

# Trout Lake Sub-Area Plan

May 7, 2010

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## TROUT LAKE COMMUNITY VISION STATEMENT

*Trout Lake will continue to be a rural community where people thrive. It has a strong resource-based economic tradition, based on environmentally sound, progressive agriculture, dairy, forestry, and outdoor recreation, complimented by a strong K-12 education system. Related services are encouraged, as are other non-intrusive small businesses.*

## WHAT IS A COMPREHENSIVE LAND USE PLAN IN KLICKITAT COUNTY?

A comprehensive plan is a legal document adopted by local elected officials that will guide the future development of the community. A comprehensive plan establishes land use goals and policies, but it also articulates goals and policies for the overall future development and character of the planning area.

The comprehensive plan will be used by local elected officials, planning commissions, private firms, and individuals to make decisions about land use development or changes, capital improvements, and the application of development regulations, including zoning. Zoning and other development regulations must be consistent with the comprehensive plan. Periodic upgrade and revision are required to assure that the Plan provides realistically for growth, reflects community desires, and addresses changing conditions.

By virtue of its small population and low growth rate, Klickitat County is not required to fully plan under the Washington State Growth Management Act (GMA) (RCW 36.70A). GMA definitions designate Klickitat County as a “partially planning” county. However, there are some GMA requirements that apply to all jurisdictions, even those designated as partially planning. Most important for the Trout Lake Sub-Area Plan, all jurisdictions must classify and designate natural resource lands and critical areas. (RCW 36.70A.170; WAC 365.040.0560, 060, and 070.)

Overall, the Planning Enabling Act (RCW 36.70) primarily guides comprehensive plans in Klickitat County. The Planning Enabling Act requires a land use element, a circulation element, and provision for the protection of the quality and quantity of ground water used for public water supplies.

The Planning Enabling Act also requires development regulations (zoning and other regulations such as Shorelines Management) to be consistent with the underlying comprehensive plan. In other words, zoning must be consistent with the comprehensive plan. (RCW 36.70.545).

Land use is subject to local, state, and federal regulation, and comprehensive plans must take these regulations into account. However, County planning codes are the tools for implementation of a plan. The current Klickitat County comprehensive plan was adopted in 1979, and it included specific comprehensive plan land use designations and specific zones that may be used in each comprehensive plan land use category. These regulations are what govern Klickitat County comprehensive planning. The County Comprehensive Plan has had piecemeal amendments since 1979, mostly sub-area plans, and zones have been added, created, and deleted throughout the period from 1979 to the present.

## I. OVERVIEW OF THE SUB-AREA PLAN

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 25. Goals are explanations of purpose; ideas of and for the future. Policies are explanations of the course of action the county intends to take in order to meet the goals. The following goals and policies, then, reflect the will of the people of Klickitat County to have 'the best of possible worlds' in the future: in environment, in natural resources, in economy, in housing, in transportation, in public services, in government, in all aspects of Klickitat County living.

### 1.1 INTRODUCTION TO AND HISTORY OF THE 2009 PLAN

This Sub-Area Plan was written over the course of four years by a committee of Trout Lake residents, including all Community Council members and some additional members needed to bring additional knowledge and perspective to the process. Some committee members have been involved in all Trout Lake Sub-Area plans, starting in the 1970's, while for others this was their first involvement in planning.

#### 1.1.2 HISTORY OF TROUT LAKE SUB-AREA PLANNING

The Klickitat County Comprehensive plan was last updated in its entirety in the late 1970's. Trout Lake's first sub-area plan was adopted in 1977. There the planning effort stood until 1994 when the County hired David Evans and Associates to write a White Salmon River Valley plan, which included Trout Lake. The community council just south of Trout Lake, the Husum-BZ Council, submitted amendments to that plan, and the Planning Commission recommended adoption of those amendments, effectively breaking up the White Salmon River Valley Plan into two planning areas. In 1995 the Trout Lake Community Council rewrote the Trout Lake Sub-Area Plan.

The 1995 revision process was contentious. In addition to the Community Council plan, two other groups, the Trout Lake Town Hall and the Trout Lake Farmers' Association submitted plans. Although the goals and policies submitted by the Community Council were substantially adopted, the adopted maps were a hybrid of the proposals, generating multiple lawsuits.

#### 1.1.3 PLANNING PROCESS, 2009 SUB-AREA PLAN

In the spring of 2005, the Trout Lake Community Council was approached by the Klickitat County Planning Department about updating the 1995 Trout Lake Sub-Area Comprehensive Plan. Sensitive to the problems which had occurred with the 1995 Plan, the Council proposed a planning committee that would be designated as the official planning body, but would include community interests not represented by the elected Council members. The County agreed, and the Community Council formed the Comprehensive Plan Update Committee (CPUC) consisting of the members of the Community Council and three additional members, included to represent small business, real estate, and the local water company. With these additions, the CPUC includes two directors of the local domestic water company, Glacier Springs, a local small retail business owner, two farm owners, and two local real-estate agents. The CPUC was recognized as the official voice of the Trout Lake Community in June 2005 in a letter from the Klickitat County Commissioners.<sup>1</sup> As Community Council membership has changed, members who left the Council were invited to continue serving on the CPUC, and at least one has done so.

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<sup>1</sup> BOCC letter, Appendix One



The Comprehensive Plan Update Committee has been meeting, about twice a month since June 2005. All meetings have been open to the public. We have jointly attended a Short Course on Planning presented by representatives from the Washington State Department of Community, Trade and Economic Development, Growth Management Office. We have met at least twice with Curt Dreyer, Planning Director for Klickitat County. For some topics, notably forest resources and agriculture, we have invited representatives from local companies to attend our meetings, so they could provide information about their needs and plans. We have also invited resource speakers on habitat. Finally, we had two public meetings which specifically sought public input.

The CPUC has reviewed the goals in the current Klickitat County Comprehensive Plan, and this Sub-Area Plan cites the relevant goals from the current County Comprehensive Plan at the beginning of each element.

#### 1.1.4 CURRENT (1995) TROUT LAKE SUB-AREA PLAN

The CPUC began the update process by reviewing the current (1995) Sub-Area Plan. A good number of goals and policies from the 1995 plan have been brought forward to the current plan. The 1995 plan is attached to this document as Appendix Two.<sup>2</sup> The current zoning map is attached as Appendix Three.<sup>3</sup> The current Comprehensive Plan map is attached as Appendix Four.<sup>4</sup>

##### 1.1.4.1 1995 Goals and Policies

The 1995 Trout Lake Sub-Area Plan, adopted as Ordinance #122695, included a 12-point vision statement. The first of these was; “A ‘village’ sense of community that comes from having a rural setting with a focused center and without sprawl, spot, or strip development.” Other points included: “preserving the natural beauty of the area, an economy based primarily on the area’s natural resources, housing for varying income levels, keeping a K-12 school, good public safety, and a healthy environment.”

Goals and policies were organized into 11 areas, many of which are consistent with the current plan organization. There are sections on forest, agricultural, water, and mineral resources, on circulation, utilities, and what were then called “sensitive areas”, and are now called “critical areas”. The 1995 plan had goals for economic development as part of the rural center section. The issues covered in the 1995 sections on rural center, residential development, tourism and recreational land uses are now found in the Rural Lands element of this plan document.

##### 1.1.4.2 1995 Zoning and Comprehensive Land Use Classifications.

Comprehensive Plan land use designations in the 1995 plan include Agriculture/Forest, Rural Residential, and Rural Center.

Zones used in the 1995 plan include Extensive Ag (20 acre minimum lot size), Forest Resource (20 acre minimum lot size), Rural Center (5000 sq foot minimum lot size, or as determined by the Health Department) Rural Residential (two acre minimum lot size), Open Space (20-acre minimum lot size),

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<sup>2</sup> 1995 Sub-Area Plan and maps Appendix Two

<sup>3</sup> 1995 Zoning map, Appendix Three

<sup>4</sup> 1995 Comprehensive Plan map, Appendix Four

and a few parcels in a now-abandoned Planned Unit Zone. These Klickitat County zoning classifications can be found in Appendix Five <sup>5</sup>

### 1.1.5 CITIZEN PARTICIPATION IN THE DEVELOPMENT OF THE 2009 SUB-AREA PLAN

The Comprehensive Plan Update Committee strongly desired the update process to serve as a model of grass roots inclusive planning in the Trout Lake Valley. The Committee was particularly motivated in this regard because of past planning efforts, as described above, which seemed to fracture the community and undermine the efficacy and resulting implementation of a final plan.

In order to address these concerns, the Trout Lake Community Council reached out to various community interests beyond the council membership to create a Comprehensive Plan Committee.

The planning effort was able to build on past and present efforts at community visioning, including the Community Action Project (mid-1990's) <sup>6</sup> and the Horizons Project, which began in 2006. <sup>7</sup>

To further encourage the broadest possible review of the comprehensive plan and proposed update provisions, the Committee solicited input from additional representatives from the many different interest groups, agencies, and experts within the Trout Lake area. Thus, the Committee spoke in specific terms about its work and sought active collaboration with representatives from the real estate development industry, agriculture and timber producers, mining interests, utility providers, state wildlife personnel, and professional planners. While these efforts significantly extended the length and scope of this project, the Committee has remained committed to its original intention of creating a functional document that represented the collective wisdom of the various stakeholders in the community. In so doing, the Committee was able to create a document that serves as an eloquent statement of the community's priorities and aspirations, as well as a practical planning implement for guiding our growth and development. <sup>8</sup>

All CPUC meeting minutes and many plan draft documents have been posted on the Trout Lake website maintained by the Simple Living Network.

In 2007 the CPUC held two well-attended public meetings, which were focused on providing information about progress on the Plan to that time and on gathering input from the community. <sup>9</sup>

## 1.2 INTRODUCTION TO ELEMENTS

The 1995 Trout Lake Sub-Area Plan included and policies for the elements required under the Planning Enabling Act, but also included goals and policies in many areas that are not required. The 2010 Sub-Area Plan does likewise, but is organized somewhat differently.

The Trout Lake Comprehensive Plan Update Committee (CPUC) decided, with informal approval from the Planning Director, to organize the Sub-Area Plan according to "planning elements" that are standard throughout Washington State.

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<sup>5</sup> Klickitat County Zoning Ordinance excerpts of zones in use in Trout Lake, Appendix Five

<sup>6</sup> Appendix Community Action Project update document, Appendix Six

<sup>7</sup> Horizons Fact Sheet, Appendix Seven

<sup>8</sup> Summary of issues and concerns discussed at the 2007 public meetings. Appendix Eight

<sup>9</sup> Attendance at Meetings, Appendix Nine

This Plan document includes eight elements, or subjects. These elements are used throughout Washington State in comprehensive plans. The elements include both land use elements (those that result in lines on the map) and economic and social elements. Within each element, the Plan follows a general outline of assessing current conditions, looking at future needs and alternatives, and establishing goals, objectives, and policies. Goals, policies, and objectives are understood as follows:

- Goals describe community character over the long term, how we want to be.
- Objectives are more specific action steps which must be taken to reach the goals. They provide measurable strategies, and are they relate to specific goals.
- Policies are operational guidelines that a community will adhere to in the process of implementing goals and objectives.

