applicant's equipment must be located is of sufficient height to meet applicant's requirements and the deficiency in height cannot be remedied at a reasonable cost; or
 - 3) No existing tower within the area in which the applicant's equipment must be located has sufficient structural strength to support applicant's equipment and the deficiency in structural strength cannot be remedied at a reasonable cost; or
 - 4) The applicant's equipment would cause electromagnetic interference with equipment on the existing tower(s) or support structure(s) within the area in which the applicant's equipment must be located, or the equipment on WCF would cause interference with the applicant's equipment and the interference, from whatever source, cannot be eliminated at a reasonable cost; or
 - 5) The fees, costs or contractual provisions required by the owner in order to co-locate on an existing tower or support structure are unreasonable relative to industry norms; or
 - 6) The applicant demonstrates that there are other factors that render existing tower or support structure unsuitable or unavailable and establishes that the public interest is best served by the placement or construction of a new tower.
- C. All applicants shall exercise good faith in cooperating in co-locating with other wireless communication providers and sharing the permitted site, provided such proposed shared use does not prevent or unreasonably interfere with the existing use (i.e., significant interference in broadcast or reception capabilities as opposed to competitive conflict or financial burden). Such good faith cooperation shall include sharing technical information necessary to evaluate the feasibility of co-location.
 - a. If a provider is denied the opportunity to co-locate by a tower owner or operator with a conditional use permit granted under this ordinance, the denied party shall obtain a technical study showing co-location is possible from an independent third party. If the study concludes co-location may occur without impairment to the existing operator, the tower owner shall be charged the expense of the study and co-location shall be permitted at such a reasonable fee, not to exceed the fair market value as the parties may agree.
 - b. If the parties are unable to agree on the fair market value, they parties shall notify the Planning Department in writing. The Planning Department will select a Washington State Certified Appraiser within 30 days at the expense of both parties. The determination of fair market value by such appraiser shall be binding on the parties. Failure of a tower to allow co-location at a reasonable fee on reasonable terms shall result in the immediate revocation of the owner's conditional use permit.

18.86.090 - Discontinuation of use.

- A. Lawfully erected WCFs that are no longer being used shall be removed promptly from the premises, no later than one year after the discontinuation of use, except as otherwise provided by law. A WCF is considered abandoned if it ceases to provide wireless communication services that are substantially consistent with the application and/or purposes for which the WCF was constructed for six or more months (occasional use shall not affect the one-year period). Such removal shall be in accordance with property health and safety requirements and all ordinances, rules and regulations of the county. The wireless communication provider shall send to the county

a copy of the discontinuation notice required by the FCC at the time the notice is sent to the regulatory agency.

- B. All facilities determined to be abandoned and not removed within the required one-year period from the date of notice shall be in violation of this chapter and operators of the facility and the owners of the property shall be subject to penalties for violations under the enforcement provisions of the zoning code. The county may remove all abandoned facilities following the one-year removal period at the operators' expense. Facilities removed by the county shall be stored for no less than thirty days and thereafter be disposed of by public auction, if deemed to be of value by the county, or otherwise as permitted by law.

18.86.100 - Permit submittal requirement.

- A. In addition to the information required by any other part of the county code, the following items shall be required for any application for land use, development or construction permit for a WCF:
 - 1. The conditional use permit application must be signed by all legal landowners of the property, the applicant, and proposed tower owner.
 - 2. A legal description of the parcel of land in which the proposed tower is to be located.
 - 3. A statement providing the reasons for the location, design and height of the proposed tower or antennas.
 - 4. The contact name managing the facility. This shall include the telephone number(s) and mailing address.
 - 5. The general capacity of the tower in terms of the number and type of antennas it is designed to accommodate.
 - 6. A map showing any existing, and/or approved WCFs within the vicinity (approx. 2 miles) of the proposed new WCF (not required of co-located facility).
 - 7. A current overall system plan for the county, showing facilities presently constructed or approved and propagation maps showing the before and after coverage with the new WCF (not required of co-located facility).
 - 8. Evidence satisfactory to the Planning Manager demonstrating that co-location is unfeasible on existing towers or support structures
 - 9. A signed statement that:
 - a. For new towers, the applicant agrees to allow for the co-location of additional WCF equipment by other wireless communication providers on the applicant's structure.
 - b. That the applicant agrees to remove the facility within one year after the use of the site is discontinued.
 - 10. Plans showing how connections to utilities will occur and the ownership of those utilities.
 - 11. Documents demonstrating that any necessary easements or property rights have been obtained as well as showing how vehicle access will be provided.

