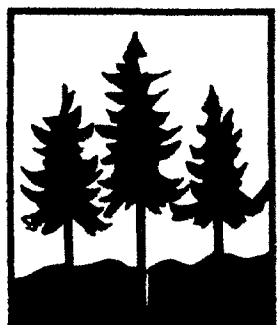




RURAL LANDS STUDY

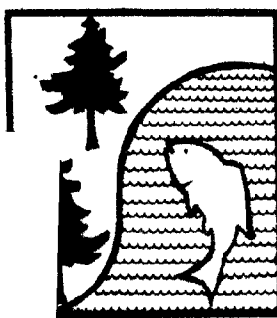


PART TWO: RECOMMENDATIONS



JULY 1982

GRAYS HARBOR COUNTY



THE GRAYS HARBOR
REGIONAL PLANNING COMMISSION

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EASTERN GRAYS HARBOR COUNTY

RURAL LANDS STUDY

U.S. DEPARTMENT OF COMMERCE

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

PART TWO:

RECOMMENDATIONS

JULY 1982

"The preparation of this document was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 308 (c) (1) of the Coastal Zone Management Act of 1972."

GRAYS HARBOR COUNTY
THE GRAYS HARBOR REGIONAL PLANNING COMMISSION

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EASTERN GRAYS HARBOR COUNTY

RURAL LANDS STUDY

RECOMMENDATIONS

INTRODUCTION AND SUMMARY

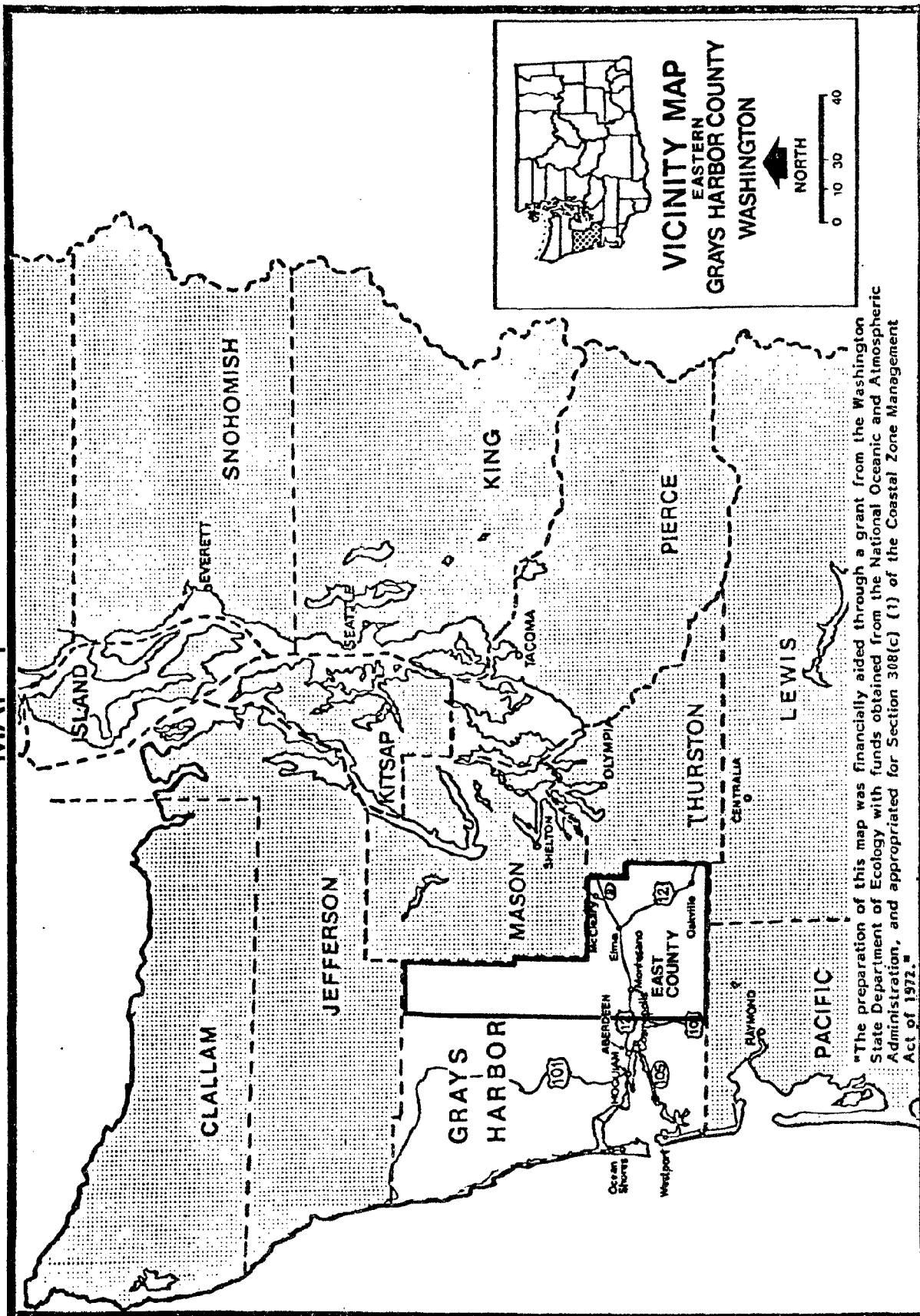
INTRODUCTION

The "Rural Lands" Study was initiated by the Grays Harbor County Commissioners to address problems of rural development in East Grays Harbor County and as a companion study to the Agricultural Committee Recommendations. The Satsop power project increased development demands on rural Grays Harbor County. These demands resulted in land use conflicts, requests for increased density, and the realization that components of the county's land use guidance system are out of date and uncoordinated with the plans of other jurisdictions in East Grays Harbor County. As recommended by the Agricultural Study Committee's report adopted in May 1981 over 29,000 acres formerly zoned for agricultural uses were not included in the two new agricultural zones. The agricultural potential of these lands was low and their potential uses needed to be evaluated.

The study included two parts. The first part was a review of the background reports on Eastern Grays Harbor County. The background reports considered the areas physical suitabilities, development trends, the available public facilities, together with other characteristics of the area. The reports are contained in the Rural Lands Study Part One: Study Reports which is available from the Grays Harbor County Planning Department.

The second part was the development of recommendations to address the problems identified in the study report. The Rural Lands Study focused on three key problems: how should the county respond to the increased demand for small acreage parcels (generally one to two acres in size), what uses should the county encourage on the over 29,000 acres the Agricultural Study Committee recommended be deleted from the County Agricultural Zones, and what policies are needed to update and coordinate the county's land use guidance system.

MAP 1



"The preparation of this map was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 308(c) (1) of the Coastal Zone Management Act of 1972."

In brief the study recommends that two new comprehensive plan elements be added to the County Comprehensive Plan. If adopted the Rural Lands Element and implementing zoning provisions will provide for two new one acre zoning districts to be applied to various areas in East Grays Harbor County and the lands deleted from the Agricultural zones will be rezoned for various densities and uses depending on land capability. The element also includes policies to aid the county in deciding the appropriate locations for commercial and industrial uses and to protect the resources of the rural lands. The second comprehensive plan element the Rural Lands Study recommends to be adopted is the Community Plan Coordination Element. This element will coordinate the various elements of the County Comprehensive Plan and the comprehensive plans of the jurisdictions to provide for an integrated land use pattern, to lessen potential disagreements between jurisdictions, and increased predicability for developers. The Community Plan Coordination Element also provides for the review of developments which have a major impact on both the county and other jurisdictions.

If adopted, the Rural Lands Element and Community Plan Coordination Element would become a components of the County Comprehensive Plan. The comprehensive plan is a official document adopted by the county as a policy guide to decisions about the future development of the county. It is intended to coordinate county programs and regulations to achieve the general objectives set forth in the plan. One of the key purposes of a comprehensive plan is guide zoning decisions and the Rural Lands Element's goals, objectives, and policies are intended to guide the manner in which the rural areas of Eastern Grays Harbor County are zoned. Several amendments to the county zoning ordinance were developed based on the Rural Lands Policies. These proposed amendments would direct development in Eastern Grays Harbor County. The study recommends the zoning amendments be added the County Zoning Ordinance. The full text of the two proposed plan elements and zoning districts together with the proposed land use plan map and zoning maps are included in this report and are summarized below.

COMPREHENSIVE PLAN CONCEPT

The overall concept guiding the original Comprehensive Plan adopted by Grays Harbor County together with the Agricultural Element adopted

in 1981, and the proposed plan elements included in the Rural lands Recommendations is to (a) encourage relatively intense residential, commercial, and industrial activities near cities, towns, and rural communities, where they can be economically served by public and private facilities and services; (b) to encourage residential and recreational development in those areas of the county uniquely suited for these activities; (c) to provide opportunities for rural development in areas capable of supporting these uses; (d) to protect the natural resources upon which the county's economy is based; and (e) to promote the continued industrial, residential, commercial, and recreational development of the county in appropriate areas. While the specific provisions of the comprehensive plan and zoning ordinance designed to implement this concept have changed over the years as conditons have changed, the concept has remained a common trend through the county's planning efforts. The recommendations of the Rural Lands study are the latest refinement in the implementation of the plan concept.

SUMMARY

Rural Lands Element

The study recommends that the "Rural Lands Element" be added to the Grays Harbor County Comprehensive Plan. The Rural Lands Element would be applied to the unincorporated areas of Eastern Grays Harbor County. For the purposes of this study, Eastern Grays Harbor County is that portion of the county east of Central Park. Central Park is not included within the Rural Lands study area.

Rural Lands Goals

The goals describe the end state the proposed element is intended to acheive, the purposes of the study. The proposed Rural Lands Element Goals are:

1. To provide opportunities for rural development at appropriate intensities while protecting the natural resources and character of the rural lands.
2. To develop a land use pattern which minimizes development, service, and maintenance costs for residents, property owners, builders, and public agencies.

The element goals are further defined in the proposed objectives which are found on pages 2 and 3.