In general, this Plan is does not include thorough discussions of future alternatives. This requires a level of information and expertise beyond the capacity of the CPUC. We recognize the usefulness of exploring different options, however, and have included feasibility studies as an objective in some elements.

Goals and policies from the current Klickitat County Plan are included for reference at the beginning of each Sub-Area Plan element.

A sample element, demonstrating how an element is organized, is included as Appendix Ten. **10**

### 1.2.1 LAND USE, RESOURCE LANDS, AND CULTURAL/HISTORICAL RESOURCES ELEMENT – OVERVIEW

The Land Use Element establishes the land use framework for the area’s resource lands (timber, agricultural, and mineral) which are designated on the comprehensive plan maps as Agriculture/Forest. This framework promotes the protection and preservation of the productive resource lands. We have included Cultural and Historical Resource goals in this element, as part of the basic land use framework for the future of our community.

The text of this element is located in Section IV of this document, and the maps follow the text.

### 1.2.2 CRITICAL AREAS, WATER RESOURCES AND SHORELINES ELEMENT – OVERVIEW

The Critical Areas Element contains goals and policies to preserve and protect the five critical areas defined by the state: fish and wildlife habitat conservation areas; geologically hazardous areas; aquifer recharge areas for potable water; frequently flooded areas, and wetlands. These areas are not identified on the comprehensive plan maps, but wetlands, some water bodies, flood plains, and some habitat are mapped by state and federal agencies.

The Critical Areas Element also addresses Water Resources and Shorelines, which are important issues in the Valley, since Trout Lake has two Class I rivers, and Trout Lake itself is a Natural Area Preserve.

Development in areas hazardous to life and property, such as floodplains and geohazard areas, can create liability upon taxpayers, public services, and financial resources of the community. Development patterns that avoid critical natural resource areas prevent degradation of those resources,

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<sup>10</sup> Sample element. Appendix Ten

protect water quality and quantity, protect wildlife habitat, and contribute to the quality of life in our community.

The text of this element is located in Section V of this document. Mapping is addressed in the text of the element.

### **1.2.3 RURAL ELEMENT - OVERVIEW**

The Rural Element addresses land use goals and policies for all land not designated as resource land or urban land. The Trout Lake planning area has no incorporated or urban areas. Therefore, the Rural Element addresses land use goals and policies for commercial, industrial, open space, recreational, and other land uses. This Element addresses land designated on the Comprehensive Plan Maps as Rural Center, General Rural, and Rural Residential.

The text of this element is located in Section VI of this document. .

### **1.2.4 HOUSING ELEMENT - OVERVIEW**

The Housing Element assesses the current housing situation, in particular price and availability, and it projects future needs for housing based on growth projections. It addresses the issue of affordable housing, which the CPUC considers to be of importance in planning for Trout Lake.

The text of this element is located in Section VII of this document.

### **1.2.5 UTILITIES ELEMENT - OVERVIEW**

The Utilities Element addresses public and private utilities. It includes both local utilities, such as Glacier Springs Water Association, and non-local utilities such as the telephone company.

The text of this element is located in Section VIII of this document.

### **1.2.6 CIRCULATION AND TRANSPORTATION ELEMENT - OVERVIEW**

The Circulation and Transportation Element addresses both state and local roads, goals for expansion of the road system as additional areas are developed, and goals for recreational and local pedestrian / bicycle / horse circulation. It also addresses the need for public transportation, or some way of getting around without total reliance on private automobiles.

The text of this element is located in Section IX of this document, and the maps follow the text.

### **1.2.7 ECONOMIC DEVELOPMENT ELEMENT - OVERVIEW**

The Economic Development Element addresses goals and policies for the economic base of the community. It delineates the economic base we want to encourage, and what will it take to do that.

The text of this element is located in Section X of this document.

### **1.2.8 CAPITAL FACILITIES AND PUBLIC SERVICES ELEMENT - OVERVIEW**

The Capital Facilities Element addresses those facilities and services that are publicly funded, such as schools, fire departments, law enforcement agencies, public parks, and so on. It also addresses goals for future public capital investments in Trout Lake. There are no land use goals and policies in this element.

The text of this element is located in Section XI of this document.

## II. PLAN IMPLEMENTATION, MONITORING, AND AMENDMENT

### Klickitat County Comprehensive Plan, as Amended April 1979:

Page 67. To encourage full citizen participation in public decision-making

#### 2.1 INTRODUCTION

The best decisions made by local governments occur with thoughtful public involvement representing varied points of view. The processes of implementation, monitoring, and amendment of this plan should be structured to encourage public participation, to facilitate discussion, and to resolve issues as they arise during the process.

#### 2.2 EXISTING CONDITIONS

There is currently no program of implementing the exiting sub-area plan, and consequently there is no program to monitor the implementation. The CPUC cannot make any judgments about whether progress has been made toward the implementation of the goals in the 1995 plan. The effort to produce and approve a comprehensive plan is wasted unless efforts are made to actually implement the plan.

#### 2.3 FUTURE NEEDS AND ALTERNATIVES

The future need is for implementation and monitoring. The Board of County Commissioners is ultimately responsible to carry this out. Some specific suggestions are made in the following paragraphs. The CPUC believes that the BOCC should have a formal review and reporting system.

##### 2.3.1 IMPLEMENTATION

A comprehensive plan is a land use policy document that is partially implemented through land development regulations and other ordinances. However, comprehensive plan goals and policies go beyond the scope of land use regulations. Implementation should include both regulatory and non-regulatory actions (such as incentives or implementation of the capital facilities plan) as needed.

When the Sub-Area Plan is adopted, zoning ordinances should be promptly updated to be consistent with the Plan. In addition, other regulations (for example, regulations for pedestrian shoulders on designated roads) should be enacted as necessary to implement the Plan. Additionally, the County Road Plan and other capital expenditure plans should be updated to reflect the goals of this plan. Other planning groups, such as watershed planning groups and the Natural Resources advisory committee, should also incorporate these plan goals, objectives, and policies into their work.

##### 2.3.2 MONITORING

Planning is an ongoing process. Improved data or changing circumstances may require changes in the Comprehensive Plan. A defined and on-going monitoring program can identify needed changes.

###### 2.3.2.1 Annual monitoring

Any sections of the plan that may be affected by routine annual revisions of the County's capital facilities plan, road plan, etc. should be updated once a year. A yearly review can also address any specific concerns, clarify inconsistencies that were identified during the year, and review the adequacy of public services and utilities.

Annual monitoring should include review of the actual growth rate. If the growth rate is found to exceed 3% for three consecutive years, this development should trigger review of the entire plan.

### 2.3.2.2 Biennial monitoring

We recommend that progress toward completion of Plan objectives and goals be reviewed at two-year intervals by the Trout Lake Community Council. This review would evaluate:

- Citizen participation in the on-going implementation of the goals and policies;

- Achievement of measurable objectives;

- Obstacles or problems encountered which impeded the implementation of objectives;

- Necessity for new or modified objectives needed to address and correct problems; and

- Assessment of the cumulative effects of land use decisions, evaluating whether the cumulative effects are consistent with Plan goals.

### 2.3.3 AMENDMENT

The community's visions provide long-range guidance for the planning area. In order to maintain consistency and allow sufficient time for the Plan to take effect, the entire Plan should be comprehensively reviewed and amended at ten-year intervals. However, modification of land use maps and / or specific goals and policies may be necessary at more frequent intervals.

Any affected citizen or property owner can request amendments to the Comprehensive Plan. In practice, such a request is usually made to amend the maps associated with the Plan. However, statutes require that the applicant also explain how the request furthers the goals and purposes of the Comprehensive Plan. The Planning Commission can also request an amendment to the Comprehensive Plan.

We urge the County to adopt a policy that comprehensive plan amendments will be considered only once each year, and that an annual review date and process be established. The process of review of request for Comprehensive Plan map amendments should require the application to either show why the proposal is consistent with the Comprehensive Plan or how and why the Plan goals and policies should be amended.

We urge that the cut-off date for requests for amendments allow time for the Trout Lake Community Council to discuss the proposed amendments and make comments.

By reviewing and updating the plan on a regular, planned, and predictable basis, the County can rely on this document in decision-making and can maintain public interest and support of the planning process.

## 2.4 IMPLEMENTATION AND MONITORING GOALS

Goal 2.4.1 Fully involve the Community Council and Trout Lake residents in implementation, monitoring, and amendment of the Sub-Area Plan.

Goal 2.4.2 Institute a public education program on the sub-area plan, as a cooperative effort between the Trout Lake Community Council and the County.

## IMPLEMENTATION AND MONITORING OBJECTIVES

Objective 1 Publish a flyer on the county website, with the Trout Lake vision statement and a short summary of the overall goals of the Plan for use by local businesses, tourism groups, realtors, and residents.

## 2.5 IMPLEMENTATION AND MONITORING POLICIES

Policy 2.5.1 Support the continued utilization of Community Councils as an effective source of information on community concerns regarding planning issues and development proposals.

Policy 2.5.2 Consider Trout Lake Community Council input as that of elected planning advisors from the Trout Lake voting precinct.

Policy 2.5.3 Use electronic means to allow maximum time to respond to development proposals. This would include both public notice and application documents sent electronically to the Council secretary. The Trout Lake Community Council will adjust meeting time as necessary to provide appropriate responses.

Policy 2.5.4 Encourage sponsors of development applications to present information to the Community Council and seek input from the Council.

Policy 2.5.5 Provide mediation services when substantial conflict arises relative to a development proposal.

Policy 2.5.6. As funding becomes available, all county documents relating to planning will be available on the County website, including the County Comprehensive Plan, sub-area plans, and minutes of the Planning Commission and the Board of Adjustment.

### III. OVERVIEW OF THE PLANNING AREA.

#### 3.1 INTRODUCTION

This section provides basic information about the extent and physical characteristics of the planning area. Population and residential characteristics are covered in more detail in later elements of the Plan document.

#### 3.2 DESCRIPTION OF THE PLANNING AREA.

Trout Lake is a community. We live here; we work here; we get our mail through the post office in the center of town; we go to church here; we send our children and grandchildren to school here; we have community events together; we shop here; we get our hair cut here, and we vote here. We also go out of town for some of these things, but our lives are centered here, and the intention of this document is to plan for the community described in our vision statement.

##### 3.2.1 LOCATION AND AREA

The planning area lies in Klickitat County in Southwestern Washington immediately to the east and south of the Gifford Pinchot National Forest, south of Mt. Adams, southwest of the Yakama Indian Nation and within the White Salmon River Watershed.

The Trout Lake Sub-Plan area encompasses the 84 square mile, or about 53,696-acre Trout Lake Voting Precinct.<sup>11</sup> The town center is located in T6N, R10E. The planning area comprises all of T6N R10E, and parts of T5N R11E, T5N R10E, and T6N R11E.

While the entire planning area encompasses about 84 square miles, the Valley floor is about 17.2 square miles or 11,000 acres. The Valley begins at Carr Road then follows the base of the western hills around to include the Morris Place at the end of Jennings Road, then north to the old Hollenbeck Mill, up the Trout Creek Road to a point north of Clarksville, then across Trout Creek at a point north of the lake and around the base of the eastern hills back to Carr Road.

