

What is the Purpose of Resource Lands?

Resource Lands is to provide land for present and future commercial farm and forest operations in areas of productive soils and other conditions suitable for the continued success of such operations. Also it is to minimize conflicts between farm and forest practices and various nonfarm uses by allowing development of such land in accordance with performance criteria, evaluating the resource and development suitability of the individual parcels.

How do I Subdivide Land Zoned as Resource Lands?

The first step is to go through a resource lands evaluation to determine the maximum number of lots the parcel can potentially be subdivided into. A pre-submission conference must be scheduled. The second step is going through the land division process.

What do I Need for the Pre-Submission Conference?

The pre-submission conference combines the resource lands and land division meetings. You will need to provide drawings of all the potential lot configurations regarding the open area percentage and the number of acres per dwelling based on the Resource Lands table in the zoning ordinance. This is because it is not known what rating you will get and the other departments (i.e. Health and Public Works) will base their requirements upon the drawings you submit.

What Happens During the Resource Lands Process?

After going through the pre-submission conference you will be given an application to complete. Once the application is deemed complete, further research on the parcel will occur including a site visit.

What Does the Research Determine?

The research and site visit help determine what rating the parcel gets on a table in the Resource Lands section of the zoning ordinance. The table determines how many acres a dwelling must have and what the open area requirement is.

Here is an Example;

Someone has 100 acres and gets a rating of 1 dwelling unit per 10 acres and an open area requirement of 85%. They can have 10 lots total. One of those lots must be the open area and has to take up 85% of the original acreage, so it is 85 acres. The remaining 9 lots must use the remaining 15 acres, which is about 1.67 acres per lot.

Do I Have to Subdivide the Land Into the Total Number of Lots I Am Given?

No. Whatever the maximum number of lots are, you can subdivide the land into anything less than that. An example is being able to subdivide into 10 lots and deciding to do 5 lots instead.

If I Can Subdivide Into 10 Lots and do 5 Lots, Can I Come Back Later and Add in the Other 5 Lots? Will I Have to Go Through the Resource Lands Evaluation Again?

Once the parcel is subdivided and you want to subdivide it further in the future, you have to do another resource lands evaluation. The layout of the original parcel has been changed by the first land division, so the area needs to be evaluated again.

How Long Do I Have to Wait to Subdivide the Open Area?

As mentioned in the Resource Lands section in the zoning ordinance, the open area can be further subdivided in 5 years.

What is the Minimum Lot Size For a Parcel?

There is no designated minimum lot size for the Resource Lands zone. However if the parcel does not have sufficient acreage then it cannot be subdivided. Also you will want to check with the other county departments because they have their own requirements. One example is the Health Department requires a certain amount of acreage for a septic system.

What is the Probability of Getting a Certain Rating on the Resource Lands Table?

The Planning Department has no way of determining what rating the parcel will get without going through the resource lands evaluation. Also there is a risk of getting an acreage rating that is greater than or equal to your current parcel size. For example, if someone has a 10 acre lot, there is a chance they may get a rating of 1 dwelling unit per 10 acres or 1 dwelling unit per 20 acres.

How Long Does it Take?

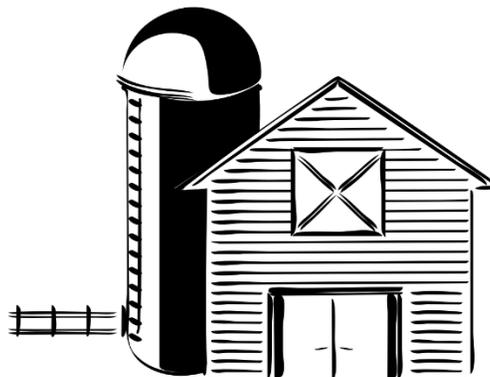
A resource lands evaluation takes approximately 30 days from when an application is deemed complete.

How Much Does it Cost?

The resource lands evaluation fee is \$600.00

Appeal

An appeal of the administrator's action on the application is made to the Board of Adjustment. The appeal request must be submitted to the Planning Department within twenty days from the date the final letter of approval is issued. The Board will then schedule a public hearing to consider the appeal.



If you have questions...

**Call the
Klickitat County Planning Department
(509) 773-5703
1-800-765-7239**

**Or come by the Courthouse Annex
8:00 AM - 5:00 PM**

**KLICKITAT COUNTY PLANNING DEPARTMENT
COURTHOUSE ANNEX
228 WEST MAIN, MS: CH-17
GOLDENDALE, WA 98620
PHONE: (509) 773-5703
1-800-765-7239
FAX: (509) 773-6206**

**IF YOUR PROPERTY IS LOCATED IN THE NATIONAL SCENIC AREA,
THE COLUMBIA RIVER GORGE COMMISSION REQUIRES YOU TO
COMPLY WITH ALL NATIONAL SCENIC AREA REGULATIONS. THEY
CAN BE CONTACTED AT 509 493-3323**

Resource Lands Evaluation



**This publication explains the
RESOURCE LANDS
EVALUATION process**

**This brochure contains general information
only and is subject to periodic change.
Contact the Planning Department for specific
details regarding current information.**

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