

TROUT LAKE SUB-AREA COMPREHENSIVE PLAN UPDATE

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TROUT LAKE SUB-AREA PLAN

INTRODUCTION

The Trout Lake Community Council, the Trout Lake Town Hall Association and the Trout Lake Farmers Association comprise residents and property owners of the Trout Lake valley in northwestern Klickitat County. Each has met separately and together to resolve issues relating to resource management, rural center needs, residential development, economic development, tourist-commercial development and recreational development. Common to all three groups is a desire to provide a land-use guide that will ensure all residents and property owners can enjoy the quality of life, scenic beauty and sense of community, which are parts of life in a rural setting. While growth is expected to occur, every effort will be made to preserve the quality of the valley's natural resources and scenic beauty. The land use guide is expected to support the needs of all members of the community by providing for orderly, managed growth while recognizing private property rights. Housing for diverse income levels, home occupations, light industry and tourist-commercial businesses will be encouraged in a manner that will not detract from the valley's natural resources and scenic beauty, and which will complement the rural character of the valley.

The characteristics of the land must be considered in determining land uses. There is sufficient land in the valley for the residential, agricultural, recreational and industrial needs of the community.

VISION STATEMENT

The Trout Lake community, through community-wide surveys, public voting, innumerable meetings of interested groups, committees and sub-committees, debates, public hearings, workshops, extensive discussions, and the review of three independently-crafted sub-area plans, has identified the following as characteristics it hopes will apply to the Trout Lake valley as it moves toward and through the first 15 years of the 21st century.

1. A "village" sense of community that comes from having a rural setting with a focused center and without sprawl, spot or strip development.
2. Continuing natural beauty deriving from its forested hillsides, the large irrigated farmlands of the valley floor, the dramatic waterways and celebrated Cascade Mountain views.
3. A healthy economic life that respects property rights and is based primarily on the area's natural resources, with special emphasis on agriculture and forestry, managed growth in tourism and recreation, small service businesses, and cottage and light industries.

4. A continuing low crime rate and a peaceful, safe and harmonious, supportive community with adequate police and fire protection.
5. Adequate quantity and quality of housing to provide for the full range of economic levels of valley residents as the population grows.
6. A human environment, in which the air is clean, the domestic water system remains pristine, safe and plentiful, and river, creek and irrigation waters are uncontaminated.
7. A biological environment in which the quality and quantity of fish and wildlife habitat is maintained or enhanced.
8. Domestic water supplies, fire hydrants, adequate sewage disposal, an all-year road system, electric power and telephone service for all residents of the valley.
9. An independent K through 12 school system.
10. Individual homesites, farms and businesses that are well planned, landscaped, neat and attractive.
11. A range of building lot sizes to accommodate the different needs of residents.
12. Population and development growth at a pace that can be accommodated by the community so that the aforementioned characteristics are not jeopardized.

GOALS AND POLICIES

I. FOREST RESOURCES

The forested areas in and surrounding the valley provide valuable natural resources, including wood fiber, fish and wildlife habitat, watershed areas and other forest-related ecosystem values. A healthy, well-managed forest also contributes greatly to the quality of life enjoyed by residents of and visitors to the valley. It is therefore important that forest resources be managed to promote and sustain these values by utilizing techniques that will minimize impacts to important viewsheds.

Equally important is the desire to avoid creating conflicts that can threaten the continuation of sustainable forest management practices and the property rights and investments of small wood lot and industrial forestland owners.

Forest practices in the valley are conducted in accordance with the Washington Forest Practices Act and the rules and regulations of the Department of Natural Resources. While it has no statutory authority to directly regulate forest practices, Klickitat County can indirectly influence forest-resource management by encouraging voluntary compliance with the goals and policies of the sub-area plan.

GOAL 1: Maintain and protect investments in forest resources.

POLICIES:

- 1.1 Provide intermediate lot sizes where appropriate as a buffer between forest resources and non-resource uses for the purpose of protecting resources and public safety.
- 1.2 Educate the public to understand that forest practices, when carried out in conformance with applicable state and/or federal regulations in designated forest resource areas, do not constitute a public nuisance.
- 1.3 Require proposed non-resource uses abutting existing forest resource areas to provide and maintain appropriate building structure setbacks from timber-related uses to prevent conflicts.
- 1.4 Require proposed forest resource uses locating adjacent to non-resource lands to provide and maintain the required setback to prevent conflicts.

GOAL 2: Encourage retention of family-wage jobs and creation of new family-wage employment opportunities in the forest-products industry.

POLICIES:

- 2.1 Promote sustainable forest resource management.
- 2.2 Encourage forest-products businesses to explore value-added economic opportunities that utilize local forest resources.

GOAL 3: Protect and preserve the rural character and lifestyle associated with forest lands

POLICIES:

- 3.1 Review all non-resource development proposals within designated forestlands for potential negative impacts on accepted forestry activities and require appropriate mitigation measures as conditions of approval.

- 3.2 Discourage non-resource development in designated forestlands.
- 3.3 Encourage management activities that utilize techniques designed to minimize impacts to important viewsheds.

GOAL 4: Maintain long-term management of timber and other forest-related resources.

POLICIES:

- 4.1 Encourage forest practices that will result in sustainable timber management while providing for other forest-related resources such as fish and wildlife habitat, watershed maintenance and outdoor recreation.
- 4.2 Encourage state and federal forest management agencies to solicit local citizens' participation in their planning processes.
- 4.3 Identify and classify private forestlands based on the Private Forest Land Grades of the Washington Department of Revenue, and utilize more specific and accurate data, as they become available.
- 4.4 Design land-use regulations, including minimum lot sizes, to reflect forest practices common to the area and to ensure that sustained harvest practice remains an economically viable activity.
- 4.5 Promote retention of private, non-industrial forestlands in timber production.

II. AGRICULTURAL RESOURCES

Some of the most spectacular views in the valley are located in designated agricultural areas. Agricultural lands also provide open spaces, and wildlife habitat enhances various recreational activities. In order to achieve the community's desires to protect agricultural land from further fragmentation, promote rural community characteristics and preserve open space views, agricultural lands must be carefully managed to ensure their continued existence and, thus, the viability of farming as an ongoing economic activity important to the valley.

Farm lands and forestlands historically have provided the economic base and natural environment on which generations of families in the Trout Lake valley have depended for their livelihoods. Parts of the valley are capable of highly productive and economically viable agriculture. The valley is unique in that it

supports the only dairy business presently in Klickitat County. Due to its geological and topographical characteristics, the valley does not fit the usual land planning examples.

These characteristics make it impractical to use the technical soils classification as the sole criterion for delineation of agricultural areas. The irrigated agricultural resource lands of the valley are predominantly located in a continuous area running approximately parallel to the White Salmon River and the Trout Lake Creek. These lands are interspersed with some residential development, shallow soils and rock outcroppings and are diverse in their soil compositions. Because of their unique make up, these agricultural lands are of long-term significance and should be conserved in a single, contiguous zone without spot zoning, despite occasional pockets of shallow soils and rock outcroppings.

GOAL 1: Where appropriate, promote, maintain and protect investments in agricultural resources.

POLICIES:

- 1.1 Provide intermediate lot sizes where appropriate as a buffer between agricultural resources and non-resource uses for the purpose of protecting resources and public safety.
- 1.2 Educate the public to understand that established agricultural operations and associated management practices, when conducted in compliance with applicable state and/or federal laws and regulations do not constitute a public nuisance.
- 1.3 Require proposed non-resource uses abutting existing agricultural areas to provide and maintain appropriate building structure setbacks from agricultural-related uses to prevent conflicts.
- 1.4 Require proposed agricultural uses located adjacent to non-resource lands to provide and maintain the required setback.
- 1.5 Design land-use regulations, including larger minimum parcel sizes, cluster development and other land use alternatives, to encourage the continuing use of existing agricultural lands.
- 1.6 Encourage WSU Cooperative Extension to extend its public education and technical assistance services to Trout Lake farmers.

