I. INTRODUCTION

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~~ 2020 population is estimated to be ~~approximately 1,040~~1,115.

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 Okanogan/Wenatchee 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.

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.

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 ~~e~~insure 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, adopted by the Tonasket ~~Town~~ City Council in 2010 and presently being updated 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 ~~presented as a series of figures throughout the Plan~~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.

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 (Figure III-2) will begin January 31 and end on June 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 July 7 of each year. The Council will determine which proposals to docket for further review by July 31. 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

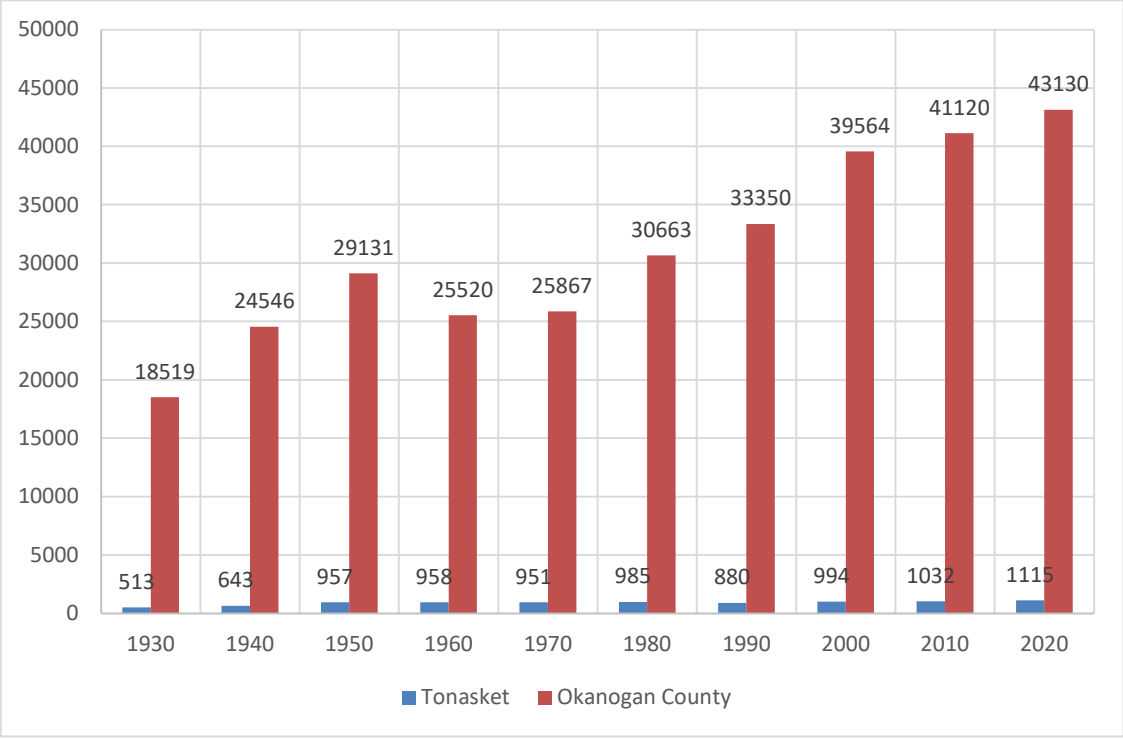
Over the last 60 years, Tonasket has been experiencing a declining share of County growth while 23 miles to the south, Omak has been gaining its share. Omak's central location has been an attraction for large commercial development including discount stores, while also being the central location for governmental offices and services. Tonasket is trending toward a "bedroom" community that may be a ~~more~~ 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 . More recently, the Office of Financial Management (OFM), based on data provided by the City, estimated the population in 2010 at about 1,040 people. (1,032 actual count)

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	~~1050~~1032	~~5.63~~3.82%	2.51~~9~~%
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 ~~mean~~ average growth rate for the past three decades for the ~~low~~ high projection, five decades for the medium project and seven decades for the ~~high~~ low projection. Based on the US Census figures provided, population over the past decade indicates a ~~significant decline~~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

~~2011~~2020		~~2020~~2030	~~2030~~2040
~~1050~~1115	Low	~~1078~~1142	~~1106~~1170
	Medium	~~1080~~1155	~~1111~~1195
	High	~~1140~~1170	~~1237~~1307

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. The Plan is a statement of policy which includes both a graphic and text statement which is designed to assist the future growth of the City of Tonasket toward the goals listed on the following page. 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 20~~10~~20 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.

i. LAND USE GOALS

- ✓ Encourage the growth of an orderly physical environment that will insure 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 promoting the optimum in convenience, efficiency, health and welfare of the City.

