

Development Suitability Analysis

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What is a Development Suitability Analysis?

A Development Suitability Analysis examines the regional landscape and identifies developable land that is not currently fully developed and/or protected land.

Such an assessment considers historical development trends, constraints and opportunities of the present landscape, and current land development conditions.

Development Suitability Analysis

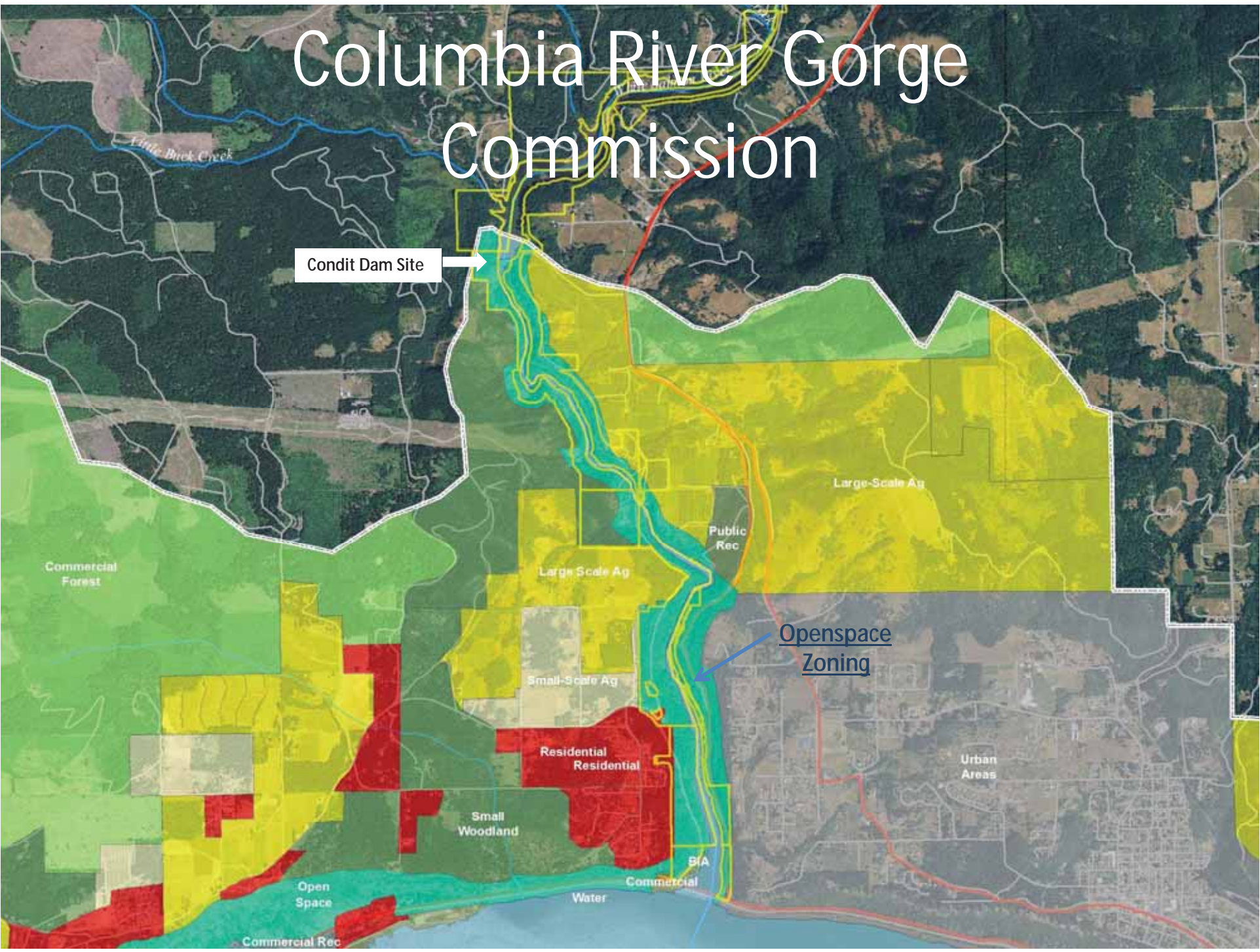
PacifiCorp Tax Lot Review

Information Sources Used:

- Columbia River Gorge Commission Zoning
- Klickitat County Zoning
- Skamania County Zoning
- Terrain Suitability
- Shoreline Management
- Critical Areas Ordinance

