

- 🌳 Encourage and strictly enforce the control of noxious weeds throughout its jurisdiction.
- 🌳 Encourage the use of "best management practices" (defined by the particular agricultural industry) on all agricultural lands as a means to reduce potential conflicts with adjoining landowners, particularly in those areas where commercial agricultural and non-agricultural uses presently co-exist.
- 🌳 Recognize and support the multiple uses and beneficial role agricultural resource lands play in the provision of open spaces, enhancement of wildlife habitat and the rural qualities prized by the community.
- 🌳 Support the development of a value-added agricultural products industry.
- 🌳 Recognize and support the multiple uses and beneficial role agricultural resource lands play in the provision of open spaces, enhancement of wildlife habitat and the rural qualities prized by the community.
- 🌳 Encourage growth where urban services are available and where such growth has the least potential for impact on any lands identified as agricultural lands of long-term commercial significance.
- 🌳 Provide opportunities for affected citizens to be involved in the preparation of plans and regulatory programs intended to protect natural resources, including agriculture.
- 🌳 In the event that substantial mining development occurs, the City shall incorporate the preceding goal and these policy statements into regulations specific to mining exploration, development and reclamation.
- 🌳 Some mineral lands provide strategic minerals which are inseparably linked to national security, economic security and other vital uses, therefore the city supports prospecting, as well as development of economically viable mineral resource lands.
- 🌳 Coordinate with relevant county, state, federal and tribal entities in at least the three following areas:
  - Access to mineralized lands.
  - Opportunities for development of mineralized lands.
  - Reclamation of the land according to an approved site reclamation plan.
- 🌳 Lands that are already developed for urban uses shall be protected from the hazards of mine development.
- 🌳 Lands being considered for annexation that have known mineral development sites shall include zoning designations that would allow the use or potential use to take place while providing protection for urban uses (including gravel or soil extraction).

**a. AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE**

- 1) **Classification** Tonasket uses six criteria to classify the long-term value of agricultural lands outside of the City. In order to be classified as Agricultural Lands of Long-Term Commercial Significance, land must meet at least four of the following six criteria:

- 🐾 Land is currently in agricultural use.
- 🐾 Land has one or more of the following improvements in place:
  - Irrigation facilities (public or private)
  - Drainage facilities (public or private)
  - Fencing, stock watering, or other physical improvements that enhance the land's suitability for commercial agricultural production
- 🐾 Land is enrolled in Agricultural Open Space taxation program.
- 🐾 Land is surrounded by lands primarily in agricultural use with few non-farm commercial, industrial or residential uses and is not located in areas with clear potential for more intense uses of land.
- 🐾 Land is not located within areas identified for urban or suburban growth (or similar designation) in official city, town, or county comprehensive plans.
- 🐾 Land is not located within an area served by domestic sewer or domestic water service districts.

- 2) **Designation** In applying the classification system to the urban growth area for Tonasket it has been determined that no parcels of land meet 4 of the above mentioned 6 criteria, thus there are no agricultural resource lands of long-term commercial significance within the City or the Urban Growth Area.

**b. FOREST RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE**

- 1) **Classification** For the purposes of classification of Forest Lands for timber production and harvest, the City of Tonasket designates Land grades 1 through 5 pursuant to WAC 458-40-535 (as it now exists and hereinafter amended), as forest lands of long-term commercial significance.
- 2) **Designation** The Washington State Department of Natural Resources Private Forest Land Grading Productivity maps are used to designate Forest Resource Lands in Okanogan County. No forest resource lands of long-term commercial significance have been identified within the City of Tonasket or its Urban Growth Area.

**c. MINERAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE**

1) **Classification** A four-tiered classification scheme presented in a report by Alan Robert Grant to the U.S. Forest Service (May 3, 1982) is the basis for the five-tiered system developed by the Okanogan County GMA Mineral Resource Lands subcommittee to classify these resource lands within the county and City, however, in the most recent draft of their Comprehensive Plan, limits the classification of resource lands (of all types) to public lands, however until the plan is adopted, the County's existing plan and thus the City's remain as follows. Tonasket's classification system is based on the "likelihood of activity" which includes the following categories:

☞ Area I has Very Good Potential for development of minerals of long-term commercial significance. These areas will see continued exploration activities and includes areas that have historic mineral resources, which include some identified and demonstrated reserves, with a very good potential for undiscovered reserves.

☞ Area II has Good Potential and includes areas geologically favorable with some identified reserves and good potential for undiscovered reserves.

☞ Area III has moderate potential and includes areas geologically favorable with some identified reserves and moderate potential for undiscovered reserves. Also included are areas where rock units of poor potential obscure underlying areas of good and very good potential.

☞ Area IV has Fair Potential and includes areas geologically unfavorable overall, but includes certain areas that require additional geologic investigation. Also included are areas where rock units of poor potential obscure underlying areas of moderate, good and very good potential.

☞ Area V has Poor Potential and includes areas that are geologically unfavorable with poor potential for undiscovered reserves.

2) **Designation** ~~In Okanogan County, m~~ Mineral resource lands are mapped based on information from the following sources: US Forest Service, US Bureau of Mines, Landsat, Colville Confederated Tribes Geology Department, Washington State Department of Natural Resources, personal knowledge of the members of the Okanogan County GMA Mineral Resources Subcommittee and others.

Mineral resource lands of long-term significance in the City of Tonasket and its urban growth area have been designated according to the above classification criteria. The Mineral Resource Lands Designation Map for Okanogan County is located at Okanogan County Department of Planning and Building.

**v. CRITICAL AREAS**

Classifying, designating and regulating "critical areas" are required tasks for all cities, towns and counties in the State. Critical areas include wetlands, aquifer recharge areas,

frequently flooded areas, fish and wildlife conservation areas, and geologically hazardous areas that include erosion hazard, landslide hazard, mine hazard, seismic hazard and volcanic hazard areas.

In the past, Tonasket ~~has~~ used shoreline and conservancy overlays, in combination with development standards set forth in the City's Shoreline Master Program and Zoning Ordinance to regulate critical areas. These largely served to cover critical areas requirements. Upon subsequent review, ~~however, it appears the City determined that~~ development ~~may could~~ occur in some critical areas without the additional consideration required under GMA. The updated goals, policies, classifications and designations contained in this Comprehensive Plan are intended to support the use of best available science in regulating critical areas through a comprehensive Critical Areas Ordinance. Maps of critical areas within the City of Tonasket were prepared using the best data available from a variety of sources including, but not limited to, the Okanogan County Office of Planning and Development, Okanogan County Assessor, NRCS, USDA, WDFW, DNR, DOH, USFWS, and FEMA and Varela Associates (City Engineer). The maps ~~accompany the classifications and illustrating the critical areas~~ designations ~~of this Plan are contained in the Map Appendix~~. While they show known critical areas, the ~~classification and~~ designation of new ~~sites~~ areas as information becomes available is implicit in the goals and policies herein.