Rural Lands Policies

The proposed Rural Lands policies outline and describe general directions for action, both legislative and administrative to implement the goals and objectives of the element. The proposed policies describe the following:

- The overall character of the rural lands is described in policy 1 on page 3. In general, the rural lands will consist of residential, forestry and agricultural uses.
- Three zoning districts are recommended in policy 2 together with criteria specifying where the zones should be located and the types of uses to be permitted within each district. See pages 3-7.
- Criteria for the location of various commercial uses within the rural lands areas, based on their market areas, are included in policies 4 and 5 on pages 7 and 8.
- Policy 6, on page 8, provides for resource based industrial uses within appropriate rural lands areas.
- Policy 7, on page 9, contains criteria for permitting industrial zones within the rural lands.
- Policy 8, on page 9, provides that water and sewer services should be provided only to these lands within urban service areas designated by the comprehensive plan.
- The provision of parks and recreation areas within developed areas is encouraged by policy 9 on page 9.
- The clustering of residences is encouraged by policy 10. Policy 10, on page 9, requires that the overall density provided by the zone should be maintained when dwellings are clustered.
- Policy 11, on page 9, provides that new developments should not increase peak stormwater runoff above naturally occurring levels.
- Policy 12, on page 10, includes criteria for the location of recreational developments within the rural lands.
- Policy 13, on page 10, encourages increases in density over time by providing for resubdivision of large lots as water and sewer services become available.
- Policies 14 and 15, on page 10, encourage the protection of the habitat of rare or endangered species and exceptional historical or archeological sites.

Rural Lands Plan Map

The land use designations described in Rural Lands Policy 2 are mapped on the Generalized Rural Lands Policy Map on page 11. The criteria in Policy 2 together with this map guide the application of the zoning districts designed to implement the Rural Lands policies. In the case of conflicts between the policies and the plan map, the policies control.

Proposed Residential Area

The Generalized Rural Lands Policy Map also includes the proposed Residential Area. The Residential Area is designed to guide the county's existing R-1 and R-2 zones. The proposed area would not change the text of the existing R-1 and R-2 zoning districts. This area would be applied to lands where water and sewer facilities would be available. The area is on pages 13 and 14.

Proposed Rural Lands Zoning

The Rural Lands Policies would be implemented by two new zoning districts the Rural Residential (RR) District and the General Development (GD-1) District. Both of the new districts would have a minimum lot size of one acre. In addition the policies recommend the existing General Development District be modified. The zoning districts are summarized on Table 1. The text of the districts is on pages 16-25.

The three districts were mapped within Eastern Grays Harbor County based on the criteria in Policy 2. The Generalized Rural Lands zoning map on page 26 displays the proposed rezones. Zoning maps with a scale of 1" = 800' and 1" = 2 miles are available for review at the offices of the Grays Harbor County Planning Department in the County Courthouse at Montesano. Within the urban service areas of the various cities and towns the zoning was also guided by the community comprehensive plan policies and the proposed residential area discussed above.

In addition to the two new Rural Lands zones, new zoning definitions of "density" and "clustering" are proposed to provide for more consistent interpretation of the new zones. These definitions would be added to the existing zoning ordinance definitions and apply to the entire zoning ordinance. The definitions are found on page 27.

Community Plan Coordination Element

The Rural Land Study also recommends that the "Community Plan Coordination Element" be added to the Grays Harbor County Comprehensive Plan. The proposed Element is on pages 29 through 31.

The Rural Lands Element, as well as other planning elements of the county, would be coordinated with the comprehensive plans of other jurisdictions by the proposed Community Plan Coordination Element. This element adopts the comprehensive plans of five cities by reference (the plans of Elma, Montesano, Oakville, the Town of McCleary, and Cosmopolis.) The Coordination Element designates the areas identified to be served by urban services in the city and town plans as urban service areas and as such these areas would be the focus of more intensive development in the unincorporated areas of the County. The coordination element also describes the procedure for reviewing development proposals near incorporated areas to insure coordination with affected cities and towns.

Comprehensive Plan Definitions

The final proposal contained in the Rural Lands Study is a set of definitions to be used in interpreting the Grays Harbor County Comprehensive Plan. The definitions are intended to clarify the meaning of the plan goals, objectives, and policies. The definitions are found on pages 33 through 35.

TABLE 1
SUMMARY OF PROPOSED RURAL LANDS ZONING DISTRICTS

PROPOSED ZONE	Rural Residential (RR)	General Development 1 (GD-1)	General Development 5 (GD-5)
PURPOSE	Permit rural residential uses on small acreages in appropriate areas.	Strengthen unincorporated rural communities.	Permit a variety of uses appropriate for rural areas at densities consistent with the areas physical characteristics and available services.
PERMITTED USES (1)	<ul style="list-style-type: none"> • Single family dwellings (including mobile homes). • Growing and harvesting of forest and agricultural products and animal husbandary. • Maintaining one heavy truck. 	<ul style="list-style-type: none"> • Single family dwellings (including mobile homes). • Public and semi-public uses. • Growing and harvesting of forest and agricultural products. • Commercial uses of less than 5,000 sq. ft. adjacent to other commercial uses. • Maintaining one heavy truck. 	<ul style="list-style-type: none"> • Single family dwellings (including mobile homes). • Public and semi-public uses. • Growing and harvesting forest and agricultural products. • Maintaining one heavy truck. • Game and fish rearing and management. • Power Plants.
CONDITIONAL USES (2)	<ul style="list-style-type: none"> • Schools & Churches. • Mobile Home Parks. • Kennels. • Veterinary Clinics. • Cemeteries. • Recreational Facilities. • Clustering of dwelling units. • County Fairgrounds. 	<ul style="list-style-type: none"> • Mobile Home Parks. • Recreational Vehicle Parks and campgrounds. • Multi-family dwellings. • Commercial uses of less than 5,000 sq. ft. • Recreational Facilities. • Forest product processing plants. • Clustering of dwelling units. 	<ul style="list-style-type: none"> • Recreational Vehicle Parks and campgrounds. • Automobile wrecking. • Sanitary fill sites. • Commercial uses of less than 5,000 sq. ft. provided other commercial uses will not be encouraged. • Recreational Facilities including motor vehicle sport facilities. • Forest product processing plants. • Clustering of dwelling units.
MINIMUM LOT SIZE	1 Acre Minimum	1 Acre Minimum	5 Acre Minimum
(3) LOCATION	<ul style="list-style-type: none"> • Bench areas. • Areas near cities and towns where water systems are not available. • Prairies not suited for farming. 	<ul style="list-style-type: none"> • Unincorporated rural communities such as Malona and Porter. 	<ul style="list-style-type: none"> • Remote rural areas. • Areas subject to significant natural limitations, such as lack of potable groundwater.
RESULT	Rural residential uses on small acreages.	Encourages the continued development of unincorporated rural communities. A "small town" land use pattern.	Mix of rural uses including: residences, saw mills, shake mills, forests, subsistence farming, other resource based industries, and rural recreation.

(1) Does not include all permitted uses.

(2) Does not include all permitted uses and does not include the conditions required before conditional uses will be granted, if any.

(3) This is a description of the areas proposed for each zoning classification, not a listing of the criteria for designation. See the appropriate Proposed Comprehensive Plan Area for the designation criteria.

PROPOSED
RURAL LANDS ELEMENT

GRAYS HARBOR COUNTY COMPREHENSIVE PLAN
RURAL LANDS ELEMENT

GOALS

1. To provide opportunities for rural development at appropriate intensities while protecting the natural resources and character of the rural lands.
2. To develop a land use pattern which minimizes development, service, and maintenance costs for residents, property owners, builders, and public agencies.

OBJECTIVES

1. To avoid the development of areas with natural hazards and significant natural resource values while providing for the appropriate use of areas suitable for rural residential development.
2. To encourage a land use pattern commensurate with the availability and quality of public facilities.
3. To maximize the choice of rural residential environments by developing a variety of rural residential densities and combinations of rural activities each consistent with the varying environmental values, the natural resources, and the varying supply and cost of public facilities and services in the rural lands.
4. To strengthen and encourage existing rural development centers.
5. To protect and maintain the high quality of the air, water, and groundwater resources of the rural lands.
6. To encourage forestry, agricultural, and other natural resource activities within the rural lands while minimizing land use conflicts.
7. To protect rural residential areas from incompatible and inappropriate development.
8. To assist in meeting the employment needs of the County by providing for the development of resource dependent industrial uses in a manner consistent with the character and environment of the rural lands.
9. To reduce the energy required for transportation by focusing higher density development near urban areas, providing the opportunity for compact rural development, and encouraging the clustering of rural housing.
10. To reduce the energy required for space heating and encourage the

use of solar heating systems by encouraging the clustering of housing and encouraging solar access through site review.

11. To ensure that County, Regional, City, and Town development plans, programs, and policies are well coordinated and integrated.
12. To ensure the various elements of the County Comprehensive Plan are consistent and integrated.
13. To ensure County policies, programs, and ordinances, especially zoning and capital improvement programs, will be coordinated with and support the goals, objectives, and policies of this plan.

POLICIES

1. The overall character of the rural lands should consist of rural residential uses of appropriate low densities, forestry, and agricultural uses.
2. In order to provide a choice of residential environments consistent with natural resource values and at a minimum of public costs the County shall provide through its ordinances three types of rural residential areas.

2.1 The Rural Residential (RR) Area

Purpose: The purpose of the Rural Residential designation is to provide areas for small acreage rural residential development where compatible with the area's natural resources, natural limitations, public facilities, and public services.

Description: These areas would be primarily composed of rural residential uses with a maximum density of not more than one (1) unit per acre. The permitted density may vary depending on the suitability of the site for development. During the platting process a determination shall be made as to whether conditions are present which limit the site's development potential. These conditions include:

- (a) Areas within the one hundred year flood plain.
- (b) Areas subject to riverbank erosion.
- (c) Areas of very steep slopes.
- (d) Areas of low suitability for on site waste disposal systems.
- (e) Areas of high groundwater tables or ponding.
- (f) Other conditions or hazards which limit development.

If any of these conditions are present, measures may be required as necessary to overcome the limitations including, but not limited to; special site designs, the clustering of structures, special construction requirements, engineered drainage and/or waste disposal

systems, and reductions in the maximum permitted density. While the primary character of these areas will be rural residential, a mix of compatible forestry and agricultural uses will be permitted and encouraged.