##### 3.2.2 GEOGRAPHY AND GEOLOGY

The planning area lies at the southern base of Mt. Adams. Elevations range from about 1,250 to 4,300 feet. The Valley's geology is strongly influenced by the mountain, with underlying bedrock made up of volcanic lava. Soils are composed of lava, volcanic ash fall from volcanic eruptions, and mudflows from Mt. Adams. Mudflows present a continuing dangerous possibility. One flow came near to the present town center within the last several centuries, and another altered the face of the mountain in the 1990s. Near the White Salmon River, floods and mudflows have deposited sands and gravels. Parts of the planning area are underlain with lava tubes, which are small caves, formed as lava flows cooled.

##### 3.2.3 CLIMATE

The area has four distinct seasons with cold, snowy winters and 100+ degree summers. Precipitation occurs primarily in the fall, winter and spring, with mostly dry summers. Average annual precipitation

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<sup>11</sup> Precinct Map, Appendix Eleven



is 43.7 inches, with only 2.04 inches falling in June through August. Average winter snowfall is 94.4 inches.<sup>12</sup>

### 3.2.4 NATURAL RESOURCES

The entire planning area lies within the White Salmon River Watershed. The White Salmon River, a tributary of the Columbia River, bisects the Trout Lake Valley. The White Salmon River watershed is important as the major source of Trout Lake's drinking water and irrigation water, and is used by many whitewater recreationists, particularly downstream from the planning area. The river supports populations of resident fish within the planning area. There is considerable debate about whether anadromous fish have ever been present in Trout Lake waters. The portion of the White Salmon above Trout Lake, in the Gifford Pinchot Forest, is designated as Wild and Scenic, as are seven miles of the lower White Salmon, from BZ Corner to Condit Dam.

The major tributary of the White Salmon River within the planning area is Trout Lake Creek. A perennial stream, Trout Lake Creek flows through the western end of the planning area to its confluence with the White Salmon River within the Trout Lake Valley. This stream also provides irrigation water to local agriculture, and supports populations of resident fish. The stream flows through Trout Lake, a large lake/wetland formed when mudflows partially dammed Trout Lake Creek, creating the current wetland. Most of the lake/wetland is currently managed by the Washington Department of Natural Resources as a Natural Area Preserve. The preserve is home to a wide variety of plants and animals, including four listed as rare, sensitive and endangered. They are: bald eagle, pileated woodpecker, sandhill crane, and one of the largest populations of the rare Oregon spotted frog. The wetland is also an important feeding and resting area for migratory waterfowl. It has been nationally recognized for its exceptional habitat.<sup>13</sup>

Other tributaries of the White Salmon River within the planning area are intermittent streams, flowing during winters and rainy seasons only. They include Bear Creek, Dry Creek, Cave Creek, Gotchen Creek, and Elmer Canyon/Stoller Creek. Bear Creek flows through the center of Trout Lake's current Rural Center, and has been the source of floods during winter storms and rain-on-snow events. In 2000 a County project redirected the portion of the stream that flowed through the Rural Center to an agricultural field further to the south. Dry Creek is a tributary of Bear Creek, lying west of Trout Lake. Cave Creek, located to the south of Bear Creek, flows into the southwestern portion of the planning area and joins Bear Creek near the Trout Lake School. Like Bear Creek, Cave Creek is subject to high flows and flooding during winter storms. Elmer Canyon/Stoller Creek flows through the eastern edge of the planning area along the edge of the Trout Lake Valley. Gotchen Creek, flowing from the southern slopes of Mt. Adams, is subsurface within the Trout Lake Valley.

The White Salmon River and Trout Lake Creek are classified as Shorelines of Statewide Significance, and are protected under the County Shorelines Management Plan.

In addition to the White Salmon River and its tributaries, numerous wells and springs provide domestic and irrigation water throughout the Valley. Large springs, which are part of the White Salmon River watershed, provide water for the Glacier Springs Water Association. Glacier Springs

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<sup>12</sup> Climate data are from the Western Regional Climate Center, data collected from 1948 through 2005 at Mt. Adams Ranger Station, Trout Lake. Available on the Internet at <http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?wa5659>

<sup>13</sup> DNR Brochure on NAP Appendix Twelve

delivers domestic water to approximately 75% of the residences and businesses in the Valley but does not provide irrigation water.

The Trout Lake area is rich in natural resources – timber, water, wildlife, and edible native plants such as mushrooms, huckleberries, and camas. It attracts large numbers of hunters, particularly in the fall during elk and deer seasons. Many people would count snow among our valuable natural resources, providing opportunities for outdoor recreation.

### 3.2.5 ECONOMIC AND CULTURAL RESOURCES

The economy and culture of the planning area have long been closely tied to its natural resources. The Trout Lake Valley was a traditional summer area for Native Americans, as they moved from their winter homes to mountain huckleberry fields. Logging has been and continues to be an important economic activity, with the abundance of timber in and around the Valley. Agriculture, primarily dairy farming, has been an important economic activity since the first European settlers arrived. Currently, there are three active organic dairies and two organic herb farms, which occupy over 1,000 acres in the Valley. Seven irrigation companies provide water for crops via a network of ditches in the Valley.<sup>14</sup> Recreation is another important industry. Outdoor recreational opportunities abound in the planning area and surrounding forests, including mountain climbing, hiking, bike riding, fishing, hunting, and whitewater rafting.

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<sup>14</sup> More information on the irrigation companies is found in the Utilities element.

## IV. LAND USE, RESOURCE LANDS, AND CULTURAL/HISTORICAL RESOURCES ELEMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 36. To support and protect agriculture.

Page 38. To maintain and optimize annual timber production on a sustained yield basis while protecting wildlife habitat and providing public recreational opportunities.

Page 43. To insure full use of mineral deposits prior to the development of the land for other purposes.

Explanation: In anticipation of future needs, this plan should provide for selecting areas of known mineral deposits for quarrying and mining, although the resources may not be needed for many years. The right to extract minerals will be allowed, in these selected areas, as a matter of right. Other permitted uses that locate in the areas will do so within the context of mining as the primary permitted use.

### 4.1 INTRODUCTION

The Land Use Element considers the most fundamental building blocks of land use planning. This element contains the committee's evaluation of projections of population growth and, at the same time, considers the extent and importance of resource lands – agricultural, timber, and mineral – and establishes goals and policies for the use and preservation of that land. As the saying goes, “You can't make more land.” Consequently, preservation of land for resource use is a high priority in this plan. Cultural and historical resources are included in the Land Use Element for the same reason, that is, their loss cannot be mitigated.

Current state law regarding land use planning, commonly known as the Growth Management Act, requires all counties to classify and identify resource lands of long-term significance. However, following passage of the Growth Management Act, the Klickitat County Board of Commissioners adopted a resolution in 1992 denying a Planning Commission recommendation to revise the county comprehensive plan, stating that “the Board and by motion, made the finding that the current Klickitat County policies, plans and ordinances are internally consistent and presently are adequate to meet the law relating to the Growth Management Act. NOW, THEREFORE, BE IT RESOLVED that the current Klickitat County Ordinances and Plans presently meet the requirement of the Growth Management Act, therefore, no additional comprehensive plan amendments are approved.”<sup>15</sup>

As a consequence of this resolution, the County has not formally reviewed or revised county-wide classifications/designations of agricultural, timber, or mineral land of long-term significance since 1982. The Trout Lake CPUC has, therefore, identified and mapped agricultural, forest, and mineral resource lands that we believe to be of long-term significance.

### 4.2 EXISTING CONDITIONS

Information about the geography, geology, and natural resources of the planning area is presented in Section III of this Plan document, starting on page 15. That overview also includes some information on economic resources. More information on natural resources and economic activity is provided below and in later Elements of the Plan. Specific information about each type of resource land – agricultural, timber, and mineral – is provided in Sections 4.4 through 4.6 below.

#### 4.2.1 DESCRIPTION OF POPULATION AND DEMOGRAPHICS

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<sup>15</sup> Klickitat County 1992 Resolution **GET NUMBER** and attached 1982 maps Appendix Thirteen.

The CPUC has worked very hard to obtain an accurate estimate of the population of the planning area. We have utilized various sources, including census data, a Buildable Lands Inventory commissioned by the County, and local knowledge.

#### 4.2.1.1 Census

The 2000 census presents data for Trout Lake in various geographic configurations, but none of them are precisely congruent with the planning area.<sup>16</sup> First, the census describes the Trout Lake Census Designated Place, or CDP. This area takes in the most heavily settled part of the Valley. Next, there is a geographic area called Block Group 1. Finally, the Census also uses a geographic area called the 98650 5-digit Zip Code Tabulation Area, which roughly coincides with the zip code. Similar, but not identical, data is available for these different geographic areas.<sup>17</sup>

#### 4.2.1.2. Buildable Lands Inventory

Klickitat County commissioned a study, by Tenneson Engineering, The Dalles, Oregon, of population trends and demand for residential growth. This study, titled “The Trout Lake Master Plan Buildable Lands Inventory” (BLI) was completed in April 2005. The study is available on the Klickitat County website and is included in the Plan as Appendix Sixteen <sup>18</sup>

The BLI defined the study area as including 8481 acres of land in three zones. The Planning Committee has redefined the planning area to include the entire Trout Lake voting precinct, which is 84 square miles, or about 53,696 acres. However, all of the additional land is in the Agriculture or Forest Resource zones and is not a significant factor in projected population growth and residential development.

#### 4.2.1.3 Trout Lake Local Knowledge

Staff of Glacier Springs Water Association reviewed street maps of the Planning Area, reviewed their meter information, and did a drive-around assessment of the residential and commercial buildings in the area. They provided the CPUC with their conclusions regarding the total number of residences and enumerated those which are permanent residences and those which are part-time residences.

### 4.2.2 ASSESSMENT AND CONCLUSIONS

#### 4.2.2.1 Population

Various assumptions about Trout Lake’s current population can be reviewed in this document in Appendix Seventeen.<sup>19</sup> However, for the purposes of the Plan we have used the Klickitat County Assessor’s tax lot information, modified by our own survey, to arrive at 531 as the current number of households in Trout Lake.

Multiplying the households by 2.35 persons per household, we conclude that it is reasonable to assume there were 1248 full and part time residents in Trout Lake in 2008. The following chart shows population projections at various growth rates.