The comprehensive planning goals and policies for critical areas follow

### **Goals**

- ≡≡≡ Achieve and maintain compliance with the Washington State Growth Management Act, as currently exists and as may be amended in the future.
- ≡≡≡ Avoid costly litigation that may occur as a result of non-compliance with state and federal laws.
- ≡≡≡ Plan for a healthy and safe community through the wise management of critical resources.
- ≡≡≡ Use Best Available Science in classifying, designating and regulating Critical Areas within Tonasket and the UGA.
- ≡≡≡ Provide flexibility in critical areas regulations, recognizing that the Growth Management Act encourages development within cities in order to limit the geographic extent of human impacts.
- ≡≡≡ Protect the aquifer recharging functions of land located within and adjacent to the City.
- ≡≡≡ Maintain a high standard of quality for both groundwater and surface water resources.
- ≡≡≡ Increase and maintain awareness on the part of all participants in the community of the roles and functions of various natural systems in maintaining water quality and quantity.

- ≡ Identify, designate, classify and protect fish and wildlife habitat within that area that the city intends to grow.
- ≡ Recognize fish and wildlife habitat as an attractive amenity and protect its valuable role in the local and regional economy.
- ≡ Ensure that the Tonasket area experiences no net loss of the functions and values provided by its remaining wetlands.
- ≡ Manage land use in such a way that flood damage potential is minimized and development that increases flood potential is avoided.
- ≡ Avoid the loss of life and property due to development in areas determined to be geologically hazardous.
- ≡ Protect the quality and quantity of groundwater used for public water supplies.

**Policies:**

- ≡ Review and incorporate best available science into all critical areas regulations.
- ≡ Use the following criteria to determine the best available science for developing and implementing critical areas regulations:
  - Meets the definition under WAC 365-195. Such sources may include natural resource science, documented and verifiable research using valid scientific methods, and scientific reports that offer decision making processes and/or tools.
  - Regionally relevant and defensible. This includes scientific studies conducted within the region, specific to habitat and/or species known to exist in the region, science generally accepted through past use, e.g. the Priority Habitat Species Program of WDFW.
  - Locally (sub-regionally) relevant. This includes science which is specific to the local area.
  - Isolated/Unique. Such sources would include studies of isolated or unique features, not adequately covered in larger scale scientific sources.
  - Anecdotal. Where recognized science does not adequately address a specific situation or location, anecdotal information which can be verified and documented by historical records, photos, or other means.
- ≡ Any use and/or development proposals to the City will be reviewed for best management practices for aquifer protection. Best Management Practices should be defined in the Critical Areas Ordinance and should consider the Eastern Washington Stormwater Manual as the primary source for such practices.
- ≡ The City will venture to eliminate and/or assume ownership of wells within its water service area in order to better manage aquifer protection and utilization. However, it is acknowledged that water rights are associated with property ownership and the rights of private property owners will be respected.

- Indiscriminate release of hazardous wastes or materials, regardless of their risk potential, should be discouraged through both examples set by the City and any educational means available as set forth in the City's most recent Wellhead Protection Program.
- The City should promote the extension of sewer to areas in the community that lack such urban services.
- Annexation should be pursued and a plan of service for water and sewer developed for the Urban Growth Area south area of the City, specifically south of Bonaparte Creek, where residential densities and commercial development have gradually increased over the years resulting in increasing the risks to both groundwater and surface water quality.
- Shorelines, zoning and floodplain regulations should include provisions that appropriately limit impervious lot coverage.
- Develop and maintain a bibliography of best available science consistent with the criteria in the preceding policy.
- Update critical areas maps as new scientific information becomes available.
- Discourage the release of hazardous wastes or materials, regardless of their risk potential, through setting an example and providing educational materials.
- Shorelines, zoning, and all other pertinent regulations shall appropriately limit impervious lot coverage and provide for adequate stormwater drainage.
- When the City is requested to comment on any land use applications or rezones outside the City boundaries, the critical areas classification criteria shall be applied in developing comments for the particular development proposal.
- Critical Areas classification criteria shall be applied when annexations are considered and areas identified in any of the critical aquifer recharge ~~classifications~~ should be appropriately zoned and protected.
- Upon discovery, those areas that have critical potential for recharge shall be subject to limits on the construction of impervious surfaces and protection against ground and surface water contamination.
- ~~• Lands that are classified as having high or moderate potential recharge shall be identified in zoning overlay maps and a lower allowable impervious surface coverage should be applied.~~
- Ensure that all City staff (especially public works personnel) is given the incentive and opportunity to learn how the City can protect and enhance fish and wildlife habitat while using these areas as an opportunity to make Tonasket a unique and attractive community.

- ▬ Restore riparian habitat in those areas under ownership of the City that have been degraded, including Chief Tonasket Park and property along Bonaparte Creek in the vicinity of the City Shop.
- ▬ Using management recommendations Washington Dept. of Fish and Wildlife develop regulations that protect riparian habitat from further development respecting the limitations of existing lots.
- ▬ New lots in subdivisions should allow for adequate open space for riparian habitat including setback areas as determined by the best available science.
- ▬ Existing and ongoing commercial and agricultural activities in Fish and Wildlife Conservation areas that are legally conducted activities should be allowed to continue under any wetland protection methods; however, expansion and/or redevelopment should not occur without plan review that includes restoration and/or mitigation measures.
- ▬ Look for opportunities to maintain, improve and restore habitat.
- ▬ Use the Priority Habitat and Species program, or other best available scientific information, to meet fish and wildlife habitat needs while providing options for property owners to effectively coexist with critical habitat.
- ▬ Incentives for the protection of wetlands should be incorporated into all land use ordinances and open space programs.
- ▬ The creation of unnecessary layers of bureaucracy should be avoided; steps should be taken to reduce duplication and ineffective regulations.
- ▬ Existing and ongoing commercial and agricultural activities in wetland areas that are legally conducted activities shall be allowed to continue under any wetland protection methods; however, expansion and/or redevelopment should not occur without plan review that includes restoration or mitigation measures.
- ▬ Buffer zones shall be established for wetlands that are based on the particular wetland functions and values but shall be flexible enough for adjustment for specific situations.
- ▬ Wetland alteration proposals shall be approved only if no alternative is available. When no alternative exists, wetlands replacement or enhancement shall be used to mitigate impacts and should be based on the functions and values of the particular wetland being impacted.
- ▬ Programs that promote education and awareness of wetland functions and values should be considered as funding opportunities arise.
- ▬ The City shall utilize the *Washington State Wetland Rating System for Eastern Washington (as amended or updated)* to categorize wetlands, determine buffer widths and the appropriate management of wetland areas.