Appropriate Uses: Uses within the Rural Residential designation may include:

- (a) Residential uses including single-family dwellings, mobile homes, and mobile home parks at a density of not more than (1) dwelling unit per acre.
- (b) Public and Semi-Public uses which support the residential nature of an area including parks, schools, day care centers, and churches. These uses should be carefully sited to minimize potential impacts on other uses.
- (c) Forestry and agricultural uses compatible with residential uses.
- (d) Customary and compatible accessory uses.

Commercial and industrial uses shall be prohibited in this designation.

Criteria for Designation: Areas suitable for this designation shall meet the following criteria:

- (a) The areas shall have an adequate supply of ground water given the one acre density or access to a community water system.
- (b) The areas shall be located to minimize the travel distances of residents, school buses, and emergency equipment over substandard roads.
- (c) The areas shall be located to minimize their impact on those fire and school systems least able to accommodate growth.
- (d) In addition, designated urbanizing areas may be designated Rural Residential until they are served by adequate public facilities, including streets, water, and sewer systems.

Areas to be avoided by this designation:

- (a) Areas which would require major public expenditures to adequately accommodate the permitted growth.
- (b) Areas substantially or wholly within the one hundred year flood plain.
- (c) Areas subject to major riverbank erosion.
- (d) Extensive areas of soils with a poor suitability for on site waste disposal systems.
- (e) Areas where septic systems may contaminate groundwater resources.

- (f) Areas of high natural resource values.
- (g) Areas adjacent to planned agricultural areas unless it can be shown this designation will provide adequate buffering for agricultural activities.

2.2 The Rural Development (RD) Area

Purpose: The purpose of the Rural Development designation is to encourage and strengthen rural development centers by providing for a variety of compatible uses on small acreages where consistent with the area's natural resources, natural limitations, public facilities, and public services.

Description: These areas would be composed of a variety of uses including rural residences, compatible commercial uses, compatible industrial uses, forestry, and agricultural uses. Residential uses shall not exceed a density of more than one (1) unit per acre.

Appropriate Uses: Uses within the Rural Residential designation may include:

- (a) Residential uses including single-family dwellings, mobile homes, and mobile home parks at a density of not more than (1) dwelling unit per acre.
- (b) Commercial uses, including commercial uses customarily accessory to rural residential uses and commercial uses designed to serve surrounding local markets.
- (c) Industrial uses dependent upon the natural resources of the rural lands provided they are compatible with other uses.
- (d) Forestry and agricultural uses compatible with residential uses.
- (e) Public and semi-public uses.
- (f) Customary and compatible accessory uses.

Other commercial and industrial uses shall be prohibited in this designation.

Criteria for Designation: Areas suitable for this designation shall meet the following criteria:

- (a) The areas shall have an adequate supply of ground water given the one acre density or access to a community water system.
- (b) The areas shall be suitable for long term use of septic systems

given the one acre density or have the potential to be served by a community waste water system.

- (c) The areas shall be located to minimize the travel distances of residents, school buses, and emergency equipment over substandard roads.
- (d) The areas shall be located to minimize their impact on those fire and school systems least able to accommodate growth.
- (e) The areas shall be compatible with the variety of uses included within the designation.
- (f) The areas shall be part of or related to rural development centers.

Areas to be avoided by this designation:

- (a) Areas within the one hundred year flood plain.
- (b) Areas subject to riverbank erosion.
- (c) Areas of very steep slopes.
- (d) Areas adjacent to planned agricultural areas unless it can be shown this designation will not adversely impact and will adequately buffer agricultural activities.
- (e) Areas which would require major public expenditures to adequately accommodate the permitted growth.

2.3 The General Development (GD) Area

Purpose: The purpose of the General Development designation is to accommodate rural development in a manner which protects natural resources, reduces the potential effects of natural hazards, and reduces the need for new public facilities and lowers public costs.

Description: The character of these areas will be rural, with a mix of compatible rural residential, forestry, agricultural, and natural resource dependent activities with restricted commercial and resource based industrial activities. Residential uses shall not exceed a density of more than one (1) unit per five (5) acres.

Appropriate Uses: Uses within the General Development designation may include:

- (a) Residential uses including single-family dwellings and mobile homes at a density of not more than one (1) dwelling unit per five (5) acres.
- (b) Commercial uses customarily accessory to rural residential uses and rural commercial uses serving local markets.

- (c) Industrial uses dependent upon the natural resources of the rural lands provided they are sited in areas where they are compatible with other uses.
- (d) Forestry, agricultural, and aquacultural uses adequately buffered to protect any nearby residences.
- (e) Public and semi-public uses.
- (f) Customary and compatible accessory uses.
- (g) Resource related recreational uses.

Other commercial and industrial uses shall be prohibited in this designation.

Criteria for Designation: Areas suitable for this designation shall include the following:

- (a) Areas with a low level of those public facilities and services which facilitate residential development.
- (b) Areas subject to natural hazards including high slopes and major flood plains or areas with a low suitability for development such as low quantities of ground water or limitations for the use of onsite septic systems.
- (c) Areas adjacent to planned agricultural areas.

Areas to be avoided by this designation:

- (a) Areas with an average parcel size of less than five (5) acres.
- (b) Areas suitable for more intense uses.

The following policies are designed to guide the location of public facilities, commercial, and industrial uses within the rural lands. These policies would be applied in conjunction with the designations contained in Policy 2. Not all of these policies would apply to all of the designations; for example, the industrial policies would not apply to the Rural Residential Area because they are inconsistent with the description of the area.

- 3. Commercial uses customarily accessory to a rural residential use may be permitted in the rural lands to the extent they are compatible with the rural residential character of the area and are not disruptive to adjacent residents.
- 4. Commercial uses designed to serve the surrounding local markets or residents of the rural area; such as grocery stores, gas stations, hardware stores, restaurants, banks, feed and seed stores; may be permitted provided all of the following criteria are met:

- (a) The site is free of natural hazards which would adversely impact the intended use.
 - (b) The site has adequate public facilities and services; including waste disposal, water supply, and fire protection for the proposed use.
 - (c) The site is located within the vicinity of existing inter-sections along major circulation routes. Major circulation routes are defined as designated arterials, primary state highways and freeways.
 - (d) For commercial uses to be located within rural development centers, the site and immediate vicinity shall be suitable for additional commercial development without adversely impacting public facilities, public services, or adjacent activities, and without encouraging or contributing to strip commercial development.
 - (e) The use is compatible with uses in the vicinity of the site.
5. Commercial uses designed to serve regional or broader markets; such as department stores, discount stores, shopping centers, hotels, and car sales; may be permitted within designated commercial areas. Areas may be designated commercial provided all of the following criteria are met:
- (a) The site is free of natural hazards which would adversely impact the intended use.
 - (b) The site had adequate facilities and services, including waste disposal, water supply, and fire protection.
 - (c) The site is directly accessible to primary state highways at an existing intersection and development of the site will not encourage or contribute to strip commercial development.
 - (d) The use is compatible with uses in the vicinity of the site.
6. Industrial uses which are dependent upon the natural resources of the rural lands; such as canneries, shake, shingle, and lumber mills; may be permitted if review shows all of the following criteria are met:
- (a) The site is free of natural hazards which would adversely impact the intended use.
 - (b) This site has adequate public facilities and services, including vehicular access, waste disposal, water supply, and fire protection.

- (c) The use will not adversely impact adjacent rural uses.
 - (d) The use will not encourage or promote development inconsistent with the goals, objectives, and policies for the rural lands.
7. Other industrial uses may be permitted within the rural lands in designated industrial areas. Areas may be designated industrial provided all of the following criteria are met:
- (a) The site is free of natural hazards which would adversely impact intended use.
 - (b) The site is located within or adjacent to designated urban service areas so the provision of adequate public services can be assured.
 - (c) The site is located along primary transportation corridors, which include state highways, and rail lines.
 - (d) The use is compatible with uses in the vicinity of the site.
8. Sewer and water services should be provided only to designated urban service areas. Urban service areas should be planned in an orderly manner and limited to those urbanizing areas which are needed to accommodate residential growth. The extension of services beyond urban areas into designated rural land areas shall be done in a planned and coordinated manner.
9. Parks and recreational areas to serve both neighborhood and regional needs should be provided within the rural lands as development occurs. Within already developed areas the county should encourage the provision of parks and recreational areas.
10. The clustering of residential structures shall be encouraged within the various rural lands designations to minimize the potential impacts of development, to encourage an appropriate use of difficult building sites, and to lower development costs. The overall density of the designation shall be maintained within the residential cluster.
11. New developments shall not increase peak surface water runoff levels above those levels generated by the site with its natural ground cover. Natural drainages shall be retained wherever possible. Natural and/or man-made drainages shall carry any unretained surface water to receiving waters which can adequately contain and convey the runoff. The surface water runoff shall be treated to the level necessary to maintain the required quality

of the receiving waters.

12. Recreational uses which utilize the unique resources of the rural lands and related support activities may be permitted provided the following criteria are met:
 - (a) The site is free of natural hazards which would adversely impact the proposed use.
 - (b) The site has or will be supplied with adequate facilities and services, including waste disposal, water supply, and fire protection.
 - (c) The site is served by roads adequate for the anticipated traffic loads.
 - (d) The use will require the unique resources and qualities of the rural lands.
 - (e) The use is compatible with uses in the area.
13. Lands within designated Urban Service Areas or planned for urban use shall be platted to encourage eventual resubdivision to appropriate urban densities when urban services become available. Prior to platting, the land shall be analyzed to determine its ultimate density. In this determination the zoning provisions of the appropriate city or town shall be considered. The land shall then be platted in a manner which will encourage resubdivision to the ultimate density. Building should be encouraged on sites which will occupy a lot at the final density.
14. The habitats of threatened or endangered species and locally significant natural areas should be protected from the adverse impacts of development and conversion to incompatible land uses. The critical habitats of threatened or endangered species and natural areas with exceptional scientific or biological value should be retained in their natural state. Locally significant natural areas are characterized by one of the following criteria:
 - (a) The area is a remnant of a natural community that was previously widespread within the County.
 - (b) The area in a natural state performs a unique function which is important to either continued wildlife production or human communities.
15. Sites of exceptional historical or archeological value should be protected from conversion to uses incompatible with the scientific study and long term protection of the site.