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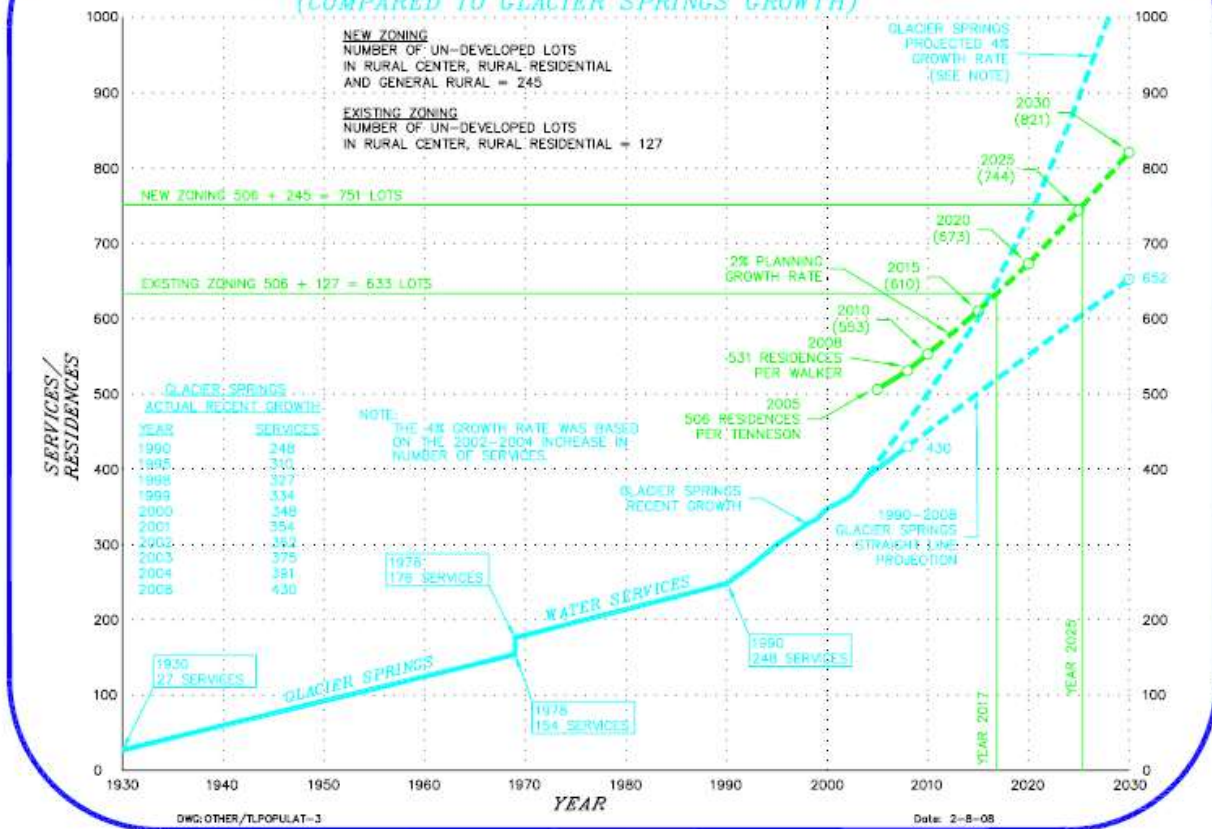
<sup>16</sup> Census Maps, Appendix Fourteen

<sup>17</sup> Census 2000 Population Area Density, Appendix Fifteen

<sup>18</sup> Buildable Lands Inventory, Tenneson Engineering, Appendix Sixteen

<sup>19</sup> CPUC Data Source Comparison, Appendix Seventeen

**TROUT LAKE SUB-AREA**  
**PROJECTED GROWTH OF RESIDENCES**  
 (COMPARED TO GLACIER SPRINGS GROWTH)



**4.2.2.2. Growth Rate**

The Trout Lake CPUC has determined that for planning purposes we will use a population growth rate of 2%. This growth rate is not a goal. Our goal is to protect and nourish the community described in our vision statement.

The identified growth rate is a planning tool. Committee members have varying ideas about the growth rate they would like to see, and we did not feel that it was necessary to agree on this point. We did feel it was necessary to agree on a growth rate that we would use for planning purposes.

We believe that our identified growth rate is a defensible number. While growth may not achieve that level, we will have provided for it to do so. Since we are providing for a reasonable level of growth in our plan, we believe that there will be strong justification to ask the County to stick to the plan and not approve requests for spot zoning, mid-plan rezones, variances, or other permitting activities which will violate the intention of this planning group.

**4.3 FUTURE NEEDS AND ALTERNATIVES**

We need a deliberate, thoughtful plan to preserve and enhance our resource lands. The enactment of a sub-area comprehensive plan and zoning are one step in this direction. However, it will also be necessary for the county to develop plans and tools specifically for resource land preservation. Specific future needs and alternatives are included in the subsections below for each type of resource land and for cultural and historic resources.

## 4.4 AGRICULTURAL RESOURCE LANDS

### 4.4.1 INTRODUCTION

The CPUC believes the preservation of agricultural resource land (and timber, see the next section) is a high priority for the Trout Lake Community. As stated in the 1995 Plan: “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.”

### 4.4.2 EXISTING CONDITIONS. NEEDS TO BE FINISHED

#### 4.4.2.1 Description

##### 4.4.2.1.1 Description of agriculture

Soil types, acres farmed, XXXX farmers and dairies, producing XXXX gross \$ and employing XXX people.

The CPUC has identified XXXXX acres of agricultural lands of long-term significance. Soil type, (from the USDA Natural Resources Conservation Service and other sources such as productivity maps and aerial photographs), production history, ownership maps, and other relevant factors which can affect commercial viability, such as the existence of water rights, irrigation water delivery, parcel size, current and historical use, access to urban services and proximity to incompatible, non-agricultural lands were all elements of our considerations. Those lands are identified on the map found in the Appendix Eighteen. 20

Land that can be irrigated amounts to about 5,000 acres or 7.8 square miles which constitutes about 45 % of the Valley floor. This land includes wooded areas, rivers and creeks and houses etc. that are within the farmland. Bear Valley, Lauterbach, Graves, and Morris properties that are not contiguous to the main irrigated land are also included in our count. There are seven private irrigation companies delivering water to the irrigated acreages.

##### 4.4.2.1.2 Subdivision of agricultural lands

Since the 1995 plan, we have seen a significant amount of division of large agricultural parcels into 20 acre parcels, and have seen a pattern of development of single-family dwellings on those 20-acre parcels. This is a trend that we find worrisome, as those houses are often sited without regard to the continuing use of the land for commercial agriculture.

A 2007 study of development patterns commissioned by the Klickitat County Planning Department shows existing parcelization in the Trout Lake Valley exceeds by 200% or more the density allowed by the existing zoning. This is a worrisome finding in view of the community’s desire to preserve our farmland.

##### 4.4.2.2 Assessment and Conclusions

Dairy, cattle, and herbs have been the dominant agricultural activities for many years. Since the three remaining dairies adopted organic production methods, they have been able to expand their herds and maintain profitability. All three dairies have purchased additional land in the last five years, and all

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<sup>20</sup> Ag lands map, Appendix Eighteen.

would like to be able to continue to expand. The one large herb farm depends on rented ground to supplement owned ground and would like to be able to maintain production at current levels. The survival of these financially viable agricultural businesses depends on preserving agricultural land.

In addition, recent patterns of residential development on or near to prime agricultural land poses a threat to the on-going viability of agriculture.

#### 4.4.3 FUTURE NEEDS AND ALTERNATIVES

An overriding goal of this updated plan is the preservation of a vibrant agricultural economy in Trout Lake. Much of the character, diversity and appeal of the community is inextricably connected to the Valley's agricultural producers. Future planning should be flexible to accommodate the continuation of this industry in the form it currently exists so that it enhances rather than detracts from surrounding non-agricultural uses. Land use planning that protects farm activities from incompatible uses and encourages investment in efficient and complimentary agricultural development will help ensure the continued viability of this industry. Innovative conservation measures, favorable tax treatment for genuine agricultural operations, and farmland preservation regulations may also be necessary to assist this industry in the future. Finally, planning regulations that facilitate thoughtful succession planning for the area's agricultural producers and removal of unnecessary impediments to new agricultural uses will be critical in allowing this rich tradition to continue in ever more competitive markets.

#### 4.4.4 AGRICULTURAL RESOURCE LANDS GOALS

Goal 4.4.4.1 Promote, maintain, and protect investments in agricultural resources. Support the viability of agriculture, and encourage the continued use of land historically farmed or pastured and having irrigation water rights for agriculturally related uses.

Goal 4.4.4.2 Retain and create new of family-wage jobs and employment opportunities in the farm-products industry.

Goal 4.4.4.3 Conserve agricultural lands of long-term significance by controlling encroachment of incompatible uses.

#### AGRICULTURAL RESOURCE LANDS OBJECTIVES

Objective 1 Implement a mandatory cluster zone overlay in the Extensive Agricultural zone to minimize the effect of any non-resource development on the viability of farming operations and to preserve ag land. The CPUC's proposed guidelines for the cluster zone can be found in Appendix 19. <sup>21</sup>

Objective 2 Establish a program for the transfer or the sale of development rights. The County program will, at a minimum, allow the County to sign as the applicant for public funds for these purchases. This imposes no obligation on the County to use County funds or to participate in managing or monitoring a development rights program.

#### 4.4.5 AGRICULTURAL RESOURCE LANDS POLICIES

Policy 4.4.5.1 Provide intermediate lot sizes as a buffer between agricultural resources and non-resource uses for the purpose of protecting resources and public safety.

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<sup>21</sup> Cluster Zone proposal and standards, Appendix 19

Policy 4.4.5.2 Educate the public, including land purchasers, about the scope of existing “right to farm” ordinances.

Policy 4.4.5.3 Institute a program to educate landowners and buyers of agricultural land about ways to preserve the resource value of their property.

Policy 4.4.5.4 Consider revising the existing zoning code so that new non-resource uses abutting existing agricultural areas would have a seventy-five feet setback.

Policy 4.4.5.5 Consider revising the existing zoning code so that new agricultural uses located adjacent to non-resource lands have a 100-foot setback from property lines.

Policy 4.4.5.6 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.

Policy 4.4.5.7 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.

Policy 4.4.5.8 All open cleared land under irrigation, holding water rights, designated as having significant agriculture use, except for areas already subdivided or which can be demonstrated clearly to be unfit or impractical for agricultural use, shall be designated as agricultural resource lands of local significance.

Policy 4.4.5.9 Classify and designate agricultural land in the 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.

Policy 4.4.5.10 Encourage farming of all agricultural lands, including those that are only suitable for smaller scale agricultural uses.

Policy 4.4.5.11 Discourage new, non-resource activities on agricultural land that detract from the open -space character and the conversion of agricultural land to non-resource use.

Policy 4.4.5.12 Recognize the importance of the certified organic status or potential of much of the Valley farm land, and discourage new activities in the agricultural zone that could jeopardize that status.

Policy 4.4.5.13 Advise agricultural land owners of resources such as regional or national land trusts and other state and national farmland preservation programs that could be used to purchase or transfer development rights.

Policy 4.4.5.14 Protect Trout Lake Valley irrigation water resources by retaining farmlands with irrigation water rights in agricultural production or use.



## 4.5 FOREST RESOURCE LANDS

### 4.5.1 INTRODUCTION

As explained in Section 4.1 Klickitat County has not reviewed classification and designation of forest lands of long-term or local significance since 1982. At that time, the County Comprehensive Plan maps showed virtually all the County as Agriculture-Forest.