- ✓ 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.

B. ASSESSMENT - TONASKET TODAY

A land use inventory was conducted within the Tonasket incorporated limits in 20~~10~~20 to serve this purpose. A more general survey was conducted to determine the land uses in growth areas outside of the incorporated limits that could be subject to annexation in the future.

1. THE GENERAL PATTERN

The Existing Land Use Map1 (see Map Appendix Map III-1) illustrates that the majority of commercial use runs thought the middle of Tonasket, appropriately situated 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 shed 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 ~~565~~ 503 acres of land; 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 ~~700~~ 627 acres. As indicated on the map, the bulk of the unincorporated lands are residential immediately southeast and southwest of the City.

About ~~93~~ 87 percent of the City proper is 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 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.

1 - existing land use data is based on ~~2010~~ 2020 Okanogan County Assessor's parcel database ~~with limited modifications to accommodate known change of use or to more accurately describe current use (e.g. Bluebird and Smith & Nelson Warehouses changed from Commercial to Industrial) and properties annexed in later 2012 and early 2013 have also been included~~.

Considering only ~~the developed~~ land within ~~the coporate limits of~~ Tonasket, ~~24.96~~41.14 percent is residential; ~~5.65~~3.36 percent is commercial; ~~6.62~~3.36 percent is industrial; ~~41.59~~52.41 percent is public or semi-public; and ~~21.18~~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 ~~68.57~~53.65 percent residential, ~~16.8~~7.67 percent commercial, ~~1.02~~1.12 percent industrial, ~~12.88~~5.83 percent public or semi-public, and ~~0.68~~5.83 percent are streets and alleys

2. EXISTING RESIDENTIAL

Residential use encompasses ~~141.14~~191.65 acres of land use in Tonasket, single family homes using ~~121.52~~176.77 acres while multi-family dwellings, including manufactured home parks, make up about ~~19.62~~14.88 acres. As the existing Land Use Map reveals, the higher density residential uses are ~~is~~ 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 ~~10,000~~13,129 square feet but the majority of lots fall into the 7,000-8,000 square foot range mainly because the 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. ~~The 10,000~~5,000 to 7,000 square foot lots ~~is~~ are now commonly used for urban plats in in many communities in the county and suitable for today's building demands. There were ~~380~~ 386 single-family dwellings counted in the land use inventory. ~~Three of these dwellings were listed at the Okanogan County Assessor's office as holding no value. Two of the dwellings, located along the river and just north of the bridge, were considered uninhabitable.~~

There were ~~48~~ 42 parcels listed as multi-family dwellings that include the mobile home parks. ~~Fourteen~~ Twenty of the multi-family dwellings include three or less units while ~~five~~ seven were apartments with more than 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 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 ~~129~~ 191 parcels ~~with residential use~~ with a total land area of ~~216.23~~627.35 acres. Of these parcels, ~~126~~ 89 are ~~designated~~ in Single-Family use, and have a total area of ~~200.34~~116.34 acres, while the remaining ~~3~~ 1 ~~are~~ is in ~~designated~~ Multi-Family use at~~, and contain~~ 14.79~~15.89~~ acres.

3. EXISTING COMMERCIAL

Almost ~~32~~ 173.41 acres of developed Tonasket ~~is~~ are commercial properties~~y~~. 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, reconstruction of the roadway, installation of streetscape and pedestrian improvements. The current price tag is in the $9,000,000 range with the City presently seeking funding to 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 ~~a little over~~ about 1.12 ~~one~~ acred or 0.22~~19~~ 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 ~~22~~ 191 parcels with commercial development totaling ~~53.10~~60.01 acres.

4. EXISTING INDUSTRIAL

Industrial uses in Tonasket consist of mostly fruit warehouses and packing sheds. This category accounts for ~~37.45~~12.72 acres of developed land. One portion of industrial use is a large area immediately west of the railroad tracks and south of the ~~Okanogan River Bridge~~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 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.

