CITY OF TONASKET COMPREHENSIVE LAND USE PLAN

Photo by Michelle Miller

2024 UPDATE

Prepared by: Highlands Associates
Adopted _____, 2024

TONASKET CITY OFFICIALS

PLANNING COMMISSION

2023

Gayle Mailloux, Chair
George Hill
Anthony Jenkins
John Sanchez
Debbie Roberts

CITY COUNCIL

2024	**2023**	**2022**
Mayor – Rene Maldonado	**Mayor – Rene Maldonado**	**Mayor – Rene Maldonado**
Christa "Teagan" Levine	Christa "Teagan" Levine	Christa "Teagan" Levine
Alisa Weddle	Alisa Weddle	Alisa Weddle
Jeff McMillan	Jeff McMillan	Jeff McMillan
Patti Hill	Patti Hill	Patti Hill
Ernesto Cerillo	Matthew Alexander	Matthew Alexander

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Joel Pilkenton, Deputy Clerk/Treasurer
Gay Seydlitz, Utility Clerk/Planning Commission Secretary
Darren Johnson, Superintendent
Michael D. Howe, Attorney
Kurt Danison, Contract Planner

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I. INTRODUCTION

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A. A BRIEF HISTORY OF TONASKET

Tonasket is a small community located along the eastern bank of the Okanogan River in north central Okanogan County, Washington. The city was named in honor of Chief Tonasket of the Okanogan Indians who historically used the present City site for an encampment. US 97, the main north-south highway through central Washington, bisects the city on its way north to the Canadian border, approximately twenty miles. The city, with an elevation of approximately 900 feet above sea level, is bordered on the west by the Okanogan River, to the north by Siwash Creek, and the south by Bonaparte Creek. The present 2023 population[1] is estimated to be 1,085.

The City, which has been the site of a U.S. Post Office since 1901, was platted in 1910 and incorporated in 1927. Tonasket serves as a hub for the agricultural, forestry, mining and tourism industries in north central Okanogan County. It is the location of two fruit storage and processing facilities, and the offices of the Tonasket Ranger District of the Colville National Forest. The city is a convenient jumping off point for visitors coming to the area to enjoy the myriad opportunities for outdoor recreation in the surrounding areas.

1 - April 1, 2023 Population Estimate OFM.

Many descendants of pioneer families still reside in Tonasket and the surrounding areas, and are interested in preserving and sharing the history of their heritage. As the hub of an area for all seasons, Tonasket would also like to take advantage of its resources by using them wisely and judiciously to the benefit of residents and visitors alike.

Photo by Michelle Miller

B. AUTHORITY TO PLAN

The Tonasket Comprehensive Plan has been prepared under the authority of the Planning Commission Act, RCW 35.63. The policies outlined in this Comprehensive Plan are intended to be implemented through such regulatory tools as zoning, subdivision and related ordinances. These regulations are intended to be developed and maintained in accordance with the goals, objectives, principles and policies outlined in this Comprehensive Plan, as set forth in the RCW 35.63.090 and the 1990 Growth Management Act (both, as amended).

C. PURPOSE OF THE PLAN

The Comprehensive Plan for the City of Tonasket is intended to be a guide for the growth and development within and surrounding the community that is both sensitive to the environment, and to the needs of community residents. The Plan is intended to guide the community in its development for the foreseeable future, or about the next twenty years. It is also intended that this Plan be reviewed on a regular basis (five year minimum) to ensure that it serves the best wishes of the community.

General goals and objectives are identified by City Officials which they believe to be consistent with the attitudes of the citizens of Tonasket, and in the best interest of the community as a

whole. The public review process during the adoption procedure of the Plan is intended to reflect the approval of the community. These goals and objectives will guide development of the city to make it a more convenient, attractive, and orderly place in which to live, shop, work, and play. The Plan represents an effort to maintain those components of the community that lend themselves to quality of life, and to improve upon those that threaten to degrade that quality. The following page lists the reasons for having a Comprehensive Plan while addressing some of the ingredients that are important to the quality of life in a community.

D. WHY HAVE A PLAN?

The Comprehensive Plan is intended to:

- ✓ encourage the most appropriate use of land throughout the community so as to prevent overcrowding and undue concentration of population.
- ✓ lessen traffic congestion and accidents.
- ✓ To secure safety from fire.
- ✓ provide adequate light, clean air and protection from excessive noise and contamination.
- ✓ promote the coordinated development of unbuilt areas.
- ✓ secure an appropriate allotment of land area in new developments for all the requirements of community life.
- ✓ conserve, protect and restore natural beauty and other natural resources.
- ✓ facilitate the adequate provision of transportation, water, sewerage, and other public uses and requirements.
- ✓ ensure that Tonasket is aesthetically pleasing for residents and visitors alike and is a comfortable place to live as well as visit for people of all ages.
- ✓ provide a basis for decisions faced by the city government that reflect the needs and desires of the citizens by allowing participation and comment in the preparation of the Plan.
- ✓ comply with the requirements of the Growth Management Act and Planning Enabling Acts.

E. ELEMENTS OF THE TONASKET COMPREHENSIVE PLAN

The City of Tonasket Comprehensive Plan is composed of seven main elements which must be closely interrelated to serve as a satisfactory guide for future development.

These elements are:

I. **Introduction** which is this part of the Plan providing background data, purpose and intent statements, plan organization and amendment etc…

II. **Population** which provides important data related to historic and projection population numbers.

III. **Land Use** which is intended to show the general location, amount, and pattern of residential, commercial, industrial, agricultural and open space land needed in the Tonasket area in the foreseeable future.

IV. **Public Facilities** which is intended to assist the community in determining the need and location for future schools, sewer and water improvements, municipal buildings, and other municipal facilities.

V. **Transportation/Circulation** which is intended to indicate standards and locations for arterials, collector and local access streets, and pedestrian and non-motorized access in and around Tonasket.

VI. **Park and Recreation** which is intended to provide goals, objectives, and plans for the development and expansion of a wide range of parks and recreation facilities. This element summarizes a separate planning document, the Comprehensive Park and Recreation Plan, updated in 2021, was the result of an extensive outreach effort.

VII. **Housing** refers to a housing needs assessment conducted in 1987 and suggests options for action to address housing issues in more depth.

VIII. **Economic Development** is included to generally discuss the concept of economic development and its relationship to the local economy. Goals and objectives are provided to guide a more specific strategic planning process for economic development with emphasis on public participation.

IX. **Solid and Hazardous Waste**, providing plans for the reduction and management of hazardous waste materials.

F. ORGANIZATION OF THE PLAN

The Plan is easier to read and understand if one considers its organization. All maps are contained in a Map Appendix. There are three simple concepts introduced in the Land Use element of the Plan that address land use types in the community. They are the Goals, the Assessment, and the Plan. With some variation, the remaining Comprehensive Plan elements generally follow the same format.

1. **GOALS - WHAT DO WE LIKE?**
   Introducing each element of the Tonasket Comprehensive Plan or in some cases, each sub-element, general goals are presented. These goals represent the community's perception of two basic concepts; "Sense of Place" and "Quality of Life". More simply, this step identifies the things that the citizens of Tonasket expect from their community.

2. **ASSESSMENT - WHAT DO WE HAVE AND WHAT DO WE NEED?**
   In determining objectives and policies that fulfill the established goals existing conditions must be assessed to determine areas where these goals are being met and those areas that need attention. It is the intention of this Plan to identify and maintain the desirable characteristics of Tonasket while, in turn, recognizing problems of the community so that strategies can be devised to address them. In other words, we must know where we are to decide where to go next.

   Certain background information was gathered to describe existing conditions in Tonasket. The most extensive information collected was the Land Use Inventory. Population data was also analyzed in order to make general projections of future population trends. Public facilities were inventoried and general observations were made of existing infrastructure and services. Each element of the Plan attempts to address existing conditions based on these background studies.

3. **PLAN - HOW DO WE GET WHAT WE WANT?**
   The Plan portion of each element, as it applies to various uses of land, includes objectives, policies and recommendations that will help to get or keep what we like or need. This is the "meat" of the Comprehensive Plan. The specific objectives, policies or recommendations that are presented in the Plan are intended to be positive strategies in meeting the general goals that have been previously identified.

G. FUTURE OF THE TONASKET COMPREHENSIVE PLAN

As time passes, technological changes are made and the social, economic, and cultural needs of the community change. In light of such change, it is necessary to constantly revise and update the Comprehensive Plan. The following strategies and ideals must be included and considered in any review of the Plan to ensure the Plan serves its intended function:

- ❖ Those community members involved in updating the Plan must believe in and be committed to the planning process, realizing the benefits of planning for the future development of the community.

- ❖ Due to the interrelationship of all elements of the Plan, a critical analysis of any proposed amendments is necessary to ensure that impacts to every element are considered.

- ❖ If the Plan is to be a vital document to the community, and a guide for its growth, it must be constantly used as a guide in making local policy decisions relating to every element of the plan.

- ❖ If planning within the City of Tonasket is to be effective, it must be coordinated with planning in Okanogan County. Problems related to future growth and development do not

respect corporate limits. Development will occur in the fringe areas where the city will be impacted but will not have jurisdiction to manage the land use. Therefore, it is of utmost importance that the city and county work together in the future planning of the Tonasket area.

- ❖ If effective measures are not taken to implement the Comprehensive Plan, the document will have little value for the community.

- ❖ If the Plan is to serve as a guide for community development, steps must be taken to make the Plan become a reality or it will not guide the community in the positive direction that is intended. This can result in piecemeal development with a much less predictable outcome.

Photo by Michelle Miller

H. AMENDING THE PLAN

Amendments to the Comprehensive plan will be considered on an annual basis. Proposed Amendments will be reviewed in accordance to the requirements in this section and all applicable State Law.

1. DOCKETING

The period for docketing proposed amendments to the Comprehensive Plan or Comprehensive Plan Land Use Designation Map (Map III-2 in the Map Appendix) will begin October 1 and end on December 1 of each year. The proposed amendments will be

submitted on forms provided by the City. The city clerk or others as designated by the Mayor and Council shall review each proposal for completeness and all applicable state laws and Tonasket Municipal Code. The determination of complete application will be made by June 30 of each year.

A list of all complete applications, along with a statement of consistency or non-consistency, will be submitted to the City Council by January 1 of each year. The Council will determine which proposals to docket for further review by January 30. The proposals selected for docketing will be returned to the Planning Commission for further review.

Proposed amendments to the Urban Growth Area must be docketed with the County. The City Council will consult with the County Office of Planning and Development and Board of County Commissioners before determining if an amendment to the UGA will be forwarded for review.

The proposed amendments selected for further review will be scheduled for public hearing before the City of Tonasket Planning Commission no later than October 1 of each year. The Commission, no later than November 20 of each year, will forward to the City Council a recommendation of approval or denial for each proposal including Findings of Fact and Conclusions of Law supporting their decision.

The City Council, before December 31 of each year, conduct an open record public hearing to consider the recommendation of the Tonasket Planning Commission, testimony, and other information submitted. The Council shall adopt by ordinance any amendments to be approved or denied. The Council shall adopt Findings of Fact and Conclusions of Law to support their decision.

The final decision of the City Council shall be considered valid on its face. The final decision of the Council is appealable, by those with standing, in accordance with RCW 36.70C (Land Use Petitions Act).

2. FIVE YEAR REVIEW

The City Council shall order the review of the Comprehensive Plan and Comprehensive Land Use Designation Map five years from the date of the first approval and every five years thereafter. The Council will adopt by Resolution a Scope of Work describing the process for the five-year review, including a public participation plan. Nothing in this section shall be construed to require any future City Council to review and revise every section of the Comprehensive Plan. The level and areas of review will be identified in the Scope of Work adopted by the Council. The public participation plan shall be consistent with the adopted Scope of Work.

II. POPULATION

Over the last 60 years, Tonasket has been experiencing a declining share of County growth while Okanogan County and Omak, 23 miles to the south~~, Omak~~ has been gaining its share. Omak's central location has been an attraction for large commercial development including Fast Food Chains, "big box" retailers and discount stores, while also being the central location for governmental offices and services. Tonasket is trending toward a "bedroom" community that ~~may be~~ is generally a quiet and peaceful place to raise children or retire. This prediction will be especially valid if the trend for development continues in the Tonasket unincorporated area to subdivide farm and ranch holdings for rural residential uses.

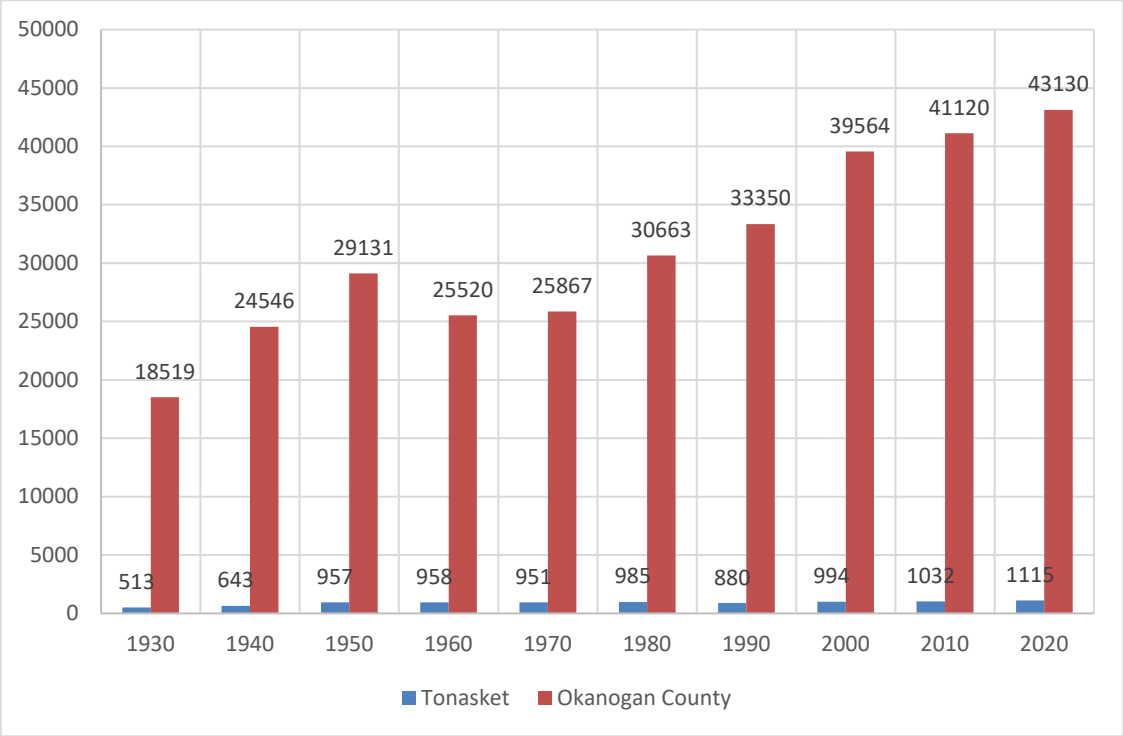
Table II-1 and Figure II-1 on the following page provides two views of data on Tonasket's historic population compared to Okanogan County as a whole. Tonasket's first official census in 1930 showed a population of 513. By 1950 the population had nearly doubled; however, since those years, the population in Tonasket has remained relatively flat, at around 1000 persons. The 2000 US Census showed a population of 994 and the 2010 US Census found a population of 1,032 and the 2020 Census 1,115 . More recently, the Office of Financial Management (OFM), based on data provided by the City, estimated the April 1, 2023 population ~~in 2010~~ at about 1,~~040~~ 085 people. ~~(1,032 actual count)~~

Photo by Michelle Miller

TABLE II-1
HISTORIC POPULATION FIGURES

Year	Population	Percent increase from Previous Decade	Percent of County Population Living in Tonasket
1930	513	---	2.77%
1940	643	25.34%	2.62%
1950	957	48.83%	3.29%
1960	958	.10%	3.75%
1970	951	-0.73%	3.68%
1980	985	3.58%	3.21%
1990	880	-10.66%	2.64%
2000	994	12.95%	2.51%
2010	1032	3.82%	2.51%
2020	1115	8.04%	2.59%

FIGURE II-1
TONASKET/OKANOGAN COUNTY POPULATION HISTORY BY DECADE



Population projections for the City of Tonasket are based on past trends on a decade-by-decade basis. The chart presented below depicts the population figures over the past 80 years.

The following growth projections are based upon the ~~average~~ following annual growth rates: low=.25%; medium=.5%; and, high=1%~~for the past three decades for the high projection, five decades for the medium project and seven decades for the low projection~~. Based on ~~the~~ US Census figures ~~provided~~, population over the past decade indicates a slow increase. It is assumed that some of this growth is occurring outside of the Tonasket incorporated boundaries and will be annexed in the future.

TABLE II-2
POPULATION PROJECTIONS

~~2020~~2023		2030	2040
~~1115~~1,085	Low	~~1142~~1,103	~~1170~~1,155
	Medium	~~1155~~1,127	~~1195~~1,305
	High	~~1170~~1,193	~~1307~~2,234

III. THE LAND USE ELEMENT

A. GOALS

The land use element of the Comprehensive Plan is intended to promote orderly community growth by providing for planned land use areas which consider environmental, economic, and human factors. This Plan is designed to meet both present and future needs of the community, and to serve as a guide to the public and private entities who participate in the development and redevelopment of Tonasket. The land use element is also a guide for the preservation and development of the community's public and private property, and intends to retain the basic form of the community while creating order within the general pattern.

The land use element of the Comprehensive Plan is general, and the location of the land use designations shown by areas of different patterns on the land use plan map generally follow property lines or public right-of-ways. The Plan is a statement of policy which includes both ~~a~~ graphics and text statements ~~which is~~ designed to assist the future growth of ~~the City of~~ Tonasket toward the goals listed ~~on the following page~~below. ~~The land use plan map is intended to be a guide as zoning and other land use regulations are updated.~~

A map illustrating existing land use at the time the land use inventory was completed in 2022~~0~~ is presented in Map III-1 in the Map Appendix. The Future Land Use Map, also referred to as the Land Use Designation Map, is presented as Map III-2 in the Map Appendix. The Land Use Designation Map is intended to be a guide as zoning and other land use regulations are updated.

1. LAND USE GOALS

- ✓ Encourage ~~the~~ growth of an orderly physical environment ~~that will~~to ensure the general health, safety and welfare of the citizens of Tonasket while protecting individual choice and the integrity of the natural environment.
- ✓ Coordinate the varied pattern of land use with circulation routes and public facilities ~~in~~ to promot~~e~~~~ing~~ the optimum in convenience, efficiency, health and welfare of the city, it's residents, businesses and visitors.
- ✓ Protect and help develop, whenever possible, desirable public and private investments in land and improvements.
- ✓ Encourage planned growth of urban development in and around Tonasket which is cost effective, sensitive to the environment and to the preservation of the area's agricultural economy.
- ✓ Encourage the redevelopment of existing developed areas in order to keep the cost of installing public facilities at as low a cost as possible.

- ✓ An annual downtown clean-up campaign should be initiated by the City.
- ✓ Maintain and enhance the composition of the City as a tourist and trading center.
- ✓ Encourage the protection of the Tonasket Municipal Airport from adjacent incompatible land uses and/or activities that could impact the present and/or future use of the airport as an Essential Public Facility (EPF), endanger the lives of people on the ground and/or promote inadvertent growth of incompatible land uses.

Commented [KD1]: Seems like more of an objective, not a goal

Commented [KD2]: What does this mean?

Photo by Michelle Miller

B. ASSESSMENT - TONASKET TODAY

A land use inventory was conducted within the Tonasket incorporated limits and Urban Growth Area in 2022~~0~~ to serve this purpose. ~~A more general~~The inventory ~~survey was conducted to~~ included ~~determine the~~ land uses in growth area~~s~~ outside of the ~~incorporated~~ corporate limits that could be subject to annexation in the future.

1. THE GENERAL PATTERN

The Existing Land Use Map III-1 (see Map Appendix Map III-1) illustrates that the majority of commercial use runs through the middle of Tonasket, appropriately situated

1 - existing land use data is based on December 2022~~0~~ Okanogan County Assessor's parcel database.

along Whitcomb Avenue (US 97), and along Western Street to the immediate northwest. This is the Central Business District. Industrial uses - consisting primarily of fruit warehouses, packing sheds and some light manufacturing - parallel the railroad tracks to the immediate west to northwest of the Central Business District.

Industrial and Commercial uses are also developing outside of the incorporated limits just south of the city. Residential uses spread easterly to the hilly terrain which appears to be quite suitable for such use. There also exists a slightly isolated portion of residential use in the northwest sector of the city between the industrial area that lies along the railroad tracks, and the river. This neighborhood lies almost entirely within the hundred-year floodplain of the Okanogan River.

The incorporated boundaries of Tonasket encompass approximately ~~503~~ 405.08 acres of land[2]; however, settlement that is closely related to Tonasket, some of which is serviced by sewer and water, increases this area of urban use to well over ~~627~~ 871 acres. As indicated on the map, the bulk of the unincorporated lands are residential immediately southeast and southwest of the city.

About ~~87~~65.8 percent of the city proper is privately held and currently in urban use. There are vacant lots scattered throughout the city, but many of those listed as vacant are commonly used as large yards, gardens or storage. Hence, the vacant land available for development could be a great deal less than that actually calculated a figure slightly less than ~~6~~ 10 percent of the total land area. In comparison with Omak and Brewster, two communities in Okanogan County that have been recently surveyed, Tonasket has very little vacant, developable land available within the city limits.

Considering only land within the corporate limits of Tonasket, ~~41.14~~35.35 percent is residential; ~~3.36~~12.20 percent is commercial; ~~3.36~~1.73 percent is industrial; and, ~~52.41~~34.17 percent is public or semi-public~~; and 14.51 percent is streets and alleys.~~

The Urban Growth Area, which is that land lying between the city limits and Urban Growth Boundary, is made up of ~~53.65~~26.47 percent residential, ~~7.67~~6.29 percent commercial, ~~1.12~~1.15 percent industrial, 31.83 percent agricultural and ~~5.83~~17.49 percent public or semi-public~~, and 5.83 percent are streets and alleys~~.

2. EXISTING RESIDENTIAL

Residential use encompasses ~~191.65~~143.21 acres of land use in Tonasket, single family homes using ~~176.77~~117.01 acres while multi-family dwellings, including manufactured home parks, make up about ~~14.88~~26.20 acres. As the existing Land Use Map reveals, the higher density residential uses are mostly confined to the residential area between the railroad tracks and the river. The low to medium density residential area, which is primarily made up of single-family dwellings is located on the eastern slope of the city.

The ~~mean~~ average lot size for single family residences in Tonasket is 13,129 square feet but the majority of lots fall into the 7,000-8,000 square foot range mainly because the

2 - Excludes public rights-of-way and Okanogan River.

original Town site was platted with 3,500 square foot lots. Many of these lots have been combined to form 7,000 square foot lots while plats filed in later years increased to this larger size. Larger lot sizes are less frequent but they are plentiful and large enough to increase the overall average. 5,000 to 7,000 square foot lots are now commonly used for ~~urban~~ plats in in many communities in the county and suitable for today's building demands. There were 386 single-family dwellings counted in the land use inventory.

There were ~~42~~ 44 parcels listed as multi-family dwellings that include the mobile home parks. Twenty-two of the multi-family dwellings include ~~three~~ four or less units while ~~seven~~ sixteen were apartments with more than four~~three~~ units. The largest apartment complex includes twenty-six units. ~~A few of the dwelling units on these parcels include two or more single family dwellings which were counted in that group while the mobile home parks are listed as one multi-family dwelling each.~~

There are six parcels listed as ~~mobile~~ manufactured home parks, most of which offer RV parking as well. One large mobile home park, located in the residential area between the tracks and the river, has twenty-five spaces. Occupancy of the facility was at about 80 percent of its total capacity at the time of this inventory. Another park, which offers RV spaces, has twelve mobile home lots with eight of them in current use. The other mobile home parks are smaller and rely mostly on RV business.

The Urban Growth Area, which is that land lying between the city limits and Urban Growth Boundary, contains ~~191~~ 259 parcels with a total land area of ~~627.35~~871.05 acres. Of these parcels, ~~89~~ 133 are in Single-Family use, and have a total area of ~~116.34~~214.59 acres, ~~while the remaining~~with another 3 parcels ~~1 is~~ in Multi-Family use at ~~14.79~~2.80 acres.

3. EXISTING COMMERCIAL

Almost ~~173~~49.44~~.41~~ acres of developed Tonasket are commercial properties. Most of this commercial use is retail (including restaurants), while the rest is primarily service oriented (i.e. realtors, banks or repair shops which do not sell goods). The commercial area extends north to south along Whitcomb Avenue (US 97), and Western Avenue. The central business district consists of about four blocks of both Whitcomb and Western Avenue between Second and Sixth Streets.

Streetscape is limited in the downtown area; increasing use of vegetation is creating an inviting atmosphere for local shoppers and especially the traveler.

Rehabilitation and enhancement of the motorized and non-motorized transportation system of the downtown area of Tonasket has been a subject of community conversation for a number of years. Efforts came to a head in 2001 when the city retained Perteet Engineering, Inc. to complete a Downtown Plan. The consultants conducted a series of workshops and meetings in the community to learn about community desires, provide conceptual plans for review and comment, and finalize a plan for downtown improvements. The final plan, which separates the project into three interrelated schedules or phases, has a total estimated cost of $8,106,500 (2001 dollars) was approved

by the City Council in December 11, 2001. A first step in implementing the ideas in this plan was taken in 2012 with the installation of a lighted pedestrian crossing at Whitcomb Avenue and Second Street to provide a safe crossing from the parking lot to North Valley Hospital.

The downtown plan was updated in 2019/20 by Varela Associates and dubbed the "Perfect Passage" project. The city has been pursuing several aspects of this "Complete Streets" approach to rebuilding US 97 through the heart of downtown that includes all underground infrastructure (electrical, fiber, water, sewer, stormwater), reconstruction of the roadway, installation of streetscape and pedestrian improvements. The current price tag is in the $9,000,000 range with funding for Phase I construction secured and the city presently seeking funding to complete Phase II and III. Phase I includes the downtown core and an upgrade the storm water management system to address downtown flooding during severe storm events.

Tourist commercial use is made up of services for the traveling public; however, many of such services are used by locals as well. Therefore, in Tonasket, this type of commercial use consists primarily of motels, which includes only about 1.12 acres or 0.~~22~~ 69 percent of the developed area. Tourist commercial uses not included in this figure are commercial RV facilities because they are mixed with residential uses. Another tourist facility that is listed as one of Tonasket's parks is the Tourist Information Center. This park includes eight RV spaces with hookups. Currently, there is no specific zoning provision for tourist commercial uses. Areas that take advantage of one of Tonasket's most scenic assets, the Okanogan River, would be appropriate sites for tourist amenities.

The Urban Growth Area, which is that land lying between the city limits and the Urban Growth Boundary, is comprised of ~~191~~ 20 parcels with commercial development totaling ~~60.01~~54.78 acres.

4. EXISTING INDUSTRIAL

Industrial uses in Tonasket consist of mostly fruit warehouses and packing sheds. This category accounts for ~~12.72~~7.00 acres of developed land. One portion of industrial use is a large area immediately west of the railroad tracks and south of the Fourth Street. The rest is along both sides of the tracks from one end of the city to the other.

Expansion of fruit warehousing activities has taken place south of the city in the past several decades with the construction of an apple storage warehouse, and the development of an expansive bin storage area by Smith & Nelson and Bluebird. This trend is expected to continue as industrial space is becoming scarce within the city, and empty existing fruit storage buildings are difficult to put to other industrial uses. The area is served by the Tonasket water system and is presently being considered for infrastructure planning and annexation. ~~and sewer is easily accessible and well uphill from the wastewater treatment plant~~.

Historically, the old mill site at the northeast corner of Tonasket has been a heavy industrial area. Since the destruction of the mill by fire in the 1970's, the remaining

buildings on the site have been used for a peat/compost mixing operation, and storage facilities and more recently as a truck repair facility and real estate office.

Photo by Michelle Miller

The Urban Growth Area, which is that land lying between the city limits and the Urban Growth Boundary, is comprised of ~~8~~ 7 parcels with industrial development totaling 10.~~09~~ 03 acres.

5. **EXISTING PUBLIC AND SEMI-PUBLIC**
Public and semi-public ~~use~~ lands make up ~~50.69~~34.17 percent of the land area in the Tonasket City limits and 17.49 percent in the UGA. Over 52 acres are used for parks while a little over 4 acres make up public utilities, nearly all of which consists of the sewage treatment plant. Public uses include the Forest Service facility, post office, Schools, Hospital, PUD, EMS, USA, City Hall, ~~Okanogan River,~~ fire station and other government owned properties. The cemetery (26.92 acres) and airport (84.78 acres) are City-owned properties that lie outside of the UGA. Map III-3 in the Map Appendix illustrates land ownership in the City and UGA.

The Urban Growth Area, which is that land lying between the city limits and the Urban Growth Boundary, is comprised of ~~5~~ 16 parcels with Public and Semi-Public ownership or ~~-~~development totaling ~~86.95~~152.31 acres.

6. **EXISTING STREETS AND ALLEYS**
Streets and alleys utilize ~~67.58 acres of land in Tonasket or~~ around 13.43 percent of the total land area which is generally consistent with Cities of comparable size. The streets

and alleys appear to provide reasonable access within the city limits; however, street access in the fringe development south of the city is representative of random development patterns and could cause problems if densities increase. Also, access in the southwest industrial area and Chief Tonasket Park near the river is very poor and potentially dangerous. Further discussion of streets and alleys is included in the Transportation/Circulation element of the Comprehensive Plan.

Photo by Michelle Miller

7. EXISTING AGRICULTURAL

Agricultural use is confined to a small (7.22 acre) orchard within the incorporated area of Tonasket. One parcel consisting of three platted lots makes up this acreage.

The Urban Growth Area, which is that land lying between the city limits and Urban Growth Boundary, is comprised of ~~34~~ 36 parcels with Agricultural development totaling ~~120.75~~277.28 acres.

8. EXISTING LAND USES OUTSIDE THE CITY LIMITS

As mentioned earlier, industrial and commercial development has occurred to the south along the US 97 Corridor. A few commercial uses, mostly associated with residential uses, have also been established to the north of the City along the highway corridor. Across the river

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and to the south, there are two residential developments, one a mobile home park, which are connected to the City's wastewater treatment facility.

LAND USE INVENTORY

The Existing Land Use Map (See Map Appendix, Map III-1), as well as Table III-1, illustrate the distribution of land uses throughout the community based on the DORCODE (See Appendix A) assigned by the Okanogan County Assessor in compliance with WAC 458-53-030.

The "Residential" category includes DORCODEs 11 through 19. DORCODE 11 represents single-family dwelling units, 12 represents 2–4 dwelling units, 13 five or more dwelling units, 14 condominiums, 15 manufactured home parks, 16 motels/hotel, 17 institutional housing, and 19 seasonal or vacation homes. However, it is important to note that a number of the parcels designated for commercial uses are actually being utilized exclusively for residential purposes, including single and multi-family uses. Table III-1 includes DORCODEs 11 and 19 as Single-Family Residential, 12 as Duplex/Fourplex, 13 as Five or more Units, 14 as Condominiums, and 16 as Hotels/Motels ~~and 17 as Multi-Family residential, 15 as Manufactured Home Parks, and~~ 18 as Residential Other, and 19 as Seasonal Cabins ~~a category that represents residential uses of commercial structures and structures accessory to residential uses, and includes 16 as Commercial uses~~.

The DORCODE system uses numbers 21 through 39 for various manufacturing-oriented land uses. Parcels with these DORCODEs are listed as Manufacturing in Table III-1. DORCODEs 41 through 49 include land uses related to transportation, communication and utilities and are listed in Table III-1 as Utilities. There are currently no lands being used for industrial activities within the Tonasket Urban Growth Area.

Commercial uses include DORCODEs 50 through 59 which represent “trade” oriented land uses and DORCODEs 61 through 69 “services” oriented land uses. Table III-1 includes all uses codes with 50 through 69 and 16 as Commercial. The data in Table III-1 under the heading of Commercial, only includes non-public owned parcels. Parcels owned by public entities with these DORCODEs are included under the Public heading. The commercial lands are located primarily along the U.S. 97 corridor running through the community.

The next series of DORCODEs, 71 through 79 represent cultural, entertainment and recreational land uses and are applied to both public and private uses. The data in Table III-1 under the heading of Cultural/Recreation.

The final two series of DORCODEs include 81 through 89, resource production and extraction and 91 through 99, undeveloped. Table III-1 includes parcels with DORCODEs 81 through 89 under the Agriculture heading and 91 through 99 as Undeveloped. The data in Table III-1 under the Agriculture and Undeveloped headings include all parcels.

Included in the "Public" classification are all of the parks, schools, play fields, water, and federal, state, county and city-owned facilities and land, except road rights-of-way, including parcels with DORCODEs showing residential, commercial or other uses.

The number of acres identified for Right-of-Way was calculated by subtracting the parcel-based land use inventory number from the overall land located within the UGA.