Forest land within the Trout Lake Planning Area includes some of the most productive timber in Klickitat County, thanks to our relatively abundant rainfall.<sup>22</sup> Forest lands that are most valuable for tree production, particularly in a landscape of mixed uses, are those that are not highly fragmented, allowing timber production to be maintained with minimal impact on other uses. Also of high value are lands actively managed for timber production. Active management helps to maximize the productivity of those lands.

The forested areas in and surrounding the Valley are not only important for timber production, but also for fish and wildlife habitat and watershed protection. Healthy, well-managed forests contribute greatly to the quality of life enjoyed by permanent residents of and visitors to the Valley in part by surrounding the Valley with beautiful views. 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 forest land 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.

### 4.5.2 EXISTING CONDITIONS

#### 4.5.2.1 Description

Several companies practice commercial forestry in the Trout Lake planning area. SDS Lumber Co. (over 7,000 acres), Manulife Insurance (over 2800 acres), John Hancock Life Insurance (over 2,600 acres), and the Kreps family (960 acres) are the largest owners, along with the US Forest Service (5,700 acres) and Washington DNR (over 2,000 acres). Finally, the Woodruff tree farm manages over 500 acres on the edges of the developed portions of the Valley. In addition, numerous individuals practice forestry on properties as small as 20 acres in size.

Valuable tree species, primarily Douglas fir and ponderosa pine, make up the bulk of the timber in the Trout Lake planning area. Virtually all timber is “second growth” forests that have regrown from logging in the last century.

Washington Administrative Code 365-190-060 lists criteria for identifying and classifying forest resource lands.

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<sup>22</sup> Forest Productivity Maps, Appendix 19

Three factors are used to identify lands of long-term significance:

(a) The land is not already characterized by urban growth. To evaluate this factor, counties and cities should use the criteria contained in WAC [365-196-310](#).

(b) The land is used or capable of being used for forestry production. To evaluate this factor, counties and cities should determine whether lands are well suited for forestry use based primarily on their physical and geographic characteristics.

Lands that are currently used for forestry production and lands that are capable of such use must be evaluated for designation. The landowner's intent to either use land for forestry or to cease such use is not the controlling factor in determining if land is used or capable of being used for forestry production.

(c) The land has long-term commercial significance. When determining whether lands are used or capable of being used for forestry production, counties and cities should determine which land grade constitutes forest land of long-term commercial significance, based on local physical, biological, economic, and land use considerations. Counties and cities should use the private forest land grades of the department of revenue (WAC [458-40-530](#)). This system incorporates consideration of growing capacity, productivity, and soil composition of the land. Forest land of long-term commercial significance will generally have a predominance of the higher private forest land grades. However, the presence of lower private forest land grades within the areas of predominantly higher grades need not preclude designation as forest land.

#### 4.5.2.2 Assessment and Conclusions

Forestry operations have been an important part of local economic activity for many years. Maintaining existing forest industries and unfragmented blocks of forest land managed for wood products and other forest uses has been important to the community and will be in the future. Maintaining forest lands will not only be of local economic benefit, but also enhance our community by continuing to provide wildlife habitat, recreation opportunities and clean water. Finally, we can minimize the potential for large, destructive wildfires better on unfragmented tracts of land.

#### 4.5.3 FUTURE NEEDS AND ALTERNATIVES

The County should clearly identify important Forest Resource Lands using criteria mentioned above. Since Forest Resource Lands and landowners span sub-area planning boundaries, the County should strive to maintain a set of standards and guidelines common to all, unless local forest management needs indicate otherwise.

#### 4.5.5 FOREST RESOURCE LANDS GOALS

Goal 4.5.4.1 Maintain and protect investments in timber and other forest-related resources, using long-term management strategies.

Goal 4.5.4.2 Encourage retention of family-wage jobs and creation of new family-wage employment opportunities in the forest-products industry.

Goal 4.5.4.3 Protect and preserve the rural character and lifestyle associated with forestlands.

Goal 4.5.4.4 Manage forest resource lands to protect critical areas contained therein.

Goal 4.5.4.5 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.

#### FOREST RESOURCE LANDS OBJECTIVES

Objective 1 Encourage active local forest management by supporting efforts by Washington DNR, Underwood Conservation District, Mt. Adams Resource Stewards and others to conduct annual or biannual forest management workshops for forest landowners and other interested citizens.

Objective 2 Support efforts of local fire districts, Northwest Service Academy, Underwood Conservation District and Washington DNR to teach landowners how to minimize the risk to their properties posed by wildfires (e.g. “FireWise” programs).

#### 4.5.5 FOREST RESOURCE LANDS POLICIES

Policy 4.5.5.1 Provide intermediate lot sizes as a buffer, between forest resources and non-resource uses for the purpose of protecting resources and public safety.

Policy 4.5.5.2 Consider revising the existing zoning code to require proposed non-resource uses abutting existing forest resource areas to provide and maintain 50-foot building setbacks.

Policy 4.5.5.3 Identify and prioritize areas for hazardous fuel reduction education activities or treatments as outlined in the Trout Lake Community Wildfire Protection Plan.

Policy 4.5.5.4 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.

Policy 4.5.5.5 Discourage non-resource development in designated forestlands.

Policy 4.5.5.6 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.

Policy 4.5.5.7 Encourage state and federal forest management agencies to solicit local citizens’ participation in their planning processes.

Policy 4.5.5.8 Classify and designate private forestlands based on GMA criteria and the Washington Department of Revenue’s Private Forest Land Grades, and utilize more specific and accurate data as it becomes available.

### 4.6 MINERAL RESOURCE LANDS

#### 4.6.1 INTRODUCTION

Klickitat County has not adopted criteria for mineral resources of long-term significance. The CPUC, therefore, has identified several sites, some currently in use and some not, that we feel are mineral

resource sites of local significance. We have not identified any mineral resources of long-term significance in the planning area because of limited productive capacity and because of the distance to markets of significant size.

## 4.6.2 EXISTING CONDITIONS

### 4.6.2.1 Description

There are andosite, basalt, sand and gravel resources within the planning area. Three existing quarries with more than three acres are located in the Trout Lake planning area and have DNR permits. They are:

Kilowatt Pit, permittee-DNR, permit number 70011372, Section 36, T 6 N, R 10 E, 15 acres, located just west of the SR 141 and Warner Road intersection

Fisher Quarry, permittee-J. Arlie Bryant, permit number 70010778, Section 29, T 6 N, R 11 E, 20 acres, located on the Glenwood road ½ mile east of Sunnyside Road.

Trout Lake Quarry, permittee-Klickitat Co., permit number 70012849, Section 21, T 6 N, R 10 E, 9 acres, located at the intersection of SR 141 and Trout Creek Road, near Hollenbeck Mill site.

In addition, a crushing operation owned by Terry Schmid exists in Section 30, T 6 N, R 11 E, Located at the east end of Binns Road adjacent to the White Salmon River. This site was formally a quarry.

State law requires 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.

### 4.6.2.2 Assessment and Conclusions

It is unlikely that the Trout Lake Planning Area would have mineral resources of regional significance. However, there are and have been mineral resources in the area that are commercially viable locally and that provide important products for the local area.

## 4.6.3 FUTURE NEEDS AND ALTERNATIVES

We support continuing to operate quarries and pits currently in use, with appropriate buffers and protections for surrounding property owners and environmental protections. We also have identified an area that may offer mineral resources in the future and want to maintain the same protections for that area. This area is identified on our maps.

## 4.6.4 MINERAL RESOURCE LANDS GOALS

Goal 4.6.4.1 Ensure mineral resource activities are compatible with surrounding uses.

Goal 4.6.4.2 Maintain and protect investments in mineral resources in order to provide, to the greatest extent possible, sufficient mineral resources to meet the community needs.

### MINERAL RESOURCE LANDS OBJECTIVES

This plan contains no objectives for mineral resource lands.

## 4.6.5 MINERAL RESOURCE LANDS POLICIES

Policy 4.6.5.1 Require proposed mining operations, regardless of size, to provide and maintain an appropriate buffer between adjacent land uses to minimize adverse impacts associated with mining activities. Encourage existing mining operations, regardless of size, to provide and maintain the same appropriate buffers.

Policy 4.6.5.2 Consider amending the current zoning regulations to require a conditional use permit for proposed mining operations in lands zoned Forest Resource when located within 1,000 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 in conditional use permits.

Policy 4.6.5.3 Require mineral resource extraction, operation, and reclamation to be conducted in a manner that does not adversely impact water resources. Encourage mineral resource extraction, operations, and reclamation to minimize adverse impacts to aesthetics of neighboring properties and the Valley in general.

Policy 4.6.5.6 Encourage proposed non-resource uses abutting existing mineral resource uses to provide and maintain appropriate building structure setbacks to prevent conflicts.

Policy 4.6.5.7 Encourage proposed mineral resource uses located adjacent to non-resource uses to provide and maintain the required setbacks.

## 4.7 HISTORIC AND CULTURAL RESOURCES

### 4.7.1 INTRODUCTION

The Trout Lake Valley served as a summer home for Indian people for thousands of years. It was an important camping place for people traveling to the huckleberry fields. Indian people from the Columbia River area and from the eastern valleys would gather here to fish for trout and to gather tule reeds that grew in the lake. These tules were woven into mats. Indians also collected willow and cedar bark here in the Valley to make baskets. The remains of several of these camps are large, and were obviously used over a long period of time. Peeled cedar trees can still be seen in the Trout Lake Natural Area Preserve today, a sign that native people once peeled the bark to make baskets.

The first Euro-American to record a visit to Trout Lake was Captain George McClellan in 1853. He and a party of railroad surveyors followed Indian trails into the southern part of the Valley. Later visitors followed these same trails, but it wasn't until 1879 that the Stoller Family made the Valley their home. Other pioneer settlers followed them in the 1880's, many of whom engaged in dairy farming. A series of irrigation ditches supplied the necessary water for these early operations with the first ditch being built in 1887. Butter and cheese were among the products made and sold by Trout Lake's dairy farmers, who utilized local caves to store and sometimes to create these products. Lumbering was another early occupation in the Valley, and one can still see the remains of log splash dams along the White Salmon River, indicating places where water was used to transport logs to lower elevations. The tourist trade was also an early occupation in Trout Lake, beginning with the Stoller Family in the 1880's, and continuing with the Guler Hotel and the Tourist Club in the early 1900's.

### 4.7.2 EXISTING CONDITIONS

#### 4.7.2.1 Description

Types of prehistoric and Native American sites found in the area include:  
Prehistoric camps; Peeled Cedars; and Trails

Types of historic sites found in the area include:

Historic buildings and outbuildings of which the best examples include the Country Inn, the slaughter house, the house currently owned and restored by Jan Jones, the house currently owned by Ken and Ruth Belieu, the house currently owned by Monte and Laura Pearson, the Grange [former store], the Brog Ranch [Justesen's], the house on Little Mountain Road, and the old Peterson homestead; Historic Barns; Irrigation ditches; Powerhouse remains; Splash dam (rollaway dam) remains; Cheese Cave/Butter Cave; Trails; and Early Roads such as the Sawdust Road.