The Urban Growth Area, which is that land lying between the city limits and the Urban Growth Boundary, is comprised of ~~1~~ 8 parcels with industrial development totaling ~~3.23~~10.09 acres.

5. EXISTING PUBLIC AND SEMI-PUBLIC

Public and semi-public use make up ~~approximately 41.59~~50.69 percent of the ~~developed~~ land area in the Tonasket City limits and ~~12.88 percent of the~~ UGA.~~,~~ ~~an area that totals about 233 acres.~~ Over 5~~2~~7 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, City Hall, ~~police station~~Okanogan River, fire station and other government ~~operated facilities~~owned properties. ~~They use just under 87 acres of land or just over 17 percent of the developed land. The hospital, convalescent center, churches and service clubs constitute the 12.5 acres of semi-public uses while the schools make up the rest of the public and semi-public category using about 76 acres of land.~~ The cemetery (26.92 acres) and airport (84.78 acres) are City-owned properties that lie outside of the UGA.

The Urban Growth Area, which is that land lying between the city limits and the Urban Growth Boundary, is comprised of ~~12~~ 5 parcels with Public and Semi-Public development totaling ~~40.61~~86.95 acres.

6. EXISTING STREETS AND ALLEYS

Streets and alleys utilize ~~119.74~~67.58 acres of land in Tonasket or around ~~21.18~~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.

~~The Urban Growth Area, which is that land lying between the city limits and Urban Growth Boundary, is comprised of 4 parcels with street and alley development totaling 2.25 acres.~~

7. EXISTING AGRICULTURAL

Agricultural use is confined to a small (~~+/- 1~~7.22 acre) orchard within the incorporated area~~s~~ 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 ~~43~~ 34 parcels with Agricultural development totaling ~~311.38~~120.75 acres.

~~Refer to Table III-1 on the following page for a summary of the Tonasket land use distribution[2].~~

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, 13 and 17 as Multi-Family residential, 15 as Manufactured Home Parks, and 18 as Residential Other, 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.

~~2 please note that data in the table does not include the City Airport or Cemetery properties.~~

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
2020 LAND USE
CITY OF TONASKET

	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	**428**	**91**	**137.88**	**228.91**	**82.47%**	**17.53%**	27.40%	36.49%	1.38	2.29
Single-Family	386	89	116.34	215.04	81.26%	18.74%	23.12%	34.28%	1.16	2.15
Multi-Family	36	1	14.79	1.19	97.30%	2.70%	2.94%	0.19%	0.15	0.01
Manufactured Home Parks	6	1	6.75	12.68	85.71%	14.29%	1.34%	2.02%	0.07	0.13
Commercial	**131**	**25**	**173.41**	**60.21**	**83.97%**	**16.03%**	34.47%	9.60%	1.73	0.60
Trade	71	10	36.75	41.16	87.65%	12.35%	7.30%	6.56%	0.37	0.41
Service	57	15	135.54	19.05	79.17%	20.83%	26.94%	3.04%	1.36	0.19
Tourist	3	0	1.12	0	100.00%	0.00%	0.22%	0.00%	0.01	0.00
Industrial	**27**	**8**	**12.72**	**10.09**	**77.14%**	**22.86%**	**2.53%**	**1.61%**	**0.13**	**0.10**
Manufacturing	4	0	4.82	0	100.00%	0.00%	0.96%	0.00%	0.05	0.00
Transportation, Communication and Utilities	23	8	7.9	10.09	74.19%	25.81%	1.57%	1.61%	0.08	0.10
Recreation/Cultural	22	4	13.28	21.98	84.62%	15.38%	2.64%	3.50%	0.13	0.22
School Lands (no parcel number)	14	0	6.40	0	100.00%	-	1.27%	0.00%	0.06	0.00
Streets, Rights-of-Way and Alleys	-	-	67.58	45.77	-	-	13.43%	7.30%	0.68	0.46
DEVELOPED AREA TOTALS	**608**	**128**	**411.27**	**366.96**	**82.61%**	**17.39%**	**81.74%**	**58.49%**	**4.11**	**3.67**
Okanogan River	**0**	**0**	**34.60**	**24.13**	**0.00%**	**0.00%**	6.88%	3.85%	0.35	0.24