- Wetland areas in City ownership should be managed to the highest standards while utilized as an interpretive element of the park system.
- The flood damage protection ordinance should be amended to include any areas of local concern as they may be discovered and designated by the City.
- Provisions for development of frequently flooded areas of local concern shall allow similar options for development as allowed under existing and/or model regulations for floodways and 100-year flood plains.
- The City shall require that areas identified as steep slopes must be subject to more extensive review and more stringent development standards than other areas.
- Areas identified as Erosion Hazard Areas shall not be developed unless it is demonstrated that the project is structurally safe from the potential hazard, and that the development will not increase the hazard risk.
- Reasonable setback or design considerations for development on or next to an Erosion Hazard Area shall be established on a case-by-case basis.
- Existing uses legally established in Erosion Hazard Areas shall be allowed to continue while expansion of any existing use shall meet structural standards that ensure the safety of the project.
- A run-off management plan or an erosion control plan shall be required of anyone proposing to develop in an area identified as an Erosion Hazard Area, to reduce sedimentation problems.
- Disturbance of an Erosion Hazard Area shall require reseedling with native vegetation, to assist in stabilization of the area and to discourage the infiltration of invasive weeds.
- Areas identified as Landslide Hazard Areas shall not be developed unless it is demonstrated that the project is structurally safe from the potential hazard, and that the development will not increase the hazard risk.
- A reasonable setback for development near a Landslide Hazard Area shall be established on a case-by-case basis, based on the type of development proposed and the type and extent of Landslide Hazard present.
- Should a mine hazard area be identified in Tonasket, the site shall be noted on site plans for any development activity, a geotechnical report shall be required to determine safety distances.
- Development of a site that contaminated by previous mining activities shall require the applicant to prepare and implement a reclamation plan, if the hazard is determined to be one constituting a significant hazard to health or the environment.



- ✎ All development activities shall be required to conform to the applicable provisions of the International Building Code that contains structural safeguards to reduce the risks from seismic activity.
- ✎ No development shall occur on any known active fault line that has the potential to cause severe damage to structures. A reasonable setback for development shall be required on a case-by-case basis (based on the type and recent activity of the particular fault and the proposed development).

**a. AQUIFER RECHARGE AREAS**

In general, aquifer recharge areas are those areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation. Among these areas, some have a critical recharging effect on aquifers used for potable water. Aquifer recharge areas serve the vital function of replenishing groundwater resources that provide potable water, an essential life-sustaining element. Aquifers not only provide water for domestic use but influence water availability for fish, wildlife, recreation and agriculture in wetlands, lakes, rivers and streams. Groundwater contributes to these water bodies while they return the favor when groundwater supplies become depressed. This, in turn, lowers surface water levels, thus, risking the viability of those dependent on these water sources.

Aquifer recharge areas are defined as follows:

*Aquifer Recharge Areas* - Areas which, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

*Critical Aquifer Recharge Areas* - A Critical Aquifer Recharge Area (CARA) is defined by the GMA as areas with a critical recharging effect on aquifers used for potable water<sup>4</sup>.

The Washington Administrative Code (WAC) Chapter 365-190 uses the following definition<sup>1</sup>:

*“Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.”*

In addition to the amount of water available for recharge, water quality is a crucial factor. Once ground water is contaminated it is difficult, costly and sometimes impossible to clean up. Preventing contamination is necessary to avoid potential physical harm to people, hardships and exorbitant rehabilitation and clean-up costs. Preserving aquifer recharge areas is also critical in the replenishing of the City's ground water supply.

In urban areas, another benefit of maintaining aquifer-recharging capability is related

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4 - WSDOE Critical Aquifer Recharge Areas Guidance Document January 2005  
Publication Number 05-10-028 p. 2

to storm water management. Soil and vegetation tend to reduce runoff by slowing the velocity of water; thereby reducing erosion and potential flooding. As water velocity is slowed by vegetation and soil, it is more easily absorbed by permeable soil, providing a filtering function for various contaminants, e.g., heavy metals. This process serves to protect the water quality of surface waters. As the physical development of the City increases, the need to treat storm water before it is discharged to surface water bodies also increases. This amounts to a costly endeavor. Consequently, reducing storm water runoff by collecting it onsite and using any natural means available is desirable.

- 1) **Classification** To date, very little study has been dedicated to aquifer recharge in the Tonasket area. In January 2000, the City was assisted by evergreen Rural Water in preparing a Wellhead Protection Plan (WHP), required by the Washington State Department of Health to comply with the federal Safe Drinking Water Act. The purpose of such a plan is to provide an organized approach to effectively protect drinking water supplies from contamination.

An Aquifer Susceptibility Assessment is a key component of a WHP. Susceptibility is a qualitative measure of how quickly and how far groundwater must travel to reach a water source (well or spring). Such information is useful in determining the existence of Critical Aquifer Recharge Areas, and the extent of regulation necessary to protect the local aquifers. A map of the Wellhead Protection Area for the four existing City wells is included as Map III-3 in the Map Appendix.

In addition to the Wellhead Protection Areas, it is generally acknowledged that the following areas also have the potential to be aquifer recharge areas: rivers and creeks especially at their headwaters, wetlands, lakes and ponds, alluvial fans, and areas within the 100-year flood plain. These areas are usually lower in elevation than their surrounding landscape. Therefore, coupled with certain porous soil types as identified by the Natural Resources Conservation Service (NRCS), 2009 Web Soil Survey, these areas are considered to have high-a critical potential for aquifer recharge and should be afforded a higher degree of protection than other areas. As a result, the Town has classified areas with the following soil types as Critical Aquifer Recharge Areas: The following three-level classification scheme should be used to determine the level of protection necessary for land areas:

- 224 – Cashmere fine sandy loam, 0 to 3 percent slopes, 0 to 5 percent slopes,
- 225 – Cashmere fine sandy loam, 3 to 8 percent slopes,
- 226 – Cashmere fine sandy loam, 8 to 15 percent slopes,
- 227 – Cashmere fine sandy loam, 15 to 25 percent slopes,
- 228 – Cashmont sandy loam, 0 to 3 percent slopes,
- 229 – Cashmont sandy loam, 3 to 8 percent slopes,
- 230 – Cashmont sandy loam, 8 to 15 percent slopes,
- 232 – Cashmont gravelly sandy loam, 0 to 8 percent slopes,
- 233 – Cashmont sandy loam, 0 to 25 percent slopes, extremely stony,
- 274 – Ewall loamy fine sand, 0 to 15 percent slopes,