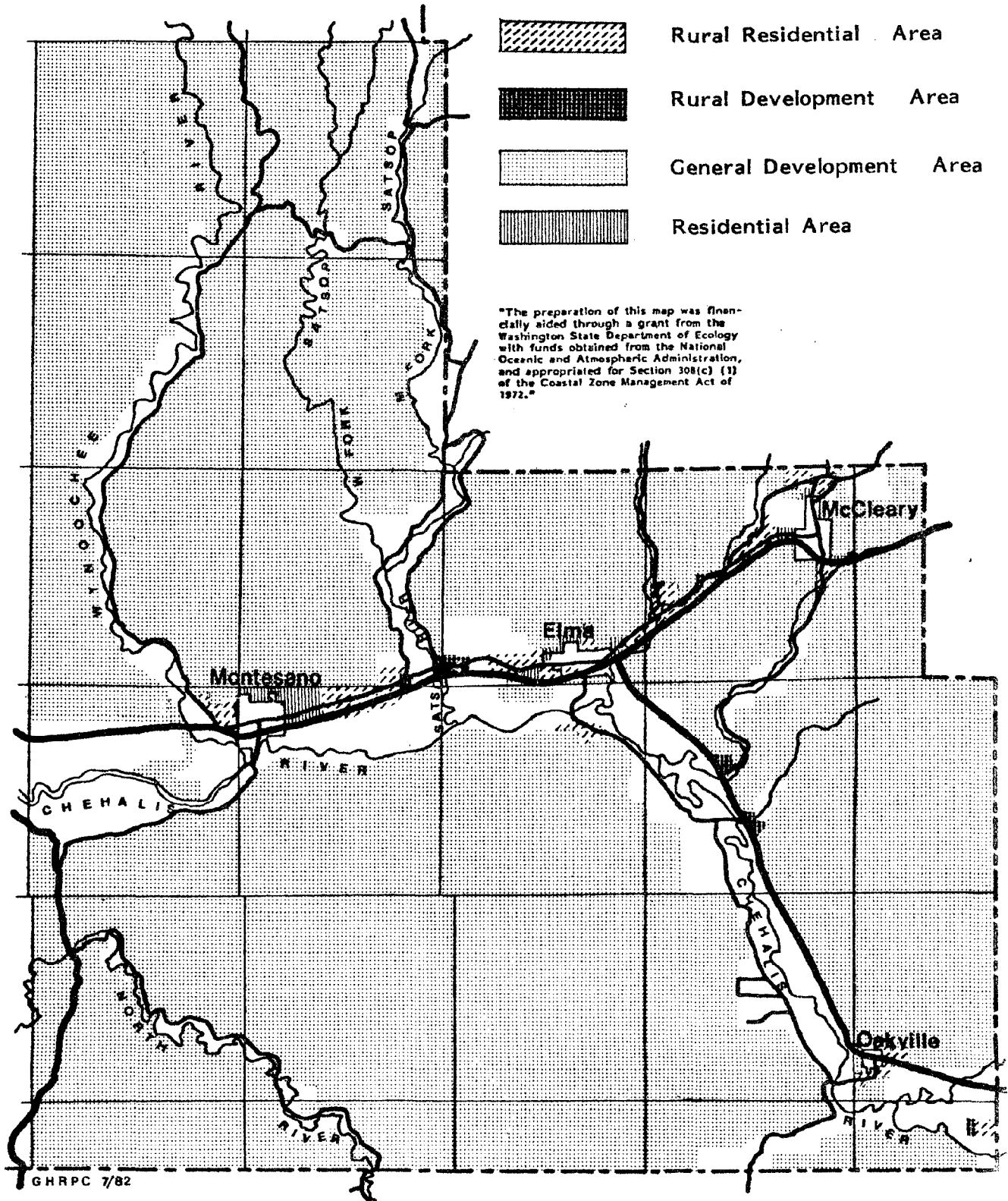
EASTERN GRAYS HARBOR COUNTY

MAP 2

GENERALIZED
RURAL LANDS
COMPREHENSIVE PLAN MAP



0 5
MILES



PROPOSED
POLICY TO GUIDE THE
R-1 AND R-2 ZONES

PROPOSED POLICY TO GUIDE THE
R-1 AND R-2 ZONES

The Residential (R) Area

Purpose: The purpose of the Residential designation is to provide for low and moderate density residential communities adjacent to developed areas where adequate facilities and services are available or can be economically provided. This policy is intended to guide the location of the Restricted Residential and General Residential zoning districts.

Description: These areas would be primarily composed of residential and accessory uses with a density generally averaging between two (2) and ten (10) units per acre.

Appropriate Uses: Although uses within the Residential areas will vary by district, they may generally include:

- (a) Residential uses including single-family dwellings, mobile homes and where permitted by the zoning district duplexes, mobile home parks, and multiple family dwellings.
- (b) Public and semi-public uses which support the development of residential communities including parks, golf courses, schools, day care centers, churches, and public utilities. As provided in the applicable zoning district, these uses should be reviewed prior to development to minimize the potential impacts on other uses.
- (c) Customary and compatible accessory uses and home occupations. Commercial and industrial uses shall be prohibited in the area.

Criteria for Designation: Areas suitable for this designation include either:

- (a) The designated urban service areas of a city, town, water or sewer district. Or;
- (b) Areas which have all of the following characteristics:
 - (i) The area is adjacent to either the corporate limits of a city or town or the built-up portions of a developed area. Areas designated Residential shall not be more than a half mile from the corporated limits or built-up area. (See the definition of developed area.)
 - (ii) An adequate public water system shall be available to

serve the area or expansion of a public water system into the area must be planned.

(iii) An adequate sewer system shall be available to service the area or the area shall be suitable for the long term use of on-site septic systems at the permitted density.

(iv) The area should be located to minimize the impact of new residences on those fire and school systems least able to accommodate growth.

Areas to be avoided by this designation:

- (a) Areas within the one hundred year flood plain.
- (b) Areas subject to riverbank erosion.
- (c) Areas where the available public facilities and services are not adequate to serve the development.
- (d) Areas adjacent to planned agricultural lands.
- (e) Areas of high resource value.

PROPOSED
RURAL RESIDENTIAL DISTRICT

Section 1: RURAL RESIDENTIAL DISTRICT - RR PURPOSE. The Rural Residential District is a zone classification permitting rural residential uses in areas suited for such development at densities consistent with the level of available public facilities, public services, and land capability. Provisions are included to protect the rural residential uses from objectionable influences.

Section 2: PERMITTED USES. The following uses or activities are permitted:

1. Single-family dwellings and accessory buildings and uses.
2. The growing and harvesting of forest products.
3. The growing and harvesting of agricultural products and animal husbandry.
4. Utility facilities and structures necessary to serve the immediate area.
5. Parking, repairing, maintaining one heavy truck as an accessory to a residence where the person operating the truck resides on the property where the truck is to be parked.

Section 3: CONDITIONAL USES. The following uses or activities may be approved by the Board of Adjustment provided the Board finds that the provisions and requirements of the Zoning Ordinance are fulfilled.

1. Schools.
2. Churches.
3. Utility facilities and substations except as provided in Section 2(4).
4. Mobile home parks.
5. Kennels.
6. Veterinary clinics.
7. Riding stables.
8. Cemeteries and mausoleums, crematories, and mortuaries within cemeteries, provided that no mortuary or crematorium is within 100 feet of a street bordering the cemetery, or where no street borders the cemetery, within 200 feet of a residential lot.

9. Public and private recreational facilities, including country clubs, golf courses, swimming clubs, and tennis clubs, but not including such intensive commercial recreational uses as golf driving ranges (unless within a golf course), race track, amusement park, or gun club.
- 10.- Roadside stands for the sale of agricultural products the majority of which are locally grown.
11. Government structures, including fire stations, libraries, and museums; but not including storage or repair yards, warehouses, or similar uses.
12. County Fair Grounds, along with accessory uses deemed appropriate by the Board of Adjustment.
13. The clustering of dwelling units including the reduction of side yard setbacks, and common wall construction practices provided the Board finds all of the following criteria are met:
 - a. The overall density of one (1) unit per acre is maintained within the development and permanently guaranteed by legally binding and enforceable provisions.
 - b. The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely effecting neighboring water supplies and sewage disposal systems.

Section 4: BUILDING SITE.

1. Minimum lot size: one (1) acre.
2. Density: one (1) dwelling unit per acre.
3. Minimum Yard Requirements:
 - a. Front Yard: twenty-five (25) feet if the lot fronts on an access road or thirty-five (35) feet if the lot fronts on a major collector, minor collector, urban collector, state or federal highway.
 - b. Side Yard: twenty (20) feet if an interior lot or thirty-five (35) feet if the corner lot is on a minor collector, major collector, state or federal highway.
 - c. Rear Yard: twenty-five (25) feet.
4. Minimum lot width: seventy (70) feet.
5. Maximum lot coverage: thirty-three percent (33%) of the total lot area.

Section 5: ACCESS. Every principal building shall have access to a public road, street, or highway.

Section 6: OFF-STREET PARKING. Off-street parking shall be provided as required in Article XI.

Section 7: PROHIBITED USES AND STRUCTURES. All uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the Rural Residential District.

PROPOSED
GENERAL DEVELOPMENT 1 DISTRICT

Section 1: GENERAL DEVELOPMENT 1 DISTRICT -GD-1 PURPOSE. The General Development 1 District is a zone classification designed to encourage, strengthen, and revitalize rural development centers as identified in the Comprehensive Plan. The district permits a wide variety of uses with provisions intended to ensure the compatibility of uses within the rural centers and their continued attractiveness for development.