Agriculture	**1**	**34**	**7.22**	**120.75**	**2.86%**	**97.14%**	1.43%	19.25%	0.07	1.21
Undeveloped	**59**	**29**	**50.05**	**115.51**	**67.05%**	**32.95%**	9.95%	18.41%	0.50	1.16
CITY AND UGA TOTALS	**668**	**191**	**503.14**	**627.35**	**77.76%**	**22.24%**	**100.00%**	**100.00%**	**5.03**	**6.27**
Public Owned Lands	**43**	**5**	**76.75**	**17.05**	**89.58%**	**10.42%**	**15.25%**	**2.72%**	**0.77**	**0.17**
City	23	1	61.16	2.06	95.83%	4.17%	12.16%	0.33%	0.61	0.02
County	3	1	0.60	5.47	75.00%	25.00%	0.12%	0.87%	0.01	0.05
School District	7	0	0.86	0.00	100.00%	0.00%	0.17%	0.00%	0.01	0.00
Hospital	6	0	5.72	0.00	100.00%	0.00%	1.14%	0.00%	0.06	0.00
PUD	0	2	0.00	3.60	0.00%	100.00%	0.00%	0.57%	0.00	0.04
USA	3	0	8.11	0.00	100.00%	0.00%	1.61%	0.00%	0.08	0.00
State	1	1	0.30	5.92	50.00%	50.00%	0.06%	0.94%	0.00	0.06

TABLE III-1
2010 LAND USE
CITY OF TONASKET

	Parcels		Acres		Percent of Developed Area		Percent of Total Land Area		Acres per 100 persons	
Land Use	City	UGA	City	UGA	City	UGA	City	UGA	City (10.1)	UGA (4.37)
Residential	428	129	141.14	216.23	24.96%	68.57%	23.13%	29.94%	13.68	49.48
— Single-Family	380	126	121.52	200.34	21.49%	63.54%	19.92%	27.74%	11.78	45.84
— Multi-Family	48	3	19.62	15.89	3.47%	5.04%	3.22%	2.20%	1.90	3.64
Commercial	96	22	31.96	53.10	5.65%	16.84%	5.24%	7.35%	3.10	12.15
— Retail	62	7	18.34	36.60	3.24%	11.61%	3.01%	5.07%	1.78	8.38
— Service	28	15	12.55	16.50	2.22%	5.23%	2.06%	2.28%	1.22	3.78
— Tourist	6	0	1.07	0.00	0.19%	0.00%	0.18%	0.00%	0.10	0.00
Industrial	2	2	11.55	2.13	2.55%	0.51%	2.29%	0.25%	1.14	0.49
— Railroad	25	1	37.45	3.23	6.62%	1.02%	6.14%	0.45%	3.63	0.74
— Other	4	0	13.68	0.00	2.42%	0.00%	2.24%	0.00%	1.33	0.00
Public and Semi-Public	75	12	235.14	40.61	41.59%	12.88%	38.54%	5.62%	22.78	9.29
— Public	28	2	86.79	11.39	15.35%	3.61%	14.22%	1.58%	8.41	2.61
— Semi-Public	20	5	11.84	22.11	2.09%	7.01%	1.94%	3.06%	1.15	5.06
— Education	13	0	75.15	0.00	13.29%	0.00%	12.32%	0.00%	7.28	0.00
— Public Utility	5	2	4.35	3.60	0.77%	1.14%	0.71%	0.50%	0.42	0.82
— Parks	9	3	57.01	3.51	10.08%	1.11%	9.34%	0.49%	5.52	0.80
Streets and Alleys	21	4	119.74	2.15	21.18%	0.68%	19.62%	0.30%	11.60	0.49
Developed Area Totals	645	168	565.43	315.32	100.00%	100.00%	92.67%	43.66%	44.90	95.17
Agriculture	3	30.97	11.01	299.48	1.80%	41.46%	11.38%	26.70%	5.67	51.44
Vacant	46	33	33.72	107.49	5.53%	0.00%	0.00%	0.00%	0.00	0.00
City and UGA Totals	694	232	610.16	722.29			100.00%	100.00%		

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

C. 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 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., ~~9.96~~1.38 acres per 100 persons for residential uses).

