

CITY OF TONASKET COMPREHENSIVE LAND USE PLAN



2013 UPDATE

**Prepared by: Highlands Associates
Adopted November 26, 2013**

TONASKET CITY OFFICIALS

PLANNING COMMISSION

2013

Gayle Mailloux, Chair
Jan Asmussen
George Hill
Sue Edick

2012

Gayle Mailloux, Chair
Dennis Brown
Jan Asmussen
Colin Graham
George Hill

2011

Gayle Mailloux, Chair
Jan Asmussen
Dennis Brown
Colin Graham
Art Mosher

CITY COUNCIL

2013

Mayor - Patrick Plumb
Jean E Ramsey
Scott Olson
Jill Vugteveen
Selena Hines/Clair Jeffco
Dennis Brown

2012

Mayor - Patrick Plumb
Jean E Ramsey
Scott Olson
Jill Vugteveen
Selena Hines
Julianna Griffin/Dennis
Brown

2011

Mayor - Patrick Plumb
Jean E Ramsey
Jill Vugteveen
Julianna Griffin
Connie Maden/Scott Olson
Joyce Fancher/Selena
Hines

CITY STAFF

Alice J. Attwood, Clerk/Treasurer
Deniece Miller, Deputy Clerk/Treasurer
Vernie McDaniel, Utility Clerk/Planning Commission Secretary
Bill Pilkinton/Hugh Jensen, Superintendent
Michael D. Howe, Attorney
Kurt Danison, Contract Planner

TABLE OF CONTENTS

Section	Page
TONASKET CITY OFFICIALS	ii
I. INTRODUCTION	I - 1
A. A BRIEF HISTORY OF TONASKET	I - 1
B. AUTHORITY TO PLAN	I - 1
C. PURPOSE OF THE PLAN	I - 1
D. WHY HAVE A PLAN?	I - 2
E. ELEMENTS OF THE TONASKET COMPREHENSIVE PLAN	I - 3
F. ORGANIZATION OF THE PLAN	I - 4
1. GOALS - WHAT DO WE LIKE?	I - 4
2. ASSESSMENT - WHAT DO WE HAVE AND WHAT DO WE NEED?	I - 4
3. PLAN - HOW DO WE GET WHAT WE WANT?	I - 4
G. FUTURE OF THE TONASKET COMPREHENSIVE PLAN	I - 4
H. AMENDING THE PLAN	I - 5
1. DOCKETING	I - 5
2. FIVE YEAR REVIEW	I - 6
II. POPULATION	II - 1
III. THE LAND USE ELEMENT	III - 1
A. GOALS	III - 1
1. LAND USE GOALS.....	III - 1
B. ASSESSMENT - TONASKET TODAY	III - 2
1. THE GENERAL PATTERN	III - 2
2. EXISTING RESIDENTIAL	III - 3
3. EXISTING COMMERCIAL	III - 4
4. EXISTING INDUSTRIAL	III - 4
5. EXISTING PUBLIC AND SEMI-PUBLIC	III - 5
6. EXISTING STREETS AND ALLEYS	III - 5
7. EXISTING AGRICULTURAL	III - 5
8. EXISTING LAND USES OUTSIDE THE CITY LIMITS.....	III - 8
C. LAND USE PLAN - THE FUTURE	III - 8
1. SPATIAL NEEDS	III - 8
2. ANNEXATION AND REDEVELOPMENT	III - 9
3. LAND USE DESIGNATIONS & PRINCIPLES FOR DEVELOPMENT	III - 10
a. Residential.....	III - 10
b. Commercial.....	III - 12
c. Industrial	III - 15
d. Mixed Use.....	III - 16
e. Airport Industrial	III - 17
f. Airport Protection Overlay	III - 18
D. RESOURCE LANDS AND CRITICAL AREAS	III - 20
1. GROWTH MANAGEMENT ACT	III - 20
2. SHORELINE MANAGEMENT ACT	III - 22