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.

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 | A | A | A | A | A | A | 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 | | | | C | C | | | | | |
| Auto wrecking, dismantling, salvage or junkyards | | | | | | | C | C | | |
| Auto storage | | | | | | | C | | | |
| Auto towing, secured yard | | | | | | | P | | | |
| Auto/truck sales and service | | | | | | P | P | | | |
| Bakery, wholesale | | | | | | A | P | P | | |
| Bed and breakfast | C | 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 |
|---|-----|-----|-----|------|------|-----|------|------|-----|-----|
| Beverage manufacturing/bottling | | | | | | A | P | P | | |
| Boarding/rooming house | C | C | C | 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 | A | A | |
| Catering establishment | | | | C | C | P | | | | |
| Cemetery | C | C | C | C | C | | | | C | |
| Child day care center | C | C | C | C | C | P | | | | |
| Child day care family home | C | C | C | C | C | C | | | | |
| Child day care mini day care center | 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 | | | | | | | | | |
| 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 | | |
| Congregate living facilities, youth homes | | | | C | C | | | | | |
| Conservation/recreation-related facility | | | | | | | | | P | |
| Construction contractor's offices/yards | | | | | | C | P | C | | |
| Convenience stores/restaurants associated with service stations/truck stops | C | C | C | | | C | C | | | |
| Cultural and/or historical facilities | C | C | C | C | C | C | | | | |
| Dairy farming, nonconfined animal operation | P | | P | | | | | | | |
| Dairy, feed lot or other permanent confined animal operation, subject to all state laws | C | | | | | | | | | |
| Detention/correction facility | C | | | | | | C | C | | |
| Dwelling, multi-family ^{2,3} | | | | P | | | | | | |
| Dwelling, single-family | P | P | P | P | P | | | | | |
| Dwelling, 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 |
|--|-----|-----|-----|------|------|-----|------|------|-----|-----|
| Dwelling, two-family ² | P | P | P | P | P | | | | | |
| Educational services, tutoring center | | | | C | C | PC | | | | |
| Electric vehicle charging stations | A | A | A | A | A | P | P | 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, off-site sales | C | C | C | C | C | P | | | | |
| Fuel storage, private, not-for-sale | P | P | P | | | | | | | |
| 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 |
| Grocery store | | | | | | P | | | | |
| Guest living quarters | 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 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 | |

| | A-1 | A-2 | A-3 | AR-1 | AR-2 | C-1 | LI-1 | HI-1 | R-1 | W-1 |
|--|-----|-----|-----|------|------|-----|------|------|-----|-----|
| 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 | | | | | | | | | |
| 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, including apparel, cement/clay products, electronics, furniture, cabinet makers, retail lumber/lumber yards, glass, hardware, leather, paper, plastic, rubber products, etc. | | | | | | C | P | P | | |
| Manufacture/assembly, medical/scientific products, nondrug | | | | | | C | P | P | | |
| Manufacture/assembly/fabrication, manufactured homes, travel trailers, campers | | | | | | | P | P | | |
| Manufacture/processing/packaging, chemicals, pharmaceuticals, cosmetics | | | | | | | C | C | | |
| Manufactured home park | | | | C | | | | | | |
| Manufactured home sales | | | | | | C | P | | | |
| Marijuana processing, extraction ¹ | | | | | | | C-2 | C-2 | | |
| Marijuana production land use ¹ | C-2 | C-2 | C-2 | | | | C-2 | | | |
| Marijuana retail sales including dispensary, bakery, lounge, etc. ¹ | | | | | | 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/greenhouses, commercial/retail/wholesale | P | P | P | C | C | P | P | 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 | | |
| Parcel delivery service, packaging, crating | | | | | | P | P | | | |
| Parking lot, commercial/public | | | | | | A | A | A | | |
| Parking lot, trucks | | | | | | C | C | C | | |