455 – Pogue fine sandy loam, 0 to 5 percent slopes,  
456 – Pogue fine sandy loam, 3 to 8 percent slopes,  
457 – Pogue fine sandy loam, 8 to 15 percent slopes,  
458 – Pogue fine sandy loam, 10 to 25 percent slopes,  
459 – Pogue gravelly fine sandy loam, 0 to 25 percent slopes,  
460 – Pogue gravelly fine sandy loam, 25 to 65 percent slopes,  
461 – Pogue gravelly fine sandy loam, 0 to 8 percent slopes,  
462 – Pogue gravelly fine sandy loam, 8 to 25 percent slopes,  
475 – Riverwash,  
496 – Skaha gravelly loamy sand, 0 to 8 percent slopes,  
497 – Skaha gravelly loamy sand, 8 to 25 percent slopes,  
Owhi ashy fine sandy loam, 0 to 3 percent slopes,  
434 – Owhi ashy fine sandy loam, 3 to 8 percent slopes, and  
435 – Owhi ashy fine sandy loam, 0 to 25 percent slopes, extremely stony

Critical Potential – Rivers, creeks, wetlands, lakes and ponds; and lands that have been specifically identified as critical recharge areas based on reliable scientific data. This classification also includes the following soils:

- ~~— 475 – Riverwash,~~
- ~~— 558 – Water and~~
- ~~— 569 – Xerofluvents, wet, 0 to 3 percent slopes.~~

High Potential – Lands adjacent to rivers, creeks, wetlands, lakes and ponds that include soils that are shown to be excessively well drained and/or somewhat excessively well drained in the county soil survey. This classification also includes the following soils:

- ~~274 – Ewall loamy fine sand, 0 to 15 percent slopes,~~
- ~~455 – Pogue fine sandy loam, 0 to 3 percent slopes,~~
- ~~456 – Pogue fine sandy loam, 3 to 8 percent slopes,~~
- ~~457 – Pogue fine sandy loam, 8 to 15 percent slopes,~~
- ~~458 – Pogue fine sandy loam, 15 to 25 percent slopes,~~
- ~~459 – Pogue gravelly fine sandy loam, 0 to 25 percent slopes, extremely stony,~~
- ~~460 – Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony,~~
- ~~461 – Pogue gravelly fine sandy loam, 0 to 8 percent slopes,~~
- ~~462 – Pogue gravelly fine sandy loam, 8 to 25 percent slopes and~~
- ~~496 – Skaha gravelly loamy sand, 0 to 8 percent slopes,~~

Moderate Potential – Lands with soils that are shown to be well drained in the county soil survey. This classification also includes the following soils:

- ~~201 – Aeneas fine sandy loam, 3 to 8 percent slopes,~~
- ~~224 – Cashmere fine sandy loam, 0 to 3 percent slopes,~~
- ~~225 – Cashmere fine sandy loam, 3 to 8 percent slopes,~~
- ~~226 – Cashmere fine sandy loam, 8 to 15 percent slopes,~~
- ~~227 – Cashmere fine sandy loam, 15 to 25 percent slopes,~~
- ~~228 – Cashmont sandy loam, 0 to 3 percent slopes,~~
- ~~229 – Cashmont sandy loam, 3 to 8 percent slopes,~~

~~230—Cashmont sandy loam, 8 to 15 percent slopes,  
232—Cashmont gravelly sandy loam, 0 to 8 percent slopes,  
233—Cashmont sandy loam, 0 to 25 percent slopes, extremely stony,  
234—Cashmont sandy loam, 25 to 45 percent slopes, extremely stony,  
338—Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes,  
339—Lithic Haploxerepts-Conconully complex, 15 to 45 percent slopes,  
344—Lithic Haploxerepts-Nighthawk complex, 15 to 45 percent slopes,  
414—Newbon gravelly loam, 0 to 8 percent slopes,  
415—Newbon gravelly loam, 8 to 25 percent slopes,  
431—Okanogan loam, 0 to 5 percent slopes,  
432—Okanogan loam, sandy substratum, 0 to 3 percent slopes,  
522—Tonasket silt loam, 0 to 3 percent slopes,  
523—Tonasket silt loam, 3 to 8 percent slopes,  
524—Tonasket silt loam, 8 to 15 percent slopes,  
525—Tonasket silt loam, 15 to 25 percent slopes and  
526—Tonasket silt loam, 25 to 45 percent slopes,~~

- 2) **Designation** No specific aquifer recharge areas are known to have been mapped within the City or surrounding planning area. Therefore, aquifer recharge areas in Tonasket shall be designated as they are identified in accord with the classification provisions. Because the classification focuses on areas where recharge is generally known to occur, protections shall be broad enough to preserve essential aquifer recharge functions and values.

Map III-4 in the Map Appendix designates ~~potential-critical~~ aquifer recharge areas. It is important to note that the map is only general in nature and is based on ~~the-soil~~ drainage characteristics ~~data~~ contained in the 2009 ~~Web~~ Soil Survey. The map is intended to show those areas where contaminants may enter the aquifer and/or surface waters more readily than other areas. Specific projects may require more detailed site analysis prior to development.

## ii. FISH AND WILDLIFE CONSERVATION AREAS

~~Fish and wildlife habitat is defined in WAC 365-190-030 (updated in 2015) as follows:~~

~~“Fish and wildlife habitat conservation areas” are~~

~~(a) areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. Counties and cities may also designate locally important habitats and species;~~

~~(b) "Habitats of local importance" designated as fish and wildlife habitat conservation areas include those areas found to be locally important by~~

counties and cities; and

(c) "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

Generally, the concept of fish and wildlife habitat is not thought of as a component to urban development, especially in small towns and cities located in rural areas. Fish and wildlife habitat is ~~currently~~ abundant in Okanogan County so why should the residents of such a small portion of the County be concerned? Cumulatively and incrementally, development of land for human purposes impacts various elements of a wide diversity of fish and wildlife habitat. Over the long term, many areas that may have played a significant role in the life-cycle of fish and wildlife may be irretrievably lost.

In order to reduce the cumulative impacts of future development on fish and wildlife, growth areas (including cities and towns) can be planned and developed in such a way that critical habitat components may be retained. While general habitat remains in agricultural and a variety of public lands, critical habitat areas that happen to fall within the path of growth need special consideration.

Fish and wildlife are public resources. Protection of fish and wildlife is generally accomplished through a range of land management practices and regulations, mainly focused on the habitat required to support various animal populations. In Washington, protection of fish and wildlife habitat is vested with the Washington Department of Fish and Wildlife (WDFW) and is achieved through the State Environmental Policy Act (SEPA), Growth Management Act (GMA), Forest Practices Act (FPA), Shoreline Management Act (SMA), and the actions of landowners and government agencies.