TABLE III-1 CITY OF TONASKET 2022 LAND USE

	Parcels		Acres		% of Same Use Parcels		% of Total Land Area		Acres per 100 Persons	
Land Use	**City**	**UGA**	**City**	**UGA**	**City**	**UGA**	**City**	**UGA**	**City**	**UGA**
Residential	**436**	**136**	**143.21**	**230.53**	**100.00%**	**100.00%**	**35.35%**	**26.47%**	**1.43**	**2.31**
Single-Family	386	133	117.01	214.59	88.53%	97.79%	28.89%	24.64%	1.17	2.15
Duplex/Fourplex	22	1	13.34	1.19	5.05%	0.74%	3.29%	0.14%	0.13	0.01
Five or more units	16	0	4.35	0	3.67%	0.00%	1.07%	0.00%	0.04	0.00
Condominiums	1	0	0.06	0	0.23%	0.00%	0.01%	0.00%	0.00	0.00
Manufactured Home Parks	6	1	6.75	12.68	1.38%	0.74%	1.67%	1.46%	0.07	0.13
Hotels/Motels	3	0	1.12	0	0.69%	0.00%	0.28%	0.00%	0.01	0.00
Other Residential	2	1	0.58	1.61	0.46%	0.74%	0.14%	0.18%	0.01	0.02
Seasonal Cabins	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00	0.00
Commercial[3]	**100**	**20**	**49.44**	**54.78**	**100.00%**	**100.00%**	**12.20%**	**6.29%**	**0.49**	**0.55**
Trade	72	9	36.87	40.00	72.00%	73.02%	9.10%	4.59%	0.37	0.40
Service	28	11	12.57	14.78	28.00%	26.98%	3.10%	1.70%	0.13	0.15
Industrial[4]	**18**	**7**	**7.00**	**10.03**	**100.00%**	**100.00%**	**1.73%**	**1.15%**	**0.07**	**0.10**
Manufacturing	4	0	4.82	0	22.22%	0.00%	1.19%	0.00%	0.05	0.00
Transportation, Communication and Utilities	14	7	2.18	10.03	77.78%	100.00%	0.54%	1.15%	0.02	0.10
Recreation/Cultural[4]	17	4	6.75	21.98	100.00%	100.00%	1.67%	2.52%	0.07	0.22
Agriculture	1	36	7.22	277.28	100.00%	100.00%	1.78%	31.83%	0.07	2.77
Undeveloped	55	40	53.06	124.14	100.00%	100.00%	13.10%	14.25%	0.53	1.24
CITY AND UGA TOTALS[4]	**627**	**243**	**266.68**	**718.74**	**100.00%**	**100.00%**	**65.83%**	**82.51%**	**2.67**	**7.19**
Publicly Owned Lands Total[1]	**55**	**16**	**138.4**	**152.31**	**100.00%**	**100.00%**	**34.17%**	**17.49%**	**1.38**	**1.52**
City[5]	19	10	59.33	135.62	34.55%	62.50%	14.65%	15.57%	0.59	1.36
County	0	1	0	5.47	0.00%	6.25%	0.00%	0.63%	0.59	1.26
School District	22	0	73.8	0	40.00%	0.00%	18.22%	0.00%	0.48	1.31
EMS and Fire District #4	2	0	0.51	0	3.64%	0.00%	0.13%	0.00%	0.01	0.00

3 -excludes publicly-owned parcels
4 -privately owned parcels
5 -airport and cemetery parcels included in UGA figures

Hospital	7	0	3.3	0	12.73%	0.00%	0.81%	0.00%	0.03	0.00
PUD	1	1	0.06	3	1.82%	6.25%	0.01%	0.34%	0.00	0.03
USA	4	0	1.4	0	7.27%	0.00%	0.35%	0.00%	0.01	0.00
State	0	2	0	5.95	0.00%	12.50%	0.00%	0.68%	0.00	0.06
Tribal	0	2	0	2.27	0.00%	12.50%	0.00%	0.26%	0.00	0.02
TOTALS	**682**	**259**	**405.08**	**871.05**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**4.05**	**8.71**

D. LAND USE PLAN - THE FUTURE

This part of the Tonasket Comprehensive Plan is intended to direct future development of the city toward the goals outlined in the introduction to the Land Use element.

1. SPATIAL NEEDS

General projections of land use needs are based on population projections (medium population projection was used to develop data) included in ~~the Introduction~~Part II and the existing allocation of land uses taken from the land use inventory. Table III-2 presents the allocation of land use needs for future populations (using high projection) at the same approximate ratio that presently exists (e.g., 1.~~38~~ 43 acres per 100 persons for residential uses).

TABLE III-2
PRESENT AND PROJECTED ALLOCATION OF LAND USES - ~~2010~~2020 - 2040
(in acres)

	Present	Projected Need[6]	
	202~~0~~	2030	2040
Land Use Type			
Residential	**~~137.88~~143.21**	**154.48~~149.28~~**	**167.53~~161.63~~**
Single-family	~~116.34~~117.01	128.28~~125.96~~	141.33~~136.38~~
Commercial	**~~173.41~~169.41**	**180.68~~187.75~~**	**193.73~~203.28~~**
~~Retail~~ Trade ~~and Service~~	~~172.29~~36.87	48.14~~186.54~~	59.41~~201.97~~
Service~~Tourist~~	~~1.12~~132.54	143.81~~1.21~~	155.08~~1.31~~
Industrial	**~~12.72~~70.41**	**81.68~~13.77~~**	**94.73~~14.91~~**
Public and Park	**~~117.75~~237.31**	**248.58~~127.49~~**	**261.63~~138.03~~**
~~Streets and Alleys~~	**~~57.58~~**	~~62.34~~	~~67.50~~
Total Developed Area	**~~411.27~~463.24**	**474.51~~445.28~~**	**487.56~~482.11~~**
Vacant Land & Agriculture	**~~57.27~~60.37**	**71.64~~62.01~~**	**84.69~~67.13~~**
Total Land Area	**~~503.14~~523.61**	**534.88~~544.75~~**	**547.93~~589.80~~**

Source: Land Use ~~Survey~~Inventory, City of Tonasket, 202~~0~~
Population Projections, Highlands Associates, 203~~0~~

[6] - based on medium population projection.

2. ANNEXATION AND REDEVELOPMENT

Since the majority of the land within Tonasket is developed, annexation and redevelopment of certain areas is likely to take place. Redevelopment of ~~the incorporated~~land within the City Limits ~~area of Tonasket~~ should be more of a priority than annexation in order to reduce the costs associated with extension of infrastructure. Parcels that currently accommodate substandard or condemned structures are likely sites for redevelopment which could include higher density housing. As affordable housing needs increase and the costs of building materials and extension of infrastructure rises, housing densities are expected to increase. These trends are evident in construction of multi-family dwellings in Tonasket.

However, due to ~~the lack of~~limited vacant land and growing need for off-street parking and loading as well as storage areas in conjunction with development, future construction in Tonasket will probably require more area than in the past. These needs will warrant the annexation of fringe areas that the city is currently providing infrastructure to in varying degrees.

Topography and other physical restraints have an overwhelming influence on the direction of future development; ~~certain~~ flood hazard, shorelines and critical areas must be respected. Development that has already occurred outside of the city also reduces flexibility of land use planning for the expansion of the community since many land uses will be established before annexations can occur. Since it is difficult and often economically unfeasible to annex for the sake of planning, coordination of planning efforts with Okanogan County is imperative. The Future Land Use Map (see Map III-2 Land Use Designations in the Map Appendix) represents the area targeted for urban growth by the city and defines the desired general distribution of land uses within that area. ~~When~~ As the Okanogan County Comprehensive Plan Map is updated, it should parallel this one and the resulting land use regulations should be consistent with the intentions indicated in this Plan.

a. Annexation~~ And~~ Redevelopment Policies a~~A~~nd Objectives

- As new areas are considered for annexation, studies should be conducted that involve cost/benefit analysis, infrastructure analysis, land capability analysis and solicitation of public opinion.

- ~~An annexation study should be conducted immediately for that area southeast of the City where certain urban services are already provided and access is gained through the City.~~Develop ~~a~~A ~~A~~ strategy ~~should be developed~~ to encourage landowners and residents in th~~is~~ area south of the city to initiate annexation procedures.

- Ensure that redevelopment and annexation proposals include adequate usable open space and non-motorized access.

- Identify sites for annexation which are suitable for industrial and heavy commercial development in order to promote and prepare for economic development.

- All proposed annexations should be reviewed by the Planning Commission for recommendations to the City Council.

3. LAND USE DESIGNATIONS AND PRINCIPLES FOR DEVELOPMENT

General areas have been designated for specific types of land use on the Future Land Use Map (see Map III-2 Land Use Designations in the Map Appendix) and are described in this section. In order to satisfy the land use goals, certain objectives and principles for development must be established that address different categories of land use. These objectives and principles are intended to be the basis for all future land use decisions within and surrounding Tonasket.

a. Residential

The residential designations, rural residential (low density), single-family (low to medium density), single- and multi-family mix (medium to high density) and multi-family (high density), are intended to indicate land which is already developed for residential purposes and land which is suitable for future residential development.

Tonasket has two distinct residential areas - one west of the railroad tracks and the other east of US 97. In both areas the land is almost entirely developed and expansion room is limited primarily to scattered vacant lots. Thus, if new residential development is needed, the city will be required to look at the underdeveloped fringe areas for expansion. Those areas that require the least infrastructure investment should be considered as a priority.

General objectives and policies for residential development include the following:

- Residential areas should be varied in density, dwelling types and sizes, and design to provide a maximum range of choice to meet the needs of diverse family sizes, age groups, and income levels.

- Parcels of ground should be large enough to allow for flexible site plans and maximum utilization of land including allowances for adequate open space.

- Commercial and industrial uses which are not compatible with residential development should not be allowed to encroach upon residential areas since these conflicting uses often produce blight thereby lowering the residential property values.

- Churches, schools, and similar uses should be allowed in residential areas after ascertaining the compatibility of the proposed development with the residential development of the area.

- Residential Child Day Care facilities should be allowed, outright, in all residential areas and whenever possible barriers for the establishment of higher intensity child care facilities should be minimized.

- Future residential development should have sufficient street right-of-way to provide curbs, paving of two driving lanes, at least one parking lane, and all necessary cuts and fills along with reservation of area for future sidewalks or pedestrian ways.

- Future residential developments should include construction of sidewalks or pedestrian ways to accommodate the pedestrian public and discourage unnecessary automobile traffic and air pollution.

- Adequate off-street parking should be required as an element of any new development.

- Future high-density residential development should occur in such a manner as to allow maximum utilization of the land while retaining adequate open space for stormwater retention, recreational and aesthetic values.

- ~~Designated M~~manufactured, factory-built and modular homes should be considered the same as any other single-family dwelling units and their placement should comply with comprehensive planning goals and objectives.

- Homes which are not built to the International Building Code, HUD or Labor & Industry Standards should not be permitted.

1) **Rural Residential**
The purpose of the rural residential designation is to provide for areas within the Urban Growth Boundary that ~~will~~ are planned to be annexed into the city where low density rural types of residential uses will be provided for with an emphasis on single family dwellings. For the purposes of this Comprehensive Plan, low density shall mean one to three dwelling units per acre of land.

Objectives and policies for Rural Residential Designation:

- Restrict future development to low density rural residential uses consisting of single-family homes and small farmsteads, exclusively.

- Off-street parking (i.e., driveways) should be a required element of any new dwelling construction.

- Land uses may include activities similar to those conducted in the area prior to annexation.

- Portions of the City code related to keeping of animals and other agricultural or rural lifestyle related regulations should be reviewed for compatibility with the purpose of the rural residential designation.

2) **Single-Family Residential**
The purpose of the single-family residential designation is to provide for areas of the city where low to medium density residential uses will be provided for with an emphasis on single family dwellings. For the purposes of this Comprehensive Plan, low-density shall mean one to five dwelling units per acre of land.

Objectives and policies for Single Family Residential designation:

- Restrict future development to low and/or medium density residential uses consisting of single-family homes, exclusively.
- Off-street parking (i.e., driveways) should be a required element of any new dwelling construction.
- Land uses that are incompatible with the Single-Family Residential areas should be buffered by gradually higher intensive uses.

3) Single/Multi-Family Residential

The purpose of the single/multi-family residential designation is to provide for the development of multi-family structures that are compatible with single family dwellings at a low to moderate density. For the purposes of this Plan, low to moderate density is defined as one to eight dwelling units per acre.

Objectives and policies for Single/Multi-Family Residential Classification:

- Encourage a mixture of housing types and sizes.
- The density standard for multi-family residential development should be stringent enough to prevent overcrowding; thereby providing a degree of certainty that new multi-family dwelling units will be compatible with single family residential development within the same area.

4) Multi-family Residential

This designation is intended to provide for multi-family apartments and other types of high-density residential uses such as manufactured home parks that might otherwise be incompatible with low density housing types. For the purposes of this Plan, high density includes eight or greater dwelling units per acre.

Objectives for the Multi-family Residential designation:

- Ensure that multi-family dwelling needs are a priority in this designation.
- Encourage construction designs and sizes that provide open space and are aesthetically acceptable.
- Encourage development that will provide affordable, energy-efficient design.
- Set access design standards that ensure safety which includes accessibility by police, fire and utility vehicles.

b. Commercial

The Commercial designations are intended to indicate land which is already developed for commercial purposes or which is suitable for future commercial development. The land use element of Tonasket's Comprehensive Plan provides for three different commercial designations - retail commercial, service commercial and tourist commercial. (See Map III-2 in the Map Appendix) The purpose of dividing commercial uses up in this manner is to protect the Central Business District of Tonasket as a pedestrian accessible area that is comfortable and safe for shopping and

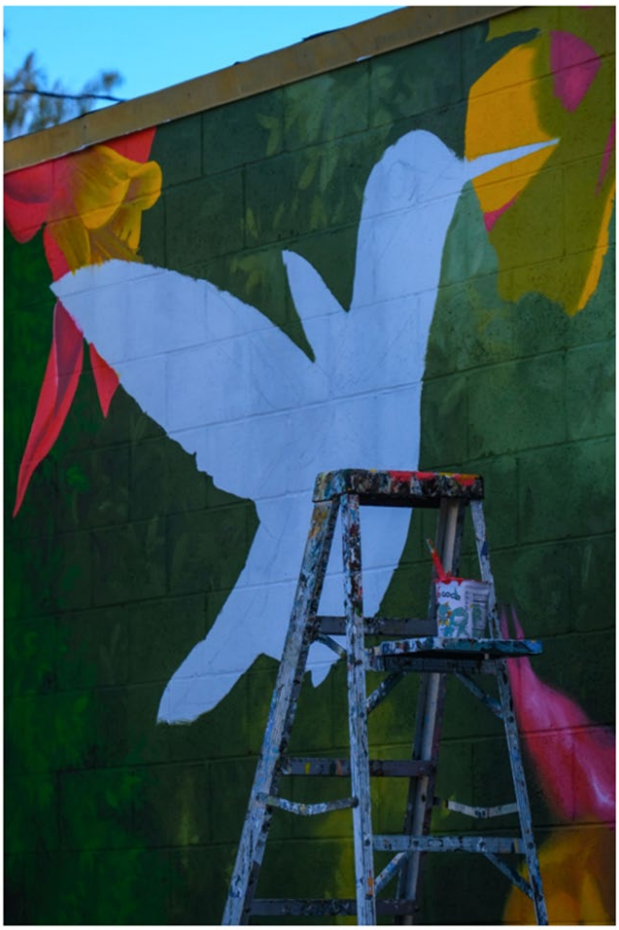


Photo by Michelle Miller
Art by Andy Eccleshall

socializing as well as inviting and attractive to visitors to the community. To accomplish this objective, it is essential to provide for those uses that cater more to automobile access or activities that are otherwise incompatible with the Central Business District functions.

General objectives for Commercial development include the following:

- Redevelopment of existing commercial areas should be a priority for commercial development in order to encourage improvement and maintenance of those areas.

- Commercial areas should be grouped together in as attractive, convenient and compact a manner as possible so as to accommodate the pedestrians.

- Interconnections between parking and access areas of separate businesses should be avoided in order to avoid traffic problems within private properties where municipal traffic controls are difficult to impose.

- The amount of land set aside for commercial development should be closely related to need. The indication of excessive commercial area will undermine the strength of the present central business area and will tend to create deterioration of adjacent residential areas.

- Businesses should provide ample, convenient off-street parking located in such a manner as to be architecturally pleasing and still accommodate the shopper. All new construction should provide off-street parking as part of construction; and at such time as parking becomes a problem in the present business area, a corporation should be formed by the businesses to provide off-street parking.

- Uses in commercial areas should be compatible with each other and those that are not compatible should be excluded.

- Commercial areas, including professional services (office-oriented) and tourist-related facilities should be compact with easy access and adequate off-street parking and loading facilities.

1) Retail Commercial

The purpose of the retail commercial designation is to provide a district which is suitable for present and future retail activities. Appropriate uses in this classification include most types of retail and office activities including a few service-commercial activities such as restaurants and personal care services.

The retail commercial designation includes that area of the city considered to be the central business district. As indicated on the Existing Land Use Map of the Comprehensive Plan (Map III-1 in the Map Appendix), it is generally described as an area that includes about four blocks of both Whitcomb and Western Avenue between Second and Sixth Streets. Slight expansion of this area may be necessary to enhance the district and to provide off-street parking. Also, the district could be expanded to include Fourth Avenue where the apple warehouses in that area could be encouraged to establish retail fronts for their produce as well as value-added and related products.

Objectives for the Retail Commercial Designation are:

- Expansion of the Retail Commercial area should be limited in order to maintain a compact and easily accessible shopping area.

- Business owners should be encouraged and assisted in establishing common off-street parking areas.

- A private/public relationship should be established in order to initiate City revitalization efforts. This type of arrangement could include meetings that include both the Planning Commission and Chamber of Commerce to exchange ideas for improving the central business district.

- ~~A City bulletin board or kiosk should be built in the downtown area. Advertising space could be sold to fund the project.~~

- A downtown enhancement fund should be established and funded by business licensing. Hotel/Motel revenues should also be considered for this purpose.

- An annual downtown clean-up campaign should be initiated by the city.

2) Service Commercial

This designation is intended to provide for those businesses that require large land areas and attract little walk-in traffic. Permitted uses in this area should include all activities allowed in the retail commercial designation. Additionally, service type enterprises that are not necessarily desirable in the central business district including heavy commercial uses such as auto repair shops, auto and farm implement sales & service businesses, laundry facilities, and fast-food restaurants. Light industrial and tourist commercial uses should also be conditionally allowed in this area.

Objectives for the Service Commercial designation include:

- The designation should not necessarily be situated in such a linear fashion as to create a "strip" environment that neither extends beyond the incorporated limits nor excessively impedes pedestrian travel.

- The district should include adequate buffers between it and residential areas that would be adversely affected by noise, traffic, lighting or other annoyances that are associated with service commercial activities.

- New service commercial development should provide safe pedestrian access.

3) Tourist Commercial

This designation is introduced to provide for services that are needed by, and attractive to the traveling public. At present Tonasket has a considerable number of tourists who come to visit the areas very fine outdoor recreational resources, but the amount of land that Tonasket has in this category are not indicative of future needs. The Tourist Commercial classification would provide area for new motels, ~~trailer~~ RV parks and other tourist-oriented business while at the same time assuring their development would be compatible with surrounding residential and commercial development.

Objectives for the tourist commercial designation are:

- Tourist commercial uses should be convenient to and along major routes of transportation and be designed to adequately serve the public while discouraging the movement of disruptive traffic through residential areas.
- Tourist commercial areas should include design standards that provide easy access and an aesthetically pleasing atmosphere.
- Tourist commercial areas should be located to encourage the use of the Okanogan River as a scenic amenity.
- Safe pedestrian access to and from the central business district should be ensured in tourist commercial development.
- Parking areas for the tourist commercial areas should be designed to accommodate the larger recreational vehicles.

c. Industrial

The Industrial designation is intended to provide areas which are suitable for present and potential use for manufacturing, repairing, wholesaling, warehousing, storage, or packing. The present industrial area within the City consists of a north/south corridor abutting the ~~Burlington Northern~~Columbia River and Cascade Railroad tracks. The primary industrial uses in this area are fruit packing, processing, chemical sales and storage warehouses. Truck shops and fuel storage facilities are located there as well. Unfortunately, there is very little room for expansion in the present industrial area; therefore, new industrial uses will probably have to occur outside the present city limits. If Tonasket is to have future industry within its boundaries, annexation may be necessary.

Photo by Michelle Miller

Objectives for the Industrial designation include:

- Industrial areas should have maximum access to transportation corridors and utilities with sites large enough to accommodate off-street parking, loading and reasonable expansion.

- ~~Industrial sites should be large enough to provide for expansion and for off-street loading and parking.~~
- Industrial sites should be reserved well in advance of need for exclusive industrial use through single ownership and through industrial zoning.
- Industrial areas should be compatible with surrounding land uses and be protected from conflicting uses.
- Industrial areas should be buffered from all other uses so as to not create any adverse effects on other types of land use.
- Industrial use should be consistent with shoreline and floodplain regulations.
- Feasibility studies should be conducted for ready-to-build industrial sites as private interests increase and funding becomes available.

d. Mixed-Use

The Mixed-Use designation is intended for those areas planned for development or redevelopment located within city limits or UGA. Mixed-uses have ~~ready~~ some access to full city services and the existing transportation network. Areas with this designation should be given a priority for annexation and/or extension of city utilities. Full utilization of properties so designated for residential, commercial and/or industrial uses should be contingent upon annexation if not already within the corporate limits, approval of a planned development (if required) and connection to city services.

Uses allowed in areas with this designation include Residential (densities from 1 to 30 units per acre), Commercial (professional, retail and wholesale commercial) and Industrial (primarily light industrial).

Two primary areas have been identified for future mixed-use development:

Site 1: Some expansion of fruit warehouse facilities, the Tonasket Comancheros Rodeo Grounds and development of several commercial uses has already occurred to the south of the city along the frontage road east of US 97; however, water service is limited and sewer service is not yet available. There is vacant land available in the area with ready access to US 97 and the land is flat and could be readily served by extending city utilities.

Site 2: A former industrial area, ~~an~~ the old sawmill site in the northeastern part of the city, is currently undeveloped with limited uses. Due to its proximity to residential areas, air quality considerations and concerns about excessive noise, this area is not considered ideal for heavy industry as it had been used for in the past. However, smaller scale non-polluting industry such as the peat operation and storage activity that is currently located there should be encouraged for future use. The area is appropriate for mixed light industrial, commercial and/or residential

development due to its location along the Havillah Road, a classified Major Collector. Water and sewer are readily available to the site. As the site is developed for a variety of land uses, provisions should be made to encourage visual enhancement and vegetative noise buffering in order to minimize conflicts with adjacent uses.

Objectives for the Mixed-Use designation include:

- Mixed-Use areas should have ready access to transportation corridors and utilities with sites large enough to accommodate off-street parking, loading and reasonable expansion.
- Development in Mixed-Use areas should include buffering between potentially incompatible uses so as to not create any adverse effects on other types of land use.
- Commercial development in Mixed-Use Areas is encouraged.
- Common off-street parking areas are encouraged in Mixed-Use Areas.
- A private/public relationship should be established in order to initiate expansion of sewer and water utilities into Mixed-Use areas within the Urban Growth Boundary.
- Tourist commercial uses within Mixed-Use Areas should be convenient to and along major routes of transportation, provide for pedestrian access and be designed to adequately serve the public while discouraging the movement of disruptive traffic through residential areas.
- Safe pedestrian access within and to and from Mixed-Use Areas to the central business district and adjoining residential areas is encouraged.
- Development within Mixed-Use areas situated in a linear fashion should provide safe access for non-motorized forms of transportation.
- Parcels of ground should be large enough to allow for flexible site plans and maximum utilization of land including allowances for adequate open space and buffering from incompatible uses.
- Churches, schools, and similar uses are allowed in mixed use areas after ascertaining the compatibility of the proposed development with the existing development in the area.
- Future residential development should have sufficient street right-of-way to provide curbs, paving of two driving lanes, at least one parking lane, and all necessary cuts and fills along with reservation of area for future sidewalks.

e. Airport Industrial

The purpose of the Airport Industrial designation is to provide a specific designation for City of Tonasket Municipal Airport and adjoining City owned property that recognizes the priority nature of aviation in the area. The designation is intended to provide a basis for implementation of Federal Aviation Administration and Washington State Department of Transportation regulations and guidelines for general aviation facilities. In addition, the intent is to inform Okanogan County of the City's desire to maintain the long-term viability of this important and essential public facility. See Map III-2 in the Map Appendix for location of the Airport Industrial area.

The Tonasket Airport has been recognized as a potential light industrial site. The site offers a location that would create minimal impacts to adjacent land uses while air parcel service could be readily developed. Well water is available at the airport but a source of additional water would need to be developed in order to provide adequate fire flows for commercial/industrial uses. On-site waste water treatment would have to be developed and the County Road serving the airport would have to be substantially improved to provide all weather access.

Objectives of the Airport Industrial Designation include:

- Maintain the facility as a general aviation airport.
- Develop adequate infrastructure (upgrade of County Road, development of water for fire flow and design of on-site septic systems) to allow for development of appropriate commercial/industrial activities.
- Encourage development of visitor infrastructure and flight services.
- Promote the safe operation of the Tonasket Municipal Airport and discourage uses or activities that will impede safe flight operations or endanger the lives of people on the ground.
- Discourage the siting of uses at the airport that attract birds, create visual hazards, and discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.

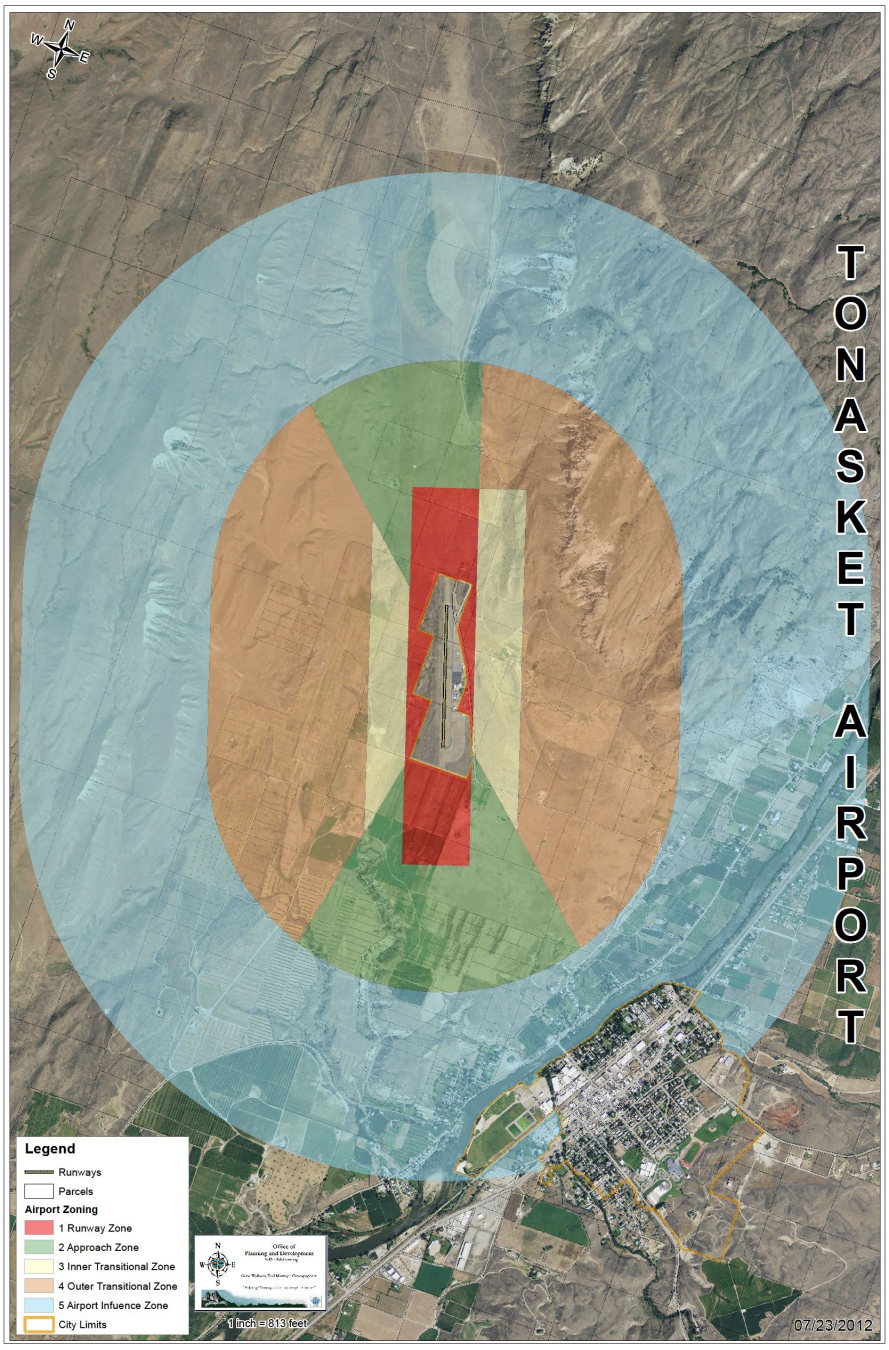
f. Airport Protection Overlay

The purpose of the Airport Protection Designation Overlay is to provide notice to landowners in the area surrounding the airport that Okanogan County has adopted regulations governing structure height and location as well as land uses and densities within this area. The purposes of the regulations are to protect the health and safety of pilots and people/property on the ground and to protect the airport from incompatible uses and structures in order to secure its long-term viability. The designation is intended to provide the basis for implementation of Federal Aviation Administration and Washington State regulations and guidelines for general aviation facilities. In

addition, the intent is to support Okanogan County's responsibility of adopting and enforcing regulations pertaining to safety and compatibility of land uses surrounding the City-owned facility. See the Airport Protection Overlay Map adopted by Okanogan County on ~~the following~~ page 24.

Objectives of the Airport Protection Overlay include:

- Work with Okanogan County to encourage compatible land uses and activities, and discourage uses or activities that will impede safe flight operations or endanger the lives of people on the ground.
- Discourage the siting of uses adjacent to airports that attract birds, create visual hazards, and discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.
- Encourage Okanogan County to adopt development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 "Imaginary Surfaces".
- Ensure that the Tonasket Municipal Airport is protected from incompatible uses consistent with WSDOT Aviation Airport and Land Use Compatibility guidelines and best management practices.
- Incompatible land uses may include medium to high density residential, multi-family, height hazards, uses that attract large concentrations of people, wildlife hazards, and special uses such as schools, hospitals and nursing homes, and explosive/hazardous materials.
- Evaluate all proposed amendments to the comprehensive plan, capital facilities plan and/or urban growth area (UGA) that will increase incompatible land uses or potential of incompatible development adjacent to the airport through inappropriate land use or zoning designations and/or inadvertent land use policies.
- Coordinate the protection of the Tonasket Municipal Airport with Okanogan County by developing consistent development regulations that utilize WSDOT Aviation Airport and Land Use Compatibility guidelines and other best management practices for encouraging compatible land uses adjacent to the facility.


TONASKET AIRPORT
Legend
Runways
Parcels
Airport Zoning
1 Runway Zone
2 Approach Zone
3 Inner Transitional Zone
4 Outer Transitional Zone
5 Airport Influence Zone
City Limits
1 Inch = 813 feet
07/23/2012

- Encourage open space/clear areas and utilize zoning criteria within key safety areas adjacent to the airport to facilitate protection of the airport as an essential public facility, and reduce safety risk exposure to people on the ground and in the air. Applicable criteria may include promoting cluster development to promote open space/clear areas, locating structures away from the extended centerline of the runway, discouraging public assembly, transfer of development rights and applicable strategies. When possible, promote contiguous open space parcels, especially in areas with smaller parcel size configurations.

- Within the Airport Influence Area, a notice to title/disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures, and activities. The notice should indicate that the property is located adjacent to and/or within the various safety zones of the Tonasket Municipal Airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.

- Identify, preserve, and enhance, through interjurisdictional planning, goals, policies and development regulations that promote significant regional transportation linkages and multimodal connections to and from aviation facilities and employment centers.

Photo by Michelle Miller

D. RESOURCE LANDS AND, CRITICAL ~~AREAS AND SHORELINES~~

There is a body of state and federal laws, which mandate that City identify and protect certain types of land uses and environmentally sensitive areas. The State of Washington's Growth Management Act (GMA, as it exists or hereinafter amended) requires the City and County to classify and designate resource lands and to classify, designate, and regulate development in critical areas. ~~The Shoreline Management Act of 1971 (SMA, as it exists or hereinafter amended) mandates that the City prepare and enforce a shoreline master program, comprised in simple terms as a comprehensive plan and zoning ordinance for defined shoreline areas.~~ The City is also required adopt and enforce flood damage prevention ordinances in order to maintain coverage under the National Flood Insurance Program. While the federal government has not established regulations that directly affect local land use planning, there is a substantial body of law, primarily enforced through the state, that regulates development in wetlands, construction in flood hazard areas and impact development through clean air and water regulations. This section of the land use element is intended to ensure that the city of Tonasket is meeting the requirements of the Growth Management Act~~, Shoreline Management Act~~ and both state and federal flood hazard and wetlands regulations.

Beyond the City's obligations and responsibilities to implement federal and state mandates, area residents are concerned about their "quality of life" and the environmental attributes that contribute to the rural lifestyle. Resource Lands and~~,~~ Critical Areas~~, and Shorelines all~~ play a significant role in the "quality of life" enjoyed by people living, working or playing in the Tonasket area. Therefore, this section of the plan plays a crucial role in maintaining community desires into the future.

1. GROWTH MANAGEMENT ACT

In 1990, the Washington State Legislature passed the Growth Management Act (GMA) in response to rapid growth that was occurring in certain areas of the state. Counties that are either required or have opted to plan under GMA have a wide array of planning issues to address. Jurisdictions in counties such as Okanogan County that aren't required to plan under the Act and/or have not chosen to plan are still required to address certain issues. Tonasket falls within the latter category.