| | A-1 | A-2 | A-3 | AR-1 | AR-2 | C-1 | LI-1 | HI-1 | R-1 | W-1 |
|--|-----|-----|-----|------|------|-----|------|------|-----|-----|
| Parks, playgrounds, play fields, public or private | C | C | C | C | C | | | | | |
| Planned commercial development | | | | | | 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 | | |
| Recreational vehicle park or tent campground | C | C | C | | C | | | | C | |
| Recycling plant, exterior | | | | | | | C | C | | |
| Recycling plant, interior | | | | | | | P | C | | |
| Repair services, appliances/electronics | | | | | | P | C | | | |
| Residential care facilities, adult family homes, supported living arrangements | C | C | C | C | C | | | | | |
| Restaurant, drive-up food service, cafe | C | C | | | | P | C | C | | |
| Retail stores/service, including 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 | | C | | | | |
| School, K-12 | C | | | C | | | | | | |
| School, preschool | | | | C | C | PC | | | | |
| School, private or parochial | C | | | C | C | C | | | | |
| Schools, vocational/trade schools | C | | | C | C | C | | | | |
| Short-term rentals | C | C | C | C | C | | | | | |
| Sign shop | | | | | | C | 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 | | | | | | | C | C | | |

| | A-1 | A-2 | A-3 | AR-1 | AR-2 | C-1 | LI-1 | HI-1 | R-1 | W-1 |
|--|-----|-----|-----|------|------|-----|------|------|-----|-----|
| materials | | | | | | | | | | |
| Taxidermy | C | C | C | C | C | P | | | | |
| Telecommunication towers Wireless communication facility | C | C | C | C | 2 | | C | C | | |
| Temporary uses and special events | P-3 | P-3 | P-3 | P-3 | P-3 | P-3 | P-3 | | | |
| Terminal yard/trucking yard | | | | | | | 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 | | | | | | | |
| Wireless communication facility, small cell | P | P | P | P | P | P | P | P | P | |
| P – Permitted Use A – Accessory Use C – Conditional Use Level of Approval: 1 – Administrative 2 – Hearings Examiner 3 – BoCC | | | | | | | | | | |

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 Chapter 18.150 CCC.

2. Plat must be of sufficient size to support required septic and have water availability.

3. Parcel must be located within the urban growth area, be of sufficient size to support required septic and have water availability. [Ord. 2020-02 § 2 (Exh. G); Ord. 2019-02; Ord. 2017-03 (Exh. D); Ord. 2015-02 § 2.]

New Zoning Code Definitions

“Wireless communication facility (“WCF”)” means equipment at a fixed location that enables wireless communications between user equipment and a communications network, including but not limited to, the enclosure where the support structure, antennae, accessory equipment, fences and any other equipment necessary for transmission or reception of radio or electromagnetic frequency signals are located. This definition excludes small cell facilities.

“Wireless communication facility, small cell” means any wireless communications facility that has an antenna no more than three cubic feet in volume and is mounted on structures 50 feet or less in height. These are typically attached to existing street lights or telephone poles in the public right-of-way, but may be attached to existing structures.

For Discussion:

“Educational services, tutoring center”

-A place where students receive extra help with schoolwork

-A place where students receive private academic support, usually provided by an expert teacher; someone with deep knowledge or defined expertise in a particular subject or set of subjects.

-A professional service, other than a school, that offers tutoring services for one-on-one and groups.

“School, private or parochial”

From WA State Board of Education:

-A private school is a nonpublic school that conducts a program of kindergarten and at least grade one, or a program of any or all grades one through twelve. Private schools must be approved by the State Board of Education, maintain a program that ensures a sufficient basic education for students to meet usual state graduation requirements, and meet reasonable standards for health and safety of private school students.

Other options:

-A school that is established, conducted, and primarily supported by a nongovernmental agency

-A private school is a private business or nonprofit entity that offers or conducts full-time instruction with a full complement of subjects at the elementary, middle, or high school level. Private schools function outside most state education regulations and are directly accountable to students and their parents or guardians, based on the terms of the private school enrollment contract."

-A school that does not get money from the government and that is run by a group of private individuals.