GOAL 2: Encourage retention of family-wage jobs and creation of new family-wage employment opportunities in the farm-products industry.

POLICIES:

- 2.1 Support sustainable agricultural resource management.
- 2.2 Encourage existing farm-products businesses to explore value-added economic opportunities that draw on local agricultural resources.
- 2.3 Support agricultural operations that diversify the economic base.

GOAL 3: Protect and preserve the rural character and lifestyle associated with agricultural lands.

POLICIES:

- 3.1 Review all non-resource development proposals within designated agricultural lands for potential negative impacts on accepted agricultural operations and require appropriate mitigation measures as conditions of approval.
- 3.2 Discourage non-resource-based development in productive agricultural areas.

GOAL 4: Conserve soil resources.

POLICIES:

- 4.1 Encourage cooperation with state and federal agencies with expertise in soil conservation.
- 4.2 Encourage use of special soil conservation measures in flood plain.
- 4.3 Encourage use of irrigation practices that minimize soil erosion.
- 4.4 Discourage tillage and disturbance of slopes greater than 30 per cent.

GOAL 5: Protect and preserve agricultural lands from fragmentation

POLICIES:

- 5.1 Designate all open cleared land under irrigation or holding water rights for agricultural use except for areas already subdivided or which can be demonstrated clearly to be unfit or impractical for agricultural use.
- 5.2 Identify and classify agricultural land in the river valley utilizing information from the USDA Natural Resources Conservation Service and other sources (ownership maps, productivity maps and aerial photographs), and considering other relevant factors which can affect commercial viability, such as the existence of water rights, parcel size, current and historical use, access to urban services and proximity to incompatible, non-agricultural lands.
- 5.3 Encourage farming of all agricultural lands, including those that are only suitable for smaller scale agricultural uses.
- 5.4 Discourage the conversion of agricultural land to non-resource use.
- 5.5 Require development applications for long plats, zone changes, comprehensive plan amendments and conditional use permits to include a soils map furnished by the USDA Natural Resources Conservation Service until such time as the USDA Soils Survey has been completed.
- 5.6 Discourage "leap frog" development.

III WATER RESOURCES

Water is a major resource of the Trout Lake valley. The free flowing river and creeks, and the network of irrigation ditches are assets of the community. The purity of Trout Lake's domestic water supply and the pristine nature of the White Salmon River and the Trout Lake Creek are cited as important features of living in Trout Lake. As a source of domestic water, as irrigation water for agricultural operations, as habitat for wildlife and fisheries, as the center of water-based recreation and tourism, and as an integral part of the rural residential setting, water resources deserve special consideration and protection in order to preserve the community's way of life and to ensure the resource will be available for use by future generations.

GOAL 1: Preserve and protect water quality.

POLICIES:

- 1.1 Require strict adherence to the requirements of the Klickitat County Shoreline Master Plan.
- 1.2 Encourage stabilization of riverbanks with native plant species through voluntary measures.
- 1.3 Encourage activities throughout the White Salmon River watershed to be conducted in ways that avoid polluting water resources.
- 1.4 Coordinate with public health agencies to ensure septic tanks and drain fields are properly designed, constructed and installed.
- 1.5 Encourage the public health agencies to require improperly installed or failing drain fields to be replaced with systems that do not pollute surface or ground water.
- 1.6 Require long plat subdivision proposals to plan for and provide sewage disposal systems that will ensure surface and groundwater are not contaminated.
- 1.7 Encourage agricultural and forest practices that protect surface water. Require wastes of animals in confinement to be stored and utilized using best management practices.

GOAL 2: Protect the Trout Lake and its shorelines and associated wetlands from residential and commercial development, and from recreational development as necessary, to protect important fish and wildlife habitat.

POLICIES:

- 2.1 Limit recreational development around the Trout Lake to non-motorized, diffuse uses such as fishing, hunting, swimming, boating and cross-country skiing.
- 2.2 Prohibit development that would pollute the Trout Lake.

GOAL 3: Use irrigation water wisely and efficiently.

POLICIES:

- 3.1 Encourage irrigators to strive for great efficiency and conservation in the use of irrigation water. Support development of an irrigation water master plan that promotes efficiency and conservation.
- 3.2 Encourage ditch companies to coordinate resources to investigate alternatives for consolidation of ditches, including the feasibility of a centralized, pressurized irrigation system that could also be used for fire protection and power generation.
- 3.3 Promote practices that will not adversely affect the quality of the irrigation water.

GOAL 4: Protect Trout Lake valley irrigation water resources by retaining farmlands with irrigation water rights in agricultural production or use.

POLICIES:

- 4.1 Discourage conversion of agricultural land with irrigation rights to non-resource use.

IV. RURAL CENTER AND ECONOMIC DEVELOPMENT

As a gateway to the Gifford Pinchot National Forest, a center for four-season outdoor recreation and an attractive place to live, the Trout lake community sees growth as an inevitable part of its future. Residents of Trout Lake believe growth should be well-planned, supported by available resources and services, and should minimize the conflicts of incompatible uses in close proximity to one another. The sub-area plan supports the needs of parks, recreation and tourism, the provision of aesthetically-pleasing open space, the development of a variety of housing, the maintenance and protection of forestry and farming, the growth of home-based occupations, and the establishment of a process for reviewing light industrial development proposals.

Historically, agriculture and forestry have been the cornerstones of the valley's economy. Tourism, in recent years, has given non-resource dependent businesses in the community an opportunity to prosper. It is now recognized that the tourism and construction industries in the valley are enhanced by the preservation of the valley's attractive surroundings. Open spaces contribute to this attractiveness, provide an intangible economic benefit and thus deserve

special protection. One way to accomplish this objective is to encourage future development to locate where existing natural screening and landscaping exist.

As the community expands, high priority must be given to protection of agricultural and forestland from fragmentation and encroachment from incompatible land uses. To achieve this objective, land-use regulations should be enacted that concentrate needed housing in residential areas, and recreational and commercial growth in designated rural center and tourist-commercial areas.

RURAL CENTER

GOAL 1: Improve the rural center

POLICIES:

- 1.1 Encourage private development of off-street parking and pedestrian walkways.
- 1.2 Require new development proposals to plan for and provide off-street parking and pedestrian walkways as conditions of approval.
- 1.3 Pursue environmentally feasible solutions for alleviating seasonal flooding problems in the rural center.

GOAL 2: Consider providing additional rural center or tourist-commercial area outside the floodplain but contiguous to the existing rural center.

GOAL 3: Maintain the village character of the rural center.

POLICIES:

- 3.1 Encourage the business community to develop visual objectives and architectural designs for the rural center that are compatible with the character of the community.
- 3.2 Encourage alternatives to strip development where practical.

ECONOMIC DEVELOPMENT

GOAL 1: Promote economic activity that is consistent with the vision statement, goals and policies of the sub-area plan and complementary to the rural characteristics of the community.

POLICIES:

- 1.1 Encourage existing businesses to explore value-added economic opportunities that utilize local resources.
- 1.2 Encourage establishment of new businesses, including home-based occupations, and light industry and tourist-commercial enterprises compatible with the sub-area plan, that will strengthen and diversify the community's economy and provide new employment opportunities.
- 1.3 Discourage recruitment or solicitation of new business from outside the valley that are incompatible with these goals and policies.

GOAL 2: Provide an environment for sustainable economic activity.

POLICIES:

- 2.1 Discourage "leap frog" development.
- 2.2 Coordinate growth with availability of infrastructure and public services, such as potable water and fire protection.
- 2.3 Promote shared use of airstrips.
- 2.4 Review commercial and light industrial development proposals through the conditional use permitting process to minimize conflicts between adjacent land uses and to maintain the rural character of the valley.
- 2.5 Support economic activity that provides a needed community-based service, such as legal, medical, professional or vocational.