Classifying and designating "natural resource lands of long-term commercial significance" as well as "critical areas" is a required task for all cities, towns and counties in the state. Natural resource lands include agricultural lands, forest lands, and mineral resource lands. Critical areas include wetlands, aquifer recharge areas, frequently flooded areas, fish and wildlife conservation areas, and geologically hazardous areas which include erosion hazard areas, landslide hazard areas, mine hazard areas, seismic hazard areas and volcanic hazard areas identified using the "Best Available Science".

The city has historically had a cooperative working relationship with Okanogan County when working to comply with GMA requirements and other environmental protection mandates. During 1993 and 1994, Tonasket and other Okanogan County communities participated in a coordinated planning effort with Okanogan County that included broad citizen participation in order to comply with Resource Land and Critical Areas provisions of the Growth Management Act. In an attempt to maintain reasonable consistency

between the county and municipal jurisdictions, information that was collected in that joint planning activity was used to create the City's original process for the classification and designation of resource lands and the classification, designation and regulation of critical areas.

Subsequently, during 2006 through the present, the City has been reviewing and preparing revisions to this plan and existing land use regulations to incorporate the use of Best Available Science in the identification and protection of critical areas. In addition, the city, in cooperation with Okanogan County and the other cities and towns in the County has prepared an update of its Shoreline Master Program which includes consistent measures to protect critical areas within shoreline jurisdiction.

Furthermore, Okanogan County is continuing efforts to update its 1964 Comprehensive Plan which means that as of the time of this update of the City's Resource Lands and Critical Areas provisions, there appears to be some relatively significant changes to the County's approach to classify and designate resource lands of long-term commercial significance. The scope of the changes to the County's critical areas provisions will not be fully known until appeals of the comprehensive plan update are resolved and the plan is adopted.

In 2000, the State Legislature amended the Growth Management Act to include new rules for including Best Available Science in critical area policies and regulations. Specifically, the new regulations state:

> *"Counties and cities must include the best available science when developing policies and development regulations to protect the functions and values of critical areas and much give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries."*

Because this is ruling, the Tonasket Planning Commission began work to incorporate it into the Comprehensive Plan. Meetings were conducted from 2004 through 2008 to review and update the City's critical areas information; this included tours of critical areas within the planning area. During that time the City worked closely with Department of Ecology and Department of Fish and Wildlife in developing the classification, designation, and policies for critical areas within the Tonasket planning area. The Okanogan Conservation District provided valuable information on irrigation practices, water quality, and potential for nutrient loading. Efforts were made to coordinate critical areas planning with Okanogan County. The resulting classifications, designations, and policy guidance incorporate best available science with reasonable use of lands within the City and Urban Growth Area. The process to update the City's Comprehensive Plan and Land Use Regulations was completed in 2012 with updated critical areas regulations adopted in 2014. This current effort, primarily using the same process, is the required update due in 2020.

~~2. SHORELINE MANAGEMENT ACT~~

~~Enactment of the Shoreline Management Act in 1971 (RCW 90.58) reflected a growing concern among the residents of Washington State with the adverse effects of unplanned~~

~~and uncoordinated development on the state's shorelines. The Shoreline Management Act establishes a cooperative program of shoreline management between local government and the state. Local government has the primary responsibility for initiating and administering the regulatory program for shoreline development. The state Department of Ecology acts primarily in a supportive and review capacity with primary emphasis on ensuring consistency between local policy and provisions of the Act.~~

~~In Tonasket, the Okanogan River is designated a "shoreline of statewide significance", and thus, the City is required to give priority to statewide objectives and goals enumerated in RCW 90.58.020 while Bonaparte Creek is a "shoreline of the state". Tonasket regulates its shorelines through a Shoreline Master Program (SMP) adopted in 1991 with an update presently nearing completion. In 2003, the State Legislature enacted new shoreline rules that require all such Programs to be updated by 2014. The City has adopted a new SMP in 2027 intended to be compliant with the legislative mandate. However, the adopted plan has not been submitted to the Department of Ecology for its approval and codification into state statute.~~

~~The main purpose in including a reference to the shorelines in this section of the land use element is to provide a link between the Tonasket Comprehensive Plan and SMP.~~

~~3.~~2. GENERAL POLICIES FOR RESOURCE LANDS AND~~,~~ CRITICAL AREAS ~~AND SHORELINES~~[7]

The following policies are intended to guide decision-making regarding resource lands, critical areas and shorelines in the Tonasket Area.

- agree to develop plans, programs and intergovernmental cooperation aimed at ensuring resource lands and~~,~~ critical ~~and shoreline~~ areas are not subject to unnecessary impacts.

- cooperatively develop strategies for meeting the requirements of the Growth Management Act ~~and Shoreline Management Acts~~ for the Planning Area.

- coordinate and cooperate on the review and revision of critical area ~~and shorelines~~ regulations to reflect changes in local, state and federal regulations.

- cooperate on identification of resource lands~~,~~ and critical ~~and shoreline~~ areas. This would simplify the administration of existing ordinances consequently promoting compliance.

- agree that development in critical areas ~~outside of shoreline~~ and floodplain areas should be subject to review under the State Environmental Policy Act procedures to ensure disclosure of potential environmental impacts.

~~7 - The City of Tonasket Shoreline Master Program contains goals, policies and specific regulations applicable to all development within the defined shoreline area.~~

- agree to inform the public of resource protection and permitting requirements for resource lands and~~,~~ critical areas ~~and shorelines~~ using news media and educational materials available from local, tribal, state and federal agencies.

- agree to provide for reasonable use of developable lands and to use enhancement measures to mitigate effects of development.

~~4.~~3. RESOURCE LANDS

As defined under GMA, natural resource lands include three distinct categories to be classified and designated: agricultural lands, forest lands, and mineral resource lands. The Comprehensive Planning Goals for resource lands of long-term commercial significance are:

- Respect and support existing agricultural operations, both within and surrounding the city and its projected growth area, while protecting the health, safety and welfare of those persons living, working or recreating within areas targeted for future growth.

- Encourage mineral development in areas where it can be accommodated with historic, present, and projected land use patterns for the area, while recognizing that mineral development can only occur where economically viable deposits exist.

- Protect the quality and quantity of groundwater used for public water supplies.

Policies intended to implement resource lands goals:

- Zoning within the City shall treat commercial agricultural land as a non-conforming use that can continue but cannot expand or be substantially changed.

- Encourage the establishment of sufficient buffers for proposed non-agricultural activities that adjoin existing commercial agricultural uses in order to protect the public health and safety and welfare.

- Existing or proposed urban uses within the incorporated boundaries of the City shall be given acknowledgment and priority consideration over commercial agricultural uses while appropriate and effective buffers should be encouraged between such uses to protect the health, safety and welfare of citizens choosing to live, work and play within the city.

- 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) <u>Classification</u> 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 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 with 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** 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.

5.4. 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 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, the City determined that development 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

Photo by Michelle Miller

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, FEMA and Varela Associates (City Engineer). ~~The m~~Maps illustrating ~~the~~ critical areas designations are contained in the Map Appendix. While they show known critical areas, the designation of new 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 area 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, Z~~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 as critical aquifer recharge 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.

- 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 reseeding 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[8].

The Washington Administrative Code (WAC) Chapter 365-190 uses the following definition[1]:

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

"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 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 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:

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

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.

Maps III-4 and ~~Map~~ III-5 in the Map Appendix illustrate the city's wellhead protection areas designates critical aquifer recharge areas. It is important to note that the map is only general in nature and is based on soil drainage characteristics data contained in the 2009 Web Soil Survey. The map is intended to show those areas where contaminates may enter the aquifer and/or surface waters more readily than other areas. Specific projects may require more detailed site analysis prior to development.

b. 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 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.

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** 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. 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.

   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-6 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.

Photo by Michelle Miller

c. 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.

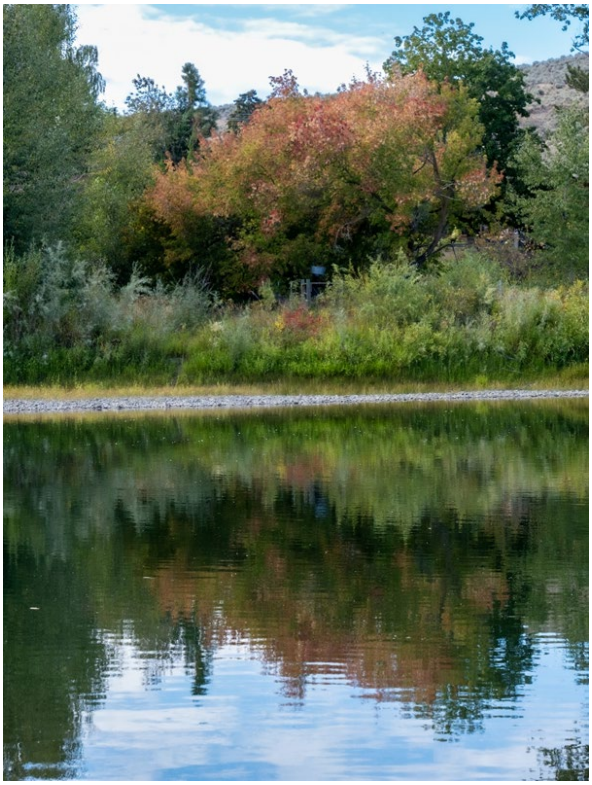


Photo by Michelle Miller

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 on City and other, public owned property 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-7 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.

d. 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-8 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 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.

e. 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 of 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 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[9]).

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.

9 - 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.

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) <u>Designation</u> Each type of geologically hazardous area is designated based on different factors. The designation process for each type follows:

<u>Erosion Hazard Areas</u> – 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 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 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,
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[10] greater than .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
526 – Tonasket silt loam, 25 to 45 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, 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. SHORELINE MANAGEMENT

1. BACKGROUND

In 1971, in response to a citizens' initiative, the Washington State Legislature passed the Shoreline Management Act (the "SMA" or "Act"). The SMA was adopted by the public in a 1972 referendum. Its purpose is to manage the shorelines of the state in order to protect the public interest in shoreline resources. You can view the entire SMA (RCW 90.58) on the Washington State Legislature's web site at:

http://apps.leg.wa.gov/RCW/default.aspx?cite=90.58. The sites listed below also offer information about the SMA and shoreline management in the State of Washington.

10 - 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.

Municipal Research and Services Center of Washington (MRSC): http://www.mrsc.org/Subjects/Environment/shorelin.aspx.

Washington Department of Ecology: http://www.ecy.wa.gov/programs/sea/SMA/st_guide/SMP/index.html.

a. Shoreline Master Programs

Water is one of our most important natural resources. Whether it is for domestic consumption, municipal use, irrigation, recreation or habitat for myriad fish and wildlife species, water and the many beneficial uses it supports are the basis for life and the economy in Tonasket.

The overall statewide goal of shoreline management planning is *"to prevent the inherent harm from uncoordinated and piecemeal development of the state's shorelines".* One of the ways in which Tonasket protects shoreline resources is through the preparation, adoption, implementation and updating of a Shoreline Master Program which is comprised of this Section of the Land Use Element of the Comprehensive Plan and shoreline regulations adopted in Chapter 18.08 and related chapters of the Tonasket Municipal Code.

Under the SMA each city and county that includes "Shorelines of the State" must adopt a Shoreline Master Program (SMP) that is based on state laws and rules but may be tailored to the specific needs of the community. The SMP is essentially a shoreline comprehensive plan (that is, a planning document – this section) and zoning ordinance (that is, a regulatory document – Chapter 18.08 TMC) applicable to shoreline areas and customized to local circumstances.

SMPs are developed and administered by local jurisdictions in partnership with the Washington State Department of Ecology (Ecology). Tonasket has developed this Shoreline Management Section of the Land Use Element and Chapter 18.08 TMC to reflect local conditions and meet local needs. Ecology reviews the programs prior to final adoption. In reviewing master programs, Ecology is limited to a decision on whether or not the proposed changes are consistent with the policy and provisions of the Act and the SMP guidelines.

Tonasket is responsible for administration of the SMP—that is, review project proposals, issue permits, and enforce shoreline regulations. Ecology reviews Shoreline Conditional Use Permits and Variances and may review some of the City's other permit decisions.

b. Shorelines Of The State

Shorelines of the State can be divided into two categories: "Shorelines" and "Shorelines of Statewide Significance."

Shorelines include:

- All streams and associated shorelands, together with the lands underlying them, beginning at the point where mean annual flow is 20 cubic feet per second (cfs) or more

- All lakes over 20 acres in size

Shorelines of Statewide Significance are those that have importance beyond the region; they are afforded special consideration.

In Tonasket, Bonaparte Creek is a "shoreline of the state" while the Okanogan River is a "shoreline of statewide significance" and thus must be afforded special consideration.

c. Shoreline Jurisdiction

Shoreline jurisdiction is the area to be managed under this Element and Chapter 18.08 TMC and is defined as follows:

- Upland areas that extend 200 feet from the ordinary high-water mark (OHWM) or designated floodway from the waters listed above measured on the horizontal; and
- The following areas when they are associated with those waters:
  - Wetlands and river deltas;

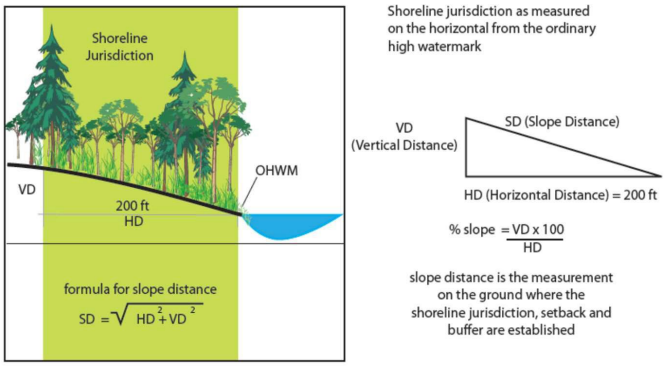


Figure 1 - Measuring Shoreline Jurisdiction

d. Department of Ecology's Role

Since the SMA requires a cooperative effort between state and local governments in the protection of shoreline resources, the Department of Ecology has a significant role in the development and implementation of this Master Program. Most of Ecology's work involves providing technical assistance prior to a local decision and is focused in the following areas:

- Ecology shoreline specialists work with local planners on the phone, at pre-application meetings, and through site visits
- Ecology works with applicants to make sure the project does not harm shorelines— in many cases the project can be redesigned so that it meets the policies and regulations of the local master program
- Ecology often receives early notice of a project through SEPA, and works with applicants and local governments before the permit is issued.
- After a local government issues its permits, Ecology has 21 days to review Substantial Development Permits and 30 days to review Conditional Use and Variance permits.
- Ecology's role is to determine if the local action is consistent with the local Master Program and the policies of the Act
- If Ecology disagrees with a local decision on a Substantial Development Permit, Ecology must appeal the decision to the Shoreline Hearings Board
- Ecology must approve, approve with conditions or deny all Conditional Use or Variance permits
- Ecology's decisions on Conditional Use or Variance permits may be appealed to the Shorelines Hearings Board

While the primary responsibility to enforce the SMA rests with the city, there exists a cooperative program between the local governments and Ecology. The cooperative program is to fulfill the duty to "ensure compliance". Enforcement is done through a variety of means, including technical assistance visits, notices of correction, orders, and penalties and permit rescission.

e. SMP Guidelines

Department of Ecology prepares Shoreline Master Program Guidelines under WAC 173.26. Information regarding Shoreline Master Program updates and procedures and policies including new guidelines and updates can be found at the following URLs: History and links. Include link to history:

http://www.ecy.wa.gov/programs/sea/sma/guidelines/downloads/SMA_History.pdf.

Ecology site with link, background:
http://www.ecy.wa.gov/programs/sea/SMA/guidelines/index.html

State master program approval/amendment procedures and master program guidelines (WAC 173-26): http://apps.leg.wa.gov/WAC/default.aspx?cite=173-26.

f. Shoreline Modifications

Shoreline modifications are generally related to construction of a physical element such as a dike, breakwater, dredged basin, or fill, but they can include other actions such as clearing, grading, application of chemicals, or significant vegetation removal. Shoreline modifications are usually undertaken in support of or in preparation for a shoreline use; for example, fill (shoreline modification) to allow for a public access. All shoreline uses and activities, even those that are exempt from the requirement to obtain a shoreline substantial development permit, and regardless of the Shoreline Designation in which they are undertaken, must conform to all of the applicable policies and regulations listed in this section of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC. For example, a residential development project that included shoreline stabilization and roads would need to comply with the policies and regulations related to shoreline stabilization and roads as well as those related to residential development.

g. Shoreline Stabilization

Shoreline stabilization includes actions taken primarily to address erosion impacts to upland property and improvements caused by current, wake, or wave action. Those actions include structural, nonstructural, and vegetative methods.

Structural stabilization may be "hard" or "soft." "Hard" structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads, while "soft" stabilization, such as biotechnical vegetation measures, rely on softer materials. There is a range of measures from soft to hard that includes: upland drainage control, biotechnical measures, anchor trees, gravel placement, riprap, retaining walls, and bulkheads. Generally, the harder the stabilization measure, the greater the impact on shoreline processes.

Non-structural methods include placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, established building setbacks, ground water management, and planning and regulatory measures to avoid the need for structural stabilization as established in this section of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC.

Vegetative methods include re-vegetation and vegetation enhancement. In addition, vegetation is often used as part of structural stabilization methods; it is always part of biotechnical stabilization. For the purposes of this section, vegetative methods are considered to include only re-vegetation and vegetation enhancement.

h. Inventory, Analysis and Characterization

The SMA requires that all shoreline areas subject to regulation have been inventoried to characterize existing shoreline function to develop a baseline that can be used to measure the no net loss standard against. The inventory is intended to capture opportunities for restoration, public access, and shoreline use patterns. This information informed development of the designations applied to the shoreline areas in the city. More information on the characterization is located in Appendix A and in Part B of this element.

i. Critical Areas

The city is required to designate critical areas by the Growth Management Act, RCW 36.70A and is required to regulate development in critical areas within shoreline jurisdiction through the Shoreline Master Program (See Chapter Part III Land Use Element Section 5 Resource Lands and Critical Areas Tonasket Comprehensive Plan for more detail on critical areas in Tonasket and the Urban Growth Area). Critical Areas include the following areas and ecosystems, as designated by the city:

- wetlands;
- areas with a critical recharging effect on aquifers used for potable water;
- aquatic, riparian, upland and wetland Fish and Wildlife habitat conservation areas;
- frequently flooded areas, including Channel Migration Zones;
- geologically hazardous areas.

Critical areas within shoreline jurisdiction will be regulated under Chapter 18.08 TMC. Those areas outside shoreline jurisdiction will be regulated under Chapter 18.06 TMC. Maps III-3 through III-9 in the Map Appendix designate each type of Critical Area within the City and Urban Growth Area.

2. SHORELINE MANAGEMENT GENERAL GOALS, POLICIES AND CONCEPTS

a. General Policies

The SMA establishes three general policies:

Protect shoreline natural resources including: *"...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."*

Encourage water dependent uses and accommodate reasonable and appropriate uses: *"uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."*

Promote public access: *"...the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."*

b. Concepts

The SMA also considers the following important concepts:

1) **Property Rights.** RCW 90.58.020: "It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto."

2) **No Net Loss.** "The point of the no net loss requirement is that local governments need to show that everything permitted under the new SMP, both on a project-by-project and cumulative basis, won't create a net loss of ecological functions. It's not that the SMP has to fix everything that happened before (including ongoing impacts), just that it can't create any NEW loss of ecological function."

   On a project specific basis, the city will require mitigation measures to achieve the no net loss standards under the shoreline master program. The mitigation measures will be considered as outlined below in order of descending preference:

   a) Avoiding the impact altogether by not taking a certain action or parts of an action;

   b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

   c) Rectifying the impact by repairing, rehabilitating, or restoring the affected

environment;

d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;

f) Monitoring the impact and the compensation projects and taking appropriate corrective measures.

3) Preferred Uses. The SMA establishes the concept of preferred uses of shoreline areas. In order to balance the public's enjoyment of shorelines with "the overall best interest of the state and the people generally", the SMA gives preference to uses that:

- Are consistent with pollution control;
- Are consistent with prevention of damage to the natural environment; or
- Are unique to or dependent upon use of the state's shoreline

The Act goes on to say that 'Preferred' uses include single family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments and other developments that provide public access opportunities. To the maximum extent possible, the shorelines should be reserved in the following order of preference:

Water-oriented uses
Water oriented uses are water-dependent, water-related, or water-enjoyment, or a combination of such uses. Each of these types of water-oriented use is described in detail below.

Water-dependent uses
Water-dependent uses are uses or a portion of a use that cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations, such as portions of a marina or a hydroelectric generation facility.

Water-related uses
Water-related uses are those that must be located in shoreline areas in order to be economically viable. "Water-related use" means a use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

- The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
- The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

Water-enjoyment uses
Water enjoyment uses such as a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

4) **Exempt Uses.** Exempt activities are defined in 173-27.040 WAC. An exemption from a permit process is not an exemption from compliance with the Act or the shoreline master program, or from any other regulatory requirements. Regulations for exempt activities are found in 18.08.050 TMC.

5) **Conforming and Nonconforming Uses, Structures and Lots:**
Conforming uses, structures and lots
A conforming use, structure or lot is compliant with current regulations in Chapter 18.08 TMC.

Non-conforming uses
Nonconforming uses are uses and developments that were legally established and are nonconforming with regard to the use regulations of Chapter 18.08 TMC may continue as legal nonconforming uses.

Non-conforming structures
A nonconforming structure is a lawful structure existing at the effective date of the adoption of Chapter 18.08 TMC that could not be built under the terms of Chapter 18.08 or any amendment thereto. Residential and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following to be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density; and redevelopment, expansion, change with the class of occupancy, or replacement of the residential structure if it is consistent with the Tonasket Comprehensive Plan and Chapter 18.08 TMC, including requirements for no net loss of shoreline ecological functions shall not be considered nonconforming.

Non-conforming lots
A nonconforming lot is an undeveloped lot, tract, parcel, site, or division of land which was established in accordance with local and state subdivision requirements prior to the effective date of the Act or the Tonasket Comprehensive Plan and Chapter 18.08 TMC, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the responsible local government and so long as such development conforms to all other requirements of the Tonasket Comprehensive Plan, Chapter 18.08 TMC and the Act.

6) **Ecological Function and Value.** As one of the guiding policies of the SMA, basic policy # 1 requires the protection of shoreline natural resources including the land and its vegetation and wildlife, and the water of the state and their aquatic life. Whenever the terms "shoreline functions and values" are used, it shall refer to the ecological function and ecological value as described below. Similarly, the Tonasket Comprehensive Plan and Chapter 18.08 TMC are required to ensure no net loss in ecological function and value as established below:

   Ecological Function
   Ecological Function encompasses the ecological processes and interactions that occur within an ecological community. Ecological function includes:

   - Provision of habitat for native biota;
   - Provision of food and other resources for native biota;
   - Maintenance of interactions between species (e.g., pollination, dispersal, mutualism, competition, predation)
   - Cycling, filtering and retention of nutrients;
   - Carbon storage or sequestration;
   - Maintenance of soil processes;
   - Maintenance of catchment scale hydrological and geochemical processes; and
   - Maintenance of landscape scale ecological processes.

   Ecological Value
   Ecological Value attributes include productivity, the ability to provide habitats for dependent species and the diversity of species and organization they support.

7) **Riparian Areas or Zones.** Riparian means "stream side" Riparian areas include the land adjacent to lakes, rivers and streams, the vegetation above it, and the groundwater area beneath it. Riparian areas are three-dimensional ecotones of interaction that include terrestrial and aquatic ecosystems that extend into the groundwater, up above the canopy, outward across the floodplain, up the near-slopes that drain to the water, laterally into the terrestrial ecosystem, and along the water course at a variable width. Riparian areas are particularly important to shoreline health because they are ecotones—transition areas between different ecosystems. Ecotones tend to display higher diversity than either of the adjacent ecosystems because they have characteristics of both of them. Riparian areas are no exception. Because they are low-lying and close to the water table, they offer damp, fertile soil that typically supports more vegetation than either the water or the land alongside it. That vegetation provides habitat elements such as food and cover for many species of animals. The zone as a whole provides important ecological function and values including streamside habitat that supports in stream function and values such as cool water via shade, organic matter, nutrient cycling, and habitat structure for terrestrial species.

In areas where no riparian vegetation exists due to shoreline modifications (as is the case landward of the flood control levees throughout most of Tonasket's shoreline areas), riparian zones do not occur. Treatment of these highly altered riparian areas should consider the communities desire to utilize the shoreline for a wide range of residential and commercial uses.

8) **Uplands.** The portion of the landscape above the valley floor and/or any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet to elicit development of vegetation, soils and/or hydrologic characteristics associated with wetlands. Such areas in floodplains are more appropriately termed non-wetlands.

   Uplands are also often used in relationship to streamside areas that do not have wetlands (see riparian definition above).

   Upland Habitat
   Upland Habitat is the dry habitat zones adjacent to and landward of bodies of water.

Photo by Michelle Miller

9) **Public Access.** Shoreline public access includes the ability of the general public to reach, touch and enjoy the water's edge, to travel on the waters of the state and the ability to have a view of the water and the shoreline from adjacent locations. Public access can include (but is not limited to) picnic areas, pathways and trails, viewing towers, bridges, boat launches, street ends, ingress and egress, and parking. Visual access can also include (but is not limited to) view corridors between buildings.

10) **In-Stream Structures.** In-stream structures are structures placed by humans within a stream or river waterward of the ordinary high-water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose.

11) **Clearing and Grading.** Clearing and grading are activities associated with developing property for a particular use. Specifically, "clearing" means the destruction, uprooting, scraping, or removal of vegetative ground cover, shrubs, and trees. "Grading" means the physical manipulation of the earth's surface and/or surface drainage pattern without significantly adding or removing on-site materials. "Fill" means placement of dry fill on existing dry or wet areas and is addressed later in this section.

    Clearing and grading are regulated because they may increase erosion, siltation, runoff, and flooding, change drainage patterns; reduce flood storage capacity; and damage habitat. All clearing and grading within areas under shoreline jurisdiction, even that which does not require a permit, must be consistent with the Shoreline Management Act, the Department of Ecology rules implementing the Act, and the goals and policies within this Section and regulations in Chapter 18.08 TMC.

12) **Dredging and Material Disposal.** Dredging is the removal or displacement of earth or sediments such as gravel, sand, mud, silt, and/or other materials or debris from any water body or associated shoreline or wetland. Dredging is normally done for specific purposes such as constructing or maintaining canals, navigation channels, or marinas, for installing pipelines or cable crossings, or for dike or drainage system repair and maintenance. Dredge material disposal is the depositing of dredge materials on land or into water bodies for the purposes of either creating new lands or disposing of the by-products of dredging. Dredge material disposal within shoreline jurisdiction is also subject to the filling policies later in this section.

13) **Fill.** Fill is the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the ordinary high-water mark, in wetlands, or on shorelands, including channel migration areas, in a manner that raises the elevation or creates dry land. Fill does not include sanitary landfills for the disposal of solid waste.

14) **Bulkheads.** A bulkhead is a type of hard structural shoreline stabilization measure. Bulkheads are walls, constructed parallel to the shoreline and usually in contact with the water, whose primary purpose is to contain and prevent the loss of soil caused by erosion or wave action. A bulkhead-like structure used as part of the structure of a cantilevered dock is not regulated as a bulkhead as long as the width is no more than what is required to stabilize the dock.

Certain bulkheads are exempt from the requirement to obtain a shoreline substantial development permit. However, all bulkheads must comply with the Shoreline Management Act, the rules implementing the Act, this Section and Chapter 18.08 TMC.

15) **Vegetation Conservation.** Vegetation conservation includes activities to prevent the loss of plant communities that contribute to the ecological functioning of shoreline areas. The intent of vegetation conservation is to provide habitat, improve water quality, reduce destructive erosion, sedimentation, and flooding; and accomplish other functions performed by plant communities along shorelines. Vegetation conservation deals with the protection of existing diverse plant communities along the shorelines, aquatic weed control, and the restoration of altered shorelines by reestablishing natural plant communities as a dynamic system that stabilizes the land from the effects of erosion.

Vegetation conservation provisions are important for several reasons, including water quality, habitat, and shoreline stabilization. Shoreline vegetation improves water quality by removing excess nutrients and toxic compounds, and removing or stabilizing sediments. Habitat functions of shoreline vegetation include shade, recruitment of vegetative debris (fine and woody), refuge, and food production. Shoreline vegetation, especially plants with large root systems, can be very effective at stabilizing the shoreline.

Vegetation conservation regulations apply even to those uses that are exempt from the requirement to obtain any sort of shoreline permit. A comprehensive list of native plant species is found in Appendix B.

16) **Channel Migration Zones.** River channels can move, or migrate, laterally across their floodplains. Channel migration can occur gradually, as a river erodes one bank and deposits sediment along the other. Channel migration also can occur as an abrupt shift of the channel to a new location, called an avulsion, which may happen during a single flood event. The highest rates of channel migration occur in zones of rapid sediment deposition, e.g., where steep rivers flow out of foothills onto flatter floodplains. Channel migration represents a different type of flood hazard than inundation by overbank flow, and can endanger properties located outside of the regulatory floodplain. The channel migration zone (CMZ) refers to the geographic area where a stream or river has been and will be susceptible to channel erosion and/or channel occupation.

See http://www.ecy.wa.gov/programs/sea/sma/st_guide/jurisdiction/CMZ.html for more information.

- Within incorporated municipalities and urban growth areas, areas separated from the active river channel by legally existing artificial channel constraints that limit channel movement should not be considered within the channel migration zone.
- All areas separated from the active channel by existing artificial structure(s) that is likely to restrain channel migration, including transportation facilities, built above or constructed to remain intact through the one-

hundred-year flood, should not be considered to be in the channel migration zone.

17) **Restoration.** The governing principals of the shoreline update guidelines requires cities containing shorelines with impaired ecological functions to provide goals and policies to guide the restoration of those impaired shorelines. The regional shoreline staff and advisory committee compiled a list of potential restoration sites using data obtained during the inventory phase of the master program update, which identified impaired shoreline areas. Ongoing restoration efforts were included with the inventoried sites to create a comprehensive list of potential restoration opportunities. General and specific goals and policies have been developed and are listed below to address restoration of these various areas. See Appendix C for Tonasket's Restoration Plan.

3. THE TONASKET SMP

a. Introduction

The City of Tonasket lies on the east bank of the Okanogan River; a "shoreline of statewide significance" and includes about a mile of the bottom reach of Bonaparte Creek, a "shoreline of the state".

b. Applicability

The City of Tonasket Shoreline Master Program, comprised of Part III D 6 of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC applies to all lands owned by private parties and public agencies including, but not limited to, individuals, corporations, trusts, partnerships, Federal (federal activities on federal lands are exempt), State, County, Public Utility Districts and Municipal lands within the incorporated boundary of the city of Tonasket and is subject to administrative review for any development activities owned by public agencies within the city limits.

This section of the Land Use Element and Chapter 18.08 TMC regulate development within shoreline jurisdiction in the corporate limits of the city of Tonasket. Shoreline Areas in the adopted UGA are "predesignated" with the shoreline designation that will apply upon annexation of the area. However, until such time, those areas will be designated and regulated under the Okanogan County SMP as it exists or is amended.

c. Background

This portion of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 of the TMC are the result of an update of the City's original 1991 SMP. The update process began in 2006 as a cooperative inter-governmental process between Okanogan County and incorporated municipalities therein. The process, funded with grants from the Department of Ecology, included the formation of a Shoreline Advisory Group (SAG), a Technical Advisory Group (TAG) and a team of consultants who provided the facilitation, planning and scientific analysis required for preparation of a draft Regional SMP.

The Okanogan County Regional SMP never made it past the preliminary draft stage as the County and cities and towns began going in different directions with Tonasket selecting to continue working with the other municipalities in Okanogan County on completion and refinement of the draft based on early comments from the Department of Ecology.

The City's Planning Commission then conducted a thorough review of the complete Draft Cities and Towns SMP tailoring it for Tonasket and addressing additional comments from the Department of Ecology. Before public hearings before the Planning Commission and City Councils the process was paused as a result a staff change at Ecology and a new round of discussions and revisions which concluded with this Shoreline Management Section of the City of Tonasket Comprehensive Plan and Chapter 18.08 Shorelines in the Tonasket Municipal Code.

d. Shoreline Characterization

The Tonasket City Character Zone includes those shorelines within and adjoining the UGA of Tonasket, RM 61.0 - 55, and along the lowest portion of Bonaparte Creek. At Tonasket,

three tributaries, Bonaparte Creek, Siwash Creek, and Unnamed Creek, flow into the main stem, creating a wide shoreline jurisdiction. Land uses include commercial, residential, and some industrial areas in the central zone, while agricultural lands, orchards, and rural residential lots are found outside the city limits. Public access is developed at Chief Tonasket City Park. Informal access exists at History Park and at bridge crossings and ROWs, but otherwise is limited in the city. See Appendix A for Tonasket's Characterization.