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

	Present	Projected Need	
	~~2010~~2020	~~2020~~2030	20~~3~~0
Land Use Type			
Residential	~~**100.59**~~**137.88**	149.28~~**107.57**~~	161.63~~**110.66**~~
Single-family	~~86.21~~116.34	125.96~~**92.23**~~	136.38~~**94.88**~~
Commercial	~~**40.21**~~**173.41**	187.75~~**42.98**~~	203.28~~**44.22**~~
Retail and Service	~~39.13~~172.29	186.54~~**41.80**~~	201.97~~**43.00**~~
Tourist	~~.07~~1.12	1.21~~**1.19**~~	1.31~~**1.22**~~
Industrial	~~**11.55**~~**12.72**	13.77~~**12.31**~~	14.91~~**12.67**~~
Public and Park	~~**139.63**~~**117.75**	127.49~~**248.94**~~	138.03~~**256.09**~~
Streets and Alleys	~~**68.35**~~**57.58**	62.34~~**73.12**~~	67.50~~**75.21**~~
Total Developed Area	~~**453.46**~~**411.27**	445.28~~**484.92**~~	482.11~~**498.84**~~
Vacant Land & Agriculture	~~**49.83**~~**57.27**	62.01~~**53.24**~~	67.13~~**54.77**~~
Total Land Area	~~**503.29**~~**503.14**	544.75~~**538.16**~~	589.80~~**553.61**~~

Source: Land Use Survey, City of Tonasket, ~~2010~~2020
Population Projections, Highlands Associates, ~~2010~~2020

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 area of Tonasket should be more of a priority than annexation in order to reduce the costs ~~of~~ 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 ~~recent new~~ construction of multi-family dwellings in Tonasket.

However, due to the lack of 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 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 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 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.

i. ANNEXATION AND REDEVELOPMENT POLICIES AND 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. A strategy should be developed to encourage residents in this area to initiate annexation procedures.

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

- 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 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 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.

- Future residential developments should include construction of sidewalks 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 recreational and aesthetic values.

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

- ~~Mobile h~~Homes which are not built to the ~~Uniform~~ International Building Code, HUD or Labor & Industry Standards ~~and are not "designated" manufactured homes~~ should not be permitted ~~be restricted to mobile home parks~~.

1) **Rural Residential**
The purpose of the rural residential designation is to provide for areas within the Urban Growth Boundary that will 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 ~~to~~ 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.

- 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 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 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) <u>Retail Commercial</u>

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, 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 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 tracks. The primary industrial uses in this area are fruit packing, processing 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.

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 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 Commancheros 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 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 Map III-2 in the Map Appendix for the location of the Airport Protection Overlay.

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.

- 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.

D. RESOURCE LANDS, 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 ~~of~~ 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 ~~both~~ the Growth Management Act, ~~and~~ 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, 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 fall 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 ~~been working on~~prepared an update of its Shoreline Master Program which includes consistent measures to protect critical areas within shoreline jurisdiction.

Furthermore, Okanogan County is ~~nearing the end of a process~~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 ~~is complete~~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. ~~While completion of~~ T~~t~~he process to update the City's Comprehensive Plan and Land Use Regulations was ~~put on hold in 2008,~~ completed in 2012 with updated critical areas regulations adopted in 2014. T~~t~~his current effort,

primarily using the same process, is the required update due in 2020. ~~to complete the update continues that effort.~~

ii. 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 ~~will~~ has adopted a new SMP in 202 ~~prior to end of 2013 that will~~ 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 Ceomprehensive ~~land use~~ Pplan and SMP.

iii. GENERAL POLICIES FOR RESOURCE LANDS, CRITICAL AREAS AND SHORELINES[3]

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, critical and shoreline areas are not subject to unnecessary impacts.
- cooperatively develop strategies for meeting the requirements of the Growth Management 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, critical and shoreline areas. This would

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

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.

- agree to inform the public of resource protection and permitting requirements for resource lands, 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.

iv. 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 ~~urban~~ 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.

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

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

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

b. FOREST RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE

1) **Classification** For the purposes of classification of Forest Lands for timber production and harvest, the City of Tonasket designates Land grades 1 through 5 pursuant to WAC 458-40-535 (as it now exists and hereinafter amended), as forest lands of long-term commercial significance.