Fish and wildlife habitat conservation areas are typically home to species designated by federal or state government as endangered, threatened or sensitive. Federally designated species are those identified by NOAA Fisheries or US Fish and Wildlife Service as being in danger of extinction or likely to become endangered. Current listing of these species is available from NOAA or USFWS. Species designated at the state level include those animals native to the state which WDFW has identified as being in danger of extinction, vulnerable, or declining and likely to become endangered or threatened in a significant portion of their range without cooperative management or removal of threats. WDFW should be consulted for the most current listing of species and habitats. A current listing of threatened and endanger and species of concern in Washington state is found in Appendix B.

Fish and wildlife habitat areas vary considerably throughout the state and within jurisdictions. While some habitats, such as wetlands, shorelines, or streams, tend to be easily recognized, other areas, such as prairie, shrub steppe or urban open space, may not be as obvious. The Washington State Department of Fish & Wildlife (WDFW) has extensive mapping of sensitive habitat around Okanogan County included as a part of their Priority Habitat Species Program. These maps are used to generally

designate fish and wildlife conservation areas. Review of these maps and related information reveals that the extent of priority habitat within the Tonasket Urban Growth Area consists of the Okanogan River, Bonaparte and Siwash Creeks, and their riparian areas. These areas not only support the life cycle of salmonids but the fact that riparian areas in our dry climate also support myriad other species is well-documented.

A riparian habitat area (RHA) is defined as the area adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

The Washington Department of Fish and Wildlife (WDFW) has developed statewide riparian management recommendations based on the best available science. Nearly 1,500 pieces of literature on the importance of riparian areas to fish and wildlife were evaluated, and land use recommendations designed to accommodate riparian-associated fish and wildlife were developed. These recommendations consolidate existing scientific literature and provide information on the relationship of riparian habitat to fish and wildlife and to adjacent aquatic and upland ecosystems. These recommendations have been subject to numerous review processes<sup>1</sup>.

Protection of riparian habitat, compared to other habitat types, may yield the greatest gains for fish and wildlife while involving the least amount of area. Riparian habitat because it:

- 🌳 covers a relatively small area yet it supports a higher diversity and abundance of fish and wildlife than any other habitat;
- 🌳 provides important fish and wildlife breeding habitat, seasonal ranges, and movement corridors;
- 🌳 is highly vulnerable to alteration;
- 🌳 has important social values, including water purification, flood control, recreation, and aesthetics.

- 1) **Classification** ~~The city of~~ Tonasket is generally considered an area where urban development is expected and planned to occur. The bulk of the urban growth area is in shrub-step uplands with riparian zones along the river and creeks. While these natural areas include important habitat for animal and bird species, there are vast contiguous properties in the rural areas of Okanogan County. Therefore, it is not intended that the City limit development in this portion of its urban growth area. However, the streams and rivers and their riparian areas in the City and the adjacent Urban Growth Area warrant protection. Following are descriptions of the City's classifications for fish and wildlife conservation areas:

**Riparian Habitat Conservation Areas** - With this classification, the City recognizes that riparian habitat within Tonasket and its urban growth area is

likely to coincide with shoreline areas, flood hazard areas ~~and, wetlands and aquifer recharge areas~~. Riparian areas typically offer relatively contiguous habitat that is essential to a diverse array of fish and wildlife species. Best Available Science seems to indicate that these areas are especially sensitive to pressures from urban development, and that they provide important habitat functions and values for anadromous fish.

Riparian Habitat Conservation Areas are defined as public or privately-owned lands adjacent to the Okanogan River and Bonaparte and Siwash Creeks that presently contain riparian vegetation.

~~Riparian Habitat Conservation Areas are further defined as follows:~~

~~Public Riparian Habitat—Land adjacent to the Okanogan River and/or Bonaparte and Siwash Creeks owned by the City, US, County or State.~~

~~Riparian Habitat, Level One—Areas adjacent to the Okanogan River and/or Bonaparte Creek and/or Siwash Creek that were within the Incorporated Area prior July 1, 2012.~~

~~Riparian Habitat Level Two—Areas adjacent to the Okanogan River and/or Bonaparte Creek and/or Siwash Creek and/or Pine Creek that lay outside the City Limits but inside the UGA on July 1, 2012.~~

~~Riparian Habitat Level Three—Areas adjacent to the Okanogan River and/or Bonaparte Creek and/or Siwash Creek and/or Pine Creek that lay outside the City Limits and UGA on July 1, 2012.~~

**Upland Habitat Conservation Areas** - With this classification, the City recognizes that those upland areas within the defined City limits and urban growth boundary, which are not otherwise designated as aquifer recharge areas, wetlands, or geologically hazardous areas, are frequently the most suited for human development. This classification is intended to take into account that upland habitats that support federal or state identified endangered, threatened or sensitive species, or any habitats which are identified as providing a high level of functions and values must be protected to the extent possible. However, in considering Best Available Science, this classification also is intended to ensure that development is not subject to burdensome regulation in those areas most suited to support it. Such areas shall include all portions of the City and urban growth area where a development pattern is already established such that connectivity of native habitat has already been broken and protection of identified habitat areas is unlikely to provide particular benefit to any of the priority species identified by WDFW.

- 2) **Designation** Fish and wildlife conservation areas are designated using the classification scheme described above based on the Washington Department of Fish and Wildlife Priority Habitat and Species Program. Priority habitats are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. A Priority Habitat and Species maps based on WDFW data depict habitat conservation areas (See Map III-5 in the Map Appendix). However, it must be noted that populations and habitat systems are dynamic in nature. Therefore, site review should be used to verify the presence of a given habitat or species.

iii. **WETLANDS**

Wetlands are transitional areas between water and land, where the water table is at or near the surface of the soil. Wetlands are characterized by certain plant types, wet soils, and water (the presence of which may change with the seasons or even from day to day). Some wetlands are easy to identify - bogs, marshes, estuaries, and swamps are good examples of these. Others are less obvious, and may actually be dry during the summer months.

Washington uses the same definition for wetlands as the federal government. Under that definition, wetlands are:

*“...areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes bogs and similar areas. [RCW 36.70A.030(20)]”*

In general, wetlands are areas where the soil is wet for a long enough period of time that:

- ☛ soils become depleted of oxygen, and
- ☛ wetland vegetation is more prevalent than upland vegetation.

All three of these characteristics must be present for an area to be considered a wetland (hydrology, soil type, and vegetation).

**Why are Wetlands Important?**

Wetlands act like sponges to absorb enormous quantities of water during heavy rain storms and periods of flooding. The water retained by wetlands can significantly decrease peak river flows during storms, reducing the effects of flooding. Some of this water percolates from the wetland into the ground, where it replenishes groundwater. Where wetlands are located adjacent to streams, stored water is slowly released as surface water, which drains into streams and helps to keep stream flows continuous - an important factor in maintaining habitat for fish.