Photo by Michelle Miller

e. Shoreline Management Goals And Policies

1) Shoreline General Goals

a) Provide for the use, development, protection and enhancement of shoreline areas in compliance with the requirements of the Shoreline and Growth Management Acts. Shoreline management planning and regulation take place in a context that includes comprehensive land use, economic development, critical areas protection, flood hazard management, salmon recovery, outdoor recreation, public utilities and watershed planning. The intent is to enhance the efficiency and effectiveness of natural resource planning processes through coordination.

b) Develop and implement permitting and management practices that will ensure the sustainability of natural shoreline systems and preserve, protect and restore unique and non-renewable resources or features including critical areas.

c) Ensure that there is no net loss of the functions and values provided by shoreline and critical areas.

d) Provide for reasonable and appropriate use of shoreline and adjacent land areas while preserving and restoring shoreline natural resources, and protect those resources against adverse impacts, including loss of ecological functions necessary to sustain the natural resources.

e) Protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life;

f) Minimizing damage to the ecology, environment, critical areas and other

resources of the shoreline area;

g) Minimizing interference with the public's use of the water; and

h) Balancing public interest with protection of private property rights.

i) Encourage a diversity of shoreline uses, consistent with the city of Tonasket's evolving economy, patterns of land use and comprehensive plan.

j) Sustained yield of shoreline natural resources—such as fish, groundwater and agricultural products—consistent with preservation of ecological functions and protection of the public interest in shorelines of the state should be protected.

k) Avoid costly litigation that may occur as a result of non-compliance with state and federal laws.

2) Shoreline Use Policies

a) Shorelines regulations should not deny all economic use of any property, except as the public trust doctrine would limit the use of the property. This policy should be implemented through the appropriate application of methods including but not limited to project design standards, site specific evaluation, mitigation, and variances.

b) The background, goals and policies for shorelines management should be adopted as part of the Land Use Element of the Tonasket Comprehensive Plan

c) The standards and regulations for protection of shoreline areas should be integrated into the Tonasket Municipal Code.

d) Where practical, shoreline management planning and regulation should be coordinated with other natural resource planning efforts (local, state, federal and tribal), including critical areas protection, affecting the city of Tonasket and Okanogan County; a comprehensive system of consistent policies and regulations is the desired outcome.

e) As part of a comprehensive approach to management of critical freshwater habitat and other river and stream values, the city encourages the integration of the provisions herein, including those for critical areas, shoreline stabilization, fill, vegetation conservation, water quality, flood hazard reduction, and specific uses, to protect human health and safety and to protect and restore the corridor's ecological functions and ecosystem-wide processes into other parts of the Tonasket Municipal Code.

f) In designating shoreline areas on public-owned land, the city of Tonasket should consider the uses planned, local and specific agency plans and activities by the agency with management authority.

g) Development and uses within shoreline areas should be conditioned to ensure that the proposed use or activity does not result in unanticipated or undesired impacts to other property owners (such as increased flood or geohazards to other property(ies), either upstream, downstream and across the stream), or result in loss of shoreline ecological functions.

h) Shoreline uses and activities should be compatible with existing and planned uses on surrounding sites and in adjacent designations.

i) Permitted uses and activities should be located, sited, designed, managed, and maintained to be compatible with the shoreline designation where they are located and be protective of shoreline ecological resources, including the following:
   i. Water quality;
   ii. Visual, cultural and historic characteristics;
   iii. Physical resources (including soils);
   iv. Biological resources (including vegetative cover, wildlife, and aquatic life);
   v. Ecological processes and functions;
   vi. Critical areas; and
   vii. The natural character of the shoreline area.

j) Any use or activity that cannot be designed, mitigated and/or managed to prevent a net loss of shoreline ecological functions, values and resources and that are not designed to protect the integrity of the shoreline environment should be prohibited.

k) Shoreline regulations should favor preservation of resources and values of shorelines for future generations over development that would irrevocably damage shoreline resources.

l) Development standards, including setbacks, densities, height and bulk limits and/or minimum frontage standards, should be established to ensure that new development results in no net loss of shoreline ecological functions. Criteria considered in establishing those standards should include, but not be limited to, the following:
   i. Biophysical limitations and ecological functions and values of the shoreline area;
   ii. Existence of critical areas;
   iii. Surrounding development characteristics and land division pattern;
   iv. Level of infrastructure and services available or planned; and
   v. Other comprehensive planning considerations.

m) New uses and activities should be restricted to those that will not require extensive alteration of the land-water interface. Construction of shoreline stabilization works should be avoided. New uses and activities should be designed to preclude the need for such works. In those limited instances in which such works are found to be in the public interest and are allowed, impacts should be mitigated.

n) No new uses should be allowed in wetlands, shoreline riparian vegetation conservation areas or their buffers without following mitigation sequencing.

o) The scenic and aesthetic quality of shorelines and vistas should be preserved to the greatest extent feasible.

p) Reasonable setbacks, buffers, and stormwater management systems should be required for all shoreline development.

q) Unique, rare, fragile, and scenic natural features or landscapes should be preserved and protected from shoreline development activities.

r) Natural plant communities within and bordering shorelines should be protected and maintained to ensure no net loss of shoreline ecological functions.

s) Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.

t) Restoration of degraded shoreline vegetation, whether by natural or manmade causes, should be encouraged wherever feasible.

u) Non-structural and "soft" methods of shoreline stabilization, such as vegetation enhancement and bioengineering, are preferred to hardened structures to control the processes of erosion, sedimentation, and flooding. Along the shoreline, these methods can only be done to protect legally established structures, development, utilities and other infrastructure (e.g. roads). The need for bank stabilization should show that the erosion/migration processes are beyond natural rates through geotechnical evaluation. Allowed shoreline stabilization structures should be designed as to not interfere with natural hydrologic and geomorphic processes.

v) Development should comply with local stormwater management regulations or the Stormwater Management Manual for Eastern Washington (Washington Department of Ecology Publication 04-10-076, as amended) whichever will provide the greatest protection of shoreline functions.

w) Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.

x) The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.

y) Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high-water mark.

z) Aquatic weed management should emphasize prevention as a first step in control and utilize science-based monitoring to determine eradication methods.

aa) Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications.

bb) All shoreline developments should be designed, constructed, operated, and maintained to ensure no net loss of shoreline ecological functions and to protect areas and systems of cultural significance.

cc) Commercial developments should include landscaping that will visually enhance the shoreline area and contribute to shoreline functions and values.

3) Shoreline Economic Development Goal

a) Ensure healthy, orderly economic growth by providing for economically productive industrial, commercial and mixed uses that are particularly dependent

on or related to a shoreline location.

4) Shoreline Economic Development Policies

a) Activities and uses in shoreline areas should result in long-term over short-term benefits to the local economy.

b) Projects of statewide economic interest such as hydroelectric development, water storage, port facilities, (including sites intended to accommodate recreation) and other developments that are particularly dependent on or related to a shoreline location or use of the shorelines of the state should be accommodated where such uses and the associated activities can be accomplished without irrevocable damage to unique shoreline character, its resources and ecological functions.

c) Proposed hydroelectric projects should be evaluated in the context of shoreline ecological functions, public access, and navigation, and should be accommodated where said projects are consistent with the public interest and intent of the policies of the SMA.

d) Water-oriented commercial and mixed used developments that provide for public access and protect/restore and/or enhance shoreline resources should be encouraged on shorelines.

e) Non-water-oriented commercial uses should be prohibited unless the use entails reuse of an existing structure or developed area, is consistent with the comprehensive plan and complies with zoning regulations, is part of a project that provides significant public benefit with respect to SMA objectives or is physically separated from the shoreline by a public right of way or separate developed property. Such projects should not unnecessarily impair or detract from the public's physical or visual access to the water.

5) Shoreline Public Access, Circulation and Recreation Goals

a) Provide, protect, and enhance physical and visual public access to shoreline areas, consistent with the natural character, features, and resources of the shoreline, private property rights, and public safety.

b) Provide for public and private active and passive recreational use of shoreline areas.

c) Develop a safe, reasonable, and adequate vehicular and pedestrian circulation and access system, designed to minimize adverse effects on shoreline resources and ecological function wherever practical.

d) Develop a multi-modal circulation and access system that, where practical, contributes to the functional and visual enhancement of shoreline resources.

e) Preserve, create, or enhance open space and natural amenities associated with shorelines for the benefit of the public health and wellbeing which are often lost to waterfront development.

f) Protect the rights of navigation.

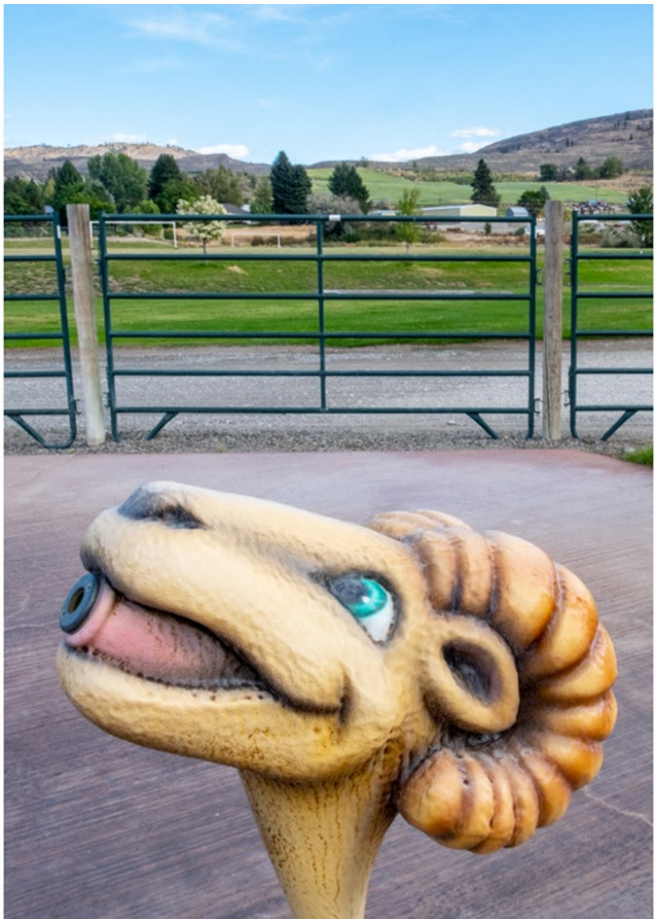


Photo by Michelle Miller

6) Shoreline Public Access, Circulation and Recreation Policies

a) The Tonasket Shoreline Master Program, locally adopted comprehensive plans and any standalone elements thereof (e.g. Okanogan County Trails Plan, City of Tonasket Park and Recreation Plan) should be considered the official public access plans.

b) Tonasket's shoreline area public access systems should include provisions for people of all abilities. While it may not be practical to provide specialized facilities at all access points, physical and visual access for people of all abilities should be distributed throughout the system and should provide a variety of opportunities representative of the opportunities available to able-bodied users.

c) All developments, uses, and activities on or near the shoreline should, to the extent practical, not impair or detract from the public's physical or visual access to the water.

d) Provision of public access should result in no net loss of shoreline ecological functions.

e) Public access to the shorelines afforded by street ends, public utilities, and rights-of- way should be inventoried, preserved, maintained, and, where consistent with locally adopted access plans, enhanced.

f) Public access facilities should be located and designed to provide for public safety and minimize potential impacts to private property and individual privacy. Where appropriate, there should be a physical separation or other means of clearly delineating public and private space to avoid unnecessary user conflict.

g) Where public access facilities are provided, they should be located and designed to minimize potential impacts to existing and potential uses and activities.

h) Where providing public access on site that would likely cause impacts difficult or impossible to mitigate—for instance, at sites with unique or fragile geological or biological characteristics—the SMP should encourage off-site public access based on opportunities identified in the Shoreline Characterization Report (see Appendix A) and other adopted documents.

i) Public views of the shoreline from upland areas should be protected from new development where not in conflict with permitted uses and activities. Enhancement of views should not be interpreted as authorizing excessive removal of vegetation that impairs views.

j) When large subdivisions, planned developments and/or binding site plans containing 5 or more lots or units are proposed in shoreline areas, public open space and shoreline access should be encouraged and be commensurate to the impacts of the proposed development as well as, consistent with locally adopted comprehensive plans and, meet new needs that will be generated by the proposed development. Where possible the public open space requirements provided in this portion of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC should be integrated with any open space requirements in local land use regulations. Innovative public access proposals are encouraged.

7) Shoreline Historic, Cultural, Scientific and Educational Goals

a) Recognize and protect important archaeological, historic, and cultural structures, sites, and areas and other resources having historic, cultural, or educational values that are located in the shoreline area for educational, scientific, and enjoyment uses of the general public. (This goal recognizes that identification of some culturally sensitive sites may not be feasible. It is the City's intention to exercise due diligence in protecting cultural and archaeological resources.)

b) Due to the limited and irreplaceable nature of the resource(s), prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the Washington State Department of Archaeology and Historic Preservation (DAHP).

8) Shoreline Historic, Cultural, Scientific and Educational Policies

a) All uses and activities (public and private) should comply with local, state,

federal, and tribal requirements for protection of any resources that have significant archeological, historic, cultural, scientific, or educational value as identified by the relevant authorities, including the Confederated Tribes of the Colville Reservation (CCT) and the Washington State Department of Archaeology and Historic Preservation (DAHP).

b) Where permitted by law, sites containing archaeological, cultural, and historic resources should be identified to avoid damage to the resources and the delay and expense associated with discovery of resources during development. Where disclosure of the location of such sites is restricted, relevant authorities, including the CCT and the DAHP should be notified of permit applications within 500' (five hundred feet) of known archaeological and historic resources.

c) Development within 500' (five hundred feet) of an identified historic, cultural, or archaeological site should be inspected or evaluated by a professional archaeologist, in coordination with affected Indian tribes, and designed and operated to be compatible with continued protection of the historic, cultural, or archaeological resources.

d) Archaeological sites located both inside and outside shorelines jurisdiction are subject to chapter 27.44 RCW (Indian graves and records) and chapter 27.53 RCW (Archaeological sites and records) and development or uses that may impact such sites shall comply with chapter 25-48 WAC as well as the provisions of this Element and Chapter 14.28 TMC. The provisions of this section apply to archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered. Additionally, these policies apply on any other sites identified by the DAHP or the CCT as having a high probability of containing significant archaeological and historic resources, consultation with the DAHP and the CCT should be required before issuance of any permits or exemptions. This policy applies to all uses and activities, including individual single-family residences.

e) Where feasible, sites containing archaeological, cultural, or historic resources should be permanently protected and preserved for study, education, and public observation. Feasibility should be assessed in consultation with the CCT and the DAHP and in the context of the proposed development or activity, the location and planned use of the site, and the nature and quality of the shoreline resources present. The CCT and the DAHP should be consulted regarding possible impacts of public access and/or interpretation. In those places where access is deemed feasible and appropriate, such access should be designed and managed to protect the resources.

f) Access to educational, cultural, or historic sites should not reduce their resource value or degrade the quality of the environment.

g) Historic, cultural, and archaeological site development should be planned and carried out so as to prevent impacts to the resource. Impacts to neighboring properties and other shoreline uses should be limited to temporary and reasonable levels.

h) Sites deemed to have educational, cultural, or historic value should be prioritized for purchase or acquisition by gift to ensure their protection and preservation.

i) Significant educational or cultural features or historic sites should be prioritized for restoration to further enhance the value of the shorelands.

f. <u>Shoreline Management Specific Use And Activity Policies</u>

1) Agriculture Policies

a) New agricultural uses should be allowed where they are consistent with the comprehensive plan and be subject to all applicable provisions of this Section and Chapter 18.08 TMC.

b) A vegetative buffer of native plants should be maintained, or established and maintained between agricultural lands and water bodies or wetlands in order to protect water quality and to maintain habitat for fish and wildlife.

c) Animal feeding operations, retention and storage ponds for agricultural run-off, feed lots, feed lot waste, and manure storage should be located outside of shoreline areas and constructed to prevent contamination of water bodies and degradation of the shoreline environment.

d) Appropriate farm and soil management techniques should be employed to prevent fertilizers, herbicides, and pesticides from contaminating water bodies and wetlands and from having a harmful effect on other shoreline resources such as vegetation and soil.

e) Provisions for public access to shorelines should not restrict current agricultural uses. In the event new public access poses a threat to on-going agricultural uses, the jurisdiction shall facilitate the coordination of activities between conflicting users of the shorelines.

f) Development on agricultural lands not meeting the definition of agricultural activities or the conversion of agricultural land to nonagricultural uses should be consistent with the shoreline designation and the general and specific use regulations of this portion of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC and should not result in a net loss of ecological functions.

2) Aquaculture Policies

a) Aquaculture should be prohibited in all shoreline designations.

3) Boating Facilities Policies

a) Boating facilities (ramps and floats) should be located, designed, and operated to provide maximum feasible protection and enhancement of aquatic and terrestrial life including animals, fish, birds, plants, and their habitats and migratory routes.

b) Boating facilities, including minor accessory buildings and haul-out facilities, should be in character and scale with the surrounding shoreline and should be designed so their structures and operations will be aesthetically compatible with or will enhance existing shoreline features and uses. Boating facilities should be proposed at the time of subdivision or planned development application.

c) Boating facilities should be located and designed so their structures and operations will be aesthetically compatible with the area visually affected and will

not unreasonably impair shoreline views. Use of natural non-reflective materials should be encouraged.

d) Public and community (private) boating facilities are preferred over individual private facilities.

e) Individual private launches/ramps for motorized watercraft should be prohibited.

f) Community or group facilities should be required of developments that serve at least four dwelling units.

g) Private and/or commercial boating facilities should be sited in the appropriate environmental designation.

h) Regional as well as local needs should be considered when determining the location of boat launches and floats. Potential sites should be identified near high-use or potentially high-use areas.

i) Dry boat storage should not be considered a water-oriented use. Boat launch ramps, and access routes associated with a dry boat storage facility should, however, be considered to constitute a water-oriented use.

j) Because docks can have a significant impact on shoreline habitat and functions, they should not be allowed in the shorelines of Tonasket.

k) New commercial docks and marinas should be prohibited.

l) Buoys associated with boating facilities should not impede existing navigational routes, infringe on swimming beaches, or other public access areas. Buoys should be limited to the minimum number needed to provide moorage to the development.

4) Commercial Uses Policies

a) New commercial development in shoreline areas should be consistent with the Tonasket Comprehensive Plan.

b) Because shorelines are a limited resource, preference should be given to water-dependent and oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.

c) Over-water construction for non-water-dependent commercial developments should be prohibited.

d) Commercial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities. Where possible, commercial facilities should be designed to permit pedestrian waterfront activities.

e) Site plans for commercial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.

f) Commercial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting, screening and architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

4) Industrial Uses Policies

a) No new non-water-dependent industrial development should be allowed to locate within shoreline areas except when:

b) The use entails reuse of an existing structure or developed area.

c) The use is consistent with the comprehensive plan and zoning regulations.

d) The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or navigability is severely limited at the proposed site; and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.

e) In areas designated for industrial use, non-water-oriented industrial uses can be allowed if the site is physically separated from the shoreline by another property, public right of way or entails the reuse of an existing structure or developed area.

f) New industrial development in shoreline areas should be consistent with the city of Tonasket Comprehensive Plan and should be located to minimize sprawl and inefficient use of shoreline areas and, where applicable, to promote trip reduction.

g) New over-water construction for industrial uses should be prohibited unless it can be shown to be essential to a water-dependent industrial use.

h) New industrial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location unless such access would be incompatible for reasons of safety, security, or impact to the shoreline environment.

i) Where public access is incompatible with the proposed use, any loss of public access opportunity should be mitigated.

j) Where public access is provided, it should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities.

k) Where possible, industrial developments should be designed to permit pedestrian waterfront activities.

l) Site plans for industrial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.

m) To the extent feasible, industrial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting,

screening and architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

6) In-Stream Uses and Structures Policies

a) In-stream structures for the benefit of the public should be permitted and subject to all state and federal regulations for in-stream uses,

b) Any permitted in-stream structure should provide for the protection and preservation of ecological and ecosystem-wide services including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.

c) In-stream structures for the benefit of fish enhancement and recovery adjacent to or visible from public-owned shorelines, including bridges and overlooks, should incorporate a public education element.

d) The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

7) Mining Policies

a) Commercial mining should be prohibited. Mineral prospecting and placer mining should be allowed subject to the "*Gold and Fish Rules"* as they now exist or hereinafter amended.

8) Municipal Uses Policies

a) New municipal uses in shoreline areas should be consistent with the adopted Tonasket Comprehensive Plan and Tonasket Park and Recreation Plan as amended.

b) No municipal uses should be allowed in wetlands, shoreline riparian vegetation conservation areas or their buffers without following mitigation sequencing.

c) Because shorelines are a limited resource, preference should be given to water-dependent and water-oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.

d) Over-water construction for non-water-dependent municipal uses should be prohibited.

e) Where appropriate, municipal uses should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities.

f) Municipal uses should be aesthetically compatible with the surrounding area.

g) Municipal uses should include shoreline enhancement and restoration activities that will visually enhance the shoreline area and contribute to shoreline functions

and values.

h) Favorable consideration should be given to proposals that complement their environment and surrounding land and water uses, and that protect natural areas.

9) Overwater Structures (docks and piers) Policies

a) Overwater structures should not be permitted.

10) Parking & Transportation Policies

a) Parking facilities in shorelines are not a preferred use and should be allowed only as necessary to support an authorized use. Parking in shoreline areas should be located landward of the permitted use. Parking located between the Zone 2 buffer, as established in Chapter 18.08 TMC and the development may be allowed if the proposed parking location follows:

i. An adopted downtown master plan, neighborhood or sub-area plan; or

ii. Current development patterns; or

iii. The parking area and development are located behind a certified or licensed flood control device such as levee.

In any of the above instances, the applicant must demonstrate that measures to protect ecological function and visual impacts of parking located between the required buffers and building can be addressed through a stormwater management plan, planting plan and appropriate mitigation.

b) Parking facilities should be located, designed and landscaped to minimize adverse impacts, including those related to stormwater runoff, water quality, aesthetics, public access, and vegetation and habitat maintenance.

c) Parking should be planned to achieve optimum use of land within the area under shoreline jurisdiction. Where practical, parking should serve more than one use, such as recreational use on weekends and commercial use on weekdays.

d) Transportation and parking plans and projects should be consistent with this Section's public access policies, public access plan, and environmental protection provisions.

e) Circulation system planning should include systems for pedestrian, bicycle, and public transportation where appropriate. Circulation planning and projects should support existing and proposed shoreline uses that are consistent with this master program.

f) Plan, locate, and design proposed transportation and parking facilities where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water-dependent uses. Where other options are available and feasible, new roads or road expansions should not be built within shoreline jurisdiction.

11) Recreational Uses Policies

a) The location and design of shoreline recreational developments should be consistent with the adopted Tonasket Comprehensive Plan and Tonasket Park and

Recreation Plan.

b) Local, regional, tribal, state, and federal recreation planning should be coordinated. Shoreline recreational developments should be consistent with applicable park, recreation, and open space plans of other jurisdictions.

c) A variety of compatible recreational experiences and activities should be encouraged to satisfy diverse recreational needs.

d) Favorable consideration should be given to proposals that complement their environment and surrounding land and water uses, and that protect natural areas.

e) Priority should be given to developments that provide water-oriented recreational uses and other improvements facilitating public access to shoreline areas.

f) Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas.

g) All recreational developments should make adequate provisions for:

i. Vehicular and pedestrian access, both on and off site, including, where appropriate, access for people with disabilities.

ii. Proper water supply and solid and sanitary waste disposal.

iii. Security and fire protection for the permitted recreational use.

iv. The prevention of overflow and trespass onto adjacent properties, by methods including but not limited to landscaping, fencing, and posting of the property.

v. Buffering from adjacent private property or natural areas.

h) Trails and paths on steep slopes should be located, designed, and maintained to protect bank stability and comply with applicable Critical Areas regulations.

12) Residential Development Policies

a) Development of four or more residential units, whether single-family or multi-family, should provide for public access in the form of physical access and visual access unless it can be shown that public access is adequately provided for on public property within ¼ mile walking distance of the proposed development. Public access is considered adequately provided for if all the following criteria are met:

i. The access is part of a locally adopted parks, recreation and or public access plan.

ii. The general public has physical and visual access to access to the water

iii. Additional use of the access does not pose additional public safety hazard.

iv. The public access can accommodate anticipated additional uses and impacts as a result of the proposed residential development.

v. An existing public access area is provided for on applicant's deed or parcel declaration(s) legally recorded at the County records.

b) Residential development, including appurtenant structures and uses, should be sufficiently set back from steep slopes and shorelines vulnerable to erosion (e.g., geologically hazardous areas) so that shoreline stabilization structural

improvements, including bluff walls and other stabilization structures, are not required to protect such structures and uses.

c) Residential development or mixed-use developments should be sited so as to prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

13) Subdivision and Land Segregation Policies

a) All proposed plats and lots, whether for agricultural, residential, commercial or industrial uses or activities, should be of sufficient size that development will not cause the need for structural shoreline stabilization.

b) All proposed plats and lots should be designed with enough area to provide a building site with appurtenant uses (parking, outbuildings etc..), accessory utility needs and fire defensible space to meet the minimum bulk dimensional standards established in Chapter 18.08 TMC for the shoreline designation within which the lot is located, without requiring shoreline variances.

c) Plats and subdivisions, should prevent the need for new flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

14) Signs Policies

a) Signs to be placed or erected within shoreline jurisdiction should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses and in compliance with applicable local sign regulations.

b) Signs should not block or otherwise interfere with visual access to the water or shoreline areas.

c) Generally, signs should be of a permanent nature and be linked to the operation of existing or permitted uses. Temporary signs and interpretive signs related to shoreline functions should be allowed where they comply with the other policies of this section of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC and, in the case of temporary signs, where adequate provisions are made for timely removal.

d) Signs attached to buildings are preferred over free-standing signs.

e) Lighting associated with signs should be stationary, non-blinking and non-revolving. Signs should not be erected nor maintained upon trees, or drawn or painted upon rocks or other natural features and artificial lighting of signs should be directed away from adjacent properties and the water.

f) Signs, other than those required for water-dependent use and navigation should not be allowed in the Zone 1 Buffer.

15) Utilities and Accessory Utilities Policies

a) All utilities should be designed to minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas

planned to accommodate growth.

b) Utilities that are non-water-oriented including transmission facilities for communications, and power plants, or parts of those facilities should not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available.

c) Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, should be located outside of the shoreline area where feasible.

d) Existing rights-of-way and corridors should be used whenever possible to accommodate the location of utilities.

e) Whenever possible, utilities should be located to minimize obstructions of views and vistas. This includes, but is not limited to, views of the shoreline environment from the water, views of the water from shorelines, and views extending beyond the shoreline of other scenic features of local importance such as rock walls, talis slopes, cliffs and perches from the shoreline or water. To preserve views and vistas and shoreline character, placement of utilities underground should be preferred and mitigated as appropriate with vegetation measures.

f) Accessory utilities necessary to serve shoreline uses should be properly installed so as to protect the shoreline and water from contamination and degradation.

g) Accessory utilities and associated rights-of-way should be located outside the shoreline area to the maximum extent feasible, complying with shoreline setbacks and/or buffers whichever are more protective. When utility lines require a shoreline location, they should be placed underground.

16) Shoreline Modification Policies

The provisions of this section apply to all shoreline modifications within all shoreline areas.

a) All shoreline modifications should be in support of an allowed shoreline use that is in conformance with the provisions of this Section of the Land Use Element.

b) Shoreline modifications should cause as few environmental impacts as possible and should be limited in size and number.

c) The type of shoreline and the surrounding environmental conditions should be considered in determining whether a proposed shoreline modification is appropriate.

d) Projects that include shoreline modifications should contribute to enhancement of shoreline ecological functions, when possible.

e) As shoreline modifications are allowed to occur, measures to protect and restore ecological functions should be implemented.

f) Development, uses and modifications should plan for the enhancement of impaired ecological functions where feasible and appropriate while accommodating permitted uses. As shoreline modifications occur, incorporate all feasible measures to protect ecological shoreline functions and ecosystem-wide processes.

g) Shoreline developments, uses and modifications should avoid and reduce

significant ecological impacts according to the mitigation sequence in WAC 173-26- 201 (2)(e).

h) Assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological functions. This is to be achieved by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from modifications.

i) Accessory utilities should be designed and located in a manner that preserves the natural landscape and shoreline ecology, eliminate the need for topping or pruning trees and minimizes conflicts with present and planned land uses.

j) Wherever possible, existing utility systems should be improved to enhance shoreline appearance and use.

17) Clearing and Grading Policies

a) Clearing and grading activities should only be allowed in association with an allowed shoreline use.

b) Clearing and grading in shoreline areas should be limited to the minimum necessary to accommodate permitted shoreline development.

c) Clearing and grading should be discouraged in required shoreline setbacks.

d) All clearing and grading activities should be designed and conducted to minimize sedimentation and impacts to shoreline ecological functions, including wildlife habitat functions and water quality.

e) Negative environmental and shoreline impacts of clearing and grading should be avoided or minimized through proper site planning, construction timing and practices, vegetative stabilization or (where required) soft structural stabilization, use of erosion and drainage control methods, and by adequate maintenance.

f) For clearing and grading proposals, a plan addressing species removal, re-vegetation, irrigation, erosion and sedimentation control, and other plans for protecting shoreline resources from harm should be required.

g) After completion of construction, those cleared and disturbed sites should be promptly re-stabilized, and should be replanted as required by a mitigation management plan. Vegetation from the recommended list is preferred.

18) Dredging and Dredge Material Disposal Policies

a) Dredging and dredge material disposal should be prohibited in the shoreline areas of Tonasket.

19) Fill Policies

a) Fills waterward of the ordinary high water mark should be allowed only when necessary to facilitate water-dependent use, public access, or cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan, disposal of dredged material considered suitable under, and conducted in accordance with the dredged material management program of the department of natural resources, expansion or alteration of transportation facilities of statewide

significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible, mitigation action, environmental restoration, beach nourishment or enhancement projects and .uses that are consistent with this Element and Chapter 18.08 TMC.

b) Shoreline fills should be designed and located so that there will be no significant damage to existing ecological systems or natural resources, and no alteration of local currents, surface water drainage, or flood waters that would result in a hazard to adjacent life, property, or natural resource systems.

c) In evaluating fill projects, such factors as potential and current public use of the shoreline and water surface area, navigation, water flow and drainage, water quality, and habitat should be considered and protected to the maximum extent feasible.

d) The perimeter of any fill should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time. Natural-appearing and self-sustaining control methods are preferred over structural methods.

e) Where permitted, fills should be the minimum necessary to provide for the proposed use and should be permitted only when they are part of a specific development proposal that is permitted by this master program. Placing fill in water bodies or wetlands to create usable land should be prohibited.

20) Shoreline Stabilization Policies

a) Preserving and restoring shoreline vegetation should be the preferred method of shoreline stabilization.

b) Stabilization measures should be designed, located, and constructed primarily to prevent damage to existing development.

c) No structural stabilization measures should be allowed for a vacant lot.

d) New development should be located and designed to eliminate the need for future shoreline stabilization.

e) Shoreline vegetation, both on the bank and in the water, is very effective at stabilizing shorelines. For this reason, property owners are strongly encouraged to protect existing shoreline vegetation and restore it where it has been removed.

f) Structural solutions to shoreline erosion should be allowed only if non-structural and vegetative methods would not be able to reduce existing or ongoing damage.

g) Public projects should be models of good shoreline stabilization design and implementation.

21) Bulkhead Policies

a) A bulkhead is not a preferred method of stabilizing the shoreline, because bulkheads tend to significantly degrade fish and wildlife habitat by the removal of shoreline vegetation, increase erosion on neighboring properties, and change the natural sedimentation process.

b) Cumulative impacts of bulkheads should be considered, since over time and as more shoreline is lost to bulkheading, the resulting loss of habitat may have long-

term impacts on fish populations as well as to the overall ecological value of the shoreline.

c) Most areas along the shorelines in Tonasket can be adequately stabilized using softer, more natural means, such as vegetation enhancement, rather than a bulkhead.

d) If the purpose is not stabilization, a retaining wall, set back from shoreline vegetation, should be used rather than a bulkhead at the water's edge. (Retaining walls for purposes other than shoreline stabilization must comply with the setback and buffering requirements under the heading "Environmental Impacts and Water Quality" of this section of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC.)

e) Because a bulkhead on one property can accelerate erosion on adjacent properties, the impacts of a proposed bulkhead on adjacent properties should be analyzed and considered before the bulkhead is approved.

f) A bulkhead should be allowed only for existing development for shoreline stabilization, and only if all more ecologically-sound measures are proven infeasible.

g) Property owners are encouraged to remove existing bulkheads and restore the shoreline to a more natural state. As an incentive, such projects should be processed without a fee charged for the shoreline permit.

22) Breakwaters, Jetties, Groins & Weirs Policies

a) Breakwaters, jetties, groins, and weirs located waterward of the ordinary high-water mark should be allowed only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose. Breakwaters, jetties, groins, weirs, and similar structures should require a conditional use permit, except for those structures installed to protect or restore ecological functions, such as woody debris installed in streams. Breakwaters, jetties, groins, and weirs should be designed to protect critical areas and should provide for mitigation according to the sequence defined in WAC 173-26-201 (2)(e).

23) Vegetation Conservation Policies

a) Natural plant communities within and bordering shorelines should be protected and maintained to ensure no net loss of shoreline ecological functions.

b) Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.

c) Shoreline vegetation degraded by natural or manmade causes should be restored wherever feasible.

d) Non-structural and "soft" methods of shoreline stabilization, such as vegetation enhancement and soil bioengineering, are preferred to hard structures to diminish the processes of erosion, sedimentation, and flooding.

e) Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.

f) The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.

g) Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high-water mark and within shoreline setback and buffer areas.

h) Aquatic weed management should stress prevention first.