Section 2: PERMITTED USES. The following uses or activities are permitted:

1. Single family dwellings and accessory buildings and uses.
2. Public and semi-public uses including schools, parks, churches, and cemeteries.
3. Agricultured, silvicultural uses, the growing and harvesting of forest products and associated uses of a rural nature.
4. Commercial uses which serve the surrounding local markets as evidenced by a gross floor area of less than 5,000 square feet, such as retail stores and shops, offices, service stations, personal service offices, eating and drinking establishments, and feed and seed stores when each of the following criteria are met:
 - a. The site is adjacent to an existing commercial use.
 - b. The site fronts on a minor collector, major collector, state or federal highway.
 - c. Any light, glare, and signs shall be directed away from neighboring residential areas.
5. Parking, repairing, and maintaining one heavy truck as an accessory use to a residence where the person operating the truck resides on the property where the truck is to be parked.

Section 3: CONDITIONAL USES. The following uses or activities may be approved by the Board of Adjustment provided the Board finds that all of the following criteria which apply to the proposed use are fulfilled.

1. Mobile home parks.
2. Recreational vehicle parks and campgrounds.

3. Multi-family dwellings; provided adequate waste disposal methods and water supplies can be provided.
4. Public and private recreational facilities, including country clubs, golf courses, swimming clubs, riding stables, and tennis clubs, but not including such intensive commercial recreation uses as a golf driving range (unless within a golf course), race track, amusement park, or gun club.
5. Commercial uses which serve the surrounding local markets as evidenced by a gross floor area of less than 5,000 square feet provided that all of the following criteria are met:
 - a. The site and area meet the locational criteria in the Rural Lands Element of the County Comprehensive Plan and other applicable provisions of the plan.
 - b. The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area.
 - c. The location of the proposed use is such as to warrant the future zoning of a commercial district or is the logical extension of an existing commercial district or area.
6. Forest product processing plans appurtenant to a residential use provided all of the following criteria are met:
 - a. The property is currently occupied by a residence.
 - b. The use is owned by the resident occupant of the property.
7. Agricultural and forest products processing plants and associated uses (except those permitted in 6 above), and the storage, repair and maintenance of more than one truck provided all of the following criteria are met:
 - a. The site has a minimum size of five (5) acres.
 - b. The use will not generate any noxious fumes or odors.
 - c. An adequate stormwater drainage system will be developed.
 - d. The site fronts on and has direct access to a major collector, state, or federal highway.
 - e. Access to the site is designed to minimize truck traffic through residential areas.
 - f. All outdoor storage areas adjacent to residential or commercial uses shall be set back at least fifty (50) feet from the property line(s) abutting a residential or commercial use and a six (6)

- foot sight obscuring fence or open six (6) foot fence screened with sight obscuring living evergreen plants six (6) feet in height shall be constructed, planted, and maintained for the duration of the use on said set back line(s).
- g. All of the negative impacts determined through SEPA review of the proposal have been mitigated.
 - h. The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area.
8. The clustering of dwelling units including the reduction of side yard setbacks, and common wall construction practices provided all of the following criteria are met:
- a. The overall density of one (1) unit per acre is maintained within the development and permanently guaranteed by legally binding and enforceable provisions.
 - b. The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely affecting neighboring water supplies and sewage disposal systems.

Section 4: BUILDING SITE.

- 1. Minimum lot size: one (1) acre.
- 2. Density: one (1) dwelling unit per acre.
- 3. Minimum Yard Requirements:
 - a. Residential Uses:
 - (i) Front Yard: twenty-five (25) feet if the lot fronts on an access road or thirty-five (35) feet if the lot fronts on a major collector, minor collector, urban collector, state or federal highway.
 - (ii) Side Yard: twenty (20) feet if an interior lot or thirty-five (35) feet if the corner lot is on a minor collector, major collector, state, or federal highway.
 - (iii) Rear Yard: Twenty-five (25) feet.
 - b. Commercial and Industrial Uses:
 - (i) Front Yard: the setback shall equal the height of each building(s) or thirty-five (35) feet whichever is greater.

(ii) Side and Rear Yards: the setback shall equal the height of each building or twenty-five (25) feet whichever is greater. Any side or rear lot lines adjacent to residential uses or lots of less than one (1) acre shall be landscaped and maintained with living evergreens at least four (4) feet in height, provided that the sight distances required in subsections 10.40 (4) of this ordinance are maintained. This requirement shall be exempt from subsections 10.04 (2) and (3).

4. Minimum lot width: seventy (70) feet.

5. Maximum lot coverage: thirty-three percent (33%) of the total lot area.

Section 5: ACCESS. Every principal building shall have access to a public road, street, or highway.

Section 6. OFF-STREET PARKING. Off-street parking shall be provided as required in Article XI.

Section 7. PROHIBITED USES AND STRUCTURES. All uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the General Development 1 District.

PROPOSED
GENERAL DEVELOPMENT 5 DISTRICT

Section 1: GENERAL DEVELOPMENT DISTRICT - GD-5 PURPOSE. The General Development 5 District is a zone classification permitting a wide range of uses appropriate for rural areas at densities consistent with the level of available public facilities, public services, and the physical characteristics of the areas included within the District. The District includes provisions to encourage compatibility between neighboring land uses.

Section 2: PERMITTED USES. The following uses or activities are permitted:

1. Agricultural uses and associated uses or a rural nature including road-side stands for the sale of agricultural products the majority of which are locally grown.
2. Single family dwellings and accessory buildings and uses.
3. Public and semi-public uses, including schools, parks, churches, museums, and cemeteries.
4. The growing and harvesting of forest products, silvicultural uses, and associated uses of a rural nature.
5. Dams, electric power plants, flowage areas, transmission lines and stations together with necessary accessory buildings.
6. Game and fish rearing and management.
7. Riding academies.
8. Watersheds.
9. Parking, repairing, maintaining one heavy truck as an accessory use to a residence where the person operating the truck resides on the property where the truck is to be parked.

Section 3: CONDITIONAL USES. The following uses and activities may be approved by the Board of Adjustment provided the Board finds that all of the following criteria which apply to proposed use are fulfilled.

1. Recreational vehicle parks and campgrounds.
2. Sanitary fill sites.
3. Automobile wrecking.
4. Commercial uses which serve the surrounding local markets as evidenced by a gross floor area of less than 5,000 square feet may be permitted provided that all of the following criteria are met.

- a. The site is served by public facilities and services adequate for the proposed use, including waste disposal, water supply, and fire protection; or the applicant can adequately provide the needed services.
 - b. The site is located within the vicinity of an existing intersection along major circulation routes. Major circulation routes are defined as designated arterials, primary state highways, and freeways.
 - c. Permitting the commercial use at the proposed location will not encourage additional commercial development.
 - d. The characteristics of the proposed use and its locations will not introduce an incompatible or hazardous condition on the immediate area.
5. Agricultural and forest products processing plants, and associated uses and structures, trucking terminals, truck storage, repairs, and maintenance provided all of the following criteria are satisfied:
- a. The proposed use is compatible with the character of area in which it is to locate and any existing or planned land uses within the area.
 - b. Access to the site is designed to minimize truck traffic through residential areas and the traffic generated by the use will not adversely impact residential areas.
 - c. The characteristics of the proposed use and its location will not introduce an incompatible or hazardous condition to the immediate area.
6. Motor vehicle sports and recreation facilities including race tracks, race courses, and motorcross tracks.
7. The clustering of dwelling units including the reduction of side yard setbacks, and common wall construction practices provided all of the following criteria are met:
- a. The overall density of one unit per five (5) acres is maintained within the development and permanently guaranteed by legally binding and enforceable provisions.
 - b. The physical characteristics of the land will permit adequate water supplies and sewage disposal without adversely affecting neighboring water supplies and sewage disposal systems.

Section 4: BUILDING SITE.

1. Minimum lot size: five (5) acres.
2. Density: one dwelling unit per five (5) acres.
3. Minimum Yard Requirements:
 - a. Residential:
 - (i) Front Yard: twenty-five (25) feet if the lot fronts on a access road or thirty-five (35) feet if the lot fronts on a major collector, minor collector, urban collector, state or federal highway.
 - (ii) Side Yard: twenty (20) feet if an interior lot or adjacent to an access road. Thirty-five (35) feet if the corner lot is on a minor collector, major collector, state or federal highway.
 - (iii) Rear Yard: twenty-five (25) feet.
 - b. Commercial and Industrial uses:
 - (i) Front Yard: The setback shall equal the height of the building(s) or thirty-five (35) feet whichever is greater.
 - (ii) Side and Rear Yards: The setback shall equal the height of each building or twenty-five (25) feet whichever is greater.
4. Minimum lot width: one hundred (100) feet.
5. Maximum lot coverage: thirty-three percent (33%) of the total lot area.

Section 5: ACCESS. Every principal building shall be located on a lot, parcel or tract of land which:

- a. Has frontage on or direct access to a road, street, or highway dedicated to public use; or,
- b. Has frontage on and direct access to a private road or easement.


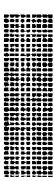



Section 6: OFF-STREET PARKING. Off-street parking shall be provided as required in Article XI.