Because the vegetation within a wetland slows the movement of the water, silt, and other particles drop out of the water and settle to the bottom. Certain pollutants and excess nutrients are also filtered from water that passes through the wetland. By reducing sedimentation and lowering pollutant and nutrient levels in rivers and streams, wetlands further protect fish habitats and improve water quality in streams, rivers, and groundwater.

Wetlands are nature's rich nurseries for fish and wildlife. About 85 percent of Washington's wildlife species use wetlands and their buffers for breeding and feeding. Waterfowl and other resident and migratory birds, many of which are popular targets for hunters, rely on wetlands for feeding and nesting grounds. Numerous plants, invertebrates, reptiles, amphibians, and mammals also depend on the biologically rich environment of a wetland.

#### **Why Are Buffers Around Wetlands Important?**

Buffers are needed to protect wetlands so they can perform public health and safety functions such as filtering ground water and controlling floods. Without adequate buffers, wetlands can become so degraded that they no longer provide these functions.

Buffers are also needed to protect wetlands because they are an essential part of a wetland system. Fish need buffers to protect water quality and many wetland dependent species rely on adjacent upland buffers for nesting, foraging, and cover.

Effective non-wildlife functions often occur in areas from 50 to 300 feet from the wetland edge, while many fish and wildlife species rely on land as far out as 800 feet from the actual wetland.

#### **What Are The Economic Benefits in Protecting Wetlands?**

Open space provides a variety of amenities, which are often reflected in increased real property values and added marketability for nearby property. People like living by productive lakes, ponds and creeks, and they will pay more for these amenities. Additional benefits include: reduced costs for pollution control and hazards mitigation, "quality of life" amenities, and nature-based tourism. There is also the ability to put wetlands into the Okanogan County Open Space/Open Space designation and receive a property tax reduction.

#### **Wetlands and the city of Tonasket**

A few wetland areas exist within the city limits and Urban Growth Area that are primarily associated with the Okanogan River. These wetland areas are important floodplain and wildlife habitat areas and can be sufficiently protected with implementation of existing regulations, especially Fish and Wildlife Habitat Conservations Areas and the Tonasket Shorelines Master Program. In fact, the bulk of these wetlands are located ~~within-on~~ City ~~and other, public o~~wned pProperty at ~~within and adjoining~~ Chief Tonasket Park.

More so than other land use issues, wetlands protection is controversial, making it necessary to ensure that a reasonable balance exists between the goal of wetlands

protection and private property rights.

1) **Classification** Wetlands shall be identified and delineated by a qualified wetland professional in accordance with the *Washington State Wetlands Identification and Delineation Manual* (Ecology Publication #96-94, or as revised and approved by Ecology). Wetland delineations are valid for five years and performed using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987, as amended); and the US Army Corps of Engineers. (2006) Regional Supplement to the 1987 Delineation Manual: Arid West Region. The City may use the following information sources as guidance in identifying the presence of wetlands and the subsequent need for a wetland delineation study;

- ◆ Hydric soils, soils with significant soil inclusions, and "wet spots" identified within the local soil survey;
- ◆ National Wetlands Inventory;
- ◆ Previous wetland rating evaluation; and,
- ◆ On-site inspection

Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the *Washington State Wetland Rating System for Eastern Washington* (Ecology Publication #04-06-015, or as revised and approved by Ecology). Wetlands in Tonasket shall be classified into the following categories in accordance to the above referenced manual:

**Category I wetlands are:**

- alkali wetlands;
- wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality wetlands;
- bogs;
- mature and old-growth forested wetlands over ¼ acre with slow-growing trees;
- forests with stands of aspen; wetlands that perform many functions very well (scores of 70 points or more)

These wetlands are those that:

- represent a unique or rare wetland type; or
- are more sensitive to disturbance than most wetlands; or
- are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or
- provide a high level of function.

We do not wish to risk any degradation to these wetlands. Generally, these wetlands are not common and make up a small percentage of the wetlands in Eastern Washington. Category I wetlands include alkali wetlands, bogs, Natural Heritage wetlands, mature and old-growth forested wetlands with slow growing trees, and wetlands that perform many functions well, as measured by the rating system.

**Category II wetlands are:**

- forested wetlands in the floodplains of rivers;
- mature and old-growth forested wetlands over ¼ acre with fast-growing trees;
- vernal pools;
- wetlands that perform functions well (scores between 51-69 points).

These wetlands are difficult, though not impossible, to replace. They provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a high level of protection.

**Category III wetlands are:**

- vernal pools that are isolated;
- wetlands with a moderate level of functions (scores between 30-50 points)

Wetlands scoring between 30 and 50 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape than Category II wetlands.

**Category IV wetlands** have the lowest level of functions (scores fewer than 30 points) and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases be able to improve. However, experience has shown that replacement cannot be guaranteed in any specific case. These wetlands may provide some important functions and also need to be protected.

- 2) **Designation** To date there has been no wetlands mapping done specifically for the Tonasket area other than the US Fish & Service's National Wetlands Inventory (NWI) Maps. To remedy this, the City should pursue an accurate accounting of all wetlands in its planning area based on the *Washington State Wetlands Rating System for Eastern Washington*. However, until funding is obtained to conduct a comprehensive inventory of wetlands, the NWI maps shall be used as a base designation. Map III-6 in the Map Appendix, along with other supportive documentation, shall be used to review development proposals, but because the NWI was done at such a broad scale, local verification according to the classification criteria shall be part of the standard process for identifying and designating wetlands.

**iv. FREQUENTLY FLOODED AREAS**

Frequently flooded areas are those that experience a general and temporary condition of partial or complete inundation of normally dry areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source. Such areas include the 100-year flood plain as defined and mapped by the Federal Emergency Management Administration (FEMA). Tonasket's frequently flooded areas are primarily associated with the Okanogan River with some limited areas along the lower reaches of Bonaparte and Siwash Creeks. See Flood Hazard Map III-7 in the Map Appendix.

1) **Classification** The classification system for frequently flooded areas follows:

**Class I** The floodway of any river or stream as designated by FEMA; and draws, alluvials and flood channels that are not mapped by FEMA but are areas of local concern that have a historical reoccurrence of flood events characterized by significant damage from flood flows.

**Class II** All areas mapped by FEMA as 100-year flood plain; and, those areas of local concern that experience recurrences of flooding that are characterized by damage due primarily to inundation.