V. RESIDENTIAL DEVELOPMENT

GOAL 1: Plan for sustainable development in a way that will allow the community to respond to changes in circumstances and that will serve the interests of the whole community.

POLICIES:

- 1.1 Discourage "leap frog" development.
- 1.2 Discourage strip development.

- 1.3 Coordinate residential development with the availability and provision of public services and infrastructure improvements.
- 1.4 Review potential building sites using measurable criteria to be sure they can be developed accordingly.
- 1.5 Review all resource-based development proposals within non-resource lands for potential negative impacts on residential activities and require appropriate mitigation measures as conditions of approval.

GOAL 2: Encourage development that is attractive and compatible with the rural character of the valley.

POLICIES:

- 2.1 Ensure that the density of permitted development is consistent with the capability of the land and the availability of infrastructure to serve it.

GOAL: 3: Provide sufficient land in a range of land-use categories to accommodate the desired growth in the valley.

POLICIES:

- 3.1 Provide for a range of lot sizes, including smaller lots near the rural center; in order to meet the needs of all economic segments of the community.
- 3.3 Encourage private development of innovative, long-term solutions to the housing needs of the entire community.

VI. TOURISM AND RECREATION

GOAL 1: Protect scenic viewpoints in the valley, especially along State Highway 141.

POLICIES:

- 1.1 Support development of non-motorized and pedestrian traffic facilities such as sitting/resting areas, bicycle paths and horse trails along public access ways and rights-of-way.
- 1.2 Prohibit placement of commercial signs along Highway 141 in residential areas.
- 1.3 Encourage maintenance of the tree-lined corridor along Highway 141.

GOAL 2: Support recreational and/or tourist-related development that is compatible with the rural character of the valley.

POLICIES:

- 2.1 Accommodate passive recreational facilities such as historic or interpretive sites, picnic areas, hiking trails, fishing areas, rafting launch and take-out points, cross-country skiing trails, interpretive centers and walking and bicycle paths. Consider issues of parking, security, property rights, lighting, landscaping, fencing, privacy, safety, noise, litter, trespass, vandalism, sanitation and others applicable when planning such facilities.
- 2.2 Encourage intensive recreational facilities to locate in the rural center.
- 2.3 Encourage recreation outside the rural center that is compatible with the rural character of the valley and that does not adversely impact agricultural or forest resources in the area, or fish and wildlife habitat.
- 2.4 Encourage private recreational facility development such as campgrounds to be planned and designed to accommodate future expansion. Require infrastructure necessary to support the scale of development.
- 2.5 Coordinate with state and/or federal management authorities to maintain recreational resources in the valley.
- 2.6 Encourage state and federal management authorities to solicit public participation in their resource management planning processes.
- 2.7 Encourage development of recreational facilities as part of proposed residential or commercial development.
- 2.8 Accommodate public use of and access to shorelines through implementation of the Klickitat County Shorelines Master Program and Management Plan.

VII. CIRCULATION

The primary, major access road for the Trout Lake Valley is State Highway 141 (SR 141). County roads provide access from SR 141 to areas within the Trout Lake valley and to other parts of the county. Private roads serve many area residences. Some existing county roads do not meet current county standards in terms of right-of-way, pavement or shoulder width or provision of pedestrian walkways. Sub-standard roads are likely to cause more problems as development proceeds in the area. Continued development in the area without

appropriate public investment to improve existing roads will magnify current problems and may create new ones.

Improvement and maintenance of SR 141 falls under the jurisdiction of the Washington State Department of Transportation (WSDOT). While it lacks authority to regulate WSDOT activities, Klickitat County can encourage WSDOT to plan for and manage its facilities in accordance with the goals and policies of the sub-area plan.

GOAL: 1: Provide a safe, efficient and economical transportation network capable of serving existing and future businesses, residents and visitors in the valley.

POLICIES:

- 1.1 Require dedication of road right-of-way where necessary as a condition of approval of development.
- 1.2 Support road improvements that enhance public safety.
- 1.3 Require impacts to public services directly attributable to proposed new development to be mitigated by: a) the developer; or b) by participation in a Local Improvement District (LID), a late-comer's agreement or other legal means. Do not charge a developer with responsibility to remedy pre-existing deficiencies.
- 1.4 Require provisions to be made for off-street parking and pedestrian and bicycle traffic when paving or a bituminous surface treatment (BST) is required in the rural center or other areas.
- 1.5 Coordinate with the Washington State Department of Transportation to plan for and provide pedestrian and bicycle facilities adjacent to SR 141.
- 1.6 Require proposed development to provide road systems that will accommodate emergency evacuation and meet the needs of emergency vehicles.

VIII UTILITIES

The level of service provided by public and private utilities to the residents and businesses in the valley is satisfactory given the current level of development, and is equivalent to the levels of service provided in other rural communities of the county. The existing systems would not be able to adequately serve large population growth without making major improvements.

GOAL 1: Ensure that adequate infrastructure, consistent with the rural character of the valley, is available to support development as it occurs and to protect the health and safety of the community and the quality of the natural environment.

POLICIES:

- 1.1 Encourage urban services such as community water and sewer systems to be development in the rural center, especially for lots one acre in size or smaller. Encourage infrastructure development outside the rural center that is appropriate for rural development.
- 1.2 Work with local special-purpose districts to ensure that the cumulative impacts of proposed development in the area on utility services are considered in the review of individual proposals. Condition approval of individual proposals on participation in the upgrade of the system in cases where sufficient system capacity is unavailable or will not be available to the support any kind of development in the area.
- 1.3 Require development to provide an adequate storm drainage system that will not: a) create or increase hazards for properties downstream; and b) will not result in erosion or degradation of water quality in area rivers and streams.
- 1.4 Encourage development near Glacier Springs Water Association distribution lines to connect to the system.
- 1.5 Support development of a water master plan by the Glacier Springs Water Association.
- 1.6 Support planning of electrical service to provide for future growth in the valley.
- 1.7 Encourage placement of utilities underground where feasible.

IX. PUBLIC SERVICES

In addition to public utilities, the public services available to the residents and businesses of the Trout Lake valley will be affected by development. The following goals and policies are intended to support and maintain public services consistent with the needs of the community.

GOAL 1: Preserve and protect the lives and property of all residents of the valley.

POLICIES:

- 1.1 Provide the Klickitat County Sheriff's Office and the local fire protection district the opportunity to review development proposals and offer suggestions for improving safety.
- 1.2 Require annexation or permanent contracting with a fire protection district, as a condition of approval for long plats and all development applications adjacent to an existing fire district. Additional fire mitigation measures recommended by the fire district may also be required as conditions of approval. Encourage all new and established development in areas not adjacent to a fire district to contract for fire protection if feasible.
- 1.3 Require proposed development to plan for and provide adequate access for emergency vehicles and schools buses, and safe passage for school children and other pedestrian traffic.

GOAL 2: Ensure that adequate educational facilities are available to present and future residents of the valley.

POLICIES:

- 2.1 Inform the Trout Lake School District of development proposals within its attendance area and offer school officials the opportunity to comment on the impact of proposed development to school operations.
- 2.2 Support capital facilities planning that will meet the present and future educational needs of school children in the community.

X. SENSITIVE AREAS

Within the planning area there are areas containing sensitive areas that are inappropriate for development. These areas include steep and/or unstable slopes, geologic hazards, fish and wildlife habitat conservation areas, cultural resources, wetlands, flood hazards, and shorelines under the jurisdiction of the Shoreline Management Act.

GOAL 1: Protect life and property from natural disaster and hazards.

POLICIES:

- 1.1 Discourage development on property with slopes over 30 per cent. Reserve the authority to require site-specific geotechnical evaluation of development proposed for slopes over 15 percent. Prohibit fill slopes in

excess of 2:1 when grading is required. Prohibit cut slopes in excess of 2:1 unless a slope stability report determines otherwise.