2) **Designation** ~~The~~ Washington State Department of Natural Resources Private Forest Land Grading Productivity maps are used to designate Forest Resource Lands in Okanogan County. No forest resource lands of long-term commercial significance have been identified within the City of Tonasket or its Urban Growth Area.

c. MINERAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE

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

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

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

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

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

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

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

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

v. CRITICAL AREAS

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

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

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

The comprehensive planning goals and policies for critical areas follow

Goals

- Achieve and maintain compliance with the Washington State Growth Management Act, as currently exists and as may be amended in the future.

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

- Plan for a healthy and safe community through the wise management of critical resources.

- Use Best Available Science in classifying, designating and regulating Critical Areas within Tonasket and the UGA.

- Provide flexibility in critical areas regulations, recognizing that the Growth Management Act encourages development within cities in order to limit the geographic extent of human impacts.

- Protect the aquifer recharging functions of land located within and adjacent to the City.

- Maintain a high standard of quality for both groundwater and surface water resources.

- Increase and maintain awareness on the part of all participants in the community of the roles and functions of various natural systems in maintaining water quality and quantity.

- Identify, designate, classify and protect fish and wildlife habitat within that area that the city intends to grow.

- Recognize fish and wildlife habitat as an attractive amenity and protect its valuable role in the local and regional economy.

- Ensure that the Tonasket area experiences no net loss of the functions and values provided by its remaining wetlands.

- Manage land use in such a way that flood damage potential is minimized and development that increases flood potential is avoided.

- Avoid the loss of life and property due to development in areas determined to be geologically hazardous.

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

Policies:

- Review and incorporate best available science into all critical areas regulations.

- Use the following criteria to determine the best available science for developing and implementing critical areas regulations:
  - Meets the definition under WAC 365-195. Such sources may include natural resource science, documented and verifiable research using valid scientific methods, and scientific reports that offer decision making processes and/or tools.
  - Regionally relevant and defensible. This includes scientific studies conducted within the region, specific to habitat and/or species known to exist in the region, science generally accepted through past use, e.g. the Priority Habitat Species Program of WDFW.
  - Locally (sub-regionally) relevant. This includes science which is specific to the local area.
  - Isolated/Unique. Such sources would include studies of isolated or unique features, not adequately covered in larger scale scientific sources.
  - Anecdotal. Where recognized science does not adequately address a specific situation or location, anecdotal information which can be verified and documented by historical records, photos, or other means.

- Any use and/or development proposals to the City will be reviewed for best management practices for aquifer protection. Best Management Practices should be defined in the Critical Areas Ordinance and should consider the Eastern Washington Stormwater Manual as the primary source for such practices.

- The City will venture to eliminate and/or assume ownership of wells within its water service area in order to better manage aquifer protection and utilization. However, it is acknowledged that water rights are associated with property ownership and the rights of private property owners will be respected.

- Indiscriminate release of hazardous wastes or materials, regardless of their risk potential, should be discouraged through both examples set by the City and any educational means available as set forth in the City's most recent Wellhead Protection Program.

- The City should promote the extension of sewer to areas in the community that lack such urban services.

- Annexation should be pursued and a plan of service for water and sewer developed for the Urban Growth Area south area of the City, specifically south of Bonaparte Creek, where residential densities and commercial development have gradually increased over the years resulting in increasing the risks to both groundwater and surface water quality.

- Shorelines, zoning and floodplain regulations should include provisions that appropriately limit impervious lot coverage.

- Develop and maintain a bibliography of best available science consistent with the criteria in the preceding policy.

- Update critical areas maps as new scientific information becomes available.

- Discourage the release of hazardous wastes or materials, regardless of their risk potential, through setting an example and providing educational materials.

- Shorelines, zoning, and all other pertinent regulations shall appropriately limit impervious lot coverage and provide for adequate stormwater drainage.

- When the City is requested to comment on any land use applications or rezones outside the City boundaries, the critical areas classification criteria shall be applied in developing comments for the particular development proposal.

- Critical Areas classification criteria shall be applied when annexations are considered and areas identified ~~in any of the~~as critical aquifer recharge ~~classifications~~ should be appropriately zoned and protected.