24) Flood Hazard Reduction

a) Construction should comply with local flood hazard reduction or flood damage prevention ordinances.

b) Flood hazard reduction efforts in shoreline areas should:

i. Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures.

ii. Base shoreline master program flood hazard reduction provisions on applicable watershed management plans, comprehensive flood hazard management plans, and other comprehensive planning efforts, provided those measures are consistent with the Shoreline Management Act and this section.

iii. Consider integrating master program flood hazard reduction provisions with other regulations and programs, including (if applicable):

(1) Storm water management plans;

(2) Flood plain regulations, as provided for in chapter 86.16 RCW;

(3) Critical area ordinances and comprehensive plans, as provided in chapter 36.70A RCW; and the

(4) National Flood Insurance Program.

c) Assure that flood hazard protection measures do not result in a net loss of ecological functions associated with the rivers and streams.

d) Plan for and facilitate returning river and stream corridors to more natural hydrological conditions. Recognize that seasonal flooding is an essential natural process.

e) When evaluating alternate flood control measures, consider the removal or relocation of structures in flood-prone areas.

f) Plan for and facilitate removal of artificial restrictions to natural channel migration, restoration of off channel hydrological connections and return river processes to a more natural state where feasible and appropriate.

g. <u>Shoreline Designations</u>

Shoreline Designations are intended to encourage uses and activities that will protect or enhance present or desired character of the shoreline and critical areas within shorelines and allow appropriate uses consistent with local land use patterns. Tonasket's original Shoreline Master Program (SMP) was adopted in 1991. It used a classification system composed of four Shoreline Designations intended to accommodate different levels and types of

development: “Natural", "Conservancy", "Rural", “Suburban”, and "Urban."

The State’s 2004 SMP guidelines recommend a new classification system to better reflect the most current scientific and technical information, planning concepts and to support requirements of the Growth Management Act (GMA). Tonasket used the State’s new classification system as a starting point and tailored it to suit local conditions, local interests, and local land use planning. The result is a system that includes six Shoreline Designations intended for application to all shoreline areas within the incorporated and adopted Urban Growth Area (except within the boundaries of the Colville Indian Reservation).

The Shoreline Designation system in this section of the Land Use Element of the Tonasket Comprehensive Plan is based on a combination of factors including ecological function and value, existence of designated critical areas, development patterns and long-range planning factors, and local interests. The designations reflect the combined results from the inventory, analysis and characterization along with input gathered through the public participation process.

The assessment of ecological function and value was derived from the Shoreline Characterization prepared by ENTRIX, Inc., incorporated as Appendix A.

Development and Planning factors are a function of:

- Development Patterns (parcel size and level of subdivision)
- Current land use
- Existing Building Setbacks and Number of Structures
- Public Access and Recreation
- Transportation/Circulation systems/facilities
- Current Comprehensive Plans and Zoning maps
- Local Knowledge (input from SAG and TAG + staff and consultants)
- Ownership Patterns
- Other built elements (Over-water Structures, levees, dikes)

The following section describes the criteria used to assign Shoreline Designations to water bodies (the classification criteria), lists specific policies and regulations that apply to each designation, and explains the rationale for each designation. Finally, the text describes the process used to assign designations to the shorelines in Tonasket. Allowed uses and development standards for each designation follow in tabular form with policies specific to each designation and the general policies provide the basis for the uses and activities allowed in each shoreline designation. The development standards and criteria specify how and where permitted development can take place within each shoreline designation.

It is important to note that all lands within shoreline jurisdiction, regardless of designation, have inherent resource, ecological and economic value. Therefore, a natural tension exists between opportunities for protection and development. The SMA requires ecological functions and processes to be retained in all shoreline designations. Where changes in land

use or development result in a loss of function and values, those losses must be mitigated.

Parallel shoreline designations may be used where appropriate—for example, to accommodate resource protection close to the ordinary-high-water-mark (OHWM) and development farther from the OHWM. Where parallel designations exist, developments and uses allowed in one of the designations should not be inconsistent with achieving the purposes of the other. The width of each designation may vary depending on the type, extent, and value of the resource to be protected; in all cases the designation closest to the shore shall extend at least to the closest boundary line, easement line and/or 15 feet inland from the OHWM. For future shoreline amendments in all cases the designation closest to the shore should maintain a structural setback/vegetation conservation area at least as wide as the minimum width allowed by the current Ecology approved shoreline designation. Any applicant proposing widths less than this should provide the City an analysis in compliance with WAC 173-26-201.

This Shoreline Master Program establishes a system of five shoreline designations for all shoreline areas within the incorporated areas and adopted Urban Growth Area. The system was derived from the State's recommended classification system, tailored to reflect local conditions and serve local interests. The default designation for undesignated shorelines in the City is Urban Conservancy.

1) Aquatic Designation

The purpose of this designation is to protect, restore, and manage the unique characteristics and resources of areas waterward of the ordinary high-water mark (OHWM).

Designation Criteria

a) All water areas waterward of the OHWM of rivers, lakes and streams and associated wetlands should be designated "Aquatic."

Policies

a) Developments within the Aquatic Designation should be compatible with the adjoining upland designation.

b) Diverse opportunities for public access to the water should be encouraged and developed where such access is compatible with the existing shoreline and water uses and environment.

c) Over-water structures should be allowed only for water-dependent uses, public access, or ecological restoration. The size of such structures should be limited to the minimum necessary to support the structure's intended use. Structures that are not water-dependent should be prohibited.

d) Multiple-use of over-water facilities should be encouraged.

e) Under-water uses should be designed, developed, operated and mitigated with the least possible impact to the aquatic environment and should show that there is no feasible above water alternatives.

f) Aquaculture should be allowed where the use can be undertaken without interfering with surface navigation, public access, or shoreline ecological functions.

g) Hydroelectric projects of regional or statewide significance (including development of new hydroelectric projects, renovation of existing hydroelectric facilities, and operation of existing hydroelectric projects) should be allowed where impacts to surface navigation, public access, shoreline ecological functions, and the visual quality of the shoreline area can be adequately mitigated.

h) Fishing and other recreational uses of the water should be protected against competing uses that would interfere with recreation.

i) All developments and activities under the jurisdiction of this Section and Chapter 18.08 TMC should be located and designed to minimize interference with surface navigation. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should provide for portage consistent with project operations, safety, and security of the project facilities.

j) All developments and activities using water bodies under the jurisdiction of this portion of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC should be located and designed to minimize adverse visual impacts and to allow for the safe passage of fish and animals (consistent with federal and state agency approved recovery plans), particularly those whose life cycles are dependent on such migration. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should address visual impacts and fish and wildlife passage while at the same time providing for project operations, safety, and security of the project facilities.

k) Uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

l) Abandoned and neglected structures that cause adverse visual impacts or are a hazard to public health, safety, or welfare should be removed or restored to a usable condition consistent with the provisions of portion of the Land Use Element of the Tonasket Comprehensive Plan and Chapter 18.08 TMC.

m) Activities that substantially degrade priority habitats should not be allowed. Where such activities are necessary to achieve the objectives of the Shoreline Management Act, RCW 90.58.020, impacts should be mitigated to provide a net gain of critical ecological functions.

n) Shoreline modifications should be considered only when they serve to protect or enhance a significant, unique, or highly valued feature that might otherwise be degraded or destroyed. Exceptions may be made for hydroelectric projects licensed by the Federal Energy Regulatory Commission. Such projects should be located and designed to minimize impacts to shoreline functions and values.

o) Shoreline jurisdictional areas within the Aquatic Designation should not be used for calculating land area for the purposes of subdivision and short subdivision.

2) Urban Conservancy

The purpose of this designation is to protect and restore ecological functions of open space, floodplains, and other sensitive lands within the City and Urban Growth Area, while allowing a variety of compatible uses.

Designation Criteria

a) Areas suitable and planned primarily for public uses that are compatible with maintaining or restoring the ecological functions of the area, and are not generally suitable for water-dependent uses, if any of the following characteristics apply:

b) They are suitable for water-related or water-enjoyment uses;

c) They are public owned open space, flood plain or other critical areas that may be suited for low levels of development associated with water-related or water-enjoyment uses but are unsuitable for high intensity development;

d) They have potential for ecological restoration;

e) They retain important ecological functions (such as riparian or wetland habitat, buffers, stormwater and wastewater abatement, and open space– e.g. designated critical areas) even though partially developed; or

f) Existence of critical areas.

Policies

a) Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands, either directly or over the long term, should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment, the setting, and the local comprehensive plan and development regulations.

b) The following uses should be allowed in shoreline areas designated as "Urban Conservancy", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: aquaculture; low-intensity water-oriented commercial and industrial uses, where those uses already exist; water-dependent and water-enjoyment recreational facilities; residential development.

c) Mining and associated uses should be allowed on lands that are designated as "mineral resource lands" pursuant to RCW 36.70A.170 and WAC 365-190-070. Otherwise resource extraction should not be allowed.

d) Water-oriented uses should be given priority over non-water oriented uses.

e) Adjacent to the shoreline waters, water-dependent uses should be given the highest priority.

f) Opportunities for public access, including developed trails, overlooks and viewing platforms, etc.., to shorelines and water bodies should be encouraged for all developments, including subdivisions, short subdivisions, planned developments, commercial uses, public services, and recreational uses.

g) Public or community access to shorelines and water bodies should be required for new subdivisions of more than four lots and for recreational uses, provided any adverse impacts can be mitigated.

h) Public access to shorelines and water bodies should be required for new commercial uses and public services where it can be accommodated without risk to public safety, provided any adverse impacts can be mitigated.

i) Public and private recreational facilities and uses that are compatible with residential uses should be encouraged, provided that no net loss of shoreline ecological resources will result.

j) Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications.

k) Subdivision should be allowed in shoreline areas designated as "Urban Conservancy."

3) Shoreline Recreation

The purpose of the Shoreline Recreation designation is to accommodate mixed-use recreation-oriented development that is consistent with the goals and purpose of the Shoreline Management Act; and to provide appropriate public access and recreational uses, especially where those uses are part of a master-planned system and support healthy physical activity.

Designation Criteria

a) This designation is assigned to shoreline areas that support or are planned for mixed-use recreation-oriented development. The designation is intended to provide flexibility for water oriented mixed-use planned or clustered development with varying densities.

Policies

a) The following uses should be allowed in shoreline areas designated as "Shoreline Recreation", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development; public access and recreational uses; water-oriented mixed-use development; master-planned resorts, and other development consistent with preservation of low-density, recreation-oriented character.

b) Dedication and improvement of public access to shorelines should be required for all new uses, with the exception of residential developments of four lots or fewer, including development by public entities (including local governments, state agencies, and public utility districts). Where a master-planned public access system, such as a river front trail system, exists or is planned, participation in the system and provision of facilities that promote physical activity should be encouraged.

c) All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.

d) Docks, boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be required.

e) The number of boating facilities allowed within the SRec designation on each water body should be limited to protect shoreline ecological resources and preserve the character of the shoreline area.

f) Mixed-use water-oriented recreational/residential developments should be

encouraged in the SRec designation where such developments are consistent with zoning and comprehensive plan designations and can be accommodated without damage to shoreline ecological resources.

g) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.

h) Adequate public facilities and services should be required in conjunction with development in the SRec designation. Within the Urban Growth Area, such development should be required to connect to municipal water and sewer utilities. Outside of the Urban Growth Area, private community utility systems may be allowed. Concurrent development of transportation facilities, including facilities to promote physical activity, should be required.

i) Subdivision should be allowed in shoreline areas designated as "Shoreline Recreation."

4) Shoreline Residential

The purpose of the Shoreline Residential designation is to accommodate residential development and appurtenant structures that are consistent with the goals and purpose of the Shoreline Management Act; and provide appropriate public access and recreational uses.

Designation Criteria

a) This designation is assigned to shoreline areas within the City and Urban Growth Area that support a predominance of single-family residential development with some duplex and multi-family, are platted for residential development, or are planned for residential development exceeding 1 dwelling unit per acre.

Policies

a) The following uses should be allowed in shoreline areas designated as "Shoreline Residential", where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development (including both single and multi-family development); water-oriented commercial uses.

b) Residential developments of more than four lots and all recreational developments should provide public access to shorelines and water bodies. Opportunities for public access to shorelines and water bodies should be encouraged for all other developments, including subdivisions, planned developments, commercial uses, and public services.

c) All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.

d) Docks, boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed,

community facilities should be required.

e) Public and private recreational facilities and uses that are compatible with residential uses and with the applicable comprehensive plan and development regulations should be allowed.

f) Access (including transportation facilities and rights of way or easements), utilities, and public services should be available and adequate to serve any existing needs and planned future development.

g) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.

h) Subdivision should be allowed in shoreline areas designated as "Shoreline Residential."

5) High Intensity

The purpose of the High Intensity designation is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded and are planned for such uses.

Designation Criteria

a) Shoreline areas within the City and Urban Growth Area should be designated "High Intensity" if they currently support high-intensity uses related to commerce, transportation, or navigation; or are suitable or planned for high-intensity water-oriented uses, including multi-family residential development.

Policies

a) Although they are the most heavily developed shoreline lands in Tonasket, High Intensity lands retain resource value and present limited opportunities for protection and restoration.

b) Because shorelines are a finite resource and because high-intensity uses tend to preclude other shoreline uses, emphasis should be given to directing new development into areas that are already developed or where high-intensity uses can be developed consistent with this master program and the applicable Comprehensive Plan, and to uses requiring a shoreline location. Full utilization of existing high-intensity areas should be encouraged before further areas are designated as High Intensity.

c) Priority should be given to water-dependent, water-related, and water-enjoyment uses over other uses, with highest priority given to water-dependent uses. Uses that derive no benefit from a water location should require a shoreline conditional use permit.

d) Where consistent with other policies and with local comprehensive plans and development regulations, the following uses should be allowed in shoreline areas

designated as "High Intensity", provided that the use is consistent with maintaining or restoring the ecological functions of the area: water-oriented commercial uses, transportation, navigation, and other high-intensity water-oriented uses, including multi-family residential development.

e) Visual public access should be required, where feasible.

f) Physical public access should be encouraged where it can be accommodated without risk to public safety.

g) Aesthetic objectives should be implemented by means such as sign control regulations; appropriate development siting, screening and architectural standards; and maintenance of natural vegetative buffers.

h) Implementation of local plans for acquisition or use through easements of land for permanent public access to the water in the High Intensity Designation should be encouraged.

i) In order to make maximum use of the available shoreline resources and to accommodate future water-oriented uses, the redevelopment and renewal of substandard, degraded, under-used, or obsolete urban shoreline areas should be encouraged.

j) Subdivision should be allowed in shoreline areas designated as "High Intensity."

h. SHORELINES DESIGNATION MAP

The Shoreline Designations Map for the city of Tonasket shows the areas under the jurisdiction of this Master Program and the boundaries of the six shoreline designations. Shoreline areas within the Urban Growth Area have been pre-designated—that is, the shoreline designations shown in Urban Growth Areas are those that have been assigned by the city.

The Shoreline Designations Map shall be the official map of Shoreline Designations and is maintained by the City and by the Department of Ecology. Any other copies, including copies that may be distributed either as part of this Element or separately, shall be unofficial.

Map III-10 Shoreline Designations for the city of Tonasket is found in the Map Appendix to the Comprehensive Plan.

F. 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, subdivision and environment codes (Titles 17, 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, 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 may be avoided. The binding site plan is a legally enforceable document which, when required, can be amended to reflect changing conditions. Tonasket has adopted a binding site plan provision in its subdivision regulations.

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~~ PREVENTION CODE~~ORDINANCE~~

The city of Tonasket has in place a Flood Damage Prevention ~~Ordinance~~ Code (updated in 2023) 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.

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~~on Map ____ in the Map Appendix.

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.

IV. THE PUBLIC FACILITIES ELEMENT

Photo by Michelle Miller
Art by Andy Eccleshall

A. GOALS

The public facilities element of the Comprehensive Plan for the City of Tonasket is designed to be a guide for the future development of schools, municipal buildings, and other municipal facilities. The Plan should be used as a guideline for the more specific provisions of the Capital Improvement Plan. The technical design and construction of facilities do not fall within the scope of this Plan. However, they should be coordinated with the Comprehensive Plan to ensure that they are consistent with the its goals and objectives. Public facilities should be considered to ensure that they will be adequate to satisfy future demands.

Complete engineering plans for public works infrastructure (i.e. water and sewer) can be found in separate comprehensive plans for these facilities. It is important that these plans be updated on a regular basis to ensure that public facilities development renovation and expansion follow the comprehensive land use plan.

~~The~~ P~~p~~ublic facilities in the community are shown on the map in Figure IV-I, in the Map Appendix.

1. PUBLIC FACILITIES GOALS

Coordinate timing, expansion, and location of public facilities and utilities to meet present demand and allow for future growth in a cost-effective manner.

2. PUBLIC FACILITIES OBJECTIVES

a. Maintain existing public facilities in order to maximize their usable lives.

b. Promote multi-jurisdictional cooperation for utility planning and implementation.

c. Encourage development of vacant properties adjacent to existing utility systems as a preference over expanding infrastructure to properties outside the existing service area.

For simplicity's sake, the Assessment and Plan for each facility or utility is addressed individually as the City's involvement in each varies.

B. SCHOOLS

The Tonasket School District is comprised of some 1,600 square miles of area with the City of Tonasket being near the geographic center of the district. The district's student enrollment was at about 1,060 students while this Plan was being drafted with about 80 percent to 85 percent of the student population residing outside of the City of Tonasket proper. The district employs about 110 persons on a regular daily basis, including full and part time positions.

The district's facilities are located on a single 72-acre parcel of ground with 35 acres located within the boundaries of the City of Tonasket and the remaining 37 acres outside the City's boundaries. All of the district's current buildings and developed outdoor areas are located within the boundaries of the City of Tonasket. All of the district's future development plans call for the building and outdoor areas to be located on the present 72-acre parcel, including the portion not currently within the City of Tonasket. The current 72-acre site is adequate to meet all foreseeable expansion and development needs for space. Facility development on the portion of the site outside the current City boundaries probably would be accompanied by a petition to annex the remaining district into the City of Tonasket.

The Tonasket School District's Facilities Development Plan, as adopted October 5, 1987, includes the following goals:

- Replace all current regular and modular construction between 1987 and 2011, a period of 25 years.
- Provide sufficient quantity and quality of facilities to meet the needs of the programs and service of the district.
- Implement a plan deemed to be in the best interest of the district patrons.
- Provide future district boards and staffs with flexibility to meet changing needs and conditions.

Progress with new school construction and upgrade has been relatively slow since the district has been unsuccessful in passing levies for that purpose. The school plan outlines

various objectives for modernization of the existing facilities and should be referenced for specific information.

C. HOSPITAL

The North Valley Hospital is a 115,000-square-foot campus features a 25-bed hospital, 42-bed nursing home, and several out-patient clinics. Services include but are not limited to: primary care, surgery, lab, radiology, therapy and wound care. The facility was significantly upgraded and expanded in 20__.

D. CITY HALL AND LIBRARY

The Tonasket City Hall/Library Complex was dedicated in April of 1982, is in ~~excellent~~ good condition having a new roof installed in 20__. However, the facility is beginning to show its age with both the library and city hall out growing their spaces. ~~and should require no more than normal maintenance for at least the next fifteen to twenty years.~~

The City Hall staff consists of a Clerk/Treasurer, Deputy Clerk, ~~and~~ Utility Clerk and part-time building official ~~adequately~~ serving the needs of the City ~~to~~ with a population of ~~1045~~1105. The City currently contracts with the ~~Okanogan County Circuit Rider Consortium~~Highlands Associates ~~, made up of seven other cities and Towns,~~ for management and planning advisory services and with Varela Associates for engineering services. The ~~Circuit Rider~~ planner and engineers ~~s/administrators~~ also assist the community in obtaining grants for various public facility and infrastructure improvements. ~~The City also shares a building inspector/permit administrator with four of the Consortium communities. The inspector/administrator currently operates out of the City Hall one day per week.~~

The library portion of the ~~new building~~facility consists of 2422 square feet of space which added1718 square feet to that provided by the previous library. The library staff consists of one librarian which appears to sufficiently serve the local needs. A five-person library board is appointed by the City Council which is responsible for overseeing and promoting the use of the library.

The Tonasket Library is annexed to the North Central Washington Regional Library (NCWRL) which is a junior taxing district encompassing a five-county area. The city provides local library quarters and while the NCWRL, besides supplying the books and the librarian, partially reimburses the city for the expense of the library facility based on square footage. This arrangement gives the citizens of the area access to virtually any book or research material they would desire. In 1989 the circulation was 20,500, up 8,500 from 1980. An average of over 1,700 books are checked out each month.

Over the past several years the City has been exploring opportunities to fund a study on the feasibility and estimated cost of expanding or replacing the existing library and city hall to better accommodate increasing demand and use of the library and aging, inadequate offices for City Hall staff.

E. POLICE PROTECTION

The Tonasket Police Department was formally disbanded in 20[redacted]. The City now contracts with the Okanogan County Sheriff's Department for law enforcement services. The disbanding of Tonasket's Police Department was due in part to the fact that the building that housed the department was in dire need of repair and was nearing condemnation as a result of asbestos, lacked ADA accessibility and multiple other deficiencies. ~~is in a building located immediately west of and adjacent to the City Hall. The structure is considerably aged and its design does not lend itself to the activities conducted there. There is a very small temporary holding cell for the facility which poses some problems, especially when intoxicated subjects are being processed.~~

~~The police force consists of four full-time police officers and a reserve division consistingof an average of five reserves. The City has four patrol cars and one reserve patrol car. Dispatching is done by contract with Okanogan County.~~

~~The Police Department averages about 1,200 service requests per year plus numerous undocumented services rendered. There is normally a yearly increase of services requested corresponding to the increase of apple industry related labor, especially high in the months of August through October.~~

~~The Police Department is capable of effective communication with all of the neighboringpolice departments through radio and has phone dispatch capabilities as well. Currently being explored is the implementation of a 911 program in an effort to improve dispatch services for the area.~~

~~The Tonasket Police Department has become fully involved in the D.A.R.E. program andhas perhaps the strongest and most comprehensive D.A.RE. program in Okanogan County.~~

~~The Department has hopes to improve the physical facility in the future and offer more public education programs aimed at crime prevention.in the near future.~~

1. Recommendations:

The property where the City Hall/Library and former police building complex is located ~~could be expanded~~should be analyzed for options to address the space and programing needs for the Library, as well as City Hall. The former police building is slated for demolition over the next few years which will significantly increase the space available for altering the existing building library/city hall footprint. ~~to include the needs of the Police Department and the Fire Department.~~ A committee ~~of the Planning Commission~~ should be formed to establish the parameters for the expansion and to pursue ~~an appropriate~~ grant funding for a feasibility/alternatives study that will form the foundation for funding raising efforts to implement the preferred alternative. ~~to help fund the project.~~ The results of the project would satisfy the land use goals and objectives of this Plan in efficient use of space while coordination of emergency services would be greatly enhanced.

F. FIRE PROTECTION

Rural Fire District 4 constructed a new~~The~~ Fire Station in ____. The new facility is located at the south end of Western Avenue and addresses all of the shortcomings of the old facility located on the northeast corner of Fifth Street and Tonasket Avenue. The new facility provides heated parking bays for __ vehicles, ~~and has been sufficiently meeting the needs of the community but is lacking in size. There appears to be a need for additional space for equipment,~~ a meeting room and sleeping quarters.

Under a contract dated 10/9/76 the Rural Fire District 4 provides fire protection for the City and the remainder of RFD 4. The City ~~annually~~ pays RFD 4 one percent of the assessed valuation of the City annually plus the cost of utilities serving the Fire Station. Each party to the contract is responsible for insuring its respective property. RFD 4 pays all upkeep and heating of the station, firemen's benefits and insurance, meeting attendance fees, office expense, operating and maintenance, repair of firefighting equipment and apparatus belonging to both parties. RFD 4 is to replace equipment as needed and maintain inventory of hose and other expendable equipment.

The area covered by the RFD 4 extends approximately six miles northeast to Fancher Flat,thirteen miles east to Patterson Creek in Aeneas Valley, approximately nine miles both east and west sides of the Okanogan River North of Tonasket, nine miles south of Tonasket to Crumbacher estates, seven miles southwest up Pine Creek and two miles to the Airport.

G. CITY SHOP FACILITY

The city shop is located at the south end of Railroad Avenue in the industrial area west of the tracks and south of Fourth Avenue on a parcel of City ~~property that is partially leased to Regal Fruit Cooperative for fruit bin storage~~. The public works office is located in a metal shop building which includes three equipment repair bays. The location is appropriate in that it is in an industrial area and adequate equipment parking space is available. ~~A problem presented by the location is that the warehouse facility parking area poses a liability risk for the City as heavy equipment is commonly moved about the area.~~

H. WATER SYSTEM

Tonasket operates and maintains a water sytem that provides for domestic uses as well as fire flows throughout the community.

1. Water System Objectives
    a. Identify new water sources to ensure capacity for future growth.
    b. Continually pursue maintenance and upgrade of the water system through capital improvement programming.

2. Policies

   a. Petitions for water to areas outside of the incorporated boundaries should be coupled with petitions for annexation.

The water system in Tonasket consists of the following components:

3. Distribution System:

The city's water distribution system is comprised of approximately 11 miles of water lines ranging from 4" to 12" with all customers metered.

4. Water Sources:

The system is currently supplied from six active wells: Wells #1, #2, #5, #6, #7, and #8. All wells are located within the incorporated boundaries. Of these wells, #7 and #8, located in Tonasket History Park, are the City's primary wells and are used almost exclusively. Well #5, also located in Tonasket History Park, is used as a winter primary well. Well #1, located at the intersection of the Western and Sixth Street, and Well #6, located on City Shop land, are used as a year-round emergency backup. The City holds 3 permits, Certificate or claims for water rights (306-A, 21, 22) for up to 815 acre feet (3,300 gpm). Table IV-1 below provides data on each well.

TABLE IV-1 CITY WELL DATA

Well	Depth / Casing	Date Constructed	Current Pumping Rate (GPM)
1	72.5' / 12"	1966	240
2	65' / 12"	1960	225
3	145' / 12"	1984	Not in service
4	94' / 12"	1984	Not in service
5	100' / 12"	1987	390
6	71' / 8"	1985	300
7	103' / 12"	2005	500
8	87' / 12"	2005	400

5. Reservoirs

Water storage in the system includes:

- Main Zone Reservoir – 750,000 gallon welded steel constructed in 1965 and last recoated in 1987
- Upper Zone Reservoir – 650,000 gallon bolted steel with glass coating constructed in 1984

6. Booster Stations

A booster station supplies the Upper Zone pressure zone. The booster station houses two identical 15 hp pumps, each rated at 340 gpm at 118' TDH.

7. Recommendations

a. Wells #1 and #5 have historically experienced declining yield. Much of its capacity is restored with treatment, but it is likely that these wells will require treatment periodically, probably on a 5 year basis.

b. Upper Zone Booster Station may require replacement of pumps to meet projected (20 yr) MDD and upgrades to the electrical and controls systems.

c. Various distribution improvements as outlined in Table 6-2 of the City of Tonasket's Water System Plan.

~~The water system in Tonasket consists of five wells, eight miles of water lines and two reservoirs with the combined capacity of 1,400,000 gallons of water.~~ The city is partially served by the Oroville - Tonasket Irrigation system. A schematic of the water system is provided in ~~Figure~~ Map IV-2 in the Map Appendix.

~~The City's wells are as follows:~~

- ~~Well No. 1 -- 6th and Western, behind Villa Fare Restaurant, constructed 1960Well No. 2 -- Western Avenue, constructed 1967~~
- ~~Well No. 3 -- North end of Triangle Park, Delicious & Western, constructed 1984-1985 '~~
- ~~Well No. 4 -- South end of Triangle Park, Delicious and Western, constructed1984-1985~~
- ~~Well No. 5 -- History Park, constructed 1987~~

~~The main well is No. 5 which is on line most of the time while wells No. 1 and 2 are back-up wells. No. 3 and 4 are good wells but the water has a high mineral content, so they are not used regularly. The City's water is untreated and of a very good quality.~~

~~The City holds water rights for up to 1,000 gallons per minute and is capable of producing this amount.~~

~~The City's water storage capacity is handled by two reservoirs. Reservoir No. 1 was built in 1967 and has capacity to hold 750,000 gallons. Reservoir No. 2 was built in 1985 and has a 650,000-gallon capacity. In addition, there is one booster station to lift water to the reservoirs which are located at the eastern edge of City, elevated above all present development.~~

~~The most recent improvements to the system were in 1985 - 1987 and included installing meters, a new reservoir and new wells. Besides these improvements, the 1981 Water Plan inventory information has remained unchanged over the years. However, as a result of the 1986 improvements and information generated through the 1990 Capital Improvements Planning process, the City is considering initiation of a Comprehensive Water Plan update.~~

~~17. Recommendation:~~

~~r. Update the Comprehensive Water Plan and identify the capacity for future development as it could be critical in marketing the community for economic development purposes.~~

~~S.~~I. SEWER SYSTEM

The City of Tonasket's treatment process is an extended aeration, activated sludge system which was constructed and placed online in 2001. The "Biolac" biological treatment system consists of a 45 mil polypropylene geomembrane lined earth aeration basin with a capacity of approximately 408,000 gallons. Cell #1 of the previous lagoon system was relined and is used for biosolids storage. Cell #1 has a capacity of 1,700,000 gallons at a depth of three feet. A second sludge storage cell, Cell #2, was constructed in 2006 adding an additional 800,000 gallons of capacity at a depth of three feet. The combination of the two cells is expected to provide capacity for thirty years of wasted sludge storage estimating annual sludge production between 200 and 300 pounds per day. The disinfection system is an ultra violet, UV, system located in the process building. This system is designed with two equal process trains, each capable of treating 0.6 million gallons.~~The City of Tonasket uses a seven-cell, 16.3-acre percolation lagoon system for treatment of waste. This type of system eliminates the need for any discharge to the Okanogan River although it does consume a larger land area than other treatment facilities. The lagoon system was constructed in 1976 and has a population capacity of 1500 persons and flow capacity of 150,000 gallons per day. Currently, the City of Tonasket does not have a sewer plan that describes the system or long-range plans for its replacements or upgrades. Upgrades have generally been accomplished on a case-by-case basis.~~ A schematic of the sewer system is presented in ~~Figure~~ Map IV-3 in the Map Appendix.

The City of Tonasket's sanitary sewer collection system was smoke-tested and TV'ed in 2002 to locate areas experiencing infiltration and inflow (I&I). The identified areas were replaced in subsequent projects through the mid 2000's with the last remaining section scheduled for replacement in 2024.

City of Tonasket's approved General Sewer Plan and Wastewater Facilities Plan is dated July 1998.

1. Recommendation

   a. The treatment facilities are now 20+ years old and beginning to show some wear. Sewer reserves should be accruing for the potential of major equipment repairs. The city's main lift station was constructed in 1976. The pumps were rebuilt during the 2000 treatment facility construction project. The reliability of the lift station has been a concern of the public works staff. ~~Recommendation:~~

   ~~a. A complete sewer plan which includes descriptions and schematics of the system while describing the condition of the components and capital improvement planning objectives should be prepared as soon as feasible. This plan should enable persons not familiar with the system to readily assess its layout, capacity, life span and general condition.~~

~~T.~~J. STORM DRAINAGE

The City's stormwater system has approximately 7,000 linear feet of pipe, more than 100 inlets, catch basins and manholes. The stormwater system has one outfall on Siwash Creek, one on Bonaparte Creek and three on the Okanogan River. Most of the system was installed in the early 1960's. The City's storm drainage system is illustrated in ~~Figure~~ Map IV-4 in the Map Appendix

In 2021 the City completed the City of Tonasket Stormwater Plan outlining the necessary steps to address the stormwater issues plaguing the community. The City of Tonasket also formed a Stormwater Utility to begin the process of funding stormwater improvements and received a Washington State Ecology funding package to design and construct recommended improvements including:

- Additional inlets between 1st and 4th Streets on Whitcomb Avenue,
- Increased stormwater pipe size in Whitcomb Avenue
- Add treatment to decrease sediment migration to the Okanogan River.

~~has not received much attention in recent years. An inventory of the system was not conducted for the City's Capital Improvements Plan; however, the system is known to be in relatively poor condition. Additionally, all storm water drains directly to the Okanogan River, an issue that seriously needs attention in the near future.~~

~~1. Recommendation:~~

~~a. A storm water drainage plan should be prepared in the near future.~~

~~b. Zoning code updates should include standards that address impervious surfaces in order that storm water drainage is absorbed by natural means.~~

~~U.~~K. AIRPORT

The Tonasket Municipal Airport is located two miles west of Tonasket on a bench at an elevation of 1,340 feet. The City recently received ~~two~~ a grant~~s~~ from the Department of Transportation to match City funds for rehabilitation of the runway. Past projects have ~~renovation of the facility. The project~~ included grading and oil surfacing of a 3,000-foot runway;~~.~~ f~~F~~encing ~~was installed~~ around the airport ~~area~~property;~~,~~ ~~the~~ hangar areas were resurfaced;~~,~~ and, a lighted windsock was installed. A well ~~was recently completed~~is available to provide potable water. Additionally, runway lighting was installed and a slurry coating was applied to the runway. There has been interest in establishing the airport as a light industrial area; however, feasibility analysis is still necessary.

1. Recommendation:

   a. An airport development committee should be activated to address commercial/industrial interests at the airport site.

