



RULE-MAKING ORDER
(RCW 34.05.360)

CR-103 (7/10/97)

Agency: COLUMBIA RIVER GORSE COMMISSION

- Permanent Rule
Emergency Rule
Expedited Adoption
Expedited Repeal

(1) Date of adoption: JUNE 13, 2000

(2) Purpose: TO ADD TO LIST OF "REVIEW USES" IN THE GENERAL MANAGEMENT AREA.

(3) Citation of existing rules affected by this order:
Repealed:
Amended: 350-80-380, 350-80-370
Suspended:

(4) Statutory authority for adoption:
Other authority: RCW 43.97

PERMANENT RULE ONLY (Including EXPEDITED ADOPTION)
Adopted under notice filed as WSR 00-07-049 on 05.10.065 4-27-2000 (date) per phone conf. with Bob M. on 7/10/00

Describe any changes other than editing from proposed to adopted version:

EMERGENCY RULE ONLY
Under RCW 34.05.350 the agency for good cause finds:
(a) That immediate adoption, amendment, or repeal of a rule is necessary for the preservation of the public health, safety, or general welfare, and that observing the time requirements of notice and opportunity to comment upon adoption of a permanent rule would be contrary to the public interest.
(b) That state or federal law or federal rule or a federal deadline for state receipt of federal funds requires immediate adoption of a rule.
Reasons for this finding:

EXPEDITED REPEAL ONLY
Under Preproposal Statement of Inquiry filed as WSR _____ on _____ (date).

(5.3) Any other findings required by other provisions of law as precondition to adoption or effectiveness of rule?
Yes No If Yes, explain:

(6) Effective date of rule:
Permanent Rules or Expedited Rule Making
Emergency Rules

CODE REVISER USE ONLY
CODE REVISER'S OFFICE
STATE OF WASHINGTON
FILED
JUL 10 2000
TIME 1:46 AM
WSR 00-15-012

NAME (TYPE OR PRINT) ROBERT K. MCINTYRE
SIGNATURE
TITLE ADMINISTRATIVE ASSISTANT
DATE 10-28-2000

Note: If any category is left blank, it will be calculated as zero.

No descriptive text.

Count by whole WAC sections only, from the WAC number through the history note.
A section may be counted in more than one category.

The number of sections adopted in order to comply with:

Federal statute:	New	_____	Amended	_____	Repealed	_____
Federal rules or standards:	New	_____	Amended	_____	Repealed	_____
Recently enacted state statutes:	New	_____	Amended	<u>2</u>	Repealed	_____

The number of sections adopted at the request of a nongovernmental entity:

New	_____	Amended	_____	Repealed	_____
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The number of sections adopted on the agency's own initiative:

New	_____	Amended	<u>2</u>	Repealed	_____
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The number of sections adopted in order to clarify, streamline, or reform agency procedures:

New	_____	Amended	<u>2</u>	Repealed	_____
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The number of sections adopted using:

Negotiated rule making:	New	_____	Amended	<u>2</u>	Repealed	_____
Pilot rule making:	New	_____	Amended	_____	Repealed	_____
Other alternative rule making:	New	_____	Amended	_____	Repealed	_____

AMENDATORY SECTION

350-80-370. Review Uses -- Residential Land.

(1) The following uses may be allowed on lands in the General Management Area designated Residential, subject to compliance with the scenic, cultural, natural and recreation resources guidelines (Commission Rule 350-80-520 through 350-80-620):

- (a) One single-family dwelling per legally created parcel.
 - (A) If the subject parcel is located adjacent to lands designated Large-Scale or Small-Scale Agriculture or Commercial Forest Land or Large or Small Woodland, the use shall comply with the buffer and notification requirements of Commission Rule 350-80-150(2) and 350-80-190(1)(n)(E) for agriculture designations or Commission Rule 350-80-310(1) and 350-80-290(1) for forest land designations.
 - (B) If the subject parcel is located adjacent to lands designated Commercial Forest Land or Large or Small Woodland, the placement of a dwelling shall also comply with the fire protection guidelines of Commission Rule 350-80-300.
- (b) Buildings exceeding 60 square feet in area and/or 18 feet in height as measured at the roof peak, which are accessory to a dwelling.
- (c) The temporary use of a mobile home in the case of a family hardship, subject to Commission Rule 350-80-150(3).
- (d) Construction or reconstruction of roads.
- (e) On parcels 10 acres or larger designated Residential-5, or 20 acres or larger designated Residential-10, a land division creating new parcels smaller than the designated minimum parcel size, subject to the provisions of Commission Rule 350-80-150(1).
- (f) New cultivation, subject to compliance with Commission Rule 350-80-540 and 350-80-560 through 350-80-590.
- (g) Land divisions, subject to the minimum lot size as indicated on the Land Use Designation Map.
- (h) New agricultural structures.

NEW SECTION

350-80-380. Review Uses with Additional Approval Criteria -- Residential Land.

The following uses may be allowed on lands in the General Management Area designated Residential subject to compliance with the appropriate scenic, cultural, natural, and recreation resources guidelines (Commission Rule 350-80-520 through 350-80-620), and Commission Rule 350-80-390:

- (1) Accredited child care centers on land designated 1-acre Residential or 2-acre Residential. A child care center may be allowed in other Residential designations within an existing church or community building.
- (2) Schools within an existing church or community building.
- (3) Utility facilities and railroads.
- (4) Home occupations and cottage industries pursuant to Commission Rule 350-80-150(4).
- (5) Fire stations.
- (6) Recreation development, subject to compliance with Commission Rule 350-80-610.
- (7) Community parks and playgrounds, consistent with the guidelines of the National Park and Recreation Society regarding the need for such facilities.
- (8) Bed and breakfast inns in single-family dwellings located on lands designated Residential-5 or Residential-10, pursuant to 350-80-150(5) and 350-80-150(4)(j) if applicable.
- (9) Expansion of existing primary or middle schools on land purchased prior to June 8, 1999. For purposes of this section, existing schools means public schools that existed prior to adoption of the Management Plan.