2) **Designation** ~~The City of~~ Tonasket designates those areas of special flood hazard (see Map III-7 in the Map Appendix) indicated in the *Flood Hazard Boundary Map/Flood Insurance Rate Map* and *Flood Boundary/Floodway Map*, together with the accompanying *Flood Insurance Study* for Community Number 530123B, effective January 5, 1978. As information becomes available, the City should pursue mapping of areas of local concern to supplement FEMA maps for flood damage protection.

v. **GEOLOGICALLY HAZARDOUS AREAS**

Geologically Hazardous Areas are defined in RCW 36.70A.030(9) (updated 2012) as follows:

*“Geologically hazardous areas” means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.*

Geologically hazardous areas consist of the following types: Erosion Hazard Areas; Landslide Hazard Areas; Mine Hazard Areas; Seismic Hazard Areas; and Volcanic Hazard Areas. Each type has different criteria for determining and evaluating the extent of the hazard area, however all types, when necessary, will use the same classification system. Based upon the risk to development in geologically hazardous areas, the following categories will be used:

- Known or Suspected Risk
- No Risk
- Risk Unknown (Data not available to determine presence or absence of a geological hazard).

1) **Classification**

Erosion Hazard Areas - Erosion hazard areas are those areas that contain **ALL THREE** of the following characteristics:

- i. A slope of ~~30~~25% or greater.
- ii. Soils identified by the Natural Resource Conservation Service (NRCS) as unstable and having a high potential for erosion (soils listed as very limited for residential construction)

- iii. Areas that are exposed to the erosion effects of wind or water (a K Factor above .25<sup>5</sup>).

Landslide Hazard Areas - Landslide hazard areas may include:

- All areas that have historically been prone to land sliding.
- All areas containing soil types identified by the Natural Resource Conservation Service (NRCS) as unstable and prone to landslide hazard.
- All areas that show evidence of or are at risk from snow avalanches.
- All areas that are potentially unstable as a result of rapid stream incision or stream bank erosion.

Mine Hazard Areas - Mine Hazard Areas include: Areas that are directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts with the potential for creating large underground voids susceptible to collapse, tailings piles, and waste rock. In addition, steep and unstable slopes created by open mines, tailings and waste rock piles have the potential for being mine hazard areas. Mine hazard areas are based upon the identification of active or historic mining activity and site-specific information regarding topography and geology.

Seismic Hazard Areas – Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or soil liquefaction. The majority of the City is located within Seismic Zone 2B in accordance with the International Building Code.

Volcanic Hazard Areas - Areas that are subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity. No Volcanic Hazard Areas are known to exist in or near Tonasket. There are, however, several active volcanoes that could have impacts on areas of Tonasket. The impacts would include the fall-out of ash. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.

- 2) **Designation** Each type of geologically hazardous area is designated based on different factors. The designation process for each type follows:

Erosion Hazard Areas – Natural Resource Conservation Service (NRCS) soil slope and erosion-hazard ratings are used to broadly designate erosion hazard areas. Map III-8 Erosion Hazard Areas in the Map Appendix, which is designates those areas with soils that meet all three classification criteria, does not pinpoint erosion sites, but rather areas that, because of slope, soil properties, availability of

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5 - Based on K factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

water, etc., are more susceptible to severe erosion than others.

Based on the 2009 [Web Soil survey](#) the following soils contain slopes in excess of ~~30~~25%: [See Map III-8A in the Map Appendix.](#)

- 227 – Cashmere fine sandy loam, 15 to 25 percent slopes,
- [233 – Cashmont sandy loam, 0 to 25 percent slopes,](#)
- 338 – Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes,
- [458 – Pogue fine sandy loam, 10 to 25 percent slopes,](#)
- [459 – Pogue fine sandy loam, 0 to 25 percent slopes,](#)
- 460 – Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony, ~~and~~
- [462 – Pogue gravelly fine sandy loam, 8 to 25 percent slopes, extremely stony,](#)
- [525 – Tonasket silt loam, 15 to 25 percent slopes, and](#)
- 526 – Tonasket silt loam, 25 to 45 percent slopes.

[The Web Soil Survey lists the following soils as “very limited” for residential construction: See Map III-8B in the Map Appendix.](#)

- [227 – Cashmere fine sandy loam, 15 to 25 percent slopes,](#)
- [338 – Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes,](#)
- [431 – Okanogan loam, 0 to 5 percent slopes,](#)
- [459 – Pogue gravelly fine sandy loam, 0 to 25 percent slopes,](#)
- [460 – Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony,](#)
- [462 – Pogue gravelly fine sandy loam, 8 to 25 percent slopes, extremely stony,](#)
- [525 – Tonasket silt loam, 15 to 25 percent slopes,](#)
- [526 – Tonasket silt loam, 25 to 45 percent slopes,](#)

The soil survey also provides data on the potential erodability based on wind and other factors. This data will be used to identify areas of erosion potential specifically based on numeric values assigned to individual soils in the soil survey. Soils with a K Factor<sup>6</sup> greater than ~~.30~~.25 include: [See Map III-8C in the Map Appendix.](#)

- 245 – Colville silt loam, 0 to 3 percent slopes,
- [274 – Ewall loamy fine sand, 0 to 15 percent,](#)
- 522 – Tonasket silt loam, 0 to 3 percent slopes,
- 523 – Tonasket silt loam, 3 to 8 percent slopes,
- 524 – Tonasket silt loam, 8 to 15 percent slopes,
- 525 – Tonasket silt loam, 15 to 25 percent slopes, and

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6 - Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

526 – Tonasket silt loam, 25 to 45 percent slopes.

~~Soils with the potential of wind erosion great than 100 tons per acre per year include:~~

~~496 – Skaha gravelly loamy sand, 0 to 8 percent slopes.~~

The soil information needs to be combined with site-specific information (rills, inter-rills, and wind erosion) to determine if an erosion hazard is actually present on the site.

Landslide Hazard Areas - Lands that meet the classification criteria are hereby designated as landslide hazard areas and ~~Map III-9 updated should be mapped~~, as resources become available. See Landslide Hazards Map III-9 in the Map Appendix.

Mine Hazard Areas - Lands that meet the classification criteria are hereby designated as mine hazard areas and will be mapped, as resources become available.

Seismic Hazard Areas - There are no known active faults in Tonasket. The majority of the City is located within Seismic Zone 2B in accordance with the IBC (1991 Edition, as amended).

Volcanic Hazard Areas - There are no volcanic hazard areas in Tonasket. There are, however, several active volcanoes that could have impacts on areas of Tonasket, particularly the fallout of ash. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.

## E. IMPLEMENTATION OF THE LAND USE PLAN

To develop a plan to guide the future physical development of a community is an important issue but to ensure that the Plan is implemented, various land use "tools" are necessary. The most common regulatory tools are the zoning, ~~and~~ subdivision and environment codes (Titles 17, ~~and~~ 16 and 18 respectively of the Tonasket Municipal Code).

### 1. ZONING

Zoning is the most important legal tool which can be used to implement the land use plan. The basic purpose of zoning is to promote the City's public health, safety, and welfare, and to assist in the implementation of the Comprehensive Plan. In a zoning code the City is divided into residential, commercial, and industrial districts and within each district there are regulations pertaining to:

- 1) the height and bulk of buildings;
- 2) the percentage of the lot which may be occupied and the size of required yards;
- 3) the density of population; and.