#### 4.7.2.2 Assessment and Conclusions

The rich history of the Trout Lake Valley and surrounding Gifford Pinchot Forest are not abstractions to its current residents. The history of the area's early settlers and the native peoples before them are all around us. Land use planning should not only protect these features for future generations but also enhance these resources so that the history flourishes as it recedes behind us. The preservation of historical landmarks in Trout Lake today is due mostly to the presence of the heirs of our pioneer families and the methodical growth of the community in general. In the future protection and enhancement of these features will need to be more deliberate.

#### 4.7.3 FUTURE NEEDS AND ALTERNATIVES

Funding for research into the existence of historically significant land features and man-made items should be sought so that their historical context is not lost or obscured. Encouragement and support of a historical society should be explored, and existing local resources, including heirs of pioneer families, and Forest Service archeologists should be supported in making our collective history relevant to future generations.

#### 4.7.4 HISTORIC AND CULTURAL RESOURCES GOALS

Goal 4.7.4.1 Protect significant historic and cultural resources in the Trout Lake Valley, as identified on the list above.

Goal 4.7.4.2 Document significant historic and cultural resources using oral histories, pictures, and written material.

##### HISTORIC AND CULTURAL RESOURCES OBJECTIVES

This plan contains no objectives for Historic and Cultural Resources.

#### 4.7.5 HISTORIC AND CULTURAL RESOURCES POLICIES

Policy 4.7.5.1 Encourage and support the voluntary preservation and protection of known historic resources on private property, including registration with the appropriate state and/or federal historic preservation agencies.

Policy 4.7.5.2 Encourage proposed development adjacent to known historic resources to respect the character and to be compatible with the scale and design of the resource.

Policy 4.7.5.3 Require all development proposals to comply with state and federal laws governing protection of historic and archaeological sites (specifically RCW 27.53.060, RCW 27.44, RCW 68.60)

## V. CRITICAL AREAS, AND WATER RESOURCES AND SHORELINES ELEMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 27. To preserve the environmental quality of Klickitat County

Page 29. To guide development to areas where soils and geology pose the fewest limitations to quality growth

Page 31. To maintain high water quality by insuring that adjacent land uses are compatible with water uses.

Page 40. To identify and preserve wildlife in Klickitat County

Goals identified in the Klickitat County Comprehensive Plan, as amended April 1979, but not addressed in this plan:

Page 42. To support and protect commercial and recreational fishing in Klickitat County.

### 5.1 INTRODUCTION TO CRITICAL AREAS, AND WATER RESOURCES AND SHORELINES

This element addresses the natural resources and environment of our community. It has much to do with human safety and well-being, but it also has to do with our emotional and spiritual connection to the natural world around us. If we are to plan, as the saying goes, for the seventh generation to follow us, our most important step is to plan for the protection and preservation of the natural world in which we live and upon which we depend.

We have included two sub-sections. The first is on Critical Areas, as they are defined in state statutes. The second is on our water resources, and we have included shorelines management in that section. Shorelines management and critical areas often overlap. Regulations about both may not be consistent, or may in some cases impose a double layer of regulation. This is not productive and often fails to adequately protect the resource. However, since the White Salmon river and its tributaries are so important to the Trout Lake community and to communities downstream, we have chosen to treat them in a separate subsection.

### 5.2 EXISTING CONDITIONS

Existing conditions are described in the two sub-sections below on Critical Areas and on Water Resources and Shorelines.

### 5.3 FUTURE NEEDS AND ALTERNATIVES

Future needs and alternatives are described in the two sub-sections below on Critical Areas and on Water Resources and Shorelines.

### 5.4 CRITICAL AREAS

#### 5.4.1 INTRODUCTION

Critical areas<sup>23</sup> in Washington State include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, aquifer recharge areas, and frequently flooded areas. These

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<sup>23</sup> Critical areas are defined and classified into categories described in WAC's 365-190-050, 060, and 070, as authorized by RCW 36.70A.170.

areas are generally either inappropriate for development or appropriate for development only with mitigation and special development provisions. Proper protection and buffering of those areas is necessary to protect life and property from natural disasters and to protect the environment and natural resources of the Trout Lake Valley.

We recognize that our natural environment, including critical areas, is of economic, social, spiritual, and environmental benefit to local residents.

The following quote from the Washington Administrative Code (WAC 365-190-020) clearly explains the purpose served by classification, designation, and protection of critical areas. “Growth management, natural resource land conservation, and critical areas protection share problems related to governmental costs and efficiency. Sprawl and the unwise development of natural resource lands or areas susceptible to natural hazards may lead to inefficient use of limited public resources, jeopardize environmental resource functions and values, subject persons and property to unsafe conditions, and affect the perceived quality of life. It is more costly to remedy the loss of natural resource lands or critical areas than to conserve and protect them from loss or degradation. The inherent economic, social, and cultural values of natural resource lands and critical areas should be considered in the development of strategies designed to conserve and protect lands.”

The policies related to critical areas in the Trout Lake Sub-Area Plan protect functions of the critical areas, such as ground water recharge. By protecting the environment they also – in the long run - protect people and property. Wetlands, for example, are protected because they serve as habitat and because they serve important functions for flood prevention and water quality maintenance.

The Trout Lake planning area falls under Klickitat County jurisdiction, so mapping and inventory information is the County’s responsibility. The CPUC requests that Klickitat County work with appropriate natural resource agencies to provide current and detailed inventory information for known critical areas, on both general and site-specific scales. The early discovery and disclosure of potential critical area concerns benefit developers and the community a large. This preliminary work benefits the planning process by minimizing conflict and unnecessary costs.

## 5.4.2 EXISTING CONDITIONS

### 5.4.2.1 Description

The Trout Lake valley currently supports a variety of critical areas due to its unique location in the transition zone between western and eastern Washington. The White Salmon River Watershed surrounds the Trout Lake valley and forms the landscape that signifies its character.

A variety of natural features form a mosaic of fish and wildlife habitats including; conifer and hardwood forests, wetlands, riparian corridors, meadows and caves. These habitat areas support a variety of sensitive, threatened and endangered plants and animals currently being managed by state and federal land management agencies.



Lands supporting critical areas in the Trout Lake valley are owned primarily by Washington State Department of Natural Resources and private individuals. Currently The Trout Lake Natural Area Preserve (NAP) is one of the most important parcels of land in the Trout Lake valley that meet the critical area definition. This critical forest wetland area was historically managed as private land until the 1990's. The State of Washington acquired the majority of the Trout Lake wetlands for the protection of rare plants and animals unique to the state of Washington.

The Trout Lake planning area represents an important part of critical areas management in western Klickitat County. The following criteria should be considered for critical areas that will enhance land use planning:

1. Review Klickitat County's critical areas ordinance, (as per Growth Management requirements (GMA Chapter 36.70A RCW), and determine the guidelines by which important resource lands should be protected.
2. Work with the State of Washington to designate additional lands that should be incorporated into the Trout Lake NAP for enhancement of this area. Identify buffers around the Trout Lake NAP that will ensure the protection of critical resources on or associated with the preserve. This would include important areas of private agricultural and forest lands on the valley floor as well as adjacent upland forests.
3. Identify Washington State Priority Habitats and Species (PHS) that are found in the Trout Lake planning area. Determine which habitats and species are found from this list in the Trout Lake planning area and determine strategies for critical area designations. Examples of these resources would include:

Habitats: Oregon white oak, caves, riparian corridors and wetlands

Species: Sandhill Crane, Oregon spotted frog, elk, white-headed woodpecker and Townsend's big-eared bat. Endangered plant species pale blue-eyed grass (*Sisyrinchium sarmentosum*)

#### **5.4.2.1.1 Fish and Wildlife Habitat Conservation Areas**

#### **5.4.2.1.2 Geological Hazard Areas**

#### **5.4.2.1.3 Groundwater Aquifers and Aquifer Recharge Areas**

#### **5.4.2.1.4 Wetlands**

#### **5.4.2.1.5 Frequently Flooded Areas**

#### 5.4.2.2 Assessment and Conclusions

The community's responsibility to protect critical areas is integrated into other goals and policies of the community's Comprehensive Plan. Through an integrated policy approach to the natural and developed (human) environment, in cooperation with Klickitat County, the community can: provide a sustainable rural environment; provide for reasonable development while protecting the natural environment including critical areas; provide clean air and water; provide habitat for fish and wildlife; and provide comfortable and secure places for people to live and work. The community's critical areas goals can best be achieved with the cooperation of the County. It is imperative that the County Critical Areas Ordinance, inventory and maps be both sufficiently clear and sufficiently detailed to enable the public to understand what critical-area designations imply for the current and future zoning and uses of various lands within the community.

#### 5.4.3 FUTURE NEEDS AND ALTERNATIVES

The essential task in the protection of critical areas is to correctly identify them so that they can be managed effectively, without unnecessary loss of their functions and values, or undue difficulty to applicants and planning staff caused by late or inaccurate identification. For the Trout Lake area this task is given to the County under state law. The community shall encourage and support the County to keep an accurate and current inventory of critical areas, as mandated by state law. The County must further develop these inventories in a manner consistent with best available science and in conjunction with county-wide planning processes. Special attention is given below to groundwater resources, due to the difficult nature of acquiring an accurate accounting of available groundwater.

#### 5.4.4 CRITICAL AREAS GOALS

Goal 5.4.4.1 Maps. Continue to develop and refine accurate and accessible maps of critical areas in the Trout Lake planning area, including wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, aquifer recharge areas, and frequently flooded areas.

Goal 5.4.4.2 Wetlands. Preserve the beneficial roles of wetlands, which include water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, groundwater recharge and discharge, erosion control, and aesthetic value protection.

Goal 5.4.4.3 Fish and Wildlife Habitat. Preserve and enhance fish and wildlife habitat in natural areas and in agricultural and forest resource zones. The areas that serve as habitat are important to our community, both to those who live and work here and to tourists who come to enjoy the abundant and unique natural resources of the Trout Lake Valley.

Goal 5.4.4.4 Geologically Hazardous Areas. Geologically hazardous areas in the Trout Lake Valley are those that present a hazard from erosion, landslide, or volcanic activity. We support technical and scientific review of development applications with the goal of avoiding development that may present hazards to the public health or safety or a negative effect on water quality in the Valley.

Goal 5.4.4.5 Aquifer Recharge. Protect the water quality and quantity of the aquifers that provide drinking water to residents of the Valley.

Goal 5.4.4.6 Frequently Flooded Areas. Protect public health and safety, and the environment, by proper management of development in areas susceptible to flooding.

Goal 5.4.4.7 Implement the Klickitat County Critical Areas Ordinance so as to steer development to areas that are both safe for the proposed uses and not harmful to identified critical areas.

## CRITICAL AREAS OBJECTIVES NEEDS TO BE WRITTEN

### 5.4.5 CRITICAL AREAS POLICIES

Policy 5.4.5.1 Make information about the Critical Areas Ordinance widely available on the County website, and through printed flyers that can be used by real estate agents, community groups and others. The Trout Lake Community Council will sponsor annual presentations by County staff and by Washington State agency staff to provide information about the state of our community and about regulatory changes.