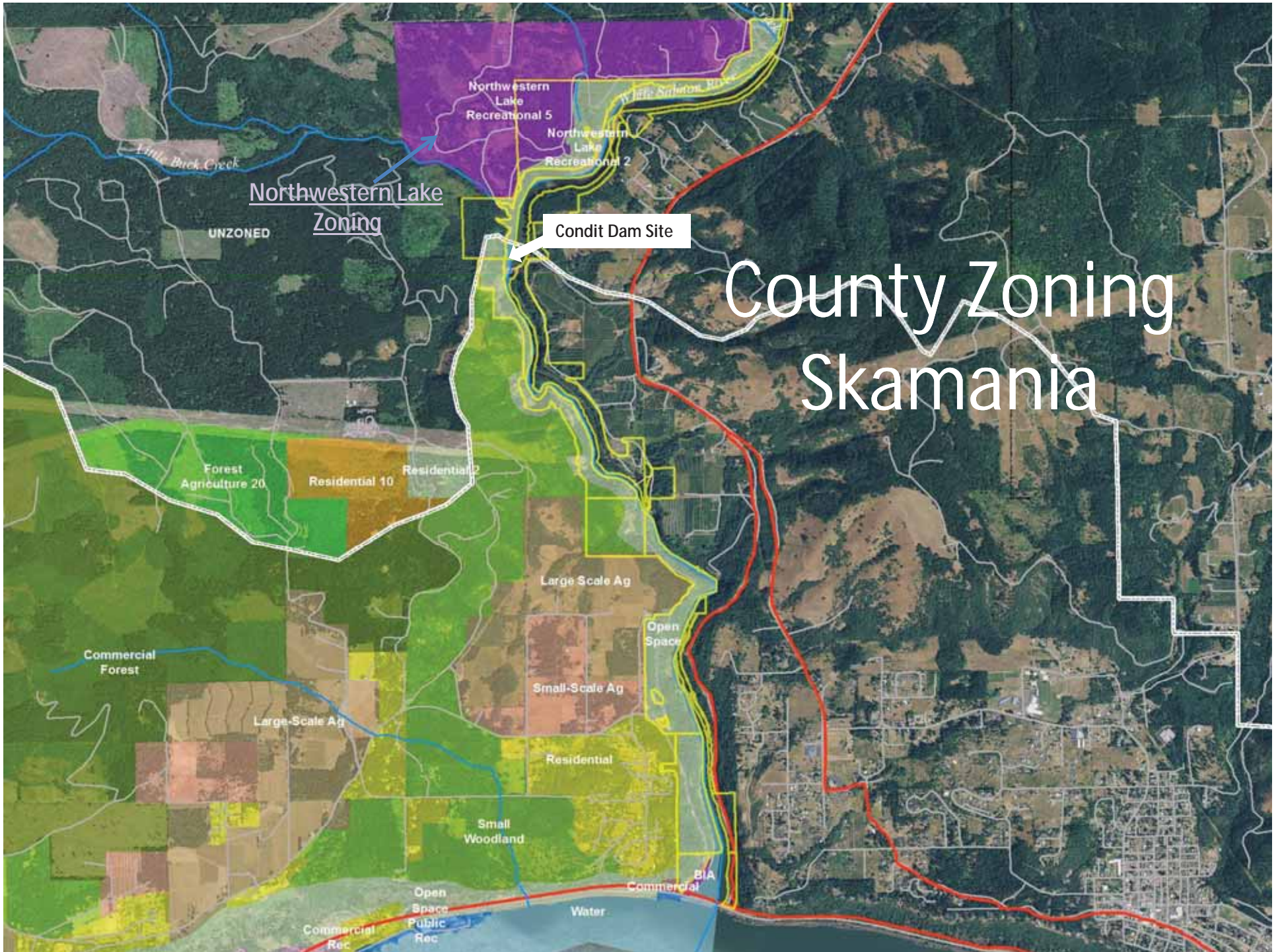
Columbia River Gorge Commission

Condit Dam Site



Openspace
Zoning





Northwestern Lake
Zoning

Condit Dam Site

County Zoning Skamania

UNZONED

Northwestern
Lake
Recreational 5

Northwestern
Lake
Recreational 2

Forest
Agriculture 20

Residential 10

Residential 2

Large Scale Ag

Open
Space

Small Scale Ag

Residential

Small
Woodland

Large Scale Ag

Commercial
Forest

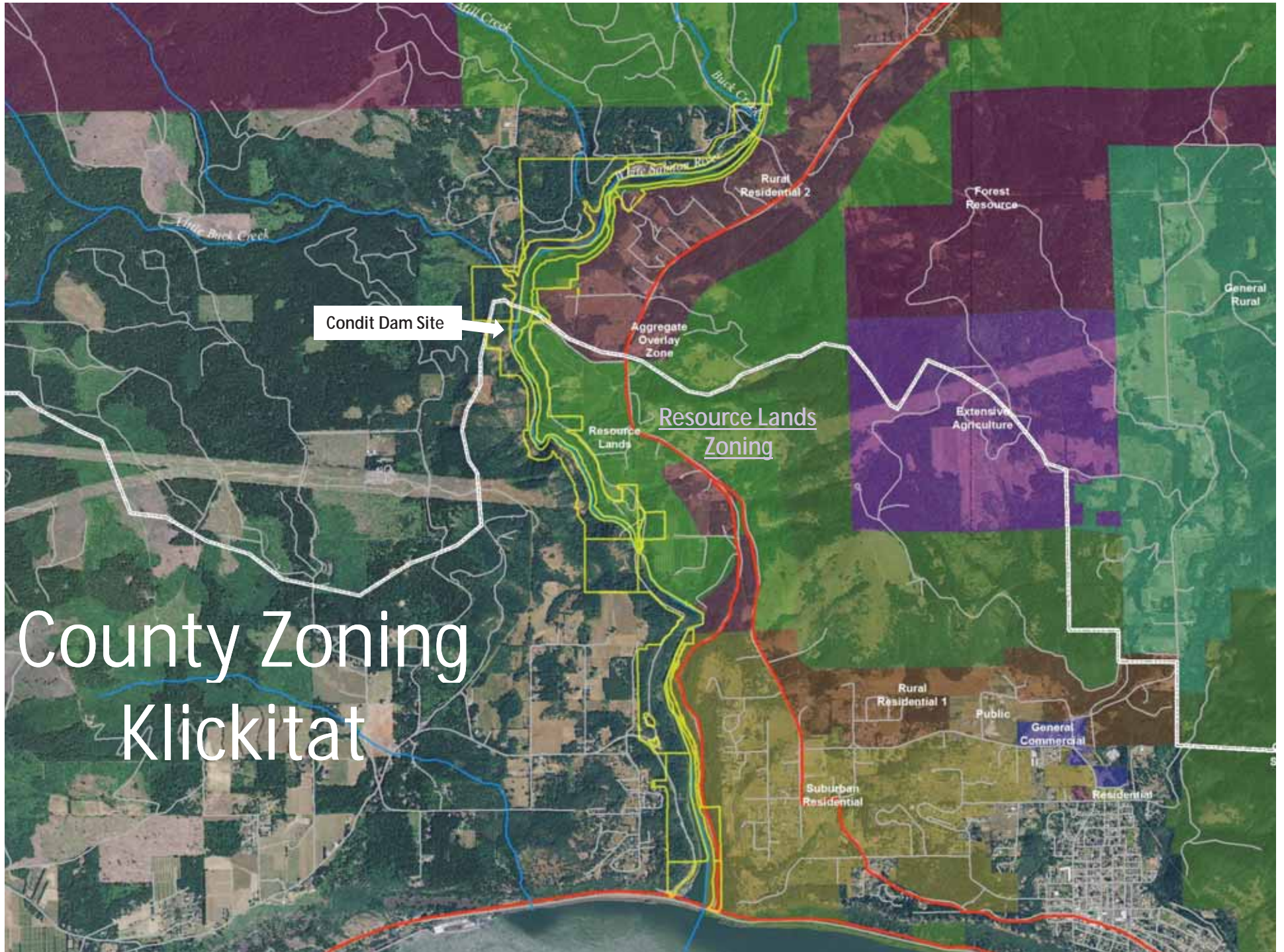