- Upon discovery, those areas that have critical potential for recharge shall be subject to limits on the construction of impervious surfaces and protection against ground and surface water contamination.

- ~~Lands that are classified as having high or moderate potential recharge shall be identified in zoning overlay maps and a lower allowable impervious surface coverage should be applied.~~

- Ensure that all City staff (especially public works personnel) is given the incentive and opportunity to learn how the City can protect and enhance fish and wildlife habitat while using these areas as an opportunity to make Tonasket a unique and attractive community.

- Restore riparian habitat in those areas under ownership of the City that have been degraded, including Chief Tonasket Park and property along Bonaparte Creek in the vicinity of the City Shop.

- Using management recommendations Washington Dept. of Fish and Wildlife develop regulations that protect riparian habitat from further development respecting the limitations of existing lots.

- New lots in subdivisions should allow for adequate open space for riparian habitat including setback areas as determined by the best available science.

- Existing and ongoing commercial and agricultural activities in Fish and Wildlife Conservation areas that are legally conducted activities should be allowed to continue under any wetland protection methods; however, expansion and/or redevelopment should not occur without plan review that includes restoration and/or mitigation measures.

- Look for opportunities to maintain, improve and restore habitat.

- Use the Priority Habitat and Species program, or other best available scientific information, to meet fish and wildlife habitat needs while providing options for property owners to effectively coexist with critical habitat.

- Incentives for the protection of wetlands should be incorporated into all land use ordinances and open space programs.

- The creation of unnecessary layers of bureaucracy should be avoided; steps should be taken to reduce duplication and ineffective regulations.

- Existing and ongoing commercial and agricultural activities in wetland areas that are legally conducted activities shall be allowed to continue under any wetland protection methods; however, expansion and/or redevelopment should not occur without plan review that includes restoration or mitigation measures.

- Buffer zones shall be established for wetlands that are based on the particular wetland functions and values but shall be flexible enough for adjustment for specific situations.

- Wetland alteration proposals shall be approved only if no alternative is available. When no alternative exists, wetlands replacement or enhancement shall be used to mitigate impacts and should be based on the functions and values of the particular wetland being impacted.

- Programs that promote education and awareness of wetland functions and values should be considered as funding opportunities arise.

- The City shall utilize the *Washington State Wetland Rating System for Eastern Washington* *(as amended or updated)* to categorize wetlands, determine buffer widths and the appropriate management of wetland areas.

- Wetland areas in City ownership should be managed to the highest standards while utilized as an interpretive element of the park system.

- The flood damage protection ordinance should be amended to include any areas of local concern as they may be discovered and designated by the City.

- Provisions for development of frequently flooded areas of local concern shall allow similar options for development as allowed under existing and/or model regulations for floodways and 100-year flood plains.

- The City shall require that areas identified as steep slopes must be subject to more extensive review and more stringent development standards than other areas.

- Areas identified as Erosion Hazard Areas shall not be developed unless it is demonstrated that the project is structurally safe from the potential hazard, and that the development will not increase the hazard risk.

- Reasonable setback or design considerations for development on or next to an Erosion Hazard Area shall be established on a case-by-case basis.

- Existing uses legally established in Erosion Hazard Areas shall be allowed to continue while expansion of any existing use shall meet structural standards that ensure the safety of the project.

- A run-off management plan or an erosion control plan shall be required of anyone proposing to develop in an area identified as an Erosion Hazard Area, to reduce sedimentation problems.

- Disturbance of an Erosion Hazard Area shall require 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[4.]

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

> *"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

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

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

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

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

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

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

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

~~Critical Potential - Rivers, creeks, wetlands, lakes and ponds; and lands that have been specifically identified as critical recharge areas based on reliable scientific data. This classification also includes the following soils:~~
~~475 - Riverwash,~~
~~558 - Water and~~
~~569 - Xerofluvents, wet, 0 to 3 percent slopes.~~