~~V.~~L. IMPLEMENTATION OF PUBLIC FACILITIES PLAN

The most common method of implementing this element of the Comprehensive Plan is through a Capital Improvements Program (CIP), also referred to as a Capital Facilities Plan (CFP). A ~~CIP~~ CFP is a long-range financial plan for the acquisition and development of public property for the benefit of the entire community. The amount of money set aside for capital improvements is based upon estimates of future expenditures, cost of public facilities, revenue from taxes and other sources, and the bonding capacity of the City. A current CFP is a requirement for many grant and loan sources. ~~A CIP was being prepared in 1990 while this Comprehensive Plan was being developed.~~

1. Recommendations:
    a. The City should develop an accounting system for all capital property as it is acquired which includes life expectancy, replacement cost and other pertinent information that would ease the update of the Capital ~~Improvements~~ Facilities Plan.
    b. When improvements are made to public facilities, especially in the case of water and sewer facilities, a detailed description of the work including schematics should be prepared and added to a single common record for that facility. The reason for this type of accounting system is to establish a base of information for any new employee or official of the City for reference purposes. A policy and standard procedure including form(s) should be developed as a vehicle to carry out this recommendation in a timely manner. This data base could prove invaluable for:
        1) an unexpected turnover of maintenance personnel;
        2) preparation of plans and grant applications;
        3) repairs or maintenance projects; or
        4) assessments of the specific facility.

V. THE TRANSPORTATION/CIRCULATION ELEMENT

A. GOALS, CLASSIFICATION AND STANDARDS

The Transportation/Circulation element includes proposals relating to future standards and location of important intersections along US 97 and SR 20, new or improved local major and minor collectors, and local access streets, and new and improved pedestrian and non-motorized access in and surrounding the community. As the use of the City's transportation infrastructure is directly related to the present and future use of land within and around Tonasket, the street and pedestrian plans should be directly related to the plan for future land use and public facilities in the community.

1. TRANSPORTATION/CIRCULATION GOALS

1. Provide a circulation and transportation system that is safe, accessible, efficient and economical.

2. Link various land uses with respect to their diverse needs.

3. Ensure dedication of adequate public access to avoid conflict associated with private easements.

4. Promote pedestrian, ~~and~~ non-motorized and electric vehicle travel within the community in order to reduce traffic congestion as well as air and noise pollution.

5. Adopt standards for classification of streets and roads consistent with Federal and, State ~~and County~~ systems.

6. Adopt standards for classification for non-motorized access within the community and UGA.

2. RECOMMENDED CLASSIFICATION AND DESIGN STANDARDS FOR CITY STREETS – MOTORIZED TRANSPORTATION

The Federal and, State ~~and County~~ governments use ~~five~~ six "functional classifications" for roadways, and in the interest of maintaining consistency, Tonasket is adopting these categories in addition to its own ~~categories~~ classifications of local major and local minor collectors to describe the vehicular transportation system. Where appropriate, roadways should be considered for reclassification in order to ensure consistency between this plan and other city, county, regional, or state transportation plans. The ~~seven~~ functional classifications, as they apply to Tonasket, are:

1. Other Freeway/Expressway (Rural Interstate - 02) Roadways in this functional classification category look very similar to Interstates. While there can be regional

differences in the use of the terms 'freeway' and 'expressway', for the purpose of functional classification the roads in this classification have directional travel lanes are usually separated by some type of physical barrier, and their access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections. Like Interstates, these roadways are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them. U.S. 97 is classified as Other Freeway/Expressway from Seventh Avenue south to Omak and beyond

2. Other Principal Arterial (Rural Arterial – 03) Streets and highways which contain the greatest portion of through or long-distance travel. Such facilities serve the high-volume travel corridors that connect the major generators of traffic. The selected routes provide an integrated system for complete circulation of traffic, including ties to the major rural highways entering the urban area. Generally major arterials include high traffic volume streets. In the Tonasket Area, US ~~Highway~~ 97 is classified as an Other Principal Arterial from Seventh Avenue north to the border.

3. Minor Arterial (Rural Minor - 08) - Streets and highways which connect with remaining arterial and collector roads that extend into the urban area. Minor arterial streets and highways serve less concentrated traffic-generating areas such as neighborhood shopping centers and schools. Minor arterial streets serve as boundaries to neighborhoods and collect traffic from collector streets. Although the predominant function of minor arterial streets is the movement of through traffic, they also provide for considerable local traffic that originates or is destined to points along the corridor. In the Tonasket Area, SR 20 is classified as a Minor Arterial.

4. Major Collector (Rural Major Collector - 07) - These routes should provide service to the county seat if not on an arterial route, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent inter-county importance, such as consolidated schools, shipping points, county parks, important agricultural areas, etc. In addition, these routes should link larger towns and/or cities with routes of higher classification, and should serve the more important inter-county travel corridors. Major collectors in the Tonasket Area include, County Road 7, Fourth Street from US 97 to County Road 7, Western Avenue, Sixth Street West from US 97 to Western Avenue, Pine Creek Road and the Havillah Road.

5. Minor Collector (Rural Minor Collector) - These routes should be spaced at intervals, consistent with population density, collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. In addition, these routes should provide service to the remaining smaller communities, and link the locally important traffic generators with their rural hinterland. There are no Minor Collectors in the Tonasket Area at the present time.

6. Local Major Collector - These routes should provide service from higher classified roads and to other traffic generators, such as schools, shipping points, commercial areas, developed residential areas, parks, important agricultural areas, etc. In addition,

these routes should link larger towns and/or cities with routes of higher classification, and should serve the more important inter-county travel corridors. Local Major collectors in the Tonasket Area include Fourth Street East from US 97 to the Tonasket School Campus, Locust Avenue, North State Frontage Road and the Tonasket Airport Road.

7. Local Minor Collector - These routes should be spaced at intervals, consistent with population density, collect traffic from local access roads and bring all developed areas within a reasonable distance of minor collectors and local and major collectors. Local Minor collectors in the Tonasket Area include, Railroad Avenue South, Third Street East from US 97 to Tonasket Avenue South, State Street, Second Street East from State Street to Joseph Avenue South, Division Street East and Joseph Avenue South.

8. Local Access (Rural Unclassified) - Streets not selected for inclusion in the arterial or collector classes. They allow access to individual homes, shops, and similar traffic destinations. Direct access to abutting land is essential, for all traffic originates from or is destined to abutting land. Through traffic should be discouraged by appropriate geometric design and/or traffic control devices. The remainder of Tonasket's streets that are not classified above are designated as local access.

Due to the character of Tonasket and its growth potential it is felt that the four types of streets described in previous comprehensive plans are not adequate to meet the City's present and future circulation needs in a manner consistent with federal, state and county classification schemes. The entire motorized transportation system with functional classifications is illustrated on the Transportation System and Functional Classification Map V-1 in the Map Appendices.

On the following two pages in Tables V-1 and V-2 are design standards for each classification of street. In adopting these standards, the city is ensuring standardization of road design elements for consistency and to assure, so far as practical, that motoring, bicycling, and pedestrian public safety needs are met. Considerations include safety, convenience, pleasant appearance, proper drainage, and economic maintenance. The standards recognize that the city must have flexibility to carry out its general duty to provide streets, roads, and highways for the diverse and changing needs of the traveling public.

Standards given are quite general and presented to provide a very basic concept of design standards. Additional information is provided in the City and County Design Standards for the Construction of Urban an Rural Arterial and Collector Roads (~~May, 1989~~current edition). Copies of this document are available through Municipal Research and Services Center of Washington in cooperation with the Association of Washington Cities. A copy also kept for reference at City Hall.

TABLE V.1 - DESIGN STANDARDS – STATE AND FEDERAL CLASSIFIED ROADS

Functional Classification	Right-of-Way Width	Roadway Width	Access Conditions	Design and Location Features
Principal Arterial	80 – 100 ft.	4 lanes desirable; 2 lanes acceptable with 12 ft lanes and minimum 4 ft shoulders.	Intersection at grade with direct access to adjacent property.	Generally high volume travel corridors that provide for through travel and serve as connection to lower roadway functional classifications. Direct private access is typically not permitted.
Minor Arterial	84 ft.	4 lanes desirable; 2 lanes acceptable with 12 ft lanes and minimum 4 ft shoulders.	Intersection at grade with direct access to adjacent property.	Generally located to continue access from the County's arterial system into the City, providing access to major developments. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
Major Collector	60 – 80 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Generally located to provide access to the community's major developments, schools, parks, and shopping areas. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
Minor Collector	60 – 66 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Located so as to channel traffic between residential areas and higher traffic areas such as downtown and arterials. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.

TABLE V.2 - DESIGN STANDARDS – LOCALLY CLASSIFIED ROADS

Functional Classification	Right-of-Way Width	Roadway Width	Access Conditions	Design and Location Features
Local Major Collector	60 – 80 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Generally located to provide access to the community's major developments, schools, parks, and shopping areas. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
Local Minor Collector	60 – 66 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Located so as to channel traffic between residential areas and higher traffic areas such as downtown and arterials. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
Local Access	~~50~~ 40 - ~~60~~ 50 ft. At less than 500' long, need ~~60'~~ 50' and 100' cul-de-sac.	Over 500 ft long: two 10 ft lanes, and two 8 ft parking lanes. Less than 500 ft long and not extendable: two 10 ft lanes and one 8 ft parking lane.	Intersection at grade with direct access to adjacent property.	Traffic control measures as warranted to provide adequate sight distance and safety. Should be designed and located to prevent continuous or unobstructed flow of traffic through residential areas. Provisions should be made for pedestrian and bicycle access along the route. May allow 40' right-of-way widths with elimination of on-street parking subject to approval of deviation from design standards.

3. RECOMMENDED CLASSIFICATION AND DESIGN STANDARDS FOR NON-MOTORIZED TRANSPORTATION SYSTEMS

The City uses a 5 level system for classifying non-motorized transportation facilities. It is important to note that all non-motorized facilities must meet Federal standards for accessibility when and where required.

1. Major Sidewalk – Major sidewalks are a minimum of 5 feet in width and provide direct access to businesses, city hall, the hospital and schools. Major sidewalks in Tonasket include the existing sidewalks in the central business district and the sidewalks east on SR 20 to the school campus and on the Havillah Road. Major sidewalks are typically located within the right-of-way of the adjoining street.

2. Minor Sidewalk – Minor sidewalks are up to 6 feet in width and generally provide pedestrian connections from residential areas to major sidewalks that connect to commercial areas, schools and other services. Minor sidewalks in Tonasket include the existing sidewalks on and adjoining the school campus. Minor sidewalks are also typically located within the right-of-way of the adjoining streets.

3. Pathway – Pathways are pedestrian and bicycle facilities that can have a variety of surfaces (paved, concrete, crushed rock, etc…) and vary in width from 5 to 10 feet. The only formal pathways are those established and maintained by the Tonasket School District to link the campus to are no formal (pathways established and maintained by the city or other entity) pathways in the community, however there are several informal pathways created by use including: access from the end of Antwine Avenue to SR 20 and several pathways between Joseph Avenue and the school sports fields. Pathways may or may not be located with the right-of-way of adjoining streets and may be located within easements through private property.

4. Bikelane – A bikelane is a marked and signed area, typically along the shoulder of roadways, dedicated for those riding bicycles. There are no bikelanes in the Tonasket area.

5. Shoulder – all Arterials and Collectors (including local) have shoulders along either side which vary in width from only a foot or so to nearly 10 feet that accommodates a parking strip. In areas without other non-motorized facilities, the street shoulder serves this purpose. In terms of non-motorized access, reliance on the street shoulder is the least desirable due to the close interaction of motorized and non-motorized forms of transportation but also the least expensive since it does not require separate infrastructure. Both US 97 and SR 20 have shoulders of varying width and nearly all streets in town are wide enough to accommodate on-street parking.

The Existing Non-Motorized Transportation Map V-2 in the Map Appendix shows the existing non-motorized transportation system.

B. ASSESSMENT - TONASKET'S EXISTING TRANSPORTATION/CIRCULATION SYSTEM

The following is a descriptive assessment of the components that comprise Tonasket's existing transportation/circulation system:

1. MOTORIZED:

a. **PRINCIPAL AND MINOR ARTERIALS** (existing state highways)
The primary function of Principal and Minor Arterials is to expedite movement of through traffic to major traffic generators such as the central business district, and from community to community. Tonasket is at the intersection of two significant highways that provide this function.

(1) US 97, a Principal Arterial and Highway of Statewide Significance, extends north into Canada and south into Oregon and on through California to Mexico. Over 800,000 vehicles per year enter the United States at Osoyoos, many of which pass through Tonasket. Whitcomb Avenue represents that portion of US 97 within the community serving as a major arterial and "Main Street" for the central business district and providing access to North Valley Hospital and the City Hall/Library/Police Department complex.

(2) SR 20, a Minor Arterial and a Highway of Statewide Significance, extends east to Republic, Colville and Newport and south along ~~Highway~~ US 97 to Okanogan where it departs to the west across the North Cascades and on to Anacortes in the north Puget Sound region. East Sixth Street is that portion of the highway within Tonasket.

US 97 south of Bonaparte Creek is designated as "Partial Control Limited Access", where WSDOT owns and controls the access rights. US 97 north of Bonaparte Creek is designated as "Managed Access" where the City of Tonasket adopted Ordinance 469, dated 10/26/1993 to implement RCW 47.50.030(3) for access permitting on state managed access highways that meet or exceed WSDOT's standards; as codified in WAC 468-51 and 468-52.

Tonasket, and Oroville to the north are the only communities in Washington with US 97 serving as "Main Street"~~As is the case in other Okanogan Valley communities,~~ US 97 channels significant volumes of traffic through the downtown core resulting in both positive and negative impacts. As the community~~ies~~ grows and US 97 traffic increases, the need for various traffic management approaches, whether they be establishing a truck route, bypass~~es~~, traffic light~~s~~ or other means, will be necessary.

b. **MAJOR AND MINOR COLLECTORS** (existing community arterials)
The function of the Major and Minor Collectors is to collect and distribute traffic from state highways to less important streets, or directly to a major traffic generator. Tonasket's Major Collectors also represent a continuation of the county's road system.

Existing Major Collectors are described as follows:

(1) Jonathan Street - This collector is located in the northeast quarter of the community. The street is an extension a County Major Collector, the Havillah Road, providing access to the National Forest and other rural points east of the community. Jonathan is a critical access street for the old lumber mill site,

designated for mixed use development, which has the potential for increased traffic flows if industrial, commercial or residential use should occur.

(2) Western Avenue - This street provides arterial access to Tonasket's industrial and commercial areas and supplements US 97 in providing an alternative North-South access through City. Western is a relatively busy street with a variety of traffic types including large semi-trucks.

(3) Fourth Street - From the intersection with County Road 7, a Major Collector, west of the Okanogan River Bridge east to US 97, this segment of Fourth Street connects the county road west of the Okanogan River with US 97 and with existing commercial and industrial areas. This street also connects the residential area lying west of the railroad tracks to the central business district and schools.

(4) Fourth Street is the only river crossing within several miles of Tonasket and provides access between US 97 and the agricultural and residential areas and Tonasket Airport west of the Okanogan River. Identified as a "bottleneck", the street is commonly congested between Whitcomb Avenue (US 97) and the bridge with semi-trucks and other local traffic. The installation of a four-way-stop at the intersection of Western and Fourth has improved traffic flow although the area continues to see increases in traffic volume. A mechanized railroad signal and gate tends to exacerbate the congestive condition of this area And should be explored if train traffic increases in the future.

(5) Whitcomb Avenue north of First Street - this street connects US 97 with Jonathan Street.

(6) Sixth Street – The one block segment of Sixth Street west of US 97 provides a connection to Western Avenue.

There are no existing Minor Collectors.

c. **LOCAL MAJOR AND MINOR COLLECTORS**

The purpose of the local collector street classification is to recognize that not all streets classified by the federal and state as Local Access are the same. The function of local major collectors is to collect and distribute traffic from higher classified streets to local access streets, or directly to a destination. The function of local minor collectors is to collect and distribute traffic from local access streets to higher level streets and roads.

The following are descriptions of the local major and minor collector system:

(1) **Local Major Collectors:**

- North State Frontage Road – This road, while primarily outside of the present City limits, lies within the Urban Growth Area and is targeted for annexation in order to add more developable commercial and industrial land to the City. The road provides an important connection to existing commercial and public uses as well as an alternative to US 97.

- Tonasket Airport Road – This road provides access to the Tonasket Municipal Airport, an important transportation link for general aviation, wildland fire suppression and medical emergency evacuations.

- Fourth Street – The segment of this street between US 97 and the Tonasket Schools Campus provides an important alternative to SR 20 for access between the schools and central business district.

- Locust Avenue – This street provides the only access from the residential areas lying along the Okanogan River east of the Cascade and Columbia River Railroad tracks and north of Fourth Street to US 97 and the downtown core. Railroad crossings are limited to Winesap at the north end and Fourth Street at the south, an area nearly 7 blocks long.

- Tonasket Avenue between Third and Seventh Streets - This street assists in connecting the central business district with the south end and provides a bypass of the downtown for traffic between the residential area and SR 20.

(2) **Local Minor Collectors:**

- Railroad Avenue South – This street provides access from Fourth Street southward to Chief Tonasket Park, an important and increasingly busy recreational destination. The route also provides access to the City Shop, fruit warehouse and industrial buildings, recycling center, B3 Skatepark and Waste Water Treatment Plant.

- Joseph Avenue South/Division Street East – These streets from the intersection of Joseph and Fourth near the school north on Joseph then west on Division provides a route from the schools into the adjoining residential neighborhoods and downtown.

- Third Street/Tonasket Avenue South/State Street/Second Street – These streets together form a route from the schools through the residential neighborhood east of downtown to the downtown core.

Photo by Michelle Miller

d. **LOCAL ACCESS STREETS**
The function of a local access street is to provide access to adjacent property and not to encourage through traffic. Local a~~A~~ccess streets are located throughout the community, some serving as streets providing very limited access to properties.

2. NON-MOTORIZED

a. **MAJOR SIDEWALKS**
The primary function of major sidewalks is to provide safe and convenient pedestrian access (for people of all abilities) to and within the central business district and other significant gathering places (school, library, city hall, hospital). Major sidewalks presently exist in the following areas:

(1) Downtown – nearly the entire length of Whitcomb Avenue (US 97) through the core of downtown~~City~~ has sidewalks along both sides, especially within the central business district. In addition, the sidewalks extend both east and west one block on several of the cross streets from 6th Street north to 1st Street.

(2) SR 20 – a Transportation Improvement Board funded project in 2006 resulted in a sidewalk along the north side of SR 20 from the intersection with US 97 east to the entrance to the Tonasket Schools Campus.

(3) Jonathan/Havillah Road – A surface transportation program funded improvement that upgraded access from Whitcomb Avenue to the Havillah Road included reconstruction of the Havillah Road east to the old mill site and construction of a sidewalk along the southern edge.

b. MINOR SIDEWALKS

(1) Tonasket Avenue South – a one block section of sidewalk exists along the east side of Tonasket Avenue between 6th Street and 5th Street.

(2) Tonasket School Campus – there are several sidewalks within and adjoining the school campus that connect different buildings with parking areas and the city street system

c. PATHWAYS

(1) Tonasket School Campus – there are several formal and informal pathways within and adjoining the campus that link to the sports fields, tennis courts and the Major Sidewalk along SR 20.

C. THE TRANSPORTATION/CIRCULATION PLAN

The Proposed Motorized Transportation/Circulation Map V-3 in the Map Appendix shows the proposed location of new streets and street extensions. These streets are intended to open up presently landlocked property within the City and to provide a logical extension of the City's street pattern in undeveloped areas of the community and the Urban Growth Area.

The proposed street pattern represents a departure from Tonasket's traditional grid pattern of street development (short rectangular blocks with a great number of intersections). This proposed pattern intends to provide reasonable access to the city's landlocked areas while not devoting more land to streets than is actually needed. Also, in the hilly areas the streets are oriented to the

terrain minimizing the amount of cutting and filling necessary for street construction resulting in more developable lots. The proposals for street extensions have been made without the necessary specific information relating to the contour of the land and are contained within existing rights-of-way whenever possible. However, a definite attempt has been made to coordinate proposed development with the area's contour. Any ~~definite~~ proposals for development of the area must take into consideration accurate topographical data which can be obtained from a land survey by a professional engineer or surveyor.

1. MOTORIZED TRANSPORTATION/CIRCULATION - RECOMMENDATIONS

Most street improvements are accomplished through the City's Six Year Street Plan which is required to obtain state money for road improvements. The following are recommendations for future inclusion in that plan. In addition to the below improvements, the plan also calls for installation of EV charging stations in coordination with TRANGO, WSDOT and other agencies and organizations. Proposed motorized transportation improvements are illustrated on the Proposed Motorized Transportation Improvement Map V-3 in the Map Appendix.

a. PRINCIPAL AND MINOR ARTERIALS

The~~re are no immediate~~ most important change~~s~~ in the plan as it affects the highway system is the "Perfect Passage" project, a complete streets reconstruction and make-over of Whitcomb Avenue (US 97). ~~However,~~Other recommendations are also offered to address long-term planning concerns within the city and its Urban Growth Area.

The intersection of US 97/SR 20 needs improvements both for motorized and non-motorized traffic. Of particular concern in the radius of the southeast corner of the intersection, that has proven to be too short. The result is damage to property and vehicles. In addition, storm drainage improvements are needed to address potential flooding affecting properties on Seventh Street and Mill Drive. S~~s~~houlders along both sides of both arterials should be widened where needed to accommodate non-motorized transportation within the UGA. Other intersections which should be considered for future improvements include:

- US 97 South State Frontage Road (both intersections within City and/or UGA)
- US 97 and Winesap
- US 97 and Fourth (signal or other traffic control)

WSDOT ~~carry~~carries~~s~~ out corridor studies in locations that may be at an operational risk and need for future improvement considerations prior to necessity. WSDOT also coordinates with the local agencies to mitigate impacts on a proportionate scale as increased development affects the transportation system in specific locations. Tonasket should work with WSDOT to encourage such a study through Tonasket north to the Canadian Border to conduct a transportation study to investigate solutions to specific traffic difficulties that they are experiencing due to local development and the increase in international traffic.

~~The City should study the feasibility of an arterial that includes an additional bridge that would also tie into an access street to the airport and alleviate pressure on Fourth Street.~~

b. **MAJOR AND MINOR COLLECTORS**

- Minor Collector South State Frontage Road – This existing Local Major Collector should be upgraded to a Minor Collector (including standards) as development and subsequent annexation occurs. ~~This~~ An improved road will provide important access to the developing commercial and industrial area as well as an alternative to US 97 along this stretch of limited access highway.

c. **LOCAL MAJOR AND MINOR COLLECTORS**

(1) Local Major Collector Connection from Joseph Avenue to Roy Stotts Road - This new street when coupled with construction of Roy Stotts Road would function to connect the east hill and school area with the County's Major Collector to Havillah and other easterly destinations as well as US 97 to the west. Land use proposals in this area should include dedicated right-of-way for this new street as this would be a vital element to future development in the area. Furthermore, the new street and completion Roy Stotts Road would substantially improve traffic flow to and from this neighborhood to the school ballfields. In addition, such an access road that connects the school grounds to the Havillah Road could significantly reduce school bus travel within the City and provide a much safer route for school related vehicular traffic to the north.

~~(2) Local Major Collector South End loop - Mill Drive/South State Frontage Road connector - This combination of existing and proposed streets would provide better circulation in the south end and connect that area with downtown and US 97. A need for access to the south side of Bonaparte Creek from the highway is anticipated as that area continues to develop. This access street would provide a loop for residents south of Bonaparte creek to access the highway without traveling through residential areas on Seventh Street. It would also provide an alternative access point to this part of City in case of natural disasters as well as for fire and police protection.~~

~~(3)~~(2) Local Major Collector South Access to Chief Tonasket Park – A new access road was constructed by the Bureau of Reclamation in 1990 in cooperation with Okanogan County and the City. The primary purpose of the road was to complete mitigation work required of the Bureau of Reclamation. This new road is intended to provide an access to the south end of Chief Tonasket Park from the frontage road (County Shop Road) along the west side of US 97 just south of the city. The City has been working on obtaining the access for nearly 20 years with the primary obstacles being approval of a new public railroad crossing and the right-of-way or easement through property owned by Okanogan County and one private party. With issues related to approval of the rail crossing tentatively settled, the s~~S~~erious safety issues ~~have been raised~~ regarding the existing access to ~~the~~ Chief Tonasket Park via Railroad Avenue remain; therefore, completion of the process to make the new access road public is imperative.

~~(4)~~(3) Local Major Collector Tonasket Airport Road – this existing county road should be upgraded to Local Major Collector standards over time to ensure unimpeded year-round access to the Airport for emergency medical evacuations, wildland fire suppression uses and general aviation users.

~~(5)~~(4) Local Major Collector Tonasket Avenue – this existing street should be improved over time with particular focus on developing parking spaces between First and Second Streets for residents on the west side of the street. Parking could be readily developed east of the avenue.

~~(6)~~(5) Local Minor Collector Locust Way/Winesap Street – this existing route should be reconstructed to meet Local Minor Collector Standards, including pedestrian facilities, in order to provide improved capacity for increasing motorized and non-motorized traffic in this isolated neighborhood.

~~(7)~~(6) Local Minor Collector Longanecker Road – this existing county road should be upgraded to Local Minor Collector standards as development occurs in order accommodate anticipated increased volumes of traffic as the area converts from primarily agricultural to residential land uses.

~~(8) Local Minor Collector Mill Drive – This street, a continuation of Seventh Street, will be annexed as part of the Bonaparte Creek Sewer Project. The street should be upgraded to Local Minor Collector Standards as it is rebuilt following construction of the sewer collection system and upgrade of the existing water system.~~

d. LOCAL ACCESS STREETS

All local access streets should receive routine maintenance in order to preserve existing roadway surfaces, curbs and related transportation infrastructure. Whenever possible, funds should be allocated for reconstruction of local access routes in some form of priority order.

~~(1) Winesap Street, from Locust Way west to the Okanogan River should have paving extended to serve the home near the river.~~

~~(2) Henderson Way, which connects Third and Fourth Streets near the river, needs improved paving.~~

2. NON-MOTORIZED TRANSPORTATION/CIRCULATION - RECOMMENDATIONS

Development of sidewalks would function to enhance the appearance of the community, provide a play area for small children, and provide a safe place for pedestrian traffic. There are presently sidewalks in the downtown area. Development of sidewalks in the future should be encouraged, especially along US 97 north of downtown, along major routes to the downtown area, to the school area, and to the parks. Several current and proposed projects provide a significant start to addressing this recommendation.

The City ~~has~~ secured funding for the installation of a signaled pedestrian crossing at the intersection of Whitcomb Avenue (US 97) and Second Street to improve safety at this important crossing. The funding was also to include~~s~~ dollars for construction of ADA improvements at other points along Whitcomb Avenue, however, the cost of the signaled pedestrian crossing limited ~~amount of funding available will likely~~limited the project to that ~~result in improvements to~~ one intersection~~, which at the time of this plan would be the intersection of Whitcomb Avenue and Fourth Street.~~. In addition, the city has ~~an~~ made several applications to ~~before~~ the Transportation Improvement Board and various

pedestrian focused programs for upgrades to the pedestrian, street and stormwater system along along Whitcomb Ave (US 97). The most recent projects upgraded ~~on~~ Third Street east of Western Avenue including the intersection of Third and Whitcomb, Sixth Street between Western and Whitcomb, and pedestrian improvements from Sixth Street south along Whitcomb Avenue to Armed Forces Legacy Park. The latter project included installation of an aluminium pedestrian bridge over Bonaparte Creek. ~~If approved, the project is to include replacement of sidewalks which would address ADA issues at several key intersections in downtown.~~

Photo by Michelle Miller

The City has secured a combination grant/loan from the Department of Ecology for design and construction of stormwater improvements in the downtown core as part of the "Perfect Passage" project. In addition, the 2021 State Legislature has awarded the city $_. million for the project. Designs and environmental clearances have been approved

for all three phases of the project with Phase 1, the downtown core set to go to bid in the fall of 2023.

Most pedestrian improvements along streets and roads are accomplished through the City's Six Year Street Plan which is required to obtain state and/or federal dollars for many such improvements. The following are recommendations for future inclusion in that plan. The Proposed Non-Motorized Transportation Improvement Map V-4 in the Map Appendix illustrates the following recommendations.

a. MAJOR SIDEWALKS

(1) Complete/upgrade sidewalks with appropriate ADA provisions along ~~both~~ north side~~s~~ of Whitcomb Avenue (US 97) and extending one block east and west from Seventh Street ~~to Winesap Street~~. ~~Upgrade includes widening of the US 97 Bridge over Bonaparte Creek or construction of a new bridge west of the existing highway bridge to provide safe pedestrian access to and from Legacy Park.~~

(2) Construct sidewalks with ADA improvements on both sides of Fourth Street from Whitcomb Avenue east to the Tonasket Schools Campus.

(3) Complete major sidewalk with ADA improvements along the east side of Western Avenue.

(4) Complete 4-way pedestrian crossings at intersections of Whitcomb Avenue with Sixth, Fourth, Second, Jonathon and Winesap Streets

(5) Complete 4-way pedestrian crossings at the intersection of Sixth Street and Tonasket Avenue and Western Avenue and Fourth Street

b. MINOR SIDEWALKS

(1) Complete sidewalk with ADA access along west side of Western Avenue from Fourth Street south to Sixth Street

(2) Complete sidewalk with ADA access along west side of Locust Avenue from Winesap Street south to Fourth Street

(3) Complete sidewalks with ADA access along both sides of Tonasket Avenue from Fourth Street south to Seventh Street

(4) Complete sidewalk with ADA access along west side of Tonasket Avenue from Division Street south to Fourth Street

(5) Complete sidewalks with ADA access along both sides of Joseph Avenue from Division Street south to Fourth Street

(6) Complete sidewalks with ADA access along both sides of Fifth Street from Tonasket Avenue east to Tonasket Schools Campus

(7) Complete sidewalk with ADA access along both sides of Seventh Avenue from Whitcomb Avenue west to its end

(8) Complete sidewalks with ADA access along both sides of Third and Second Streets from Tonasket Avenue east to Joseph Avenue

(9) Complete sidewalk with ADA access along the south side of Division Street between State Street and Joseph Avenue

(10) Complete sidewalk with ADA access along the both sides of First Avenue between Antwine and Joseph Avenues

(11) Complete 2 or 3-way pedestrian crossings with ADA access at the intersections of Whitcomb Avenue with Fifth, Third and First Streets

(12) Complete 2 or 3-way pedestrian crossings with ADA access at the intersection of Fourth Street and Locust Avenue and intersection of Sixth Street and Antwine Avenue

c. PEDESTRIAN PATHWAYS

(1) Develop pedestrian pathway from Fourth Street along South Railroad Avenue into and through Chief Tonasket Park then connect to the County Shop Road and connect to existing sidewalk system on Whitcomb Avenue

D. IMPLEMENTATION OF THE TRANSPORTATION/CIRCULATION PLAN

1. MOTORIZED

The motorized section of this element can be implemented through encouragement of local travel on the designated arterials. This can be done through use of higher standards in design and construction. Use of properly located "Stop" and "Yield Right of Way" signs will also help implement the motorized plan. Traffic control signing can be done by giving highest preference for traffic movement to arterials and major and minor collectors, second preference to local major and minor collector streets, and lowest preferences to local access streets.

Along with the Six Year Street Plan, the city's Capital ~~Improvements Program~~Facilities Plan (CF~~I~~P) could assist in the improvement and upgrade all street and roads. The Tonasket ~~Capital Improvements Plan (CIP)~~ CFP should include acquisition and development of public property for streets and related infrastructure to expand the transportation/circulation system in response to anticipated growth.

Provision for the extension of streets outside the city limits and in the undeveloped portion of city can most easily be handled through requirements of subdivision approval. Subdivision regulations in both the city of Tonasket and Okanogan County would help to assure the proper development of this outlying land. Subdivision regulations should include standards relating to the design of streets, lots, and blocks.

The implementation of many of the proposed street changes within the city can be done through cooperation between the city and the affected property owners. The city can encourage the development of these streets by pointing out to the property owners that they would have the opportunity to develop presently landlocked areas and assist in the orderly development of the city. Such an approach requires a commitment on behalf of city officials to provide public education and solicit involvement.

2. NON-MOTORIZED

The non-motorized section of this element can be implemented through adoption of standards that require pedestrian improvements for most new and substantially improved developments, including road and street projects, subdivisions, etc….

Along with the Parks and Recreation Plan, the Six Year Street Plan and ~~Capital Improvements Program (CIP)~~CFP provide priorities for provision of pedestrian and other non-motorized improvements. The Tonasket ~~Capital Improvements Plan (CIP)~~CFP should include acquisition and development of public property for sidewalks, paths and trails and related infrastructure to expand the non-motorized transportation/circulation system in response to demand and anticipated growth.

Provision for the extension of sidewalks, paths and trails outside the city limits and in the undeveloped portion of city can most easily be handled through requirements of subdivision approval. Subdivision regulations in both the city of Tonasket and Okanogan County would help to assure the proper development of this outlying land. Subdivision regulations should include standards relating provision of non-motorized transportation.

The implementation of proposed improvements within the city can be done through cooperation between the city and the affected property owners. The city can encourage the development of these sidewalks, paths and trails by pointing out to landowners the benefits of improving or providing non-motorized access. Such an approach requires a commitment on behalf of city officials to provide public education and solicit involvement.

VI. THE PARKS AND RECREATION ELEMENT

Photo by Michelle Miller

In fall of 2021, the Tonasket City Council adopted an updated Tonasket Parks and Recreation Plan. This Plan, which is ~~adopted a~~s an Element of the Comprehensive Plan, presents the following goals and policies:

A. GOALS

~~a.~~ Provide a variety of recreational opportunities to meet the needs of citizens of all ages and abilities ~~of~~ in ~~citizens of~~ the community.

~~a.~~ Develop additional park and recreation~~al~~ resources as the public demands.

~~a.~~ Maintain recreational facilities for today and ~~in~~ the future.