3.	GENERAL POLICIES FOR RESOURCE LANDS, CRITICAL AREAS AND SHORELINES	III - 22
4.	RESOURCE LANDS	III - 23
a.	Agricultural Lands of Long-Term Commercial Significance.....	III - 24
b.	Forest Lands of Long-Term Commercial Significance	III - 25
c.	Mineral Lands of Long-Term Commercial Significance.....	III - 25
5.	CRITICAL AREAS	III - 26
a.	Aquifer Recharge Areas.....	III - 31
b.	Fish and Wildlife Conservation Areas	III - 34
c.	Wetlands	III - 37
d.	Frequently Flooded Areas.....	III - 40
e.	Geologically Hazardous Areas	III - 41
E..	IMPLEMENTATION OF THE LAND USE PLAN	III - 43
1.	ZONING	III - 43
2.	PLANNED DEVELOPMENT	III - 43
3.	SUBDIVISION.....	III - 44
4.	BINDING SITE PLAN.....	III - 44
5.	STATE ENVIRONMENTAL POLICY ACT (SEPA).....	III - 45
6.	FLOOD DAMAGE PREVENTION ORDINANCE.....	III - 45
7.	SHORELINES MASTER PROGRAM (SMP)	III - 45
8.	CONSERVATION EASEMENTS/TRANSFERABLE DEVELOPMENT RIGHTS	III - 45
9.	GROWTH MANAGEMENT ACT	III - 46
10.	INTERNATIONAL BUILDING CODE.....	III - 46
11.	AIRPORT OVERLAY ZONE.....	III - 46
12.	GRADING AND FILLING ORDINANCES	III - 46
IV.	<u>THE PUBLIC FACILITIES ELEMENT (element not updated)</u>	IV - 1
A.	GOALS.....	IV - 1
	PUBLIC FACILITIES GOALS.....	IV - 3
1.	SCHOOLS	IV - 3
2.	CITY HALL AND LIBRARY	IV - 4
3.	POLICE PROTECTION.....	IV - 5
4.	FIRE PROTECTION	IV - 5
5.	CITY SHOP FACILITY.....	IV - 6
6.	WATER SYSTEM.....	IV - 6
	OBJECTIVES	IV - 8
7.	SEWER SYSTEM	IV - 8
8.	STORM DRAINAGE.....	IV - 9
9.	AIRPORT	IV - 9
10.	IMPLEMENTATION OF PUBLIC FACILITIES PLAN.....	IV - 12
	RECOMMENDATIONS	IV - 12
V.	THE TRANSPORTATION/CIRCULATION ELEMENT	V - 1
A.	GOALS.....	V - 1
1.	TRANSPORTATION/CIRCULATION GOALS	V - 1
2.	RECOMMENDED CLASSIFICATION AND DESIGN STANDARDS FOR CITY STREETS - MOTORIZED.....	V - 1
3.	RECOMMENDED CLASSIFICATION AND DESIGN STANDARDS FOR NON-MOTORIZED TRANSPORTATION SYSTEMS	V - 6

B. ASSESSMENT - TONASKET'S EXISTING TRANSPORTATION/CIRCULATION SYSTEM	V - 7
1. MOTORIZED	V - 7
a. Principal and Minor Arterials	V - 7
b. Major and Minor Collectors	V - 7
c. Local Major and Minor Collectors	V - 8
d. Local Access Streets	V - 9
2. NON-MOTORIZED	V - 9
a. Major Sidewalks	V - 9
b. Minor Sidewalks	V - 10
c. Pathways	V - 10
C. THE TRANSPORTATION/CIRCULATION PLAN	V - 10
1. MOTORIZED TRANSPORTATION/CIRCULATION - RECOMMENDATIONS	V - 10
a. Principal and Minor Arterials	V - 11
b. Major and Minor Collectors	V - 11
c. Local Major and Minor Collectors	V - 11
d. Local Access Streets	V - 13
2. NON-MOTORIZED TRANSPORTATION/CIRCULATION - RECOMMENDATIONS	V - 13
a. Major Sidewalks	V - 13
b. Minor Sidewalks	V - 14
c. Pathways	V - 15
D. IMPLEMENTATION OF THE TRANSPORTATION/CIRCULATION PLAN	V - 15
1. MOTORIZED	V - 15
2. NON-MOTORIZED	V - 16
VI. THE PARKS AND RECREATION ELEMENT	VI - 1
A. GOALS	VI - 1
B. POLICIES	VI - 1
VII. HOUSING ELEMENT	VII - 1
A. INTRODUCTION AND GOALS	VII - 1
1. GOALS	VII - 1
B. NEEDS ASSESSMENT	VII - 1
VIII. ECONOMIC DEVELOPMENT ELEMENT	VIII - 1
A. INTRODUCTION AND BACKGROUND	VIII - 1
B. WHAT IS ECONOMIC DEVELOPMENT	VIII - 1
C. GENERAL GOALS AND OBJECTIVES FOR ECONOMIC DEVELOPMENT PLANNING	VIII - 2
1. GENERAL ECONOMIC DEVELOPMENT GOALS	VIII - 2
2. GENERAL OBJECTIVES FOR ECONOMIC DEVELOPMENT	VIII - 2
D. DEVELOPMENT OF A STRATEGIC PLAN	VIII - 2
1. TONASKET ECONOMIC DEVELOPMENT COMMITTEE	VIII - 2
2. THE COMMUNITY ASSESSMENT	VIII - 3
3. TONASKET SCHOOL/COMMUNITY DEVELOPMENT PARTNERSHIP	VIII - 4
4. PRELIMINARY IMPLEMENTATION	VIII - 4