~~High Potential - Lands adjacent to rivers, creeks, wetlands, lakes and ponds that include soils that are shown to be excessively well drained and/or somewhat excessively well drained in the county soil survey. This classification also includes the following soils:~~
~~274 Ewall loamy fine sand, 0 to 15 percent slopes,~~
~~455 Pogue fine sandy loam, 0 to 3 percent slopes,~~
~~456 Pogue fine sandy loam, 3 to 8 percent slopes,~~
~~457 Pogue fine sandy loam, 8 to 15 percent slopes,~~
~~458 Pogue fine sandy loam, 15 to 25 percent slopes,~~
~~459 Pogue gravelly fine sandy loam, 0 to 25 percent slopes, extremely stony,~~
~~460 Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony,~~
~~461 Pogue gravelly fine sandy loam, 0 to 8 percent slopes,~~
~~462 Pogue gravelly fine sandy loam, 8 to 25 percent slopes and~~
~~496 Skaha gravelly loamy sand, 0 to 8 percent slopes,~~

~~Moderate Potential - Lands with soils that are shown to be well drained in the county soil survey. This classification also includes the following soils:~~
~~201 Aeneas fine sandy loam, 3 to 8 percent slopes,~~
~~224 Cashmere fine sandy loam, 0 to 3 percent slopes,~~
~~225 Cashmere fine sandy loam, 3 to 8 percent slopes,~~
~~226 Cashmere fine sandy loam, 8 to 15 percent slopes,~~
~~227 Cashmere fine sandy loam, 15 to 25 percent slopes,~~
~~228 Cashmont sandy loam, 0 to 3 percent slopes,~~
~~229 Cashmont sandy loam, 3 to 8 percent slopes,~~

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

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

Map III-4 in the Map Appendix designates ~~potential~~ critical aquifer recharge areas. It is important to note that the map is only general in nature and is based on ~~the~~ soil drainage characteristics data contained in the 2009 Web Soil Survey. The map is intended to show those areas where 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.

ii. FISH AND WILDLIFE CONSERVATION AREAS

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

"Fish and wildlife habitat conservation areas" are

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

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

counties and cities; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

iii. WETLANDS

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

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

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

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

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

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

Why are Wetlands Important?

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

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

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

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

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

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

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

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

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

protection and private property rights.

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

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

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

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

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

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

Category II wetlands are:

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

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

Category III wetlands are:

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

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

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

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

iv.FREQUENTLY FLOODED AREAS

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

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

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

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

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

v. GEOLOGICALLY HAZARDOUS AREAS

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

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

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

- Known or Suspected Risk
- No Risk
- Risk Unknown (Data not available to determine presence 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 ~~30~~25% or greater.

ii. Soils identified by the Natural Resource Conservation Service (NRCS) as unstable and having a high potential for erosion (soils listed as very limited for residential construction)

iii. Areas that are exposed to the erosion effects of wind or water (a K Factor above .25[5]).

Landslide Hazard Areas - Landslide hazard areas may include:

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

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

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

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

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

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

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

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

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

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

The Web Soil Survey lists the following soils as "very limited" for residential construction: See Map III-8B in the Map Appendix.

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

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

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

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

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

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

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

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

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

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

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

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

E. IMPLEMENTATION OF THE LAND USE PLAN

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

1. ZONING

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

1) the height and bulk of buildings;

2) the percentage of the lot which may be occupied and the size of required yards;

3) the density of population; and.

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

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

2. PLANNED DEVELOPMENT

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

1) Encourages flexibility in the design of land use activities so that they are conducive to a more creative approach to development which will result in a more efficient, aesthetic and environmentally responsive use of the land;

2) Permits creativity in the design and placement of buildings, use of required open spaces, provision of on-site circulation facilities, off-street parking, and other site design elements that better utilize the potential of special features, such as, geography, topography, vegetation, drainage, and property size and shape;

3) Facilitates the provision of economical and adequate public improvements, such as, sewer, water, and streets; and

4) Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural features such as agricultural lands, steep slopes, and floodplain and shoreline areas.

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

3. SUBDIVISION

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

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

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

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

4. BINDING SITE PLAN

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

5. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

6. FLOOD DAMAGE CONTROL ORDINANCE

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

7. SHORELINES MASTER PROGRAM (SMP)

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

8. CONSERVATION EASEMENTS/TRANSFERABLE DEVELOPMENT RIGHTS

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

9. GROWTH MANAGEMENT ACT

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

10. INTERNATIONAL BUILDING CODE

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

11. AIRPORT OVERLAY ZONE

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

12. GRADING AND FILLING ORDINANCES

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