Policy 5.4.5.2 Utilize the Critical Areas Ordinance's provisions for exceptions and variances only in extraordinary circumstances. The reasonable use exception should be used sparingly and with the purpose of preserving the critical areas and allow least harmful development.

Policy 5.4.5.3 Support voluntary efforts to preserve and enhance habitat, such as those fostered by the Underwood Conservation District and the Natural Resource Conservation Service.

Policy 5.4.5.4 Support protection and preservation of the Natural Area Preserve, including voluntary participation of adjacent landowners.

Policy 5.4.5.5 Support actions, including herd and habitat management, designed to appropriately manage the size of the elk herd on the Valley floor.

Policy 5.4.5.6 Support the protection and management of Critical Wildlife Habitat and Conservation Areas as defined by the Washington State Department of Fish and Wildlife.

Policy 5.4.5.7 Identify susceptible areas, on the basis of soil permeability, geologic characteristics, infiltration rate, and depth to ground water. Evaluate development proposals in areas so designated for their possible effect on groundwater, and apply, at a minimum, performance standards identified in the Klickitat County Critical Areas ordinance.

Policy 5.4.5.8 Encourage accurate, up-to-date 100-year FEMA floodplain and FIRM maps.

Policy 5.4.5.9 In areas with bat caves, leave cave entrances undisturbed as recommended by the best available science.

## 5.5 WATER RESOURCES AND SHORELINES

### 5.5.1 INTRODUCTION

Water is a major resource of the Trout Lake Valley. The free flowing river and creeks, and the network of irrigation ditches are assets to the community. The purity of Trout Lake's domestic

water supply and the pristine nature of the White Salmon River and 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.

The CPUC recognizes the great significance that Trout Lake, Trout Lake Creek, the White Salmon River, and other streams have now and had in the past. The town is, after all, called Trout Lake. The Trout Lake planning area is blessed, at least at the present time, with ample surface water resources. Most irrigated agricultural land is served by surface water. Of the estimated 531 households in Trout Lake, about 316 are served by the local private water company. The remainder are served by wells, so the ground water / aquifer recharge goals in the critical areas section are also very important.

Trout Lake Creek and the White Salmon River are both streams of statewide significance. Thus the County Shorelines Management Plan is especially important in our planning area. Shorelines may also be critical areas and, as such, are covered both under the critical areas goals and policies and under the additional shorelines goals and policies which are found in the Water Resources section of this element.

There is some overlap between water resources in this section and irrigation and drinking water as they are included in the Utilities Element. We have tried to focus this element on the protection of the quantity and quality of the resource and focus the Utilities Element on system delivery and use. However, these are not entirely clear lines.

## 5.5.2 EXISTING CONDITIONS

### 5.5.2.1 Description

The entire planning area lies within the White Salmon River Watershed. The White Salmon River, a tributary of the Columbia River, bisects the Trout Lake Valley. The White Salmon River is important as the major source of Trout Lake's drinking water and irrigation water, and is used by many whitewater recreationists, particularly downstream from the planning area. The river supports populations of resident fish within the planning area.

The major tributary of the White Salmon River within the planning area is Trout Lake Creek. A perennial stream, Trout Lake Creek flows through the western end of the planning area to its confluence with the White Salmon River within the Trout Lake Valley. This stream also provides irrigation water to local agriculture and supports populations of resident fish. This stream flows through Trout Lake, a large lake/wetland formed when mudflows partially dammed Trout Lake Creek. The Washington Department of Natural Resources currently manages most of the lake/wetland as a Natural Area Preserve.

Other tributaries of the White Salmon River within the planning area are intermittent streams, flowing during winters and rainy seasons only. They include Bear Creek, Dry Creek, Cave Creek, Gotchen Creek, and Elmer Canyon/Stoller Creek. Bear Creek flows through the center of Trout Lake's current Rural Center, and has been the source of floods during winter storms and rain-on-snow events. In 2000 a County project redirected the portion of the stream that flowed

through Rural Center to an agricultural field further to the south. Dry Creek is a tributary of Bear Creek, lying west of Trout Lake. Cave Creek, located to the south of Bear Creek, flows into the southwestern portion of the planning area, joining Bear Creek near the Trout Lake School. Like Bear Creek, Cave Creek is subject to high flows and flooding during winter storms. Elmer Canyon/Stoller Creek flows through the eastern edge of the planning area, along the edge of the Trout Lake Valley. Gotchen Creek, flowing from the southern slopes of Mt. Adams, is subsurface within the Trout Lake Valley.

The White Salmon River and Trout Lake Creek are classified as Shorelines of Statewide Significance and are protected under the County Shorelines Management plan.

In addition to the White Salmon River and its tributaries, numerous wells<sup>24</sup> and springs provide domestic and irrigation water throughout the Valley.

#### 5.5.2.2 Assessment and Conclusions.

The shorelines of Trout Creek and the White Salmon River have already been severely impacted by development on the Valley floor. Although there are stretches of undisturbed shorelines in the southern part of the planning area, the entire shoreline through the populated part of the planning area has been cleared, and there are virtually no stretches with the 100 – 200 foot buffers required by the Shorelines Management Act, or even the 50 ‘ undisturbed buffer required for rural center areas.

#### 5.5.3 FUTURE NEEDS AND ALTERNATIVES **NEEDS TO BE WRITTEN**

#### 5.5.4 WATER RESOURCES AND SHORELINES GOALS

Goal 5.5.4.1 Preserve and protect surface water quality.

Goal 5.5.4.2 Prevent septic systems from contaminating ground and surface water.

Goal 5.5.4.3 Protect public drinking water sources from contamination.

Goal 5.5.4.4 Ensure that run-off and storm water drainage from residential areas and roads do not contaminate ground or surface water.

Goal 5.5.4.5 Protect irrigation water rights and claims, and use irrigation water in a manner that both conserves water and protects surface water from contamination.

Goal 5.5.4.6 Protect the shorelines of the White Salmon River, its tributaries, and associated wetlands, from further degradation, and take reasonable steps to restore and maintain vegetative buffers to all streams, creeks, and rivers in the planning area.

Goal 5.5.4.7 Complete feasibility study on the piping of irrigation water.

Goal 5.5.4.8 Encourage development of community septic systems that will allow residential and business development of small lots in the Rural Center zone.

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<sup>24</sup> List of registered wells. There may be others which are not registered. Appendix 20

## WATER RESOURCES AND SHORELINES OBJECTIVES

There are no objectives in the Water Resources and Shorelines section.

### 5.5.5 WATER RESOURCES AND SHORELINES POLICIES

Policy 5.5.5.1 Require strict adherence to the requirements of the Klickitat County Shoreline Master Plan.

Policy 5.5.5.2 Encourage stabilization of riverbanks with native plant species.

Policy 5.5.5.3 Mitigation for increased storm water runoff shall be achieved by complying with the flow control standards in Ecology's Stormwater Management Manual of Eastern Washington.

Policy 5.5.5.4 Encourage the public health agencies to require failing drain fields to be replaced with systems that do not pollute surface or ground water.

Policy 5.5.5.5 Require subdivisions to plan for and design sewage disposal systems that will ensure surface and groundwater are not contaminated.

Policy 5.5.5.7 Support efforts to enhance water quality in the Trout Lake Natural Area Preserve.

Policy 5.5.5.8 Work with landowners within the 10 year wellhead protection travel zone for the Glacier Springs sources to encourage land use practices, with easements ensuring those practices whenever possible, which will protect the water source. **25.**

Policy 5.5.5.9 Support efforts by irrigators to strive for greater efficiency and conservation in the use of irrigation water.

Policy 5.5.5.10 Support and encourage efforts by farmers to avoid returning run-off or tail ditch water to the White Salmon River.

Policy 5.5.5.11 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.

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<sup>25</sup> Time of Travel refers to the amount of time it would take a particle of groundwater entering the aquifer at the boundary of the zone to reach the well (springs) after 6 months, 1, 5, and 10 years of pumping. The ten-year travel zone, therefore, would protect water 10 years away from the point of entry into the drinking water system.

## VI. RURAL ELEMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 29: To guide development to areas where soils and geology pose the fewest limitations to quality growth

Page 47: To encourage the location of commercial uses in urban centers and rural centers.

Page 65: To preserve open space for its community-shaping, recreational and ecological value

### 6.1 INTRODUCTION

#### 6.1.1 GENERAL RURAL LANDS INTRODUCTION

Comprehensive plans have elements that address land use, and also have elements that address a broad range of topics affecting the quality of life and the future growth of the community, such as transportation, capital facilities, and economic development.

The Rural Element addresses land use goals and policies for Rural Lands. “Rural Lands” is a term used in growth management planning in Washington State to indicate those lands not designated for agricultural, forest, or mineral resource uses or for urban uses.

Since there are no incorporated areas in the Trout Lake Valley, and there are no areas designated or suitable for urban growth, then areas in the Valley which are not identified as resource lands are identified as rural lands. The Rural Element, therefore, addresses goals and policies for residential, recreational, and commercial land uses.

Critical areas, such as wetlands or slopes, may be present within the rural lands area. State regulations regarding forest practices apply in all areas, including those identified as rural lands.

The following table shows the relationship between planning designations, comprehensive land use designations, and zoning regulations. This is not a complete list of designations and zones, but is provided to show how the relationships.<sup>26</sup> Planning terms are used throughout Washington State. Comprehensive Plan land designations and zones are in Klickitat County Code.

Planning Term in use in Washington State	Klickitat County comprehensive plan land use designations	Zones permitted by Klickitat County code in these comp plan land use designations
Rural lands	Open Space	Open Space, Rural Center, General Rural, Rural Residential Multiple overlay zones are also permitted.
	Rural Center	
	Residential Low Density	
	Residential Medium Density	
Resource lands	Ag Forest	Open Space, Forest Resource, Extensive Agriculture, General Rural, Rural Center, Aggregate Resource Multiple overlay zones are also permitted.

<sup>26</sup> 1979 Comp Land Use Purposes and 2010 Zones provides a complete review of comp plan land use designations and zones.

The goals and policies in this Rural Element are organized into three sections: residential; rural center/commercial development; and open space/recreation. These sections correspond to the existing zones in the rural lands map<sup>27</sup>, although very little land is currently designated Open Space.

Our mission statement clearly identifies our intention to continue as a rural community. The fundamental intention of the Rural Element is to protect the rural character of the area. This is accomplished by:

- Containing or otherwise controlling residential and commercial development by concentrating it in appropriate areas;
- Assuring the visual compatibility of rural development with the surrounding rural area;
- Reducing the inappropriate conversion of resource land and undeveloped rural land into sprawling, low-density development;
- Protecting general habitat for fish and wildlife,
- Protecting critical areas, including surface water and ground water resources;
- Minimizing conflict between wildlife and humans; and
- Protecting against conflicts with the use of agricultural, forest, and mineral resource lands of long-term commercial significance.

Issues of growth and a projected growth rate are discussed in the Land Use Element<sup>28</sup>. They are also relevant here. 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 recognizes the need for parks, recreation and tourism facilities, the provision of open space, the development of a variety of housing types and costs, 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.