5. PLANNING, IMPLEMENTATION AND EVALUATION: THE ONGOING PROCESS	VIII - 4
E. ECONOMIC PROFILE	VIII - 5
F. THE STRATEGIC PLAN	VIII - 8
1. GOALS AND OBJECTIVES	VIII - 9
G. RECOMMENDED STEPS FOR IMPLEMENTATION	VIII - 15
1. THE ECONOMIC DEVELOPMENT COMMITTEE	VIII - 15
2. COORDINATION	VIII - 15
3. TONASKET VISITOR AND BUSINESS RESOURCE CENTER.....	VIII - 15
4. DOWNTOWN REVITALIZATION.....	VIII - 15
IX. THE SOLID AND HAZARDOUS WASTE ELEMENT	IX - 1
A. SOLID WASTE	IX - 1
1. WASTE REDUCTION.....	IX - 1
2. RECYCLING.....	IX - 2
3. DISPOSAL TECHNIQUES	IX - 3
4. SOLID WASTE MANAGEMENT	IX - 3
B. HAZARDOUS WASTE	IX - 3
1. GOAL	IX - 3
2. OBJECTIVES	IX - 4

TABLES AND FIGURES

TABLE II-1 – HISTORIC POPULATION FIGURES	II - 1
FIGURE II-1 – TONASKET/OKANOGAN COUNTY POPULATION HISTORY BY DECADE	II - 2
TABLE II-2 – POPULATION PROJECTIONS	II - 2
TABLE III-1 – 2010 Land Use City of Tonasket	III - 7
TABLE III-2 – PRESENT AND PROJECT ALLOCATION OF LAND USES 2010.....	III - 8
TABLE V-1 – DESIGN STANDARDS – STATE AND FEDERAL CLASSIFIED ROADS	V - 4
TABLE V-2 – DESIGN STANDARDS – LOCALLY CLASSIFICATED ROADS	V - 5
FIGURE VIII-1 – TOTAL NUMBER OF ESTABLISHMENTS AND EMPLOYEES	VIII - 5
FIGURE VIII-2 – NUMBER OF ESTABLISHMENTS BY NUMBER OF EMPLOYEES	VIII - 6
TABLE VIII-1 – NUMBER OF ESTABLISHMENTS BY TYPE	VIII - 7
FIGURE VIII-3 – PAYROLL AND EMPLOYEES DATA	VIII - 8

MAP APPENDIX

MAP III-1 – EXISTING LAND USE MAP.....	1
MAP III-2 – LAND USE DESIGNATIONS MAP	2
MAP III-3 – WELLHEAD PROTECTION AREA MAP	3
MAP III-4 – AQUIFER RECHARGE AREAS MAP	4
MAP III-5 – CRITICAL FISH AND WILDLIFE AREAS MAP	5
MAP III-6 – WETLANDS MAP	6
MAP III-7 – FREQUENTLY FLOODED AREAS MAP	7
MAP III-8 – EROSION HAZARD MAP.....	8
MAP V-1 – TRANSPORTATION SYSTEM AND FUNCTIONAL CLASSIFICATION - MOTORIZED MAP	9
MAP V-2 – NON-MOTORIZED FUNCTIONAL CLASSIFICATION MAP	10

MAP V-3 – PROPOSED MOTORIZED TRANSPORTATION IMPROVEMENTS MAP.....11
MAP V-4 – PROPOSED NON-MOTORIZED TRANSPORTATION IMPROVEMENTS
MAP12
MAP VI-1 – PARKS AND RECREATION MAP.....13