Photo by Michelle Miller

B. POLICIES

- ~~The City will~~S ~~s~~trive to improve the operation and maintenance of all park and recreation facilities within the constraints of the City budget.

- ~~The City will~~S ~~s~~eek to expand use of existing recreation facilities as an alternative to procuring or developing additional recreational lands.

- Safety shall be a primary consideration for all facilities and projects.

- ~~The City will s~~Strive to design projects and upgrade existing facilities to eliminate barriers to the handicapped.

- ~~The City will w~~Work toward providing suitable restrooms Chief Tonasket, ~~and~~ History and Little Learners Parks.

- ~~The City will w~~Work to develop pedestrian access routes linking existing recreational areas

to the rest of the community.

- Partnerships will be sought that coordinate recreational activities/facilities with the Tonasket Park and Recreation District, Tonasket Youth Baseball Association and other public and private entities.

- Through cooperation and partnerships, the City will encourage continuation of excellent volunteer efforts in recreation by individuals, the Tonasket Parks Improvement Committee and other community organizations, and commercial/agricultural enterprises.

- Passive recreation that includes observation and interpretation of fish, wildlife, and natural systems will be included in the mix of recreational options pursued by the City.

A map of parks and recreation facilities is included ~~in the Park and Recreation Facilities~~ as Map VI-1 in the Map Appendix, while a complete description of the facilities and a detailed Capital Improvement Plan is included in the Tonasket Park and Recreation Plan, 202~~1~~1 Update.

Photo by Michelle Miller

VII. THE HOUSING ELEMENT

A. INTRODUCTION AND GOALS

Housing is a vital element of any community. In ~~the City of~~ Tonasket, housing is an economic good that is primarily provided by the private sector. The City does have options available to encourage the provision of housing through land use and capital facility planning. The City can also cooperate with the Okanogan County Housing Authority to take advantage of grant programs that assist in the provision of affordable housing and the renovation of existing substandard housing. If a significant need is identified, the city should develop strategies to fulfill that need within the capabilities of a municipality.

1. GOALS

- Ensure that adequate and affordable housing is not a ~~restraint~~ constraint to achieving the goals and objectives of this Comprehensive Plan.
- Ensure that the land use designations in this Comprehensive Plan provide for a variety of housing styles, types, densities and locations.

B. NEEDS ASSESSMENT

The most recent housing needs assessment specific to Tonasket was completed in 1987 when a housing needs study was commissioned by Crest Construction of Ferndale, WA, conducted by Charles K. Just. The report entitled A Study of Housing Needs in Tonasket, Washington subsequently released by Just that incorporated data gathered from the 1980 census, Washington State Office of Financial Management, Washington State Department of Employment Security, Urban Decisions projections, local newspapers and interviews with local individuals. That study addressed housing needs for a ten mile radius around and including the City and resulted in the construction of 30 units in the Hillside Apartments in 1990.

Since the completion of the 1987 study and construction of 30 new units, the need for twenty additional units identified in that ~~e Just~~ study remains unfilled. The indicated housing shortage in the Tonasket area leaves local government with a decision as to how involved it will be in the housing issue and by what means it will use to play out its role once identified.

A new county-wide housing study was conducted in 2020[1] and provided the following findings:

- 4% population increase over next decade with strong growth in those 65+ years in age
- Significant decreases in agriculture and construction employment over time with a

1 - Okanogan County Housing Needs Study, Points Consulting and Thomas P. Miller & Associates, October 2020.

decrease in average wages

- 74% single-family homes, 9% multi-family and 16% manufactured homes
- Lower rent costs than comparable community but lack of small units (i.e. studios, one-bedroom apartments)
- Housing costs are severely burdened in Tonasket
- 28.7% feel that housing is too expensive in the north county, with another 33.3% that housing is somewhat expensive
- High interest in senior housing (independent and assisted living)
- Disinterest in high-density multi-family housing
- Interest in various types of middle density housing
- Forecast for increasing multi-family units

The Study makes the following recommendations:

1. Increase the supply of market-rate rental housing
2. Increase the supply of subsidized housing
3. Encourage development within areas with existing infrastructure
4. Improve access and awareness of home renovation funding
5. Improve clarity and consistency of zoning classifications
6. Increase permissibility of accessory dwelling units and other forms of "middle density" housing
7. Increase supply of senior housing, including both independent and assisted living
8. Increase local management over short-term rentals

The Study suggests that all eight recommendations are applicable to the north county area.

Another important piece of the housing puzzle in Tonasket and Okanogan County as a whole is how to address homelessness. The recently formed Okanogan County Housing Coalition, comprised of more than nine organizations headed by the Okanogan County Community Action Council, is presently working on an Okanogan County Homeless Housing Plan with funding from the State Department of Commerce. The Plan is to be completed in 2024.

~~Since the completion of the study and construction of new units, the need for twenty additional units identified in the Just study remains unfilled. The indicated housing shortage in the Tonasket area leaves local government with a decision as to how involved it will be in the housing issue and by what means it will use to play out its role once identified.~~

~~Some alternatives for action by City government include the following:~~

~~Simply do nothing more than implement the land use plan as a tool for guiding development proposed by the private sector, allowing the housing market to stand alone in reaction to need.~~
~~Pursue outside funding to ensure that the necessary services and infrastructure are available to make construction and rehabilitation of housing a feasible endeavor by the private sector.~~
~~Create a committee of the City Council; or further yet, develop a relationship with the Okanogan County Housing Authority or create a Tonasket Housing Authority that is responsible for analyzing and addressing housing needs.~~

VIII. THE ECONOMIC DEVELOPMENT ELEMENT

A. INTRODUCTION AND BACKGROUND

The Economic Development Element of the Tonasket Comprehensive Plan was first prepared in 1992 and adopted in January of 1993. At that time, the Economic Development Element contained a brief discussion of the concept of economic development which was intended to encourage community participation in planning activities. General goals and objectives were developed as a general guide for economic development planning. This introductory section remains part of this updated Plan so that it may continue as a general framework when future updates are developed. As the 1993 Comprehensive Plan was being drafted a public process unfolded that resulted in the drafting of an expanded Economic Development Element which offered a more detailed strategic plan for Tonasket's economic future. This 2023 update has been strongly influenced by past as well as current efforts lead by downtown business owners and other interested citizens intended to promote a better and brighter future for the City.

B. WHAT IS ECONOMIC DEVELOPMENT?

Since economic development is so interrelated with every element of community life it is helpful to determine the community's true wants and needs before attempting to develop or implement an economic development plan. Economic development is often measured in terms of population growth which is not necessarily an adequate indicator of a strong economy, although it can be a result. Economic developers will sometimes measure economic development success in the number of jobs created; however, if this perspective is used it is important to ensure that there is a diversity of jobs available for a variety of interests and skill levels of the local work force. Additionally, providing large numbers of jobs that pay minimum wage levels may not necessarily strengthen the local economy. A measure that might be more appropriate for a "healthy" economy would be the level of social stresses in the community indicated by rates of crime, mental illness, suicide and domestic violence. More recently the availability and affordability of housing has become an important factor tied to the community's ability to grow and thrive economically. For a municipality, the perception of a strong economy is commonly a strong tax base (both property and sales) that enables the local government to provide services and amenities that address social issues and result in a higher quality of life.

~~Developing an economy is~~Efforts to encourage economic development are commonly a "hit-and-miss" effort if the structure of the local economy is not completely understood. "Economic base" analysis is sometimes used to divide the economy into its basic and non-basic sector in order that it might be more thoroughly understood.

The local fruit industry is considered a basic industry. The product is "exported" to areas outside of the community resulting in "imported" jobs and income. Retail stores, service stations and professional services are members of the non-basic sector and tend to be spin-offs of basic industries. It normally stands to reason for economic development efforts to focus on the basic side of the local economic structure whether it be activities that promote retention~~ainment~~ and expansion of existing base industries or recruitment of new industries.

In summary, economic development entails actions by the community that will directly or indirectly result in the increase of trading activity within the community regardless of the quality of the trading activity and the overall benefit to the community. Therefore, the desired end product must be identified early in the process and should be the guide for economic development activity.

C. GENERAL GOALS AND OBJECTIVES FOR ECONOMIC DEVELOPMENT PLANNING

Regardless of the approach taken to strengthen the local economy, the community as a whole should be involved in the attempt to shape its future. The "measuring stick" for a strong economy must be defined by the collection of individuals that intend to live with the results of economic development strategies. As mentioned earlier, general goals and objectives that were offered in the 1994 version of the Economic Development Element were intended to be used as a guide for the development of a strategic economic plan for the future of Tonasket. Since planning is such a dynamic process and the strategic planning portion of this plan is subject to change, it is suggested that future planning efforts should respect these general provisions.

1. GENERAL ECONOMIC DEVELOPMENT GOALS

- Encourage an economic climate that provides ~~diverse~~ gainful and meaningful employment and economic opportunities that fit the diverse local population.

- Encourage the development of businesses and industries that will contribute to the social well-being of the community.

- Ensure that economic development will provide a strong property and retail tax base that will enable the City to maintain a high level of service and amenities that contribute to the quality of the community.

2. GENERAL OBJECTIVES FOR ECONOMIC DEVELOPMENT

- Implement a community participation program that results in reasonable consensus in determining strategies for the future of the community.

- Conduct an "economic base analysis" of the community's economic structure as a basis for decision making in the planning process.

- Use this Comprehensive Plan as a guide in developing economic development strategies to ensure that the variety of diverse needs of the community and its physical environment are being met.

D. DEVELOPMENT OF A STRATEGIC ACTION PLAN

1. TONASKET ECONOMIC DEVELOPMENT COMMITTEE

The Economic Development Element in the 1994 Comprehensive Plan was largely the result of the efforts of the Tonasket Economic Development Committee (TEDC). This committee was formed in January of 1992, led by Roger Castelda, a Tonasket attorney who felt that the Tonasket area possessed undiscovered opportunities for business interests existing outside the area. Another local leader, Don Vawter, who worked diligently to promote economic development as a member of the North Okanogan County Council for Economic Development (NOCCED), a now defunct organization, also attended the first organizational meetings of the TEDC. Castelda was chosen as Chairman of the Committee and Vawter was appointed Coordinator.

Since the City of Tonasket, along with most of the other communities in Okanogan, was traditionally dependent on a declining supply of timber resources, it was included among a number of communities as a target for state assistance. Funding was made available by the Washington State Department of Community Development's Timber Communities Assistance Program (TCAP) to conduct the assessment of the community that resulted in the preparation of the 1994 strategic economic development plan.

The 1994 strategic plan lead directly to the development of the Economic Development Element adopted in the 1994 plan as well as providing the foundation for the~~is~~ 2012 update and now 2023 update. Following is a summary of the efforts that lead to the 1994 Economic Development Element

2. THE COMMUNITY ASSESSMENT

The initial task taken on by the TEDC was to make an assessment of the community's existing economic position. The assessment was performed using a process utilized by Eric Hovee, a consultant hired to perform an earlier assessment completed for the Central Okanogan Valley in 1990. Several findings in each of these earlier reports apply throughout Okanogan County and are found in the Tonasket assessment. Essentially, the process involved listing of known Strengths, Weaknesses, Opportunities and Threats of the area, thus, the acronym SWOT is used.

The SWOT style analysis was developed with TEDC member's input and a survey that was conducted in February, 1992 and another done in March, 1992. A draft of the Community Assessment was completed in May of 1992. There was always evolving participation at the TEDC meetings and a few late-comers indicated that the Community Assessment may not be totally representative of the Tonasket area's diverse citizenry. It was at this time that the TEDC began to realize that the planning process lacked the broad base participation necessary for such a diverse community to successfully plan for its future.

Over a several month period, the TEDC used the Strengths, Weaknesses, Opportunities and Threats identified in the community assessment to brainstorm potential activity that

could possibly stimulate the economic climate in the North Okanogan Valley. As intended, the potential projects discussed were eventually narrowed down to several priority projects that could be conceivably accomplished by the community.

3. TONASKET SCHOOL/COMMUNITY DEVELOPMENT PARTNERSHIP

During the above described planning activity another planning process began. The School/Community Development (SCD) Partnership was developed as a pilot project of the Northwest Regional Educational Laboratories of Portland, Oregon. The SCD Partnership proved to be effective in drawing a diverse cross-section of the Tonasket community, likely due to its close alliance with the Tonasket School District (includes a good many community participants from the outlying areas). The TEDC decided that this activity would be good for Tonasket and verbally endorsed the concept at a well-attended meeting at the Tonasket Senior Center.

Since it was recognized that a paid coordinator was necessary to effectively organize, additional funding was made available through Timber Communities Assistance Program (TCAP) to get the SCD Partnership underway. A community member and ongoing participant of the TEDC, Margaret Johnson, was secured as a coordinator for the SCD Partnership. The Community Council was organized and a great deal of public participation in that process has resulted in the development of a number of community development goals. Cross participation between the TEDC and the SCD Partnership has not only resulted in shared goals for economic development but a recognition of the diversity of concerns and interests that exist in the Tonasket community.

4. ~~PRELIMINARY~~ IMPLEMENTATION

As the planning process evolved there was ~~consistently~~ discussion regarding the role of value-added wood products as a potential income generator for the community. In February of 1992, Ron Nielsen of the Okanogan County Council on Economic Development (OCCED) reported on a feasibility study to be conducted by Washington State University (WSU) for several value-added wood product options. Several committee members traveled to WSU in October of 1992 and discussed medium density fiberboard and block board as value added options for the Tonasket area. It was decided at the meeting at WSU that block board would be a viable option to pursue. It was agreed that value-added options should be included in the Economic Development Plan. ~~Ron Nielsen of OCCED is the contact person for that study.~~ Unfortunately, a final report was never received from WSU on this project and the local value added wood products industry has continued to decline.

While economic development planning entered a lull after the flurry of efforts in the early 1990's, the community did not stand still. In 20__, the Tonasket Visitors and Business Resource Center (TVBRC) opened its doors adjoining the new Founders Park at the corner of Third Street and Whitcomb Avenue (US 97) adjacent to City Hall. The TVBRC is staffed by volunteers and serves as a space for local artists to display. In 20__, two EV charging stations were installed and in 2023 a new information Kiosk, funded by the Okanogan County Tourism Council, was installed.

In 2022 as a result of the COVID Pandemic, the Okanogan County Economic Alliance, supported by Okanogan County, was able to retain a professional economic development firm, Retail Strategies, to prepare economic profiles and marketing plans for each community in the County. Tonasket's plan provides detailed data on market area, number of visitors, types of services and retail products being purchased locally as well as the amount of "leakage" the community experiences as well as suggested strategies for improving economic opportunity. A summary of the report is contained on the following pages. The entire report is found at:

Retail Strategies Data:
https://drive.google.com/drive/folders/1DSVIU7o0KPEkFJMh_xMS5vQy-g6M5RDf

The report focuses on the importance of Downtown Tonasket as vital element of any overall economic plan. This element includes a section devoted to downtown improvements.

5. **PLANNING~~, IMPLEMENTATION~~ AND EVALUATION: THE ONGOING PROCESS**

~~In September of 1994, the TEDC reviewed this Economic Development Plan, updated various items and submitted it to the Tonasket City Council for adoption into the Tonasket Comprehensive Plan. The Plan was adopted and in subsequent years several important items have been completed (e.g. the Tonasket Visitor and Business Resource Center) while others are still gaining traction.~~

As this Element of the Comprehensive Plan was being updated in early 2012, a new group was formed by downtown and area business persons with the intent of improving the appearance of the community in the short term and improving the economic climate over the long term. This effort was significant in that it revitalized interest in the plan prepared by Perteet Engineering in 2000 for the reconstruction of Whitcomb Avenue along with pedestrian improvements and beautification efforts. The result has been refined over the years as the "Perfect Passage" project, the "complete streets" reconstruction of Whitcomb Avenue from bridge to bridge through downtown. See the Transportation Element for more information on this project with Phase 1, the downtown core, slated for construction in 2024.

~~The completion of and update~~ T~~t~~his 2023 update to this ~~Economic Development~~ Element is far from being the end of economic development planning activity for the Tonasket community. The goals, objectives, actions and recommendations contained herein suggest a never-ending course of planning. As implementation strategies unfold, ongoing evaluation should take place that will change the specifics of the plan. This is to be expected as long as any changes are a result of critical evaluation to ensure reasonable consistency with the general goals outlined in the introduction to this element.

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Demographics (Custom Trade Area)

Population	Median Household Income	Growth Rate
8,175	$44,049	2.4%

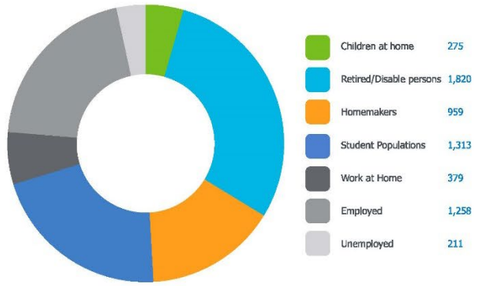
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Woodland	WA	1486 Dike Access Rd
Ephrata	WA	1399 Nat Washington Way
Chelan	WA	108 Apple Blossom Dr
Colville	WA	810 North Highway
Smelterville	ID	583 Commerce Drive
Richfield	UT	10 E 1300 S
Ephraim	UT	777 N Main St

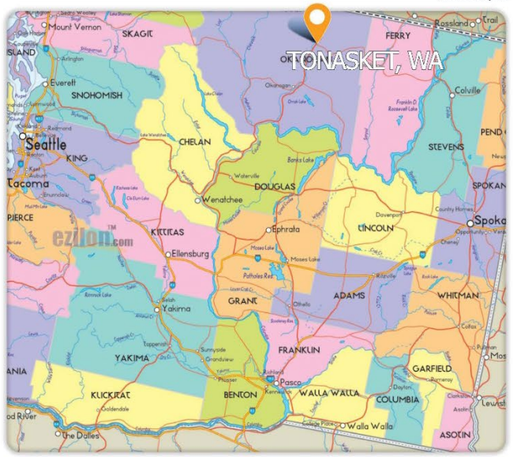
Daytime Population 6,215 (Custom Trade Area)

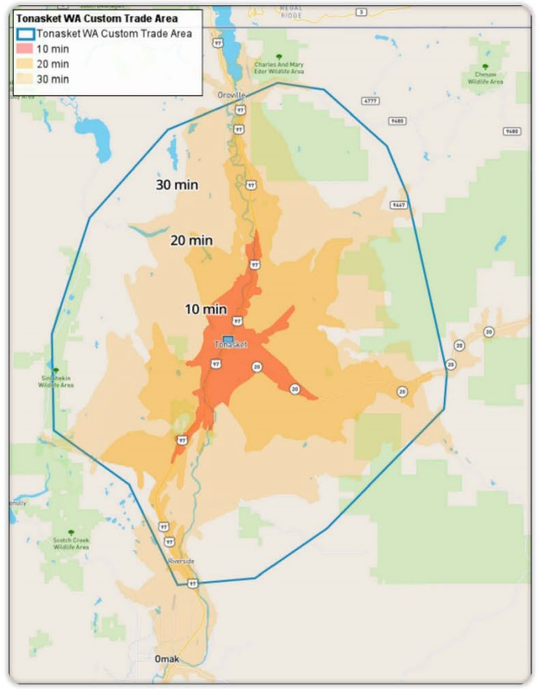


	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	2,362	3,130	5,406
Daytime Population	2,661	2,927	4,126
Median HH Income	$39,374	$40,002	$42,791
Number of Households	925	1,209	2,129

	10 Minute DT	20 Minute DT	30 Minute DT
2021 Estimated Population	2,888	5,419	16,099
Daytime Population	2,897	4,579	14,788
Median HH Income	$40,972	$43,939	$45,010
Number of Households	1,122	2,108	6,557

*Source: STI PopStats





GAP Analysis $57,141,751 (Custom Trade Area)

The Gap Analysis is a summary of the primary spending Gaps segmented by retail category. It measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakages, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.

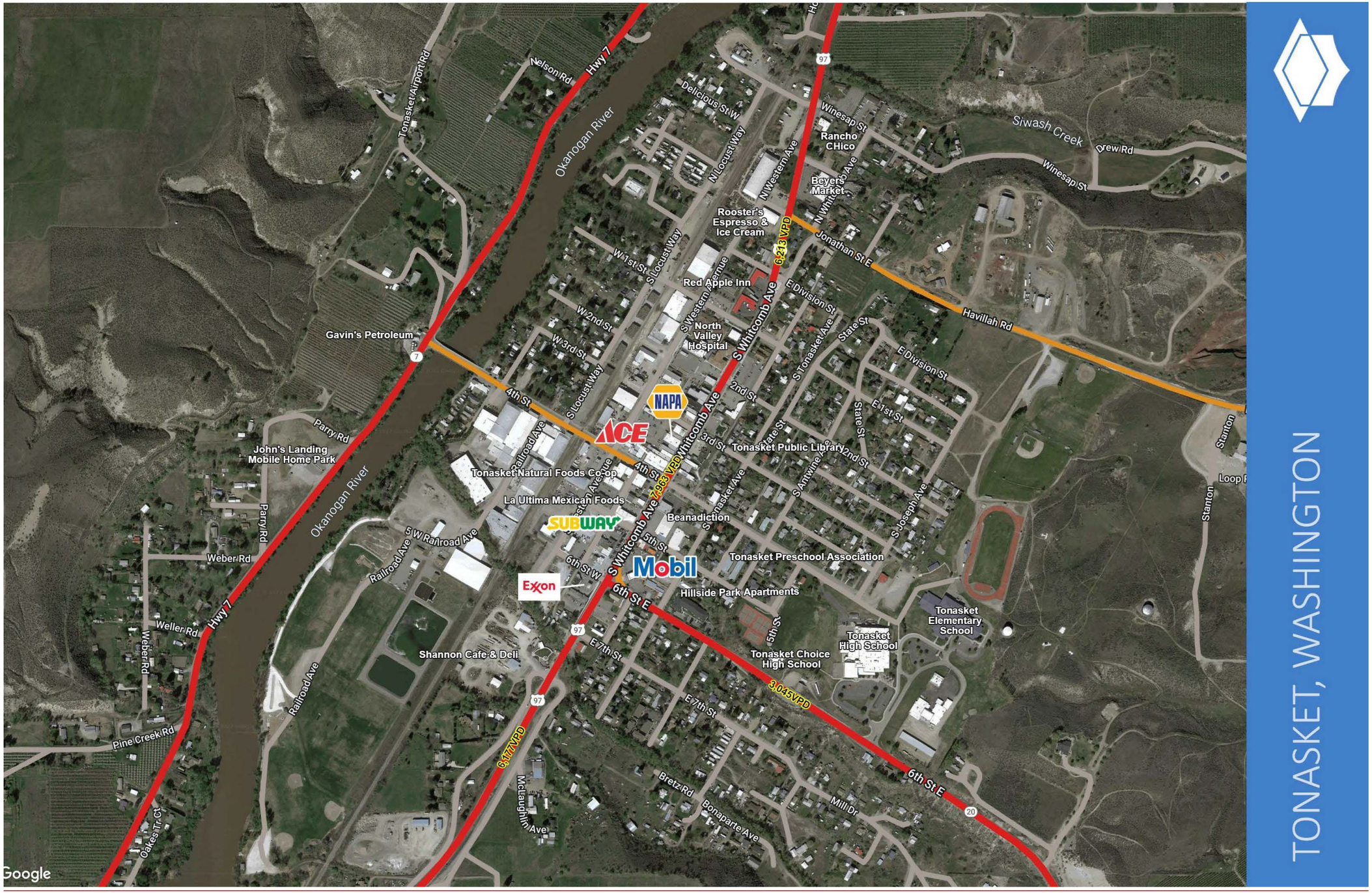
Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

Let us know how we can help you find a site!

General Merchandise | Restaurants | Grocery Stores | Clothing & Clothing Accesories Stores

Follow us!


Nelson Rd
Hwy 7
Tonasket Airport Rd
Okanogan River
Delicious St W
N Locust Way
N Western Ave
N Whitcomb Ave
Winesap St
Rancho CHico
Siwash Creek
Crew Rd
Winesap St
Beyers Market
Rooster's Espresso & Ice Cream
6,213 VPD
Jonathan St E
W 1st St
S Locust Way
Red Apple Inn
S Western Avenue
E Division St
W 2nd St
W 3rd St
North Valley Hospital
S Whitcomb Ave
S Tonasket Ave
State St
Havillah Rd
Gavin's Petroleum
4th St
S Locust Way
NAPA
ACE
2nd St
E 1st St
3rd St
Tonasket Public Library
Parry Rd
John's Landing Mobile Home Park
Railroad Ave
Tonasket Natural Foods Co-op
4th St
7,933 VPD
S Whitcomb Ave
S Tonasket Ave
S Annwine
S Joseph Ave
Stanton
La Ultima Mexican Foods
SUBWAY
Beanadiction
Parry Rd
Okanogan River
Railroad Ave
5 W Railroad Ave
5th St
Weber Rd
6th St W
Mobil
Tonasket Preschool Association
Exxon
6th St E
Hillside Park Apartments
Tonasket Elementary School
Weller Rd
Hwy 7
Weber Rd
5th St
Tonasket High School
Shannon Cafe & Deli
E 7th St
Tonasket Choice High School
3,045 VPD
Railroad Ave
E 7th St
Pine Creek Rd
6,177 VPD
6th St E
Bretz Rd
Mill Dr
Oakes Tr Ct
McLaughlin Ave
Bonaparte Ave
Google
TONASKET, WASHINGTON

E. ECONOMIC PROFILE

One of the keys to developing a successful plan for development of a sustainable economy in the community is to develop~~ment~~ an understanding of local business patterns and economic trends. The "Okanogan County Comprehensive Economic Development & Recovery Strategy" prepared by E.D. Hovee in 2021, provides county-wide data as well as sub-county profiles. The profile for the north county follows.

North County Profile

With an estimated 11,900 residents as of 2020, the North County region is the 2nd most populated of the five sub-county regions. This area encompasses the northeastern quadrant of Okanogan County – most of which area is lightly populated except for the Highway 97 corridor and Okanogan River oriented communities of Tonasket and Oroville. Tourism, especially from neighboring Canada, is of particular importance for these communities.

Demographics. As depicted by the chart to the right, the population of the North County has increased by about 8% since 2010, more rapidly than for the entire county but below the three-county NCW regional **population growth** factor of 10%. Strong real estate activity through the pandemic suggests the rate of population growth may increase in the years ahead.

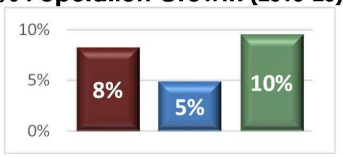
At nearly 48 years, the **median age** of North County residents is second only to the Methow Valley – well above both the median age figures for the county and NCW region. Persons age 55 and up comprise 42% of population as compared with 37% county-wide.

At an estimated $44,100, annual **median household income** is lowest of all five sub-county regions – nearly 15% below the county and 27% below the NCW medians. However, the North County family poverty rate is 12%, somewhat below the county-wide rate of 14%. Lower incomes appear to reflect lack of local job opportunities coupled with higher retirement rates.

Employment. The North County area is associated with a **labor force participation rate** of 53% for adults age 16+ – a rate below both the county and NCW averages. In addition to an above average proportion of retirees, the area's workforce includes a 16% self-employment rate – above the county-wide average of 13% and the NCW rate of just under 12%. About 8% of workers work at home, just above the county-wide average of 7%.

The North County Region

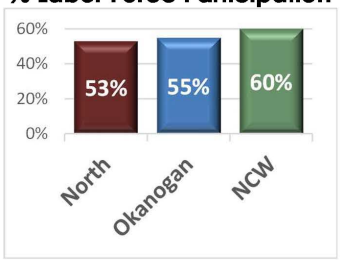
% Population Growth (2010-20)



Median Age of Population

Median Household Income

% Labor Force Participation

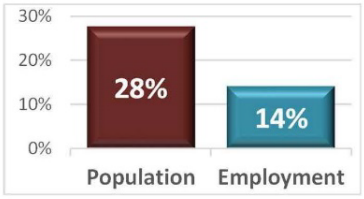


Sources: WA-OFM, Environics/Claritas

Of the five sub-county regions, the North County area appears to exhibit the **greatest imbalance between population and employment.** With 28% of county-wide population, the North County accounts for only 14% of its wage and salary employment base.

While this is due in part to a population that is more oriented to self-employment and also a substantial proportion of retirees, it still suggests a relative lack of local job opportunity. The North County has also experienced net job loss in recent years, especially in natural resource related industries.

North County Population & Employment as % of County



Sources: Environics/Claritas, Census OTM. Data does not include self-employed.

For wage and salary workers, Census OTM information indicates that those working in the North County tend to have a greater proportion of lower paying jobs and a lesser share of higher paying jobs than is the case county-wide. Compared to all of Okanogan County, relatively high proportions of North County jobs tend to be in mining, retail trade, transportation and warehousing, and educational services.

Over 90% of workers are White Alone with 18% Latino (which can be of any race). Just under half of adult workers have educational attainment beyond high school. The employed workforce is approximately 52% male, 48% female.

Community Assets & Priorities. North County assets are cited as including outdoor recreation, agriculture, grocery stores and a mill for Oroville, and a mix of health care, agricultural, logging and retiree relocations for Tonasket. Challenges are for new leadership with concerns ranging from drug abuse to lack of primary industry. Priorities include:

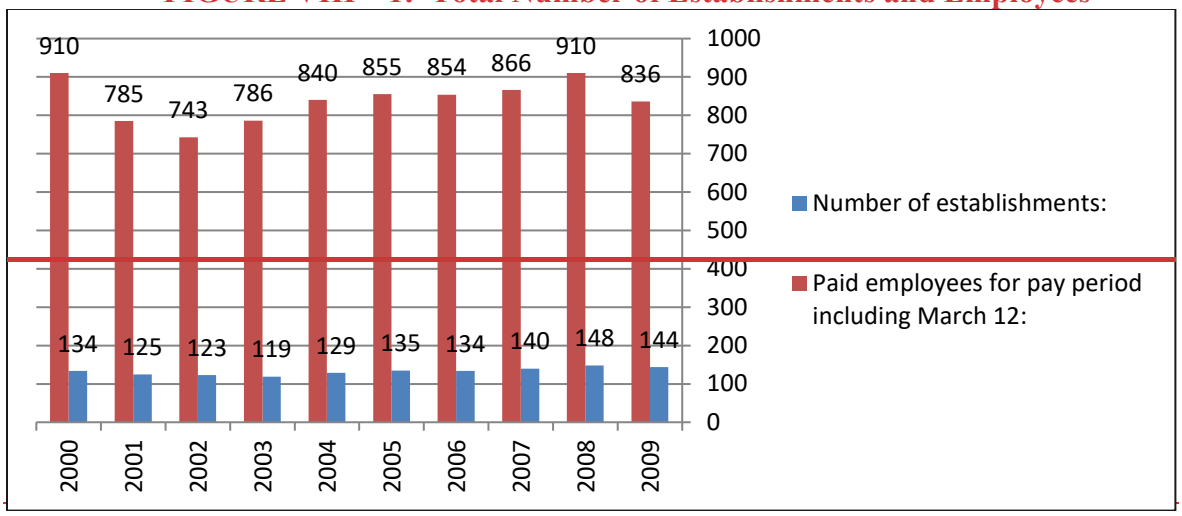
- Desire for increased community engagement and positive opportunities for youth
- Industry recruitment, downtown development and expanded tourism opportunity
- Town and parks maintenance, guide services, trails and destination development

Summary Notes. While the Methow Valley and North County are both showing the most rapid population growth, these two sub-county regions appear to be serving different demographics – with North County showing a distinctly lower income profile. Both areas appear to be under-represented with wage and salary employment, but with relatively high rates of self-employment. Like the Methow, the North County also experiences the retail effects of tourism, but less so with respect to accommodation and food services.

When asked what a "thriving economy" would look like, a respondent from Oroville suggested "businesses able to keep consistent days and hours year-round, life and energy in our community." A respondent from Tonasket suggests "thriving primary industry and all the trickle-down industry from there, (also) not having a majority of the population needing to travel to another town to work."