- 1.2 Discourage development in geologically hazardous areas. Require documentation on the location and extent of a geologic hazard for development proposals containing known geologic hazards. Reserve the authority to require site-specific geotechnical evaluation of development on properties in such areas.
- 1.3 Require development within known flood hazard areas to comply with the requirements of the Klickitat County Flood Plain Ordinance and/or the Klickitat County Shorelines Management Plan.
- 1.4 Require annexation or permanent contracting with a fire protection district, as a condition of approval for long plats and all development applications adjacent to an existing fire district. Additional fire mitigation measures recommended by the fire district may also be required as conditions of approval. Encourage all new and established development in areas not adjacent to a fire district to contract for fire protection if feasible.

GOAL 2: Preserve and protect the natural environment of the Trout Lake valley.

POLICIES:

- 2.1 Discourage development that will damage or destroy known sensitive areas. Contact appropriate state and federal management agencies during the development review process to solicit comment on resource impacts. Consider incorporation of agency recommendations as necessary as conditions of approval.
- 2.2 Require development proposals with wetland habitat to prepare a wetland delineation map and to follow applicable government regulations in effect at the time.
- 2.3 Require development proposals within 200 feet of the ordinary high-water mark of shorelines of state-wide or county significance to comply with the applicable requirements of the Klickitat County Shorelines Master Program and Management Plan.
- 2.4 To protect groundwater resources used for domestic consumption, prohibit placement of on-site sewage disposal systems within 100 feet of perennial streams, springs, or wellheads. In addition, require placement of on-site sewage disposal systems to comply with the applicable requirements of the Klickitat County Shorelines Master Program and Management Plan.

- 2.5 Work with landowners, residents and appropriate management agencies to protect significant resources and to ensure that all proposed development is compatible with the environment.

GOAL 3: Preserve and protect significant historic and cultural resources in the Trout Lake valley utilizing known sources of information.

POLICIES:

- 3.1 Establish a record of known historic and cultural resources in the valley, documenting their location and current condition, and their role in the area's history.
- 3.2 Encourage appropriate Native American organizations to work with the county to identify archaeological or cultural sites that should be protected from development.
- 3.3 Encourage and support the voluntary preservation and protection of known historic resources on private property.
- 3.4 Encourage proposed development adjacent to known historic resources to respect the character, and to be compatible with the scale and design, of the resource.
- 3.5 Require all development proposals to comply with state and federal laws governing protection of historic and archaeological sites.
- 3.6 Advise applicants of known or suspected archaeological or cultural sites during the planning process, and of possible mitigation measures.

GOAL 4: Protect fisheries.

POLICIES:

- 4.1 Encourage appropriate agencies to work with the county to identify and protect fish habitat, including riparian habitat as necessary, in the White Salmon River and its tributaries.
- 4.2 Devise regulations in the Klickitat County Shoreline Management Plan to balance fisheries protection with other uses of the shorelines, river and tributaries.
- 4.3 Evaluate projects requiring discretionary permits, and which will impact water quality or fish habitat, to determine the extent of the impacts. Consider incorporation of mitigation measures as necessary as conditions of approval.

4.5 Encourage and support voluntary fish habitat enhancement.

GOAL 5: Protect wildlife

POLICIES:

- 5.1 Encourage appropriate agencies to work with the county to identify and protect wildlife habitat using criteria of the Washington Department of Fish and Wildlife Priority Habitats and Species programs.
- 5.2 Devise regulations in the Klickitat County Shorelines Management Plan to balance wildlife protection with other uses.
- 5.3 Evaluate projects requiring discretionary permits, and which will impact wildlife habitat, to determine the extent of the impacts. Incorporate mitigation measures as necessary as conditions of approval.
- 5.4 Encourage and support voluntary wildlife habitat enhancement.

XI MINERAL RESOURCES

The andesite, basalt, sand and gravel resources within the planning area are considered valuable mineral resources. Four active mines more than 3 acres in size are found in the planning area. These mining operations have more than 3 acres of disturbed area and are required to have Washington State Department of Natural Resources (DNS) surface mining permits. The four active mines are located within:

1. Township 6N, Range 10E, Section 36;
2. Township 6N, Range 10E, Section 21;
3. Township 6N, Range 11E, Section 29; and
4. Township 6N, Range 11E, Section 30.

GOAL 1: Promote mineral resource activities that are compatible with surrounding uses.

POLICIES:

- 1.1 Require all mining operations with 3 acres or more of disturbed area (including rock pits, and rock crushing and/or stockpiling areas), or having vertical walls 30 feet or greater in height to have a DNR surface mining permit.
- 1.2 Encourage management of economically significant mineral and aggregate deposits in the valley as non-renewable resources.

- 1.3 Require proposed mining operations to provide and maintain a buffer between adjacent land uses to minimize environmental impacts such as noise and dust associated with mining activities. Encourage existing mining operations to provide and maintain a buffer between adjacent land uses to minimize associated environmental impacts.
- 1.4 Require a conditional use permit for proposed mining operations in lands zoned Forest Resource when located within 1000 feet of an existing residence or residential zone, to ensure such operations are compatible with surrounding land uses and that disturbed areas are properly reclaimed. Require mitigation measures as necessary as conditions of approval.
- 1.5 Require mineral resource extraction to be conducted in a manner that won't impact water resources.
- 1.6 Encourage operations and reclamation that minimize impacts to aesthetics.

GOAL 2: Maintain and protect investments in mineral resources.

POLICIES:

- 2.1 Provide intermediate lot sizes where appropriate as a buffer between mineral-resource uses and non-resource uses for the purpose of protecting resources and public safety.
- 2.2 Educate the public to understand that mining operations, when conducted in compliance with applicable laws and permits on lands designated for mineral resource development, do not constitute a public nuisance.
- 2.3 Require proposed non-resource uses abutting existing mineral-resource uses to provide and maintain appropriate building structure setbacks to prevent conflicts.
- 2.4 Require proposed mineral-resource uses locating adjacent to non-resource uses to provide and maintain the required setback.

DEFINITIONS

Cultural Resources: Cultural resource information provided by the Washington State Office of Archaeology and Historic Preservation, and Washington State Department of Natural Resources.

Development: Land divisions, improvements and activities subject to permit review by the Planning Department.

Flood Hazard: 100 year flood plain.

Geological Hazards: Severe erosion hazard, landslide, and earth quake faults.

Heavy Industrial: A use engaged in the basic processing and manufacturing of material or products predominately from extracted or raw materials, or a use engaged in the storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Intensive Development: Generally development on parcels of 1 acre or less, or equivalent density.

Intensive Recreational Facilities: Recreational related development that requires substantial public services and infrastructure.

“Leap Frog” Development: Development (usually residential, commercial or industrial) that occurs beyond the limits of existing development, bypassing vacant land that is suitable for development and to which services can be extended without “gaps” of vacant land. Leap frog development is caused by development taking advantage of lower land costs found beyond developed areas even though there is an abundance of developable land in or adjacent to the developed area.

Light Industrial: A use engaged in manufacturing, predominately from previously prepared materials, or finished products or parts; including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products. Excluding heavy industrial processing.



Natural Resource: Timber, agriculture, fisheries, wildlife and mineral resources.

Resource Based Activity: Activities involved with the production and/or processing of timber, agricultural products, fisheries, wildlife or mineral resources.

Sensitive Areas: Slopes over 30%, geologic hazards, fish and wildlife conservation areas, cultural resources, wetlands and flood hazards.

Strip Development: Small narrow lots oriented in a linear pattern along a major thoroughfare and development that is characterized by multiple driveways, unsafe circulation, inadequate parking and/or visual clutter.