- 4) the use of buildings and land for residential, commercial, industrial, and other purposes.

The city of Tonasket has a zoning code in place at the time of this Comprehensive Plan update; however, it should be periodically reviewed in order to ensure that it is consistent with the goals and objectives of this Plan.

## **2. PLANNED DEVELOPMENT**

Planned development regulations, generally incorporated into the Zoning code, are intended to provide an alternative method for land development which:

- 1) Encourages flexibility in the design of land use activities so that they are conducive to a more creative approach to development which will result in a more efficient, aesthetic and environmentally responsive use of the land;
- 2) Permits creativity in the design and placement of buildings, use of required open spaces, provision of on-site circulation facilities, off-street parking, and other site design elements that better utilize the potential of special features, such as, geography, topography, vegetation, drainage, and property size and shape;
- 3) Facilitates the provision of economical and adequate public improvements, such as, sewer, water, and streets; and
- 4) Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural features such as agricultural lands, steep slopes, and floodplain and shoreline areas.

Planned development regulations may be incorporated into a jurisdiction's zoning ordinance or developed as a separate ordinance. It is also possible for the City to use the planned development process for certain uses which due to their nature may be more appropriately reviewed under such regulations.

## **3. SUBDIVISION**

Subdivision regulations are intended to regulate the manner in which land may be divided and prepared for development. They apply whenever land is divided for purposes of sale, lease or transfer. State law specifies that any subdivision of land which results in the creation of a parcel of less than five acres in size must comply with state subdivision requirements. Local governments have the authority to require plat approval of larger parcels.

There are two basic forms of subdivision: long plats, which contain five or more lots; and, short plats, which contain four or fewer lots (short plats may be permitted for developments with up to 9 lots – local decision). Regulations pertaining to both types of subdivisions are adopted and enforced at the local level in accordance with provisions and statutory authority contained in state law.

Subdivision regulations specify procedures for the developer and the City, improvements (streets, utilities, etc.) to be provided by the developer, and design standards for streets, lots, and blocks. Subdivision regulations are intended to encourage the orderly



development and redevelopment of large tracts within and surrounding the City. Development of subdivisions immediately outside the city of Tonasket should be closely coordinated between the City and the County. The Tonasket Subdivision ordinance should be reviewed to ensure that it is consistent with the goals and objectives outlined in the Comprehensive Plan.

#### **4. BINDING SITE PLAN**

The binding site plan, ~~generally~~ incorporated into the Subdivision Code, is an alternative for dividing property for commercial and industrial purposes, and in some cases for residential uses such as manufactured home and recreational vehicle parks where the individual parcels are not to be sold. This method for regulating development is intended to provide a flexible alternative to developers while allowing for local government review of the plan to ensure that the cost of providing basic services and the maintenance of those services does not represent an unreasonable burden on the residents of the City. A binding site plan can be used as a means to represent a planned development. A specific site plan is presented by the developer which shows the layout of streets and roads and the location of utilities required to serve the property. Since the individual lots are not to be sold, the costs of extensive surveying ~~is may be~~ avoided. The binding site plan is a legally enforceable document which, when required, can be amended to reflect changing conditions. Tonasket ~~does not has adopted have~~ a binding site plan provision in its subdivision regulations ~~at the time of this update and should consider the benefits of this option.~~

#### **5. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

SEPA directs Tonasket decision makers to consider the environmental consequences of their actions. The SEPA process is initiated when someone submits a permit application to the City or when the City proposes to take some official action. A SEPA checklist is used to determine whether the project or action is significant enough to require an environmental impact statement. While an environmental impact statement is commonly not required, certain conditions may be included in a determination of non-significance that is intended to minimize environmental impacts. Regardless, a threshold determination must be made on all permit applications unless specifically exempted by SEPA.

#### **6. FLOOD DAMAGE CONTROL ORDINANCE**

The city of Tonasket has in place a Flood Damage Prevention Ordinance that regulates activities within the 100-year floodplain and the floodway. The ordinance is pursuant to RCW 86.16 which delegates the responsibility to local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. An incentive for compliance with these regulations is that participation in the National Flood Insurance Program requires this type of floodplain management in order to guarantee reasonable flood insurance rates. The ordinance, Chapter 15.16 of the Tonasket Municipal Code, outlines construction standards that are intended to reduce flood damage. A map depicting regulated flood hazard areas is [contained in the Map Appendix, illustrated in Figure III-7.](#)

## **7. SHORELINES MASTER PROGRAM (SMP)**

In compliance with the State Shoreline Management Act of 1971 (SMA) the city of Tonasket adopted its first Shoreline Master Program in December of 1975, adopted a major revision of the program in September of 1990 and completed a significant update in 2010/11. This program establishes land use designations within two hundred (200) feet of the ordinary high-water mark or floodway boundary, whichever is greater, of both Bonaparte Creek and the Okanogan River. Construction, excavation and other activities in these designated areas are subject to provisions of the SMP. The removal of trees and other vegetation also requires review under this program in order to maintain the quality of the sensitive shoreline environments. The Shoreline Master Program Designations are illustrated in Figure III-8.

## **8. CONSERVATION EASEMENTS/TRANSFERABLE DEVELOPMENT RIGHTS**

These implementation tools, used primarily for the protection of environmentally sensitive areas and/or wildlife habitat, are not presently used by any of the jurisdictions cooperating on this plan. Such easements or rights may be considered in the future as a means of protecting and preserving open space, critical areas and other unique features as a part of development agreements. Conservation easements and transferable most commonly entail a payment to a private party to offset the cost of leaving part of a project undeveloped or result in the transfer of development rights to another party.

## **9. GROWTH MANAGEMENT ACT**

While not necessarily an implementation tools, the Growth Management Act does provide significant direction for planning and regulation of land use. In accordance with RCW 36.70, by July 1, 1993, all City and County ordinances must be consistent with the Comprehensive Plan. Those ordinances found to be inconsistent may be held invalid.

## **10. INTERNATIONAL BUILDING CODE**

The International Building Code (IBC) is a uniform set of regulations all three jurisdictions use to regulate and enforce construction activities. The IBC may be used in conjunction with other implementation tools to ensure compliance and conformance with the comprehensive plan.

## **11. AIRPORT OVERLAY ZONE**

Encourage Okanogan County to develop and implement an airport overlay district for the unincorporated area surrounding the City's airport. The intent of the overlay is to protect present and future airport operations and expansion.

## **12. GRADING AND FILLING ORDINANCES**

Grading and filling ordinances may be used to regulate development that does not involve building, land use or other permits. Such an ordinance may be a useful addition to the tools available to local governments as means of protecting the area's environmental quality.