Commercial
Rec

Open
Space
Public
Rec

Water

BIA

Commercial



Condit Dam Site

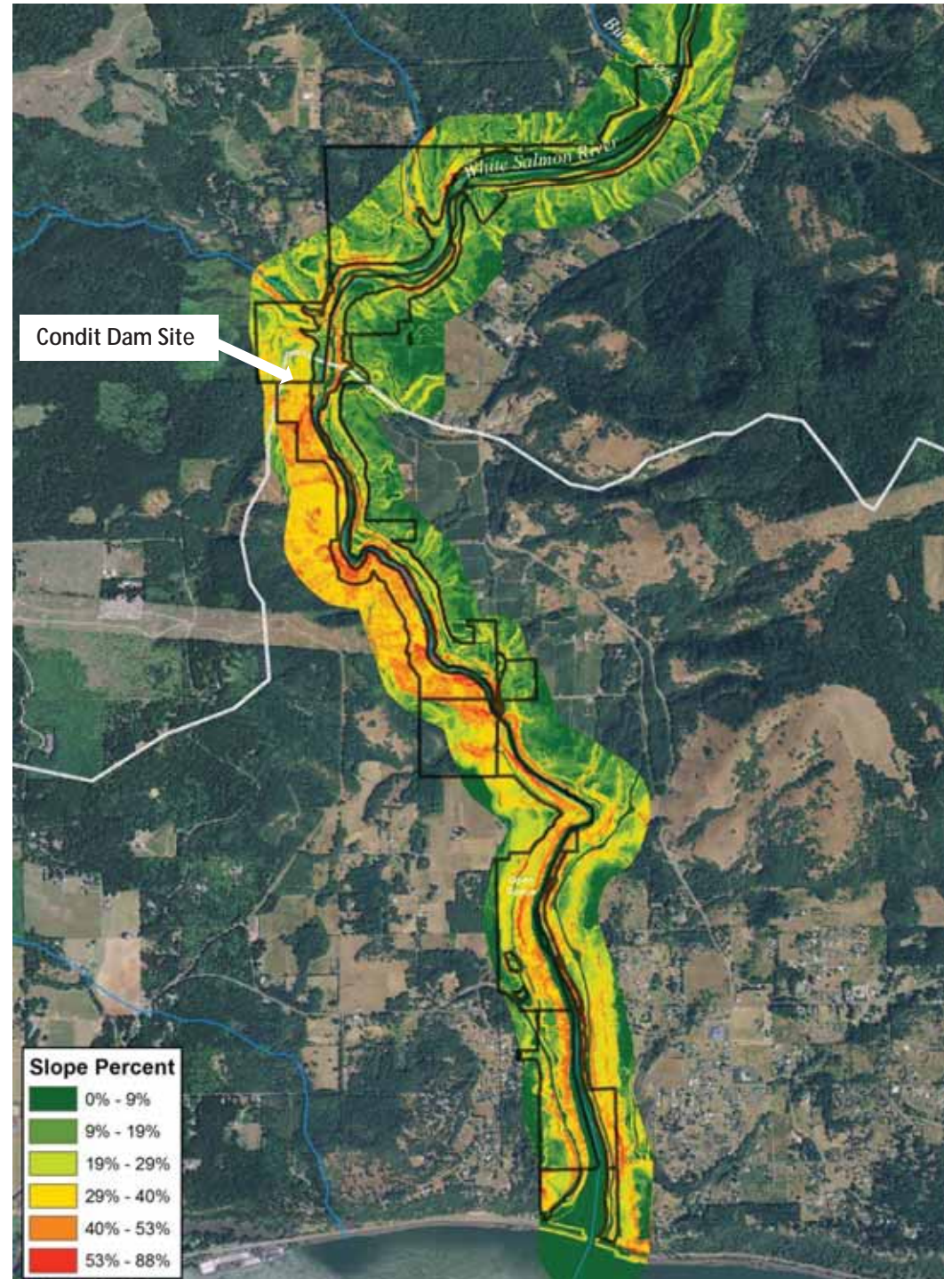
Resource Lands Zoning

County Zoning Klickitat

Terrain Suitability

Much of the steepest terrain is found within the basalt canyon immediately adjacent to the White Salmon River.

The topography and the aspect favors agriculture and building on the Klickitat side of the river.



Other Considerations:

Shoreline Zoning – Provides building and vegetation setbacks from Ordinary High Water Mark (OHWM).

Critical Areas Zoning

- Klickitat County – 200' Buffer from OHWM
- Skamania County – 100' Buffer from OHWM

Overview

Within the Columbia Gorge Scenic Area Open Space zoning is very protective of natural resource values.

Zoning designations in both Skamania and Klickitat County allow for some residential development.

Steep topography in many parts of the corridor make development difficult.