WHITE SALMON RIVER VALLEY PLAN SENSITIVE RESOURCES

- LEGEND**
-  MINERAL RESOURCES
 -  BIOLOGICAL & CULTURAL RESOURCES

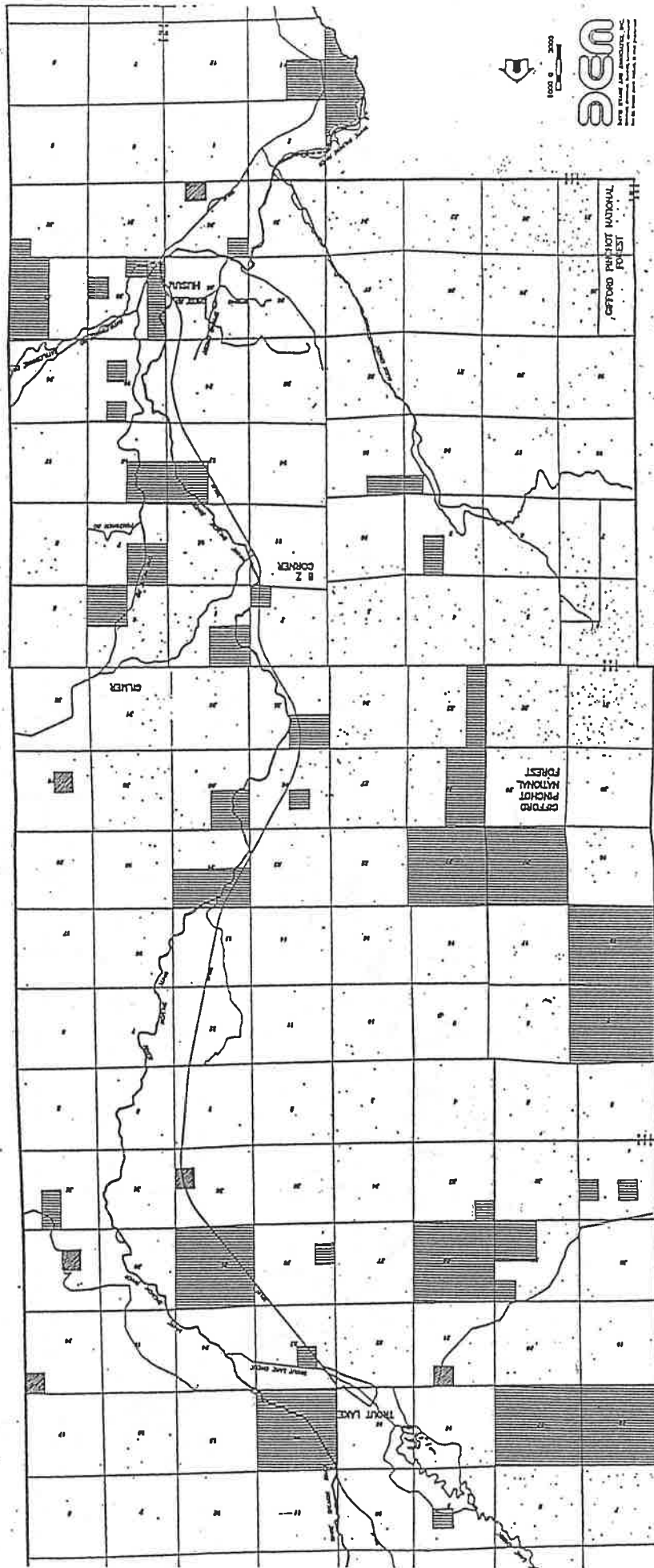





Figure 5

WHITE SALMON RIVER VALLEY PLAN WETLANDS AND FLOOD HAZARD AREAS

- LEGEND**
-  WETLAND
 -  STREAM/DRAINAGEWAY
 -  FLOOD HAZARD AREA

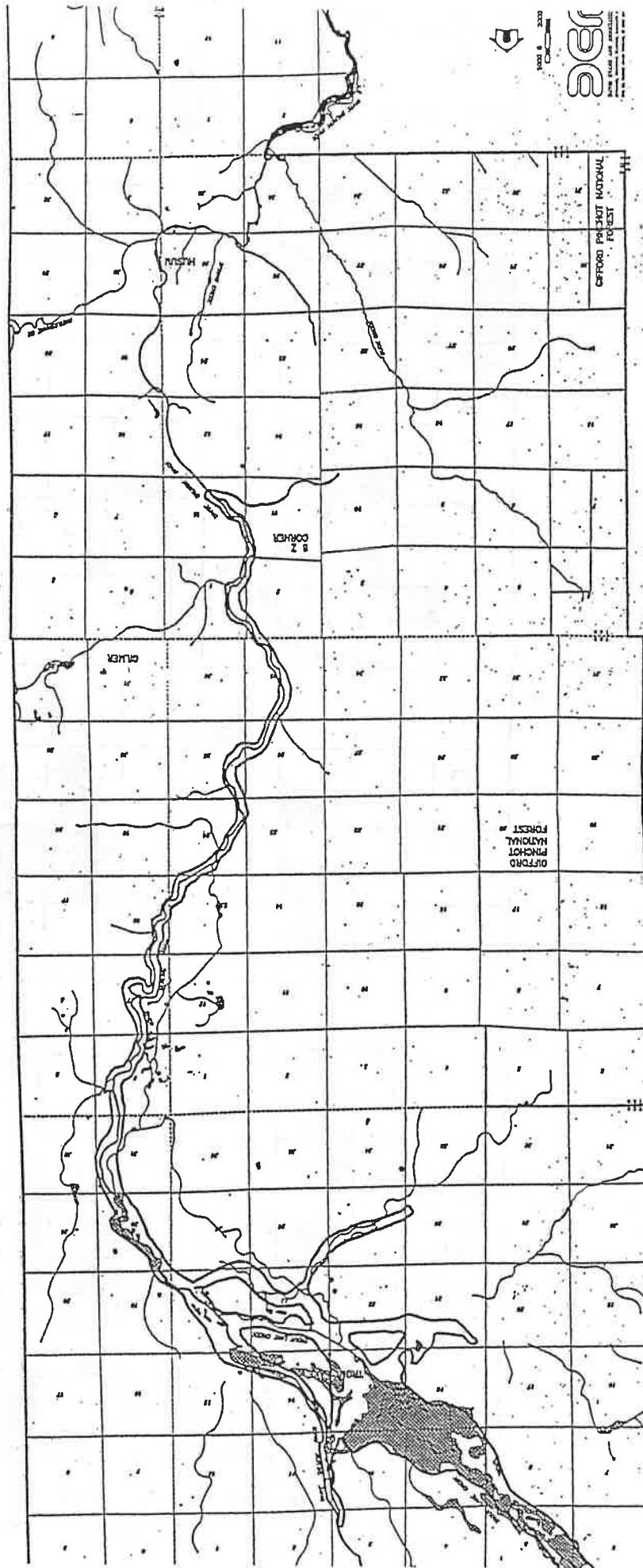
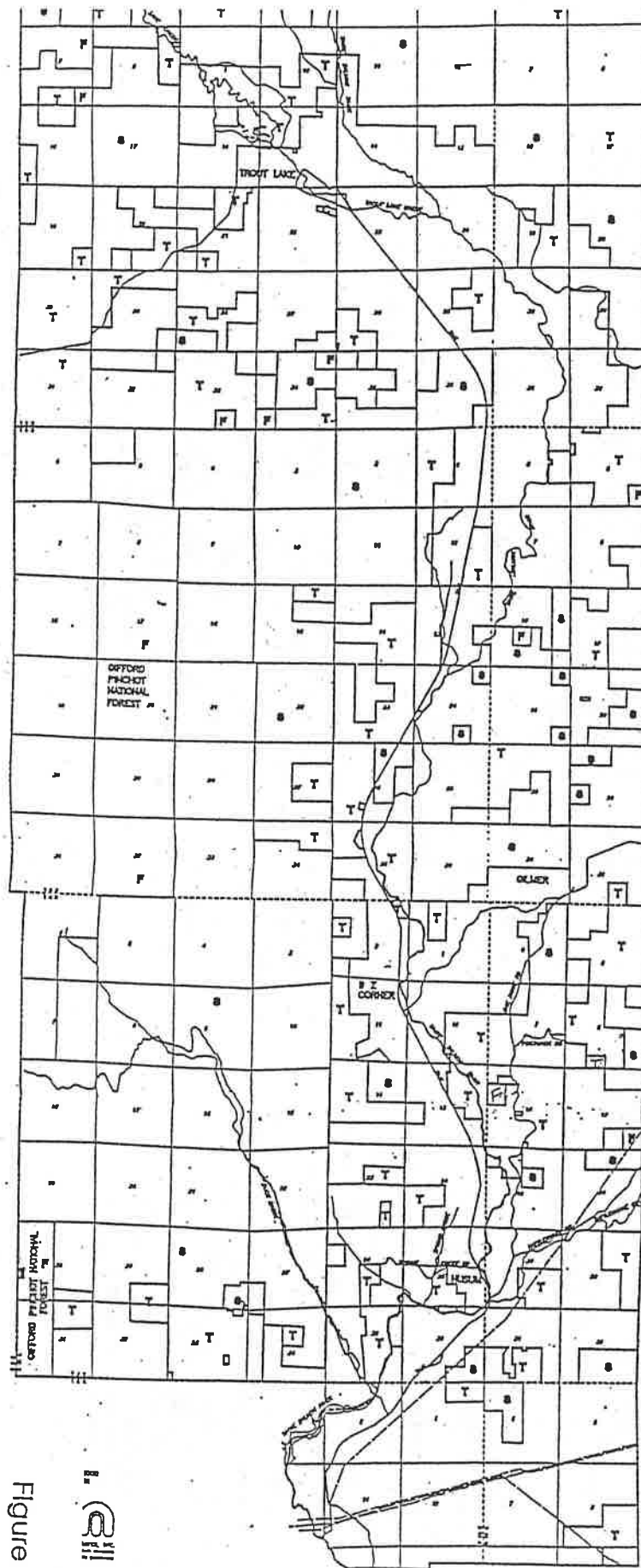