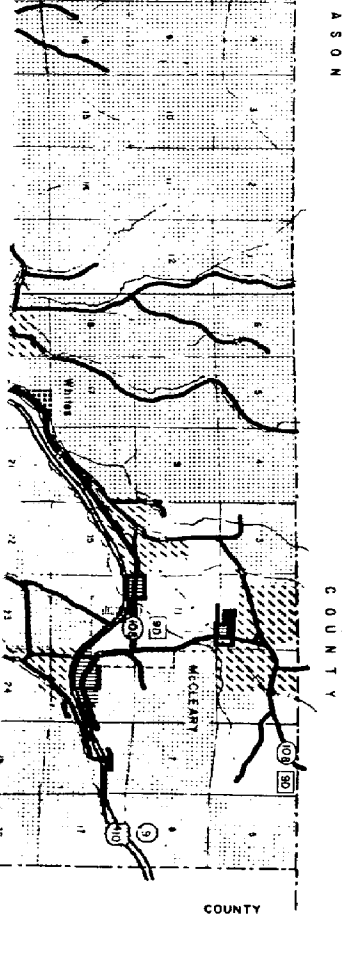
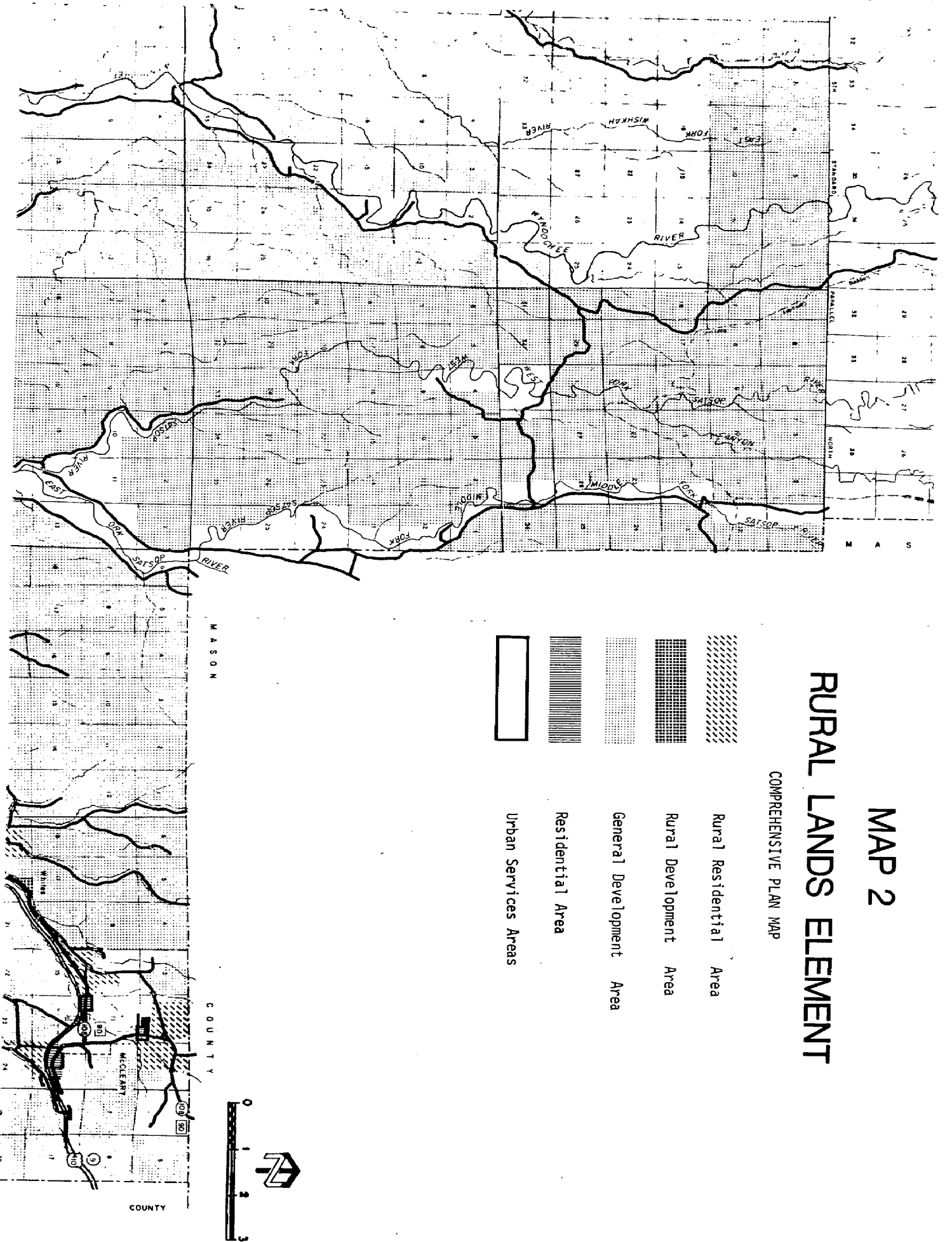
Section 7: PROHIBITED USES AND STRUCTURES. All uses and structures which are not specifically permitted by right or by conditional use permit shall be prohibited in the General Development 5 District.

MAP 2

RURAL LANDS ELEMENT

COMPREHENSIVE PLAN MAP

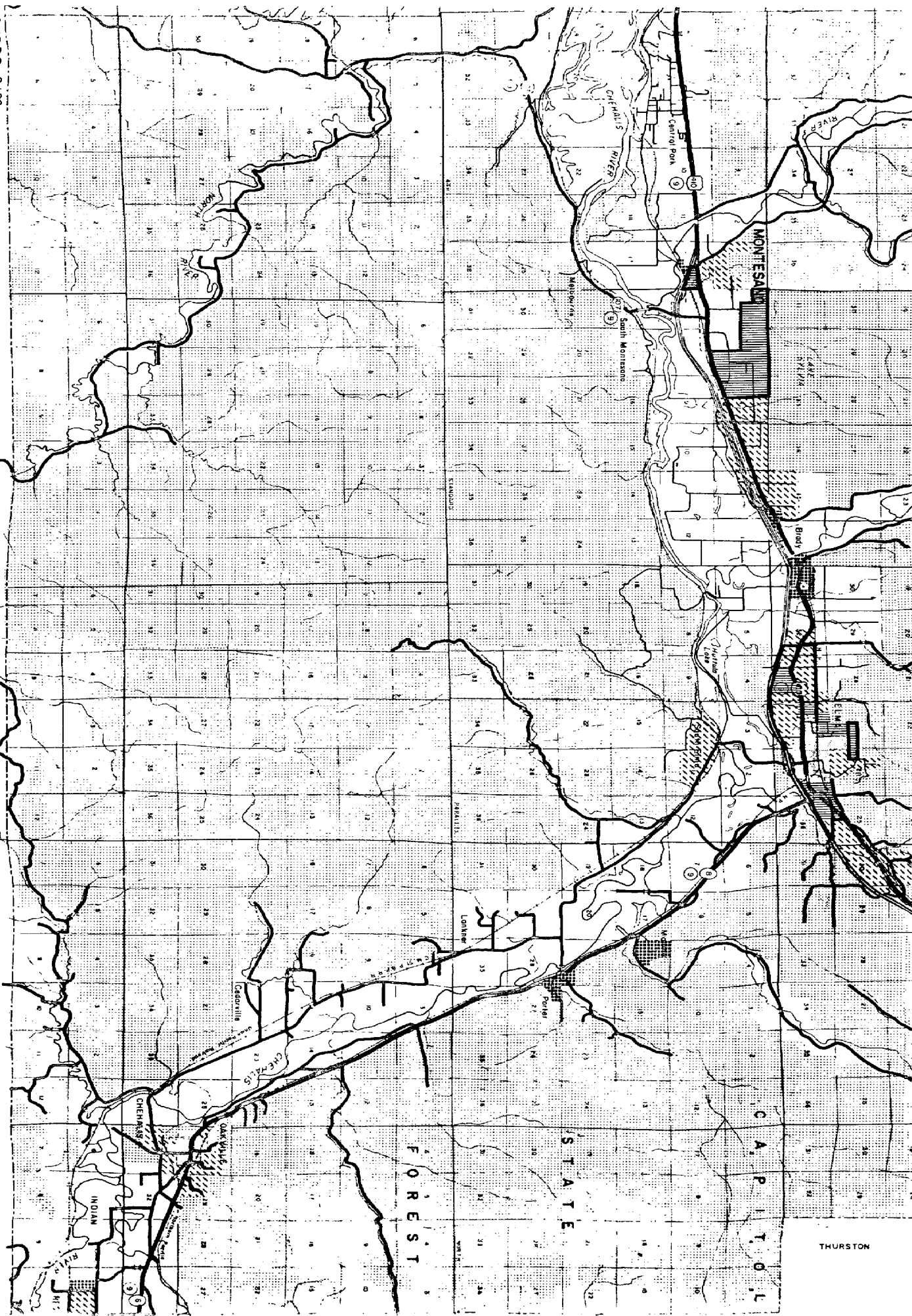
-  Rural Residential Area
-  Rural Development Area
-  General Development Area
-  Residential Area
-  Urban Services Areas



*The preparation of this map was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric

LEWIS


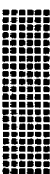

COUNTY

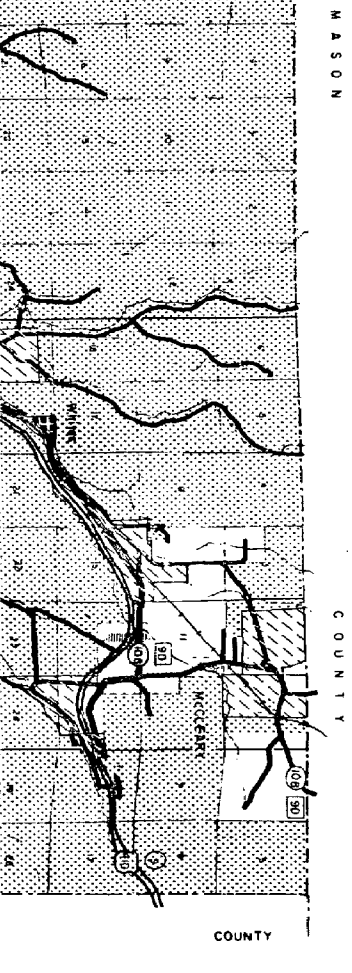
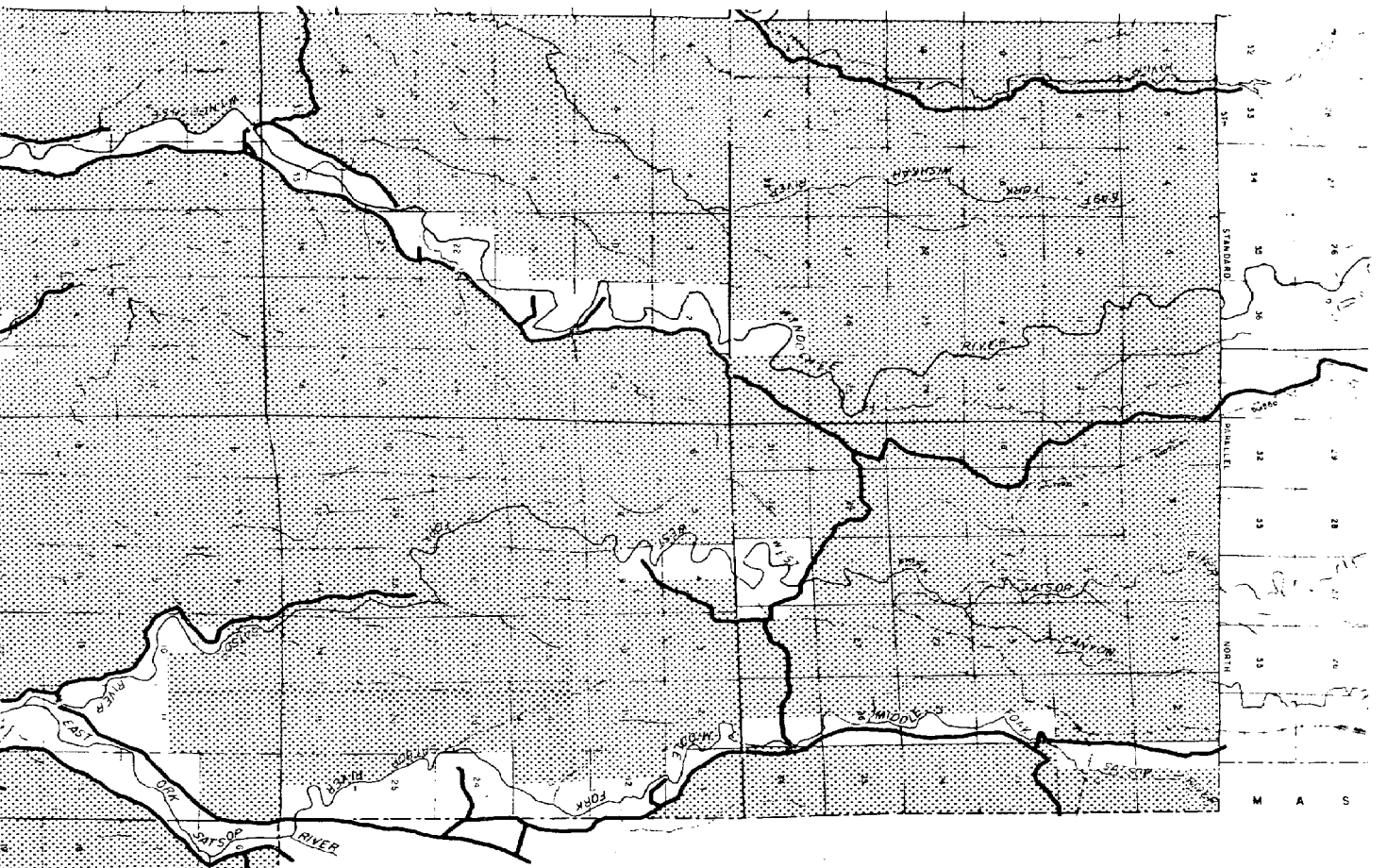


THURSTON

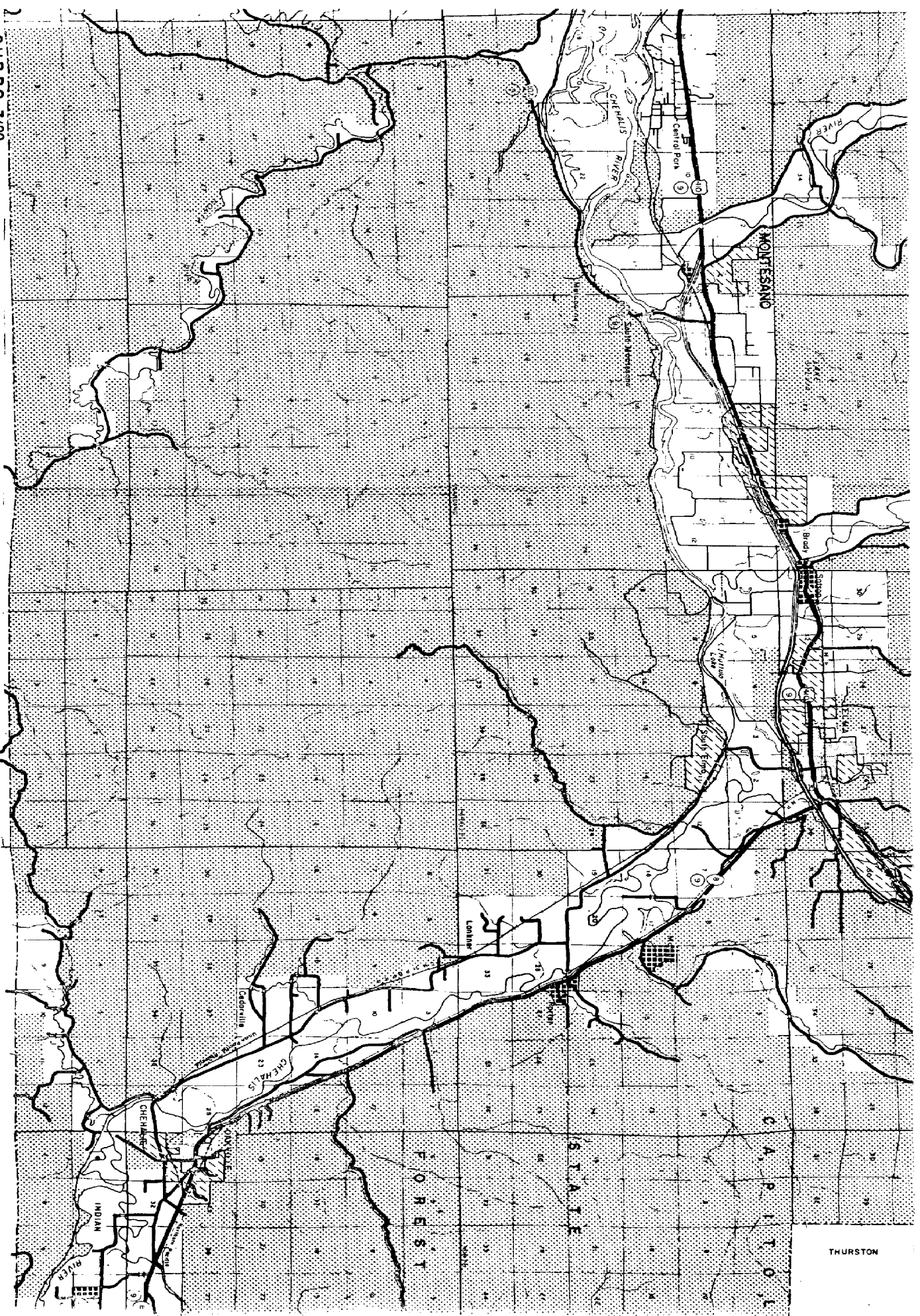
MAP 3

GENERALIZED RURAL LANDS ZONING MAP

-  RURAL RESIDENTIAL (RR)
-  GENERAL DEVELOPMENT-1 (GD-1)
-  GENERAL DEVELOPMENT-5 (GD-5)



2
GHRPC 7/82



"The preparation of this map was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 308(c) (1) of the Coastal Zone Management Act of 1972."

LEWIS

COUNTY

THURSTON

PROPOSED ZONING DEFINITIONS
OF CLUSTERING AND DENSITY

Section 2.21.1: CLUSTERING. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and protection of natural features. This is accomplished through the reduction of area, height, and bulk requirements while maintaining the density within the development required by the zoning district. Clustering, unless authorized by a planned unit development, shall only be allowed within zoning districts in which it is specifically authorized as a permitted or conditional use.

The term clustering does not apply to the construction more than one permitted building on one lot where the area, height, bulk, and other district requirements are fully met and the lot and building remain in a single ownership.

Section 2.26.1: DENSITY. The number of dwelling units per acre including all land within the boundaries of the designated site.

PROPOSED
COMMUNITY PLAN COORDINATION ELEMENT

GRAYS HARBOR COUNTY COMPREHENSIVE PLAN
COMMUNITY PLAN COORDINATION ELEMENT

GOAL

To ensure the continued development of a balanced land use pattern with adequate areas for housing, commerce, industry, agriculture, forestry, recreation, and other uses through the development of a coordinated land use plan.

OBJECTIVES

1. To encourage the development of urban land uses within areas designated to be served by urban facilities and services.
2. To promote appropriate land uses within suitable areas.
3. To ensure the coordination of the region's land use pattern by considering the plans and concerns of cities, towns, and other affected agencies during the development and administration of county plans and implementing ordinances.
4. To encourage cities, towns, and other agencies to consider county plans and concerns during the development and administration of their plans and implementing ordinances thereby ensuring the continuity of land uses throughout the region.
5. To ensure that county, regional, city, and town development plans, programs, and policies are well coordinated and integrated.
6. To ensure that jointly adopted plans, programs, and policies are incorporated into land use, public facilities, and public services decisions.
7. To coordinate amendments and updates to jointly adopted plans with all affected jurisdictions.
8. To encourage the joint review of development proposals which because of size, location, or public services needs affect more than one jurisdiction.

POLICIES

1. The following Comprehensive Plans have been adopted by their respective jurisdictions, reviewed by the County, and found to be consistent with the Grays Harbor County Comprehensive Plan and to incorporate County concerns. These Comprehensive Plans are hereby adopted by reference as elements of the Grays Harbor County Comprehensive Plan to guide decisionmaking within the areas to which they apply.

The City of Montesano Comprehensive Plan.

The City of Elma Comprehensive Plan.

The City of Oakville Comprehensive Plan.

The Town of McCleary Comprehensive Plan.

The City of Cosmopolis Comprehensive Plan.