~~The following series of graphs provide several different views of economic trends over the past decade gleaned from statistics (2000-2009) obtained from the US Census Bureau for the 98855 zip code[1].~~

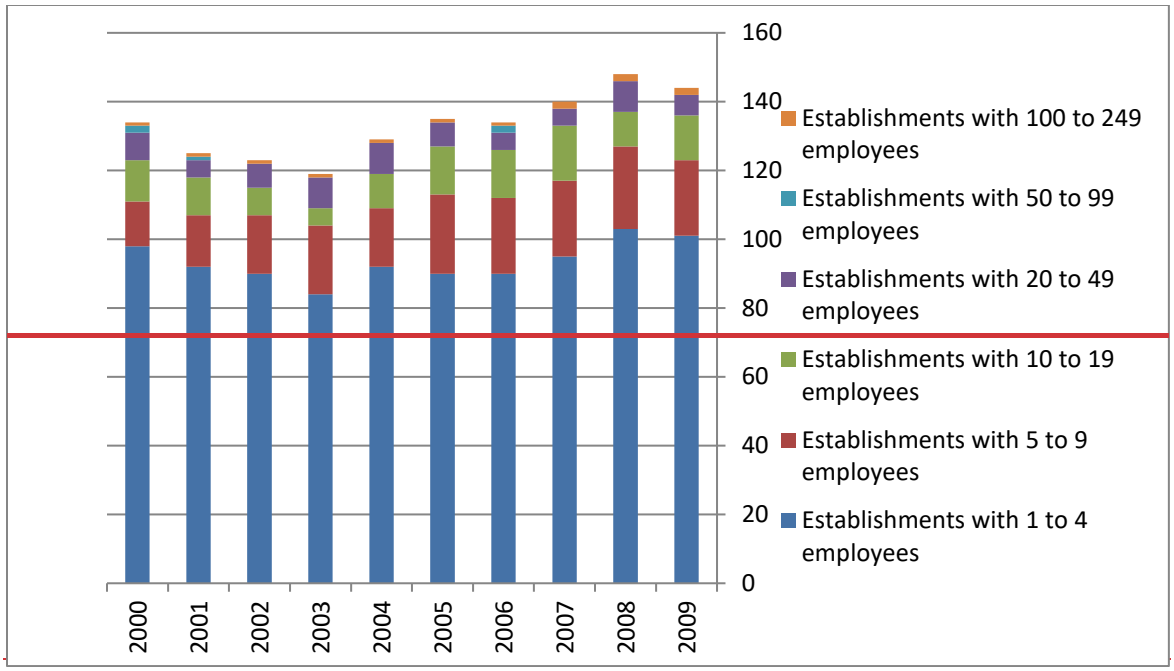
~~FIGURE VIII – 1: Total Number of Establishments and Employees~~



~~The preceding graph shows that the number of businesses at the beginning of the new century was 134, with that number declining through 2003 before beginning a slow increase in 2004 with a peak of 148 establishments in 2008. 2009 saw a decline by four establishments with no data available for 2010 or 2011. During this same period the number of employees peaked in the year 2000 with 910 then declined to 743 in 2002 before slowly reaching the 910 level again in 2008 before dropping back to 836 in 2009. While there is some correlation between the number of establishments and the number of jobs it is not a direct due to the varying number of employees that may become unemployed when a business closes. For example a loss of 4 businesses with 1-4 employees each does not have the same effect as the loss of 1 business with 50 to 99 employees. The following graph provides an illustration of this.~~

~~FIGURE VIII – 2: Number of Establishments by Number of Employees~~

~~1 see Appendix __ for complete data.~~



~~This graph shows that the decline in number of employees in 2001 was likely due to the loss of businesses that employed from 20 to 99 employees and the slow recovery in number of employees from 2004 through 2008 due to new businesses with between 5 and 19 employees. This graph also shows that by far the largest number of establishments only provide between 1 and 4 jobs and that generally small business, those with less than 50 employees form the backbone of the local business community.~~

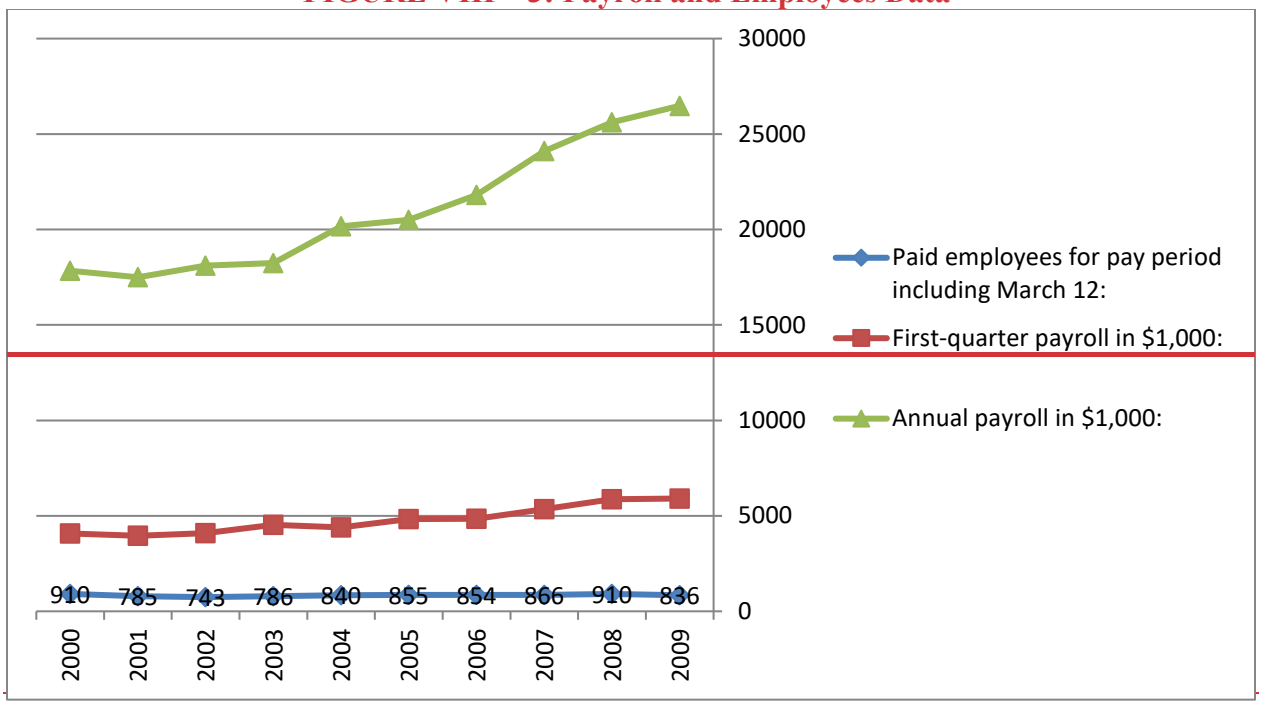
TABLE VIII – 1: Number of Establishments by Type

Type of Business Based North American Industry Classification System (NAICS) code	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Total for all sectors	144	148	140	134	135	129	119	123	125	134
Agriculture, forestry, fishing and hunting	5	6	5	6	6		8	8	9	9
Mining, quarrying, and oil and gas extraction	2	2	2	2	2		2	2	2	2
Construction	29	29	28	23	23		13	14	15	15
Manufacturing	7	9	10	8	7		6	7	3	3
Wholesale trade	4	5	6	5	5		5	8	8	8
Retail trade	27	29	24	27	28		26	24	27	26
Transportation and warehousing	5	7	5	5	5		3	3	3	0
Information	1	1	1	1	1		1	1	2	3
Finance and insurance	2	2	2	2	2		2	3	4	4
Real estate and rental and leasing	9	10	9	5	7		4	4	4	4
Professional, scientific, and technical services	4	4	4	4	4		4	3	3	5
Administrative and support and waste management and remediation services	5	4	3	2	2		4	2	3	1
Educational services	1	1	1	1	1		1	1	1	0
Health care and social assistance	13	12	12	14	12		9	12	12	13
Accommodation and food services	10	10	11	11	12		13	12	11	12
Other services (except public administration)	19	16	17	18	18		18	17	14	13

The table shows that the Construction, Retail Trade and Other Services sectors have historically contained the largest number of business establishments, however the construction sector has shown the greatest increase in number of businesses with a near doubling of the number of businesses from 2000 to 2009. Several sectors, including Mining, Accommodation and Food Services and Professional, scientific and technical services, have been fairly steady in terms of number of establishments, while others, Administrative and support and waste management and remediation services and Manufacturing have seen a steady increase and Agriculture, forestry, fishing and hunting and Wholesale trade have seen steady declines.

~~Another view of the economy in the Tonasket zip code is payroll information. The following graph shows that total payroll has been increasing at an average of 4.57% annually, while the total number of employees has remained relatively flat.~~

~~FIGURE VIII – 3: Payroll and Employees Data~~



The following figures show selected data from the 2020 US Census that provides a profile of the workforce in Tonasket.

FIGURE VIII-1 TYPE OF EMPLOYMENT

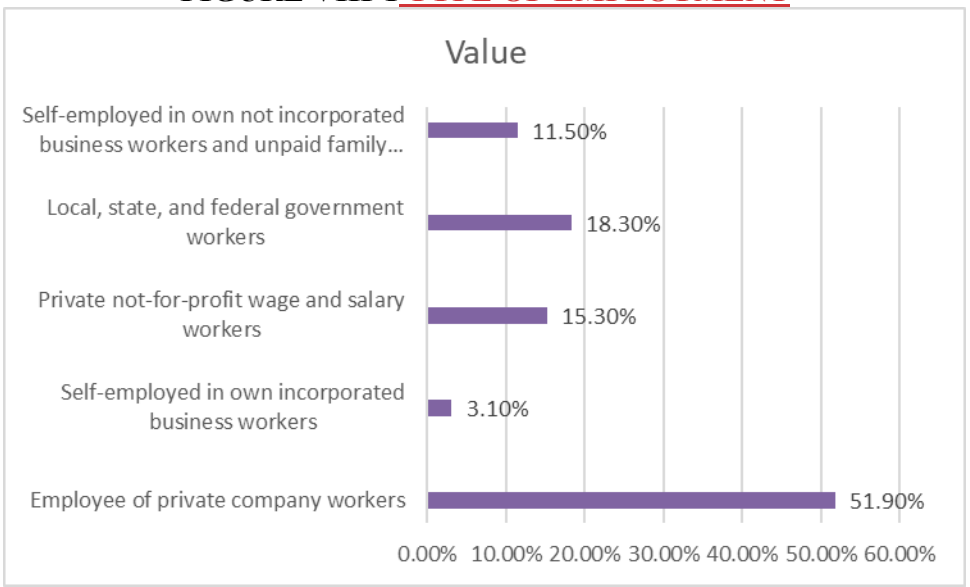


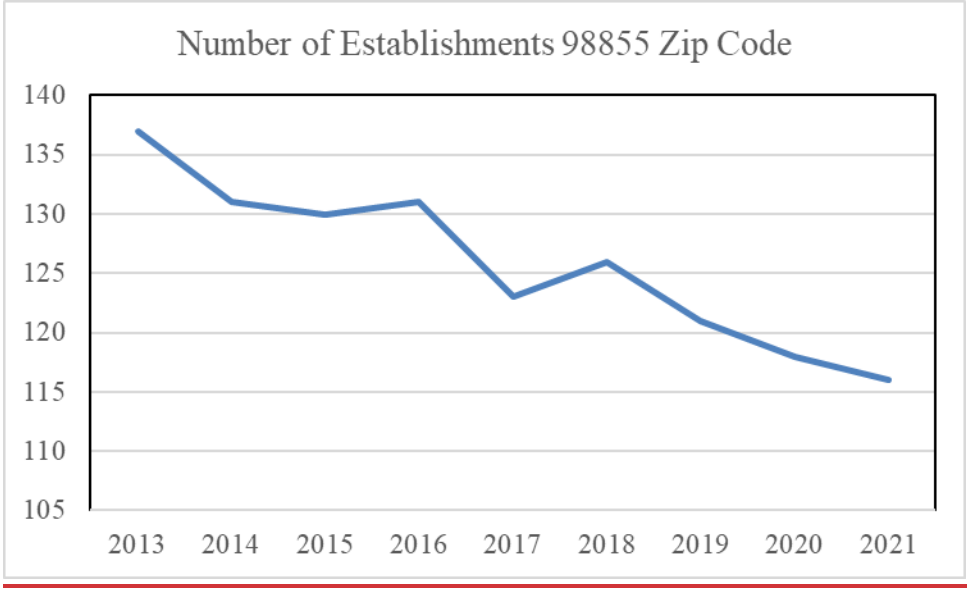
TABLE VIII-1 PERCENT OF EMPLOYMENT BY SECTOR 2020

Employment Sector	Value
Agriculture, forestry, fishing, hunting and mining	5.6%
Construction	2.5%
Manufacturing	2.8%
Wholesale trade	0.5%
Retail trade	33.3%
Transportation, warehousing and utilities	3.8%
Information	0.8%
Finance and insurance and real estate and rental and leasing	0.8%
Professional, scientific, and management, and administrative and waste management services	0.0%
Educational services, and health care and social assistance	30.5%
Arts, entertainment, and recreation, and accommodation and food services	6.1%
Other services, except public administration	2.5%
Public administration	10.7%

TABLE VIII-2 HISTORICAL EMPLOYER DATA BY SECTOR 98855 ZIP CODE

	Number of Establishments								
Employment Sector	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Agriculture, forestry, fishing and hunting	8	7	7	7	7	6	7	7	6
Mining, quarrying, and oil and gas extraction	1	1	1	1	0	0	0	0	0
Construction	21	19	23	22	20	20	21	20	23
Manufacturing	7	8	6	5	4	4	3	3	4
Wholesale trade	5	6	6	7	7	7	6	5	5
Retail trade	30	28	25	26	25	25	23	24	22
Transportation and warehousing	6	7	5	6	6	8	6	8	8
Information	2	2	2	2	0	0	0	0	0
Finance and insurance	2	2	2	3	3	3	3	4	3
Real estate and rental and leasing	8	4	5	5	3	4	3	3	3
Professional, scientific, and technical services	4	4	4	4	3	4	4	3	3
Administrative and support and waste management and remediation services	3	4	4	3	4	3	4	4	0
Educational services	2	2	2	2	3	3	0	0	0
Health care and social assistance	13	11	12	11	12	12	14	13	13
Arts, entertainment, and recreation	1	1	1	1	0	3	3	0	0
Accommodation and food services	9	10	11	12	10	11	11	12	11
Other services (except public administration)	15	15	14	14	16	13	13	12	15
Total	**137**	**131**	**130**	**131**	**123**	**126**	**121**	**118**	**116**

FIGURE VIII-2 NUMBER OF ESTABLISHMENTS 98855 ZIP CODE 2013-2021



As can be seen in the preceding figures and tables, retail trade and governmental related sectors provide the most jobs, while construction and retail activities comprise the largest number of businesses. However, overall, the number of businesses in the 98855 zip code have seen a steady decline, especially during the first two years of the COVID pandemic. This data should be monitored as the figures for 2023 and 2024 are released to determine which sectors are experiencing a recovery.

F. THE STRATEGIC ACTION PLAN

Vision Statement

The Tonasket Community ~~is striving~~strives for a healthy, diversified and sustainable economy that provides a variety of options for present and future generations.

Generally, the vision statement represents the overall end product that the Tonasket community is working to achieve. To successfully attain the vision, it must be common to the majority of the community while the actions in its pursuit should be orchestrated to maximize limited community resources. This plan offers Goals, Objectives and Strategic Actions that provide the means to collectively set and hold a common course that is aimed at attaining the vision. ~~Many months of public participation are the basis for ensuring that the Vision, Goals and Objectives are common to the majority of the Tonasket community.~~

Each Goal represents a key component of the vision while Objectives represent key projects that build upon the goal. Priority Objectives are projects that are currently being pursued and considered key to accomplishing other projects identified in the plan.

Rationale statements are also provided for several Objectives in order to demonstrate their importance to the overall economic development strategy. Particular items that were identified in the community assessment are included in Rationale statements.

Specific Actions are necessary to keep things happening. Actions are the most dynamic part of this plan because they can be systematically eliminated in a very short period. One action may lead to several more actions that are not identified in the plan. Actions are provided mostly to get things started and should be used as a basis for the ongoing preparation of short-term action plans that identify responsible parties, timelines and potential barriers to success. As any individual or group pursues objectives of this plan they should strategically lay out, in writing, a list of actions that will be used to accomplish the end result.

1. GOALS AND OBJECTIVES

GOAL: Revitalize the Tonasket business district to create a comfortable, attractive and pedestrian friendly trade center that appeals to visitors and residents alike.

RATIONALE: The image of Tonasket' central business district has been an ongoing concern expressed by both downtown businesses and the patrons of downtown business. Additionally, this goal should be easiest to pursue in the short-term.

It stands to reason that an attractive community will help to:

1) Entice the traveling public to stop and trade in Tonasket;

2) assist in recruitment of new business and industry by demonstrating a high quality of life; and

3) build a positive self image for the community that will encourage positive things to happen.

PRIORITY OBJECTIVE: Complete the "Perfect Passage Project"~~Develop an ongoing community revitalization program that is a priority agenda item at every Chamber of Commerce and City Council meeting~~.

ACTION: Support and encourage a downtown improvement committee of Chamber of Commerce that includes, City representatives, and other pertinent community members with a focus on promoting and implementing downtown beautification efforts. ~~This group should prepare more detailed action strategies that include methods to assist businesses in improvement their street front appearance.~~

~~**ACTION:** Explore potential benefits of becoming certified under the State of Washington's Main Street Program.~~

~~**ACTION:** Pursue funding to hire an individual that works to promote tourism, business and downtown revitalization efforts.~~

ACTION: Ensure that the Chamber, downtown businesses and other organizations are provided opportunities to shape the outcomes of transportation projects on US 97 and SR 20.

~~**ACTION:** Work to update and implement a streetscaping plan for downtown that includes estimates for the costs of business owners to participate in a local improvement district (LID). An LID could be coupled with outside funding to complete a comprehensive improvement project.~~

GOAL: Increase business opportunities in Tonasket by recognizing, promoting and utilizing local talent and resources.

RATIONALE: While t~~T~~his objective was originally the result of ~~goal a setting~~ activity ~~of~~ related to the School/Community Development Partnership in the 1990's and was intended to nurture the school/community relationship, the program was short-lived. ~~while providing a base for economic development activity~~. However, m~~M~~any developing entrepreneurs have the innovative ideas, abilities and resources to produce but lack the business training and/or experience to be successful. ~~The business resource center project addresses several findings of the 1991 Community Assessment, which are just as valid in 2012 as they were in the early 1990's.~~ The Okanogan County Economic Alliance has expanded to provide a wide range of business planning, training and financing that is available to all residents of the county.

The Strengths and Opportunities identified for the North County area in the ~~Assessment~~2021 "Okanogan County Comprehensive Economic Development Plan and Recovery Strategy" prepared by E.D. Hovee confirmed many of the results of the analysis completed in the 1990's and ~~taken advantage of by this project~~ include:

Strengths

- Attractive, affordable residential communities
- Natural resource & small business tradition

~~There is a demonstrated record of volunteerism and successful fund raising for important community projects with a force of expertise from retired individuals.~~

Opportunities

- U.S. Canada border reopening & re-branding
- Space for industrial facility development?

- Amenity improvements
- ~~Recreation based tourism.~~
- ~~Entrepreneurial ventures.~~
- ~~Canadian business expansion.~~

Weaknesses and threats ~~potentially resolved by the business resource center~~ include:

Weaknesses

- Net job loss in last decade, especially natural resource industries
- Current limited local high wage job opportunities
- ~~Tonasket resource based industries are shrinking, resulting in loss of job and income possibilities.~~
- ~~Limited job and career opportunities for young people.~~
- ~~Lack of comprehensive marketing strategy.~~
- ~~High unemployment and a depressed economy.~~

Threats

- Limited options for youth engagement
- Potential over-reliance on Canadian tourism market
- ~~Employment needs.~~
- ~~Low expectation of community.~~
- ~~Economic downturn.~~

PRIORITY OBJECTIVE: Support the Tonasket Visitors and Business Resource Center (TVBRC) in developing partnerships with other entities that will provide management counseling and loan packaging assistance for existing and start-up businesses.

ACTION: Work with the Economic Alliance to coordinate Small Business Development Center counseling services and training opportunities ~~the North Central Washington Business Loan Fund to assist in securing financing for projects~~.

ACTION: Work with local, state and federal government agencies and institutions to identify funding and other resources for the center.

ACTION: Identify private funding sources and pursue ongoing funding for Center equipment and staff.

ACTION: Assess local businesses and organizations for interest and support.

ACTION: Contact Wenatchee Valley College and assess level of interest for potential participation.

PRIORITY OBJECTIVE: Hire a person for the management and coordination of activities intended to satisfy the Goals and Objectives identified in this plan.

ACTION: Identify potential funding sources for ongoing of this position.

ACTION: Use City engineers, contract planner and/or Forest Service grant writing personnel to pursue funding from identified sources.

ACTION: Retain coordinator.

OBJECTIVE: Develop a comprehensive business strategy to capture the Canadian market that travels through the community.

ACTION: Perform a survey that targets the Canadian traveler to determine the most desired products and services sought by this market.

ACTION: Encourage businesses to incorporate products and services identified the survey.

ACTION: Encourage businesses to develop advertising strategies that inform the Canadian traveler that their wants and needs are satisfied in Tonasket.

OBJECTIVE: Develop a cottage industry retail/wholesale facility.

ACTION: Develop an inventory of home based businesses for the Greater Tonasket Area.

ACTION: Survey home based industries to assess needs and determine level of interest for retail/wholesale facility.

ACTION: If enough interest is generated feasibility for the facility should be further explored.

ACTION: Encourage expansion of the Tonasket Farmer's Market as one avenue for local producers to sell products.

ACTION: Explore the possibility of a consignment store.

OBJECTIVE: Develop and promote a community-wide recycling program geared to local remanufacture and reuse of locally generated solid waste.

ACTION: Work with the Okanogan County Solid Waste Advisory Committee, Waste Reduction and Recycling Committee and Green Okanogan to identify, implement, maintain and expand recycling /reuse programs.

ACTION: Assist in locating funds to conduct feasibility studies for recycle/remanufacture entrepreneurs that are working on innovative methods of reusing or recycling waste.

ACTION: If feasibility studies are favorable, study potential for a community corporation that sells shares in a solid waste processing and recycling facility. Donated space and utilities could be convertible to shares.

OBJECTIVE: Take advantage of the quality of life benefits offered by existing physical assets of the community including, the Okanogan River and Bonaparte and Siwash Creeks.

ACTION: Businesses and City government continue support for an annual Bonaparte Creek clean-up.

ACTION: The City, working with the Okanogan Conservation District, Upper Columbia Salmon Recovery Board and ~~Upper Columbia Regional Fisheries Enhancement Group~~Columbia Fisheries design and implement an expanded clean-up programs for the River and Creeks in the community that are modeled after the Adopt-A-Highway program where groups or individuals can maintain specific sections of the stream and are recognized for their efforts.

ACTION: Work with Tonasket School District to incorporate the river and creeks into on-going curriculum as critical science programming.

OBJECTIVE: Develop an intercommunity pedestrian/bicycle trail system in shoreline areas of the community.

ACTION: Prepare conceptual site plan for community trail system.

ACTION: Pursue trail funding through Recreation and Conservation Office, Department of Natural Resources and other sources as identified.

GOAL: Adapt existing, traditional industries to contemporary conditions and needs.

OBJECTIVE: Identify options for adding value to local wood, agricultural and mineral products.

ACTION: Check market feasibility for selected value added options.

ACTION: Identify sites for favorable value added product options.

ACTION: Encourage local business and industry to pursue favorable value-added products options.

ACTION: Collect all value-added information and make available through the TVBRC and Economic Alliance.

ACTION: Coordinate with Tonasket School District in developing curriculum that builds the future work force's capacity for innovation.

GOAL: Attract new commercial and light industry to add diversification to the base economy along with meaningful jobs.

OBJECTIVE: Evaluate the community for components that are necessary for new industry.

ACTION: Prepare an inventory of vacant buildings that have light industrial or other attractive business amenities.

ACTION: Evaluate existing and planned commercial and industrial sites that are identified in the comprehensive plan for infrastructure needs.

ACTION: Work with landowners of potential commercial and industrial sites that are interested in attracting new light industry to determine need of sites.

ACTION: Pursue funding for feasibility studies for expansion or extension of city utilities and transportation systems to serve planned commercial and light industrial sites.

ACTION: Identify skills and interest areas of local people who need jobs.

ACTION: Once the community feels it is prepared to accommodate new industry and feels comfortable with the kinds of new industry it would like to accommodate, a marketing brochure or information packet should be completed that can be used to sell Tonasket area for business start-up or relocation.

ACTION: Work with the Economic Alliance on business recruitment.

OBJECTIVE: Educate the local work force for new and changing industry.

ACTION: Support continued upgrades of Tonasket School District facilities in order to build its capacity to support a variety of vocational/technical programs

ACTION: Determine availability of training and education programs that could potentially be used at the Tonasket School District facilities.

ACTION: Coordinate with the School District for the establishment of needed programs and training facilities.

OBJECTIVE: Ensure that adequate housing is available for middle and upper income people commonly associated with new industry.

ACTION: Amend Comprehensive Plan and Zoning Code to provide for new areas for housing of all types and greater flexibility in permitting and required improvements.

ACTION: Update housing needs assessment to ensure that needs will be met for any new industry that develops.

ACTION: Work with local landowners and investors to devise innovative methods for extending city services as a means to encourage new housing starts.

ACTION: Identify vacant properties that have infrastructure available.

G. RECOMMENDED STEPS FOR IMPLEMENTATION

Recommendations for implementing of the Economic Development ~~Plan~~ Element can be accomplished by identifying those objectives that can be accomplished in the short-term and preparing more detailed action~~s~~ plans to accomplish each. Detailed actions should be assigned to individuals or groups within the community. Progress reports on each project should be given on a monthly basis as a means of progress evaluation. Discussion of four project areas are presented below with a recommended action to initiate each.

1. THE ECONOMIC DEVELOPMENT COMMITTEE

A new Economic Development Committee needs to be formed using the facilities and resources of the TVBRC and the newly organized group of local business owners as a core.

a. **Recommendation: The Committe**e should embark upon an aggressive membership campaign and should pursue a variety of means to fund their activities. If the committee feels that it can gain adequate support, the members may want to consider formally organizing as a non-profit organization which could widely expand its opportunities.

2. COORDINATION

It has been observed that there is a high degree of volunteerism in the Tonasket community; however, most of the volunteers are excessively active and "burnout" is a common problem. Successful economic development can be a full-time activity that needs long-term attention. Therefore, an objective in the Strategic Action Plan is to hire an individual to orchestrate economic development efforts in the community. A community leader that could volunteer substantial time and energy to strategic planning

activities would obviously be ideal but waiting for that leader to emerge would not be very productive.

a. **Recommendation:** The Economic Development Committee should pursue ongoing funding sources for the coordinator position. The City, as in the past, should continue to provide assistance whenever possible by providing planning assistance and sponsoring requests for outside funding.

3. TONASKET VISITOR AND BUSINESS RESOURCE CENTER

This facility and its staff of volunteers is making a difference in the Community.

a. **Recommendation:** Every effort should be made to ensure the long term viability of TVBRC.

4. DOWNTOWN REVITALIZATION

Downtown revitalization is the task that is the focus of the newly organized downtown group with some immediate actions planned. Since the primary stakeholders in downtown revitalization are primarily the downtown business owners, an effort should be made to get more downtown business owners involved on this project. Also, the TVBRC can provide an invaluable resource to these groups to help enhance their downtown revitalization program.

a. Recommendation: Two or three members of the Economic Development Committee should form a committee to carry out the task of visiting each and every business owner in the community to determine: 1) the level of assistance that might be necessary to improve storefronts; 2) apprise business owners of economic development activities while recruiting new members; and, 3) educate owners regarding the benefits of beautifying downtown while determining the level of interest for doing so.

If all recommendations are successfully carried out, the stage should be effectively set for an economic development program that can attain Tonasket's vision for economic development.

IX. THE SOLID AND HAZARDOUS WASTE ELEMENT

A. SOLID WASTE

In past years the City has been involved with three separate sanitary landfills. The old municipal landfill was terminated at least ~~40~~ 60 years ago. The second landfill site, located north of the city has been inactive for over ~~a~~ three decades but still serves as the transfer station for the Okanogan County landfill. The third site, located near the transfer station has also been closed for a number of years.

At the present time the City of Tonasket disposes of its solid waste in Okanogan County's Central Landfill. The City, like the majority of other communities in Okanogan County, resolved during 1989 to cooperate with the County in the siting of a new central landfill. The new Central Landfill was completed in the early 1990's and has been receiving solid waste from the city ever since.

As in most communities, the issue of solid waste disposal ~~has become~~ is an important issue in Tonasket for a variety of obvious reasons. Consequently, the City of Tonasket supports the vision of the State of Washington ~~in regards to solid waste management~~that is based on "Sustainable Materials Management". That vision is presented ~~in the Washington State Solid Waste Management Plan~~by the Federal EPA as follows:

> *"Sustainable materials management (SMM) is a systemic approach to using and reusing materials more productively over their entire life cycle. It represents a change in how our society thinks about the use of natural resources and environmental protection. By examining how materials are used throughout their life cycle, an SMM approach seeks to:*
>
> - *Use materials in the most productive way with an emphasis on using less.*
> - *Reduce toxic chemicals and environmental impacts throughout the material life cycle.*
> - *Assure we have sufficient resources to meet today's needs and those of the future.*
>
> *How our society uses materials is fundamental to our economic and environmental future. Global competition for finite resources will intensify as world population and economies grow. More productive and less impactful use of materials helps our society remain economically competitive, contributes to our prosperity and protects the environment in a resource-constrained future." —From the EPA SMM website~~All solid waste in Washington State (including industrial waste) will be managed by the highest priority method possible, as specified in the amended Solid Waste Management Act, to protect the environment and human health.~~*

The City also embraces the ~~goals~~ guiding principles and strategies outlined in the State's ~~plan as a means to make that vision a reality.~~:

Guiding principles and strategies As Ecology and others work to advance the goals and actions of the State Plan, key principles and strategies can guide us:

- Focus on preventing wastes in the first place.
- Research issues and policy solutions. Minimize unintended consequences of actions.
- Provide outreach and education in support of topics in the State Plan.
- Create collaborative partnerships and lead by example.
- Work to remove barriers and change behavior with incentives.
- Build on what's already working; take advantage of momentum and complementary actions.
- Take account of human and environmental health, environmental justice, economic viability, and people's quality of life.
- Collect, analyze, and share data.
- Evaluate programs and measure progress.
- Strive for continuous improvement.

Tonasket is also a member of the Okanogan County Solid Waste Advisory ~~Board~~ Committee and adopts the County's Solid Waste Plan as its own. Listed in order of priority are the following options for dealing with solid waste, associated goals applicable to our area, and objectives as well as policies that the City should use to meet these goals.

1. WASTE REDUCTION

The general goal for waste reduction is that everyone practice waste reduction so that waste generation per capita will decrease annually.

The objectives intended to meet this goal are as follows:

- The City ~~government~~ should make every effort to identify, acquire and distribute all educational literature that is available at no cost.
- The City should institute variable waste disposal charges that include a container size as small as ten gallons to reward those households or businesses that have reduced waste to this low level.
- The City should consider levying a surcharge on commercial waste.
- The City should consider restrictions and bans to encourage substitutions for products that threaten human health and environment. This strategy cannot be implemented ~~until "THE BAN ON BANS" legislation expires July 1, 1993, if~~unless the ~~in fact~~ Legislature has allow~~ed~~s the expiration on the "Ban on Bans".~~.~~

A policy which the City of Tonasket should consider adopting as a means to realize the objectives and ultimately the goal for waste reduction is:

- In its provision of services, the City should consider both the product and its packaging when purchasing the materials necessary to provide the service. The city should then use the options that generate the least waste.

2. RECYCLING

The general goal~~s~~ for recycling is to have everyone recycle, reuse, or compost all waste possible.

The objectives intended to meet this goal are as follows:

- The City should advocate, by resolution and support, recycling throughout Okanogan County.
- The City should establish a central composting station for leaves, yard clippings and other such debris.
- The City should coordinate with "Green Okanogan" to identify and pursue grant programs that fund innovative techniques in recycling.
- Identify and distribute educational materials regarding recycling.
- Work with the private sector to make reuse, recycling and composting opportunities readily available.

A policy which the City should consider adopting as a means to realize the objectives and ultimately the goal for recycling is:

- All public facilities should incorporate recycling, composting and reuse strategies at every opportunity while providing municipal services.

Because of the increasing costs and environmental concerns created by landfilling and an ever-increasing amount of solid waste, the City has acquired a special dumpster for the collection of recyclable materials. The recycling dumpster should be viewed as just the beginning of a broader effort to reduce solid waste disposal needs through recycling.

3. DISPOSAL TECHNIQUES

The general goal for disposal techniques is that only source-separated waste is disposed, with all reusable, recyclable, compostable material removed.

The objectives intended to meet this goal are as follows:

- Research the feasibility of curbside recycling for small communities and coordinate these efforts with the Okanogan County solid waste management efforts.
- Utilize disposal practices are environmentally sound and protect human health.
- Participate in Okanogan County solid waste disposal decision-making processes.

4. SOLID WASTE MANAGEMENT

The general goal for solid waste management is to provide adequate resources to manage waste by the highest priority method possible.

- All levels of government, citizens and the private sector are working cooperatively.
- Play an active and cooperative role in developing the Okanogan County Solid Waste Management Plan.

  A policy which the City should consider adopting as a means to realize the objectives and ultimately the goal for recycling is:

  - Ensure that a representative of the City attends County solid waste planning meetings to support the goals outlined in this Comprehensive Plan.

B. HAZARDOUS WASTE

Hazardous waste is created by the use of many materials in households, business places and industries. Many citizens that are interested in the appropriate disposal of hazardous wastes are discouraged from taking responsible action due to the limited available options. Frequently, the cost of responsible disposal is well beyond the capabilities of individuals, small businesses and small industries. The industries that produce hazardous materials and substances seem to shun responsibility of waste disposal while they are the most capable and knowledgeable resources. It is apparent that hazardous wastes must be dealt with on a local level, at least until an appropriate nationwide policy is developed to address the larger scope of the problem.

1. GOAL

The Tonasket area's air, land, surface and ground water resources must be protected from pollution from the use, handling, storage and disposal of hazardous materials and substances.

2. OBJECTIVES

- Tonasket should prepare a hazardous waste mini-plan that reflects those policies contained in the Okanogan County Plan with additional policies to be implemented in the community. Zoning can be used to implement a portion of this Plan.

- A program should be developed to safely dispose of household hazardous wastes so they do not end up part of the local landscape.

- A central collection area for the disposal and possible treatment of hazardous waste should be established in an industrial area away from residences, streams and rivers. After collection the waste would be hauled to a regional facility.

- The City should encourage Okanogan County to develop a regional facility that accepts hazardous wastes.

- Business and industries that keep hazardous substances should be allowed to store and treat like hazardous wastes that are generated on site.