Figure 6



LEGEND







- F FEDERAL LAND
- S STATE LAND
- C COUNTY LAND
- T TIMBER CO. LAND

Figure 7



WHITE SALMON RIVER VALLEY PLAN FORESTLAND

LEGEND

-  120-136
-  95-119
-  03-98
-  69-94
-  URBAN, BUILT-UP & OTHER
NON-Forest LAND OR LACONIC
SOIL SURVEY DATA
-  FOREST RESOURCE BOUNDARY

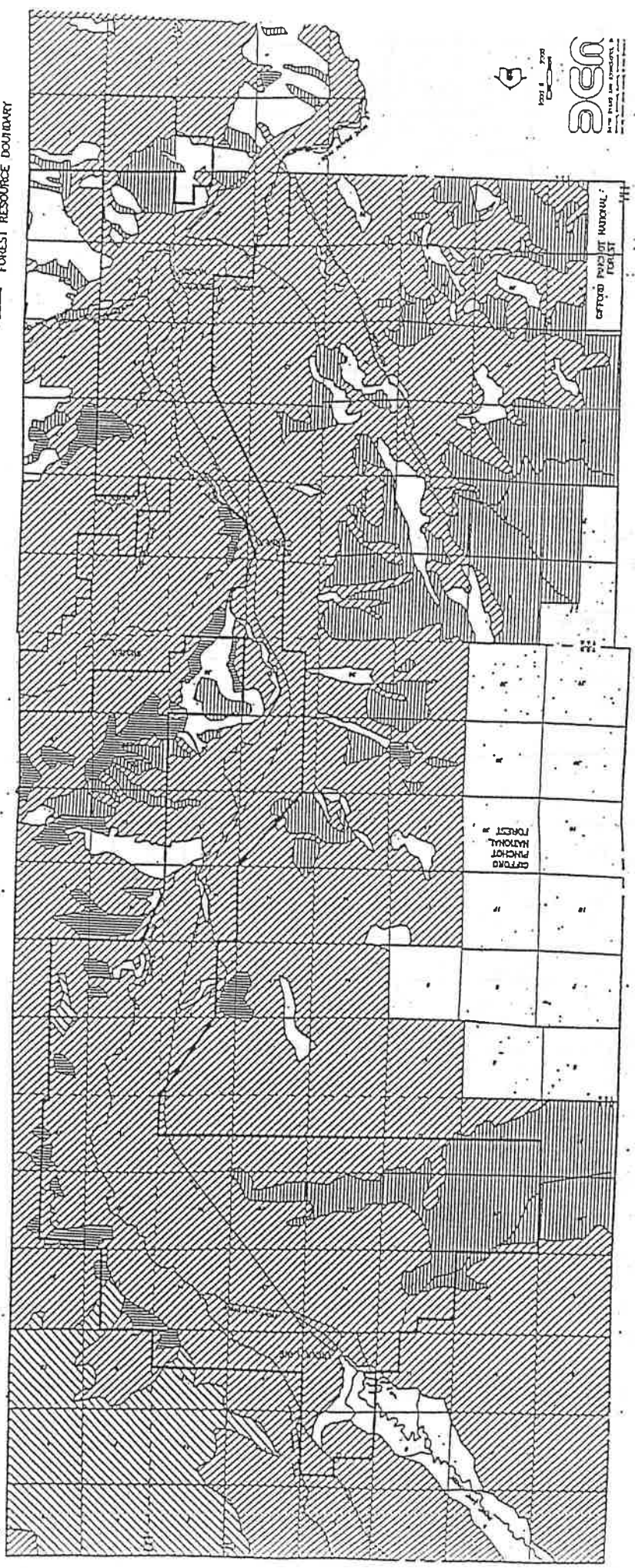


Figure 8

WHITE SALMON RIVER VALLEY PLAN

PRIME FARMLAND AND EXISTING DEVELOPMENT

LEGEND

- HOUSE
- MOBILE HOME
- ▲ NON-RESIDENTIAL

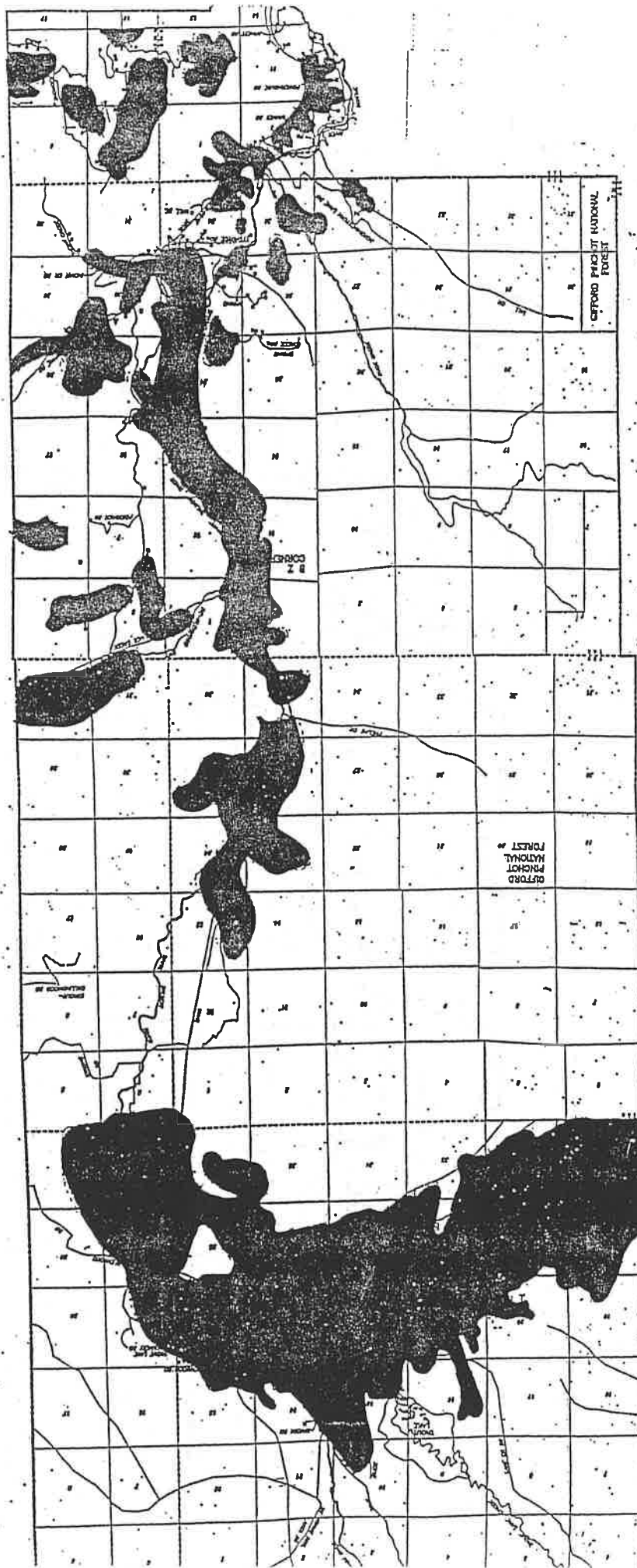


Figure 9

WHITE SALMON RIVER VALLEY PLAN

CIRCULATION SYSTEM

- LEGEND**
- CREEK
 - - - GRAVEL ROAD
 - PAVED ROAD
 - STATE ROAD—PAVED
 - UNIMPROVED DIRT ROAD

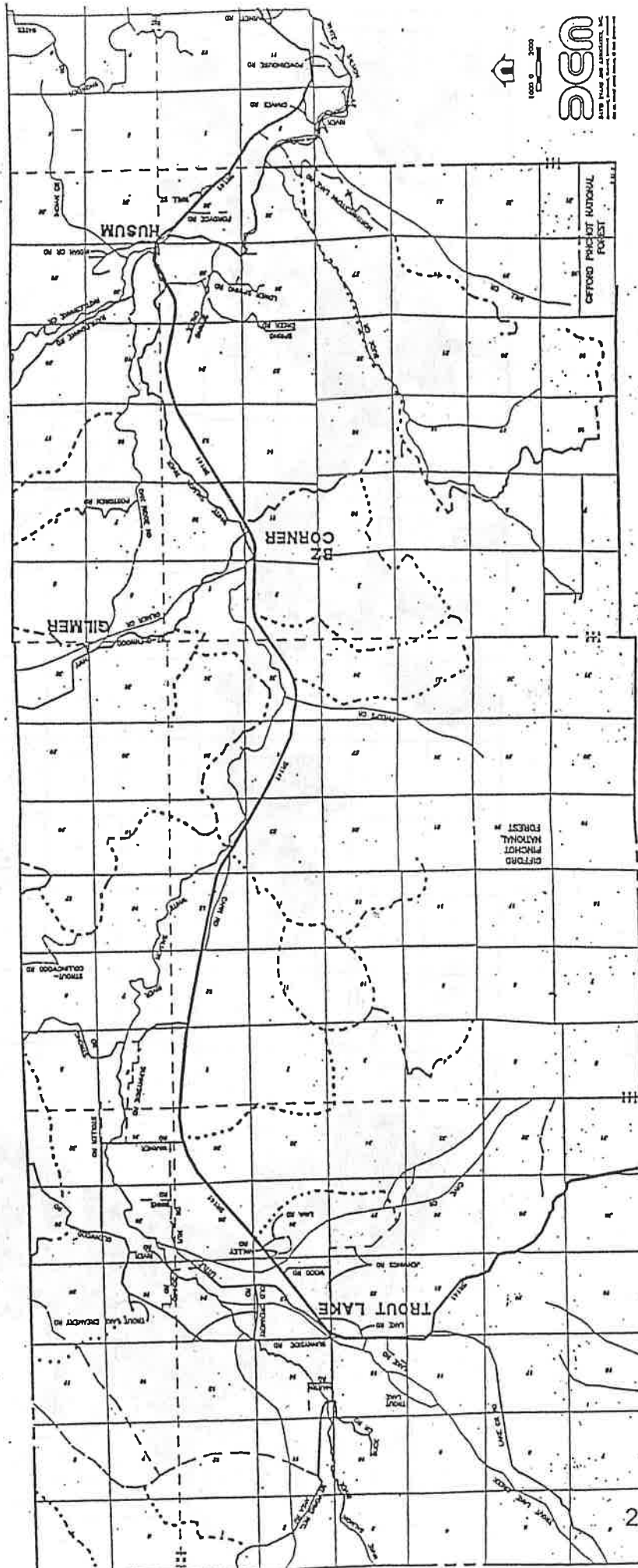


Figure 10

WHITE SALMON RIVER VALLEY PUBLIC SERVICES

- LEGEND**
- FIRE DISTRICTS
 - WATER DISTRICTS
 - SCHOOL DISTRICTS
 - SCHOOLS

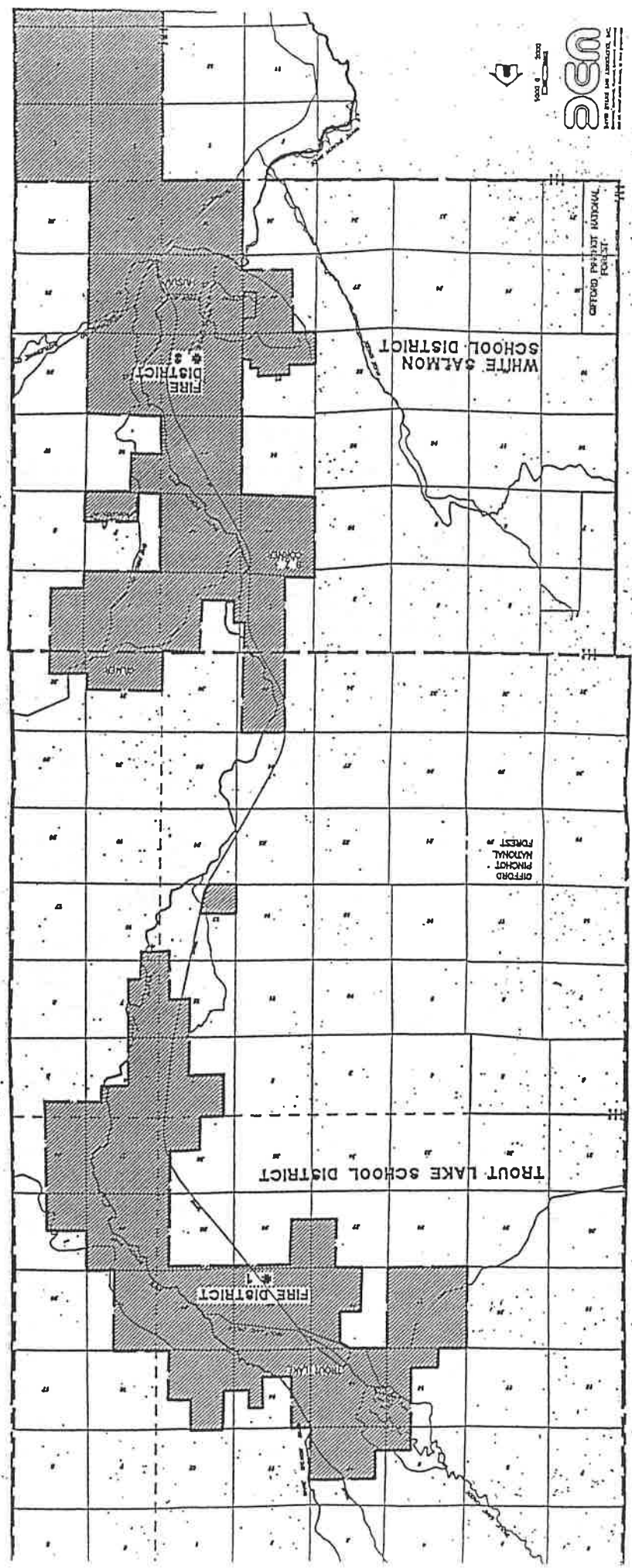
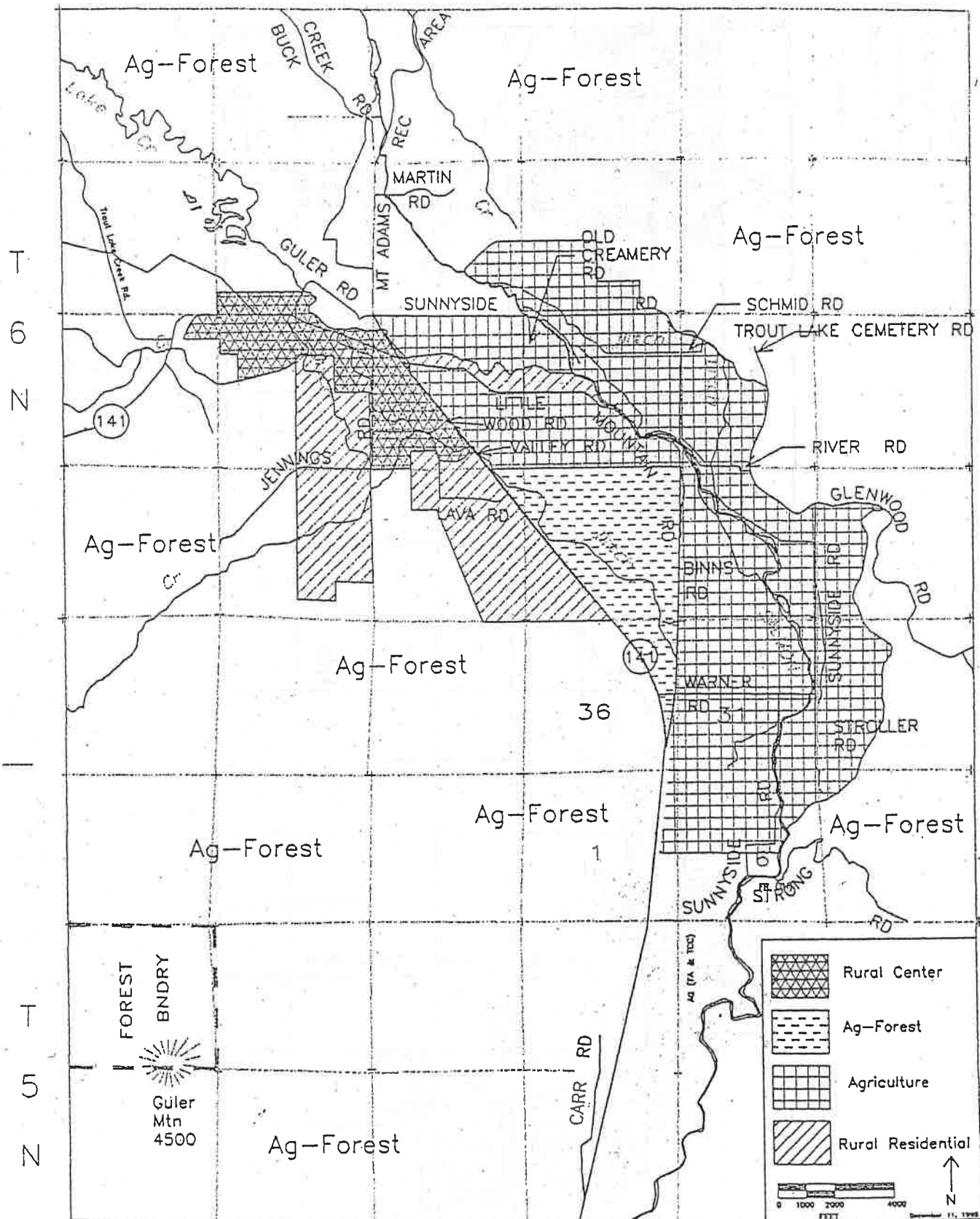


Figure 11

Trout Lake Sub-area

R 10 E

R 11 E



A new land use designation intended to provide for areas primarily composed of large scale farming operations:

Land Use Map symbol A:

AGRICULTURE: The purpose and intent of this designation is to retain or conserve, insofar as is practicable and desirable, prime agricultural land of long-term significance for the production of food or other agricultural products. Determining factors considered in designation include: prime agricultural soils, large parcel size, current agricultural use, and availability of irrigation.