2. Residential and commercial growth should be encouraged in areas designated for urban services including water, sewer, and other public services.
3. The County shall encourage the joint adoption of other plans, plan amendments, and plan updates, which include or affect areas of unincorporated Grays Harbor County. The following procedure will be used to consider joint adoption.
 - (a) During plan development county policymakers, staff, and affected county residents should be involved in the planning process. The proposed plan should be coordinated with the county comprehensive plan.
 - (b) After adoption by the sponsoring jurisdiction, the plan should be submitted to the county for review by county staff and the planning commission. After review for consistency with adopted county plans and the inclusion of county concerns, the planning commission should either adopt or reject the plan and transmit the plan to the County Commissioners. When the planning commission wishes to amend a plan before adoption, major amendments should be coordinated with the sponsoring jurisdiction.
 - (c) The County Commissioners should review the plan proposed for joint adoption and the action of the planning commission for consistency with adopted county plans and the inclusion of county concerns. The Commissioners should then either adopt, reject, or amend the plan. Major amendments should be coordinated with the sponsoring jurisdiction.

Plans adopted through the joint adoption process should be incorporated by reference into the County Comprehensive Plan through amendment of policy 1 of the Community Plan Coordination Element.

4. The jointly adopted plans should guide county decisions on rezones, conditional uses, site plans, subdivisions, the provision and extension of public facilities and services, appropriate densities, land use plan revisions, and other land use matters within the areas to which they apply.
5. In evaluating development proposals the county should be guided by any jointly adopted land use plans which apply. Where the jointly adopted plans do not provide adequate guidance, or the potential for disagreements of interpretation exists and either the size, location, or public services needs of the proposal affect jurisdictions other than the county, the development proposal should be jointly reviewed by the county and affected jurisdictions. Joint review should be undertaken simultaneously to ensure the concerns of all parties are included in the deliberations, to prevent delay of the proposal, and to increase the level of certainty for the proponent if the proposal is approved.
6. To ensure coordination between jurisdictions, the county shall inform affected jurisdictions, special districts, and state agencies of development proposals which may impact their development plans, facilities, or other areas of special concern to the jurisdiction or agency. The notification will be carried out through the coordination provisions of the State Environmental Policy Act. To ensure that the affected jurisdictions are informed of the development proposal the county shall distribute the SEPA checklist and any Environmental Impact Statements prepared for the proposal to the jurisdiction or agency.

7. The purpose of joint review is to assist the county decisionmakers in evaluating the impact of land use proposals on affected jurisdictions. While the county will solicit recommendations from affected jurisdictions, the recommendations can only be advisory since the county bears the legal responsibility for its decisions. The recommendations of affected jurisdictions may include: (a) how the proposal will affect the jurisdiction and the region, (b) recommendations to improve the proposal, (c) whether the jurisdiction will approve any request(s) by the applicant for access and/or any public services together with any conditions of approval, and (d) to recommend the county approve or deny the proposal.
8. Development proposals where the applicant will request water, sewer, and/or other public services from a city, town or special district shall be sent to proposed service provider for review and comment. The development proposal shall not be approved by the county unless the provider has agreed in writing to provide the service(s). Any conditions required by the service provider should also condition approval of the proposal by the county.
9. The County should encourage community comprehensive plans to designate urban services areas. Urban services areas are those lands that cities, towns, and special districts intend to incorporate into their communities and provide with urban services, such as water and sewer.
10. Within jointly planned areas, development proposals which require water, sewer, and/or other urban facilities and services shall only be permitted within designated urban services areas.
11. The expansion of urban services areas to permit new developments and the associated extension of water and/or sewer services should be coordinated with comprehensive plans, public facility plans, and affected jurisdictions. Expanded urban services areas should be directed away from agricultural lands and other areas of high resource value.
12. Additional community water and sewer systems operated by new service providers should be discouraged within urban services areas.
13. Special district plans should be coordinated and consistent with the County Comprehensive Plan and the adopted plans of cities, towns, and other special districts. When reviewing or approving special district plans, the county should evaluate the plans for consistency with adopted comprehensive and public facilities plans.

PROPOSED
COMPREHENSIVE PLAN DEFINITIONS

GRAYS HARBOR COMPREHENSIVE PLAN
COMPREHENSIVE PLAN DEFINITIONS

In the context of the Grays Harbor County Comprehensive Plan certain words take on more specific and more definite meanings than in general useage. These are defined to clarify the meaning of the comprehensive plan. Unless the context clearly indicates a different meaning the following words and terms shall be defined as follows.

CLUSTERING: A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and protection of natural features. This is accomplished through the reduction of area, height, and bulk requirements while maintaining the density within the development required by the zoning district.

COMPREHENSIVE PLAN: The policies and proposals approved and recommended by the planning agency or initiated by the board and approved by motion by the board (a) as a beginning step in planning for the physical development of the county; (b) as the means for coordinating county programs and services; (c) as a source of reference to aid in developing, correlating, and coordinating official regulations and controls; and (d) as a means for promoting the general welfare. Such plan shall consist of the required elements and may also include the optional elements set forth in state law which shall serve as a policy guide for the subsequent public and private development and official controls so as to present all proposed developments in a balanced and orderly relationship to existing physical features and governmental functions.

DENSITY: The number of dwelling units per acre including all land within the boundaries of the designated site.

DEVELOPED AREA: An area of compact, continuous development containing residences, businesses, and other land uses served by a water system(s), a road system and other public facilities. The built-up portion of the developed area is

the area of contiguous development.

ELEMENT: One of the various categories of subjects, each of which constitutes a component part of the comprehensive plan

GOALS, OBJECTIVES, POLICIES:

- (a) **Goals:** are the general statement of the desired long-term future state towards which the plan aims.
- (b) **Objectives:** are the statement of the desired short-term and measurable aims of the plan; these aims reinforce and lead to the goals.
- (c) **Policies:** are directions for specific actions and guides for specific decisions, both legislative and administrative, so that these actions and decisions reinforce the plan's goals and objectives.

JOINT REVIEW: A procedure through which the county and other affected governmental jurisdictions concurrently review a development proposal to ensure that the concerns and recommendations of all effected jurisdictions are available to the county decisionmakers.

JOINTLY ADOPTED PLANS: A comprehensive plan adopted by both the county and one or more cities, towns or special districts to guide decisionmakers within the areas to which they apply. A jointly adopted plan is an element of the Grays Harbor County Comprehensive Plan.

JOINTLY PLANNED AREA: The portion of the County included within the planning area of a jointly adopted plan.

MAY, SHOULD, SHALL:

- (a) **May:** indicates that some action might be undertaken if the official body, after viewing the evidence, decides it is useful or desirable and in keeping with the plan. It does not, however, confer any obligation to undertake or permit the action.
- (b) **Should:** indicates that a particular action will be done unless the official body finds a compelling reason against it.
- (c) **Shall:** indicates a mandate; i.e. the particular action must be done.

ROAD: That property which provides vehicular circulation or other means access to abutting properties and which may also include provisions for public utilities, pedestrian walkways, bridges, pathways for bikes or horses, open space, cut and fill slopes, and drainage.

- (a) **Local Access Road:** A road used primarily for access to abutting properties.

- (b) Major Collector Arterial: A road intended to move through traffic to and from major attractions such as residential neighborhoods, shopping districts, industrial areas, and similar traffic generators; and/or as a route for traffic between communities or large areas.
- (c) Minor Collector Arterial: A thoroughfare which primarily carries traffic from local roads to major collector arterials. Minor collector arterials are established by the Board of County Commissioners per R.C.W. 36.06.070 and reported to the Secretary of the State Department of Transportation.

RURAL DEVELOPMENT CENTER: A small rural community which may include business and industries. Examples include Malone, Satsop, Brady, and White Star.

SPECIAL DISTRICTS: A limited purpose local government agency created under Washington State law. Examples include water, sewer, and drainage districts.

URBAN SERVICES AREA: Those lands that cities, towns, and special districts intend to incorporate into their communities or service areas and provide with urban services, such as water or sewer. Urban services areas are designated in a jurisdictions comprehensive plan or the county comprehensive plan.

APPENDIXES

APPENDIX A

RURAL LANDS RECOMMENDATIONS
ACREAGE IN EACH ZONING DISTRICT
EASTERN GRAYS HARBOR COUNTY

<u>DISTRICT</u>	<u>SYMBOL</u>	<u>ACREAGE</u>	<u>MINIMUM LOT SIZE</u>
General Development 5*	GD-5	387,062	5 acres
General Development 1*	GD-1	594	1 acre
Rural Residential*	RR	5,740	1 acre
General Residential	R-2	1,468	10,000 sq. ft.
Tourist Commercial	C-1	11	-
General Commercial	C-2	66	-
Industrial Park	I-1	98	-
Industrial	I-2	209	-
Manufacturing	M	<u>396</u>	-
TOTAL		395,644	

Notes

*Proposed zoning district.

The recommendations propose deleting the Agricultural (the 1969 Agricultural) zoning district and modifying the existing General Development zoning district.

The other zoning district texts will not be changed.

APPENDIX B
 EXISTING ZONING
 ACREAGE IN EACH ZONING DISTRICT
 EASTERN GRAYS HARBOR COUNTY

<u>DISTRICT</u>	<u>SYMBOL</u>	<u>ACREAGE</u>	<u>MINIMUM LOT SIZE</u>
Agricultural (1969 Agricultural District)	A	31,006	10 Acres
General Development	G	358,359	5 Acres
Restricted Residential	R-1	18	15,000 sq. ft.
General Residential	R-2	5,623	10,000 sq. ft.
Resort Residential	R-3	22	7,200 sq. ft.
Tourist Commercial	C-1	31	-
General Commercial	C-2	66	-
Industrial Park	I-1	98	-
Industrial	I-2	128	-
Manufacturing	M	<u>293</u>	-
TOTAL		395,644	

APPENDIX C

RESOLUTION 79/102

WHEREAS, development of rural land within Grays Harbor County is of primary importance to the future of the county, and

WHEREAS, decisions related to development of rural lands are being made without benefit of overall policies and rural development.

NOW THEREFORE, BE IT RESOLVED;

--That the Planning Commission is hereby requested to study the location and physical characteristics of rural land to determine if current planning is appropriate and serves the needs of the County and its residents. And further to make recommendations to the Board of County Commissioners related thereto.

--To request that the Grays Harbor Regional Planning Commission assist the County Planning Department in providing staff and informational services to the committee.

Approved this 5 day of October 1979.

ATTEST:

William F. Vogler
County Auditor

[Signature]
Chairman
Mike Murphy
Commissioner
[Signature]
Commissioner

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