Areas designated AGRICULTURE may include the following zoning districts (or their equivalent): EA, OS, FR. CD providing such zoning districts conform with the goals and policies of this plan.

ORDINANCE NO. 122695

BOARD OF COMMISSIONERS OF KLICKITAT COUNTY, WASHINGTON

IN THE MATTER OF COUNTY ZONING RE: PROPOSED AMENDMENT TO THE TROUT LAKE SUB-AREA PLAN AS PART OF THE KLICKITAT COUNTY COMPREHENSIVE PLAN.

WHEREAS, the Klickitat County Planning Commission held public hearing on February 21, 1995, which was continued to March 10, April 17 and May 15, 1995 and at the conclusion of the hearing adopted a recommendation to the Board of Commissioners; and

WHEREAS, at a public hearing on September 26, 1995, at the Trout Lake School in Trout Lake, this board received testimony for and against said recommendation, and closed the hearing to further testimony; and

WHEREAS, the Klickitat County SEPA Responsible Official issued a Determination of Non-Significance, EC-95-22, on September 28, 1995, and no appeals had been received as of the appeal deadline; and


WHEREAS, at the conclusion of deliberations, the Board made the following findings of fact:

1. There is a need for the amendments, due to changed conditions in the community and requirements of the Growth Management Act.
2. The participation of the public and various federal, state, and local agencies in the amendment process has been extensive, as evidenced by the numerous meetings and hearings held by the Planning Commission, Trout Lake Community Council, Trout Lake Farmers Association, and Trout Lake Town Hall Association.
3. The hearing of the Board of Commissioners was properly noticed per requirements of RCW 36.70.440.
4. The proposed amendments comply with the Klickitat County Environmental Ordinance and the State Environmental Policy Act (SEPA).
5. The Board considered all testimony and factual information in the record.
6. The amendments are in the public interest.

THEREFORE, BE IT ORDAINED that the attached Trout Lake Sub-Plan text and map amendments are hereby adopted.

PASSED this 26th day of December, 1995.


Sverre Bakke, Chairman


Ron Ihrig, Commissioner


Joan Frey, Commissioner

Constituting the Board of Commissioners of Klickitat County, Washington

at:


c of the Board
Evans, County Auditor

NOTICE OF LAND USE DECISION

Adoption of the Trout Lake Sub-Area Plan

BEFORE THE KLICKITAT COUNTY BOARD OF COUNTY COMMISSIONERS, December 27, 1995, Goldendale, Washington

NOTICE IS HEREBY GIVEN that the Board of County Commissioners adopted the Trout Lake Sub-Area Plan on December 27, 1995, as an amendment to the Klickitat County Comprehensive Plan. The Trout Lake Sub-Area Plan consists of goals, policies and land use map. The land use decision is publicly available at the Klickitat County Planning Department.

THIS LAND USE DECISION shall be final and conclusive unless within twenty one (21) days of January 4, 1996, the date of this Notice, a land use petition is filed by an aggrieved party to a court of competent jurisdiction.

ISSUED THIS 27TH DAY OF DECEMBER, 1995.


Curt Dreyer
Planning Director

NEWSPAPER OF PUBLICATION:

Please publish the week of January 2, 1996

Send billing and affidavit of publication to:

Klickitat County Planning Department
228 W. Main
Goldendale, Wa 98620