### 6.1.2 RESIDENTIAL LAND USES INTRODUCTION

We recognize the need to provide for a variety of residential lot sizes, both to suit the preferences of property owners and to serve other purposes, such as providing buffer zones around resource lands or protecting viewsheds. At the same time, our residential land use goals and policies reflect our strong desire to encourage home-ownership and invest our community with full-time residents who make Trout Lake their home and who vote here. Finally, our land use goals and policies provide the land base to realize the affordable housing goals articulated in the Housing Element.

### 6.1.3 RURAL CENTER AND COMMERCIAL LAND USES INTRODUCTION

Our economic development goals are discussed in the Economic Development Element, but they are also relevant here in the discussion of land use related to those goals. Historically, agriculture and forestry have been the cornerstones of the Valley's economy, along with some

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<sup>27</sup> See appendix 3, Current Zoning Map and Appendix 5, Zoning Ordinances

<sup>28</sup> See discussion beginning on page 20



small local business that serve the community. Tourism and the purchasing of second homes have, in recent years, provided some additional opportunity for non-resource dependent businesses in the community. We recognize that tourism and construction businesses in the Valley are enhanced by the preservation of the Valley's attractive surroundings. Open space and undeveloped land contribute to this attractiveness, provide an intangible economic benefit, and thus deserve special protection.

#### 6.1.4 OPEN SPACE AND RECREATION LAND USES INTRODUCTION

The Klickitat County zoning ordinance does contain an Open Space zone, which is applied to one very small area the Trout Lake Sub-Plan area.

Open space helps define the rural character of the Trout Lake Valley. Both residents and tourists benefit from the recreational opportunities and the natural amenities of the area.

Some present retail businesses in Trout Lake rely heavily on the recreational visitors, including hikers, hunters, bicyclists, and equestrians. Existing recreational opportunities depend on the natural beauty and undeveloped nature of the Trout Lake area, and it is therefore important to the community to preserve open space and recreational land.

The Klickitat County zoning code states that the purpose of the open space zone is to retain or conserve insofar as is practicable and desirable, the open character of so designated land. The district is intended to provide for permanent open space and to safeguard the health, safety and welfare of the people.” Outright permitted uses include single family dwellings, farming (but no agricultural processing), recreation, and conservation areas. Other than agriculture, no commercial activities, business, trade or industry is permitted.

#### 6.2 EXISTING CONDITIONS

Of the total approximately 53,696 acres planning area, about 974 acres are in zones that would be called “rural land”. These are 284 acres of Rural Center and 690 acres of Rural Residential 2

There is a small rural center with a gasoline station, post office, Grange Hall, two churches and several small businesses. There is a county park in the rural center area that is operated as an overnight park and for day use.

Because of the lack of septic alternatives for smaller lots in rural center and lack of RR1 zoning, most residential development on rural lands in recent years has been on two-acre parcels.

#### 6.3 ASSESSMENT AND CONCLUSIONS

As the Trout Lake area has grown, it has become an attractive area for retirement and recreation homeowners. Accommodating this growth, while at the same time maintaining the rural character of the valley that attracted these homeowners in the first place, is challenging. Land use planning must allow this growth to continue without sacrificing the underlying goal of maintaining the rural character of the community. This will require siting new development in areas that are less productive for farming and forestry, and establishing a zoning framework that provides a coherent planning landscape with housing for a range of income categories.

Maintaining the rural character of the community will require attentive land use planning that focuses on the quality of development rather than the quantity. In addition, enhancement of the infrastructure for development in those areas best suited for development and redevelopment will go a long way to the maintenance of the valley's rural character and the integrity of its existing open spaces. Development of smaller parks and expansion of bicycle trails in the area will build on the reputation that Trout Lake already enjoys with outdoor enthusiasts.

Our new zoning proposal for Rural Lands includes a total of 1424 acres in these zones:

Rural Residential (2 acre)	680 acres
Rural Center	364 acres
General Rural (5 acre)	380 acres

## 6.4 RURAL ELEMENT GOALS

### 6.4.1 GENERAL RURAL LAND USE GOALS

Goal 6.4.1.1 Maintain a balance between human uses and the natural environment.

Goal 6.4.1.2 Maintain natural resource-based economic activities, including outdoor recreation.

Goal 6.4.1.3 Encourage development that minimizes impact on wildlife, fish, and water quality.

### 6.4.2 RESIDENTIAL LAND USE GOALS

Goal 6.4.2.1 Coordinate residential development with the availability of public services and infrastructure improvements.

Goal 6.4.2.2 Plan for residential development that will encourage and accommodate families who want to establish a permanent residence here.

Goal 6.4.2.3 Develop a residential cluster overlay zone that will allow developers of large parcels to cluster home sites, consistent with the underlying density of the residential zone, in a way that preserves open space and natural features, and that retains larger parcels that may be suitable for recreational or habitat use.

Goal 6.4.2.4 Provide for a range of lot sizes, including smaller lots, in order to meet the needs of all economic segments of the community.

### 6.4.3 RURAL CENTER AND COMMERCIAL DEVELOPMENT LAND USE GOALS

Goal 6.4.3.1 Develop multi-building or small community waste disposal systems that will allow for utilization of small Rural Center lots for mixed residential and commercial use.

Goal 6.4.3.2 Acquire sufficient rights of way to provide for future enhancements and public safety such as sidewalks, parking, sewer, and other utilities.

Goal 6.4.3.3 Implement a snow removal program in the rural center that allows for better movement of traffic and provides an adequate level of safety.

Goal 6.4.3.4 Maintain the village character of the Rural Center.

Goal 6.4.3.5 Encourage rural center development to follow a circulation route starting at the intersection of Highway 141 and Mt. Adams Road, following Hwy 141 west to Jennings Road, south to Wood Road and east to Highway 141.

Goal 6.4.3.6 Prevent “leap frog” development and discourage strip development of the Rural Center.

#### 6.4.4 OPEN SPACE AND RECREATION LAND USE GOALS

Goal 6.4.4.1 Protect scenic viewpoints in the Valley.

Goal 6.4.4.2 Support recreational and/or tourist-related development that is compatible with the rural character of the Valley.

Goal 6.4.4.3 Support restoration and public access work at the Trout Lake Natural Area Preserve.

Goal 6.4.4.4 Acquire additional land to be owned by the County or by a local non-profit for conservancy and park areas.

#### RURAL ELEMENT OBJECTIVES

Objective 1 Within one year of adoption of this plan, a Scope of Work shall be written for a feasibility study for a system to handle sewage from small and/or clustered lots in rural center and in rural residential areas.

Objective 2 As soon as this plan is adopted, convene a committee with 50% local membership and with financial support from the County for meeting space, materials, and records of proceedings, Within six months, this committee will produce a Request for Proposals for a feasibility study for a sewage-handling system for Rural Center. Within one year from the date of the first committee meeting, the County will bring this RFP to the appropriate state departments for review and advice on funding.

Objective 3 WADOT and Klickitat County will hold a discussion with the Trout Lake Community Council to start planning for the acquisition of rights-of-way for sidewalks, parking, sewer, and other utilities.

Objective 4 WADOT and the Klickitat County Public Works Director will attend a Trout Lake Community Council meeting to discuss the safety issues, including snow removal, in Rural Center and address possible solutions.

#### 6.5 RURAL ELEMENT POLICIES

##### 6.5.1 GENERAL RURAL LAND USE POLICIES

Policy 6.5.1.1 Subdivisions of large acreage for residential development should be evaluated for the effect of the subdivision on elk habitat.

Policy 6.5.1.2 Encourage developers or owners of tracts of land greater than five acres to consult with appropriate offices or agencies on actions that enhance wildlife habitat management, forest management and livestock management.

Policy 6.5.1.3 Encourage policies in the operation of the County Park that minimize conflicts with surrounding residential areas.

Policy 6.5.1.4 Additional rural center or tourist-commercial area should be contiguous to the existing Rural Center.

Policy 6.5.1.5 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.

Policy 6.5.1.6 Encourage lighting that minimizes light pollution, by use of downshading and other techniques.

Policy 6.5.1.7 Ensure that the density of permitted development is consistent with the capability of the land and the availability of infrastructure to serve it.

## 6.5.2 RESIDENTIAL LAND USE POLICIES

Policy 6.5.2.1 Encourage residential and commercial growth to occur in the Rural Center.

Policy 6.5.2.2 Encourage the development of infrastructure within the proposed rural center to accommodate the allowed density in the zone.

## 6.5.3 RURAL CENTER AND COMMERCIAL DEVELOPMENT LAND USE POLICIES

Policy 6.5.3.1 Encourage public and private development of off-street parking and pedestrian walkways, to improve the existing situation, with the eventual goal of having a rural center where parking is off the street and pedestrian access is convenient and preferred.

Policy 6.5.3.2 Require new development proposals in rural center to plan for and provide off-street parking and pedestrian walkways as conditions of approval.

Policy 6.5.3.3 Encourage the business community to develop visual objectives and architectural designs for the Rural Center that are compatible with the rural character of the community.

## 6.5.4 OPEN SPACE AND RECREATION LAND USE POLICIES

Policy 6.5.4.1 Encourage WADOT to enforce the Scenic Highway signage provision and the County to enforce the County signage ordinance.

Policy 6.5.4.2 Support passive recreational facilities such as historic or interpretive sites, picnic areas, hiking trails, fishing areas, cross-country skiing trails, interpretive centers and walking and bicycle paths.

Policy 6.5.4.3 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.

Policy 6.5.4.4 Coordinate with state and/or federal management authorities to maintain recreational resources in the Valley.

Policy 6.5.4.5 Encourage development of recreational facilities as part of proposed residential or commercial development.

Policy 6.5.4.6 Encourage residential developers to allow continued use of historic recreational trails.

## VII. HOUSING ELEMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 29: To guide development to areas where soils and geology pose the fewest limitations to quality growth

#### 7.1 INTRODUCTION

The purpose of this element is to plan for affordable homeownership and/or rentals for all those who live and work in the community. The CPUC wants to maintain a community whose residents have a range of income levels. Housing, with an emphasis on home ownership at all income levels, should be accessible to all residents.

#### 7.2 EXISTING CONDITIONS

##### 7.2.1 DESCRIPTION

The availability of affordable housing, rental or ownership, is an issue facing the community. We want young families and people employed in resource industries to be able to afford to live here. We do not want to see declining school enrollment. A population of full-time residents best maintains the community feeling that makes Trout Lake special. A housing inventory that includes a large number of vacation homes and second homes is not conducive to the kind of community we enjoy and want to plan for.

A measure of affordability has to do with purchase price. A common rule of thumb here is that first-time buyers should not pay more than 2½ times their annual gross income. A second common rule of thumb is that no more than 25 to 30 percent of total net monthly income be spent for total housing expenses, including utilities and insurance.

We do not have good data on income in Trout Lake, but the Trout Lake CPUC has collected some information about wages and salaries in the area.

We estimate an entry-level Washington State Department of Natural Resources forester would earn \$3050/ month, and an entry level DNR engineer would earn \$3190/month. Both positions would receive annual increases, so the forester would be earning \$3450/month after four years, and the engineer about \$3690.

Employer	DNR		Per hour	Per month	Annual
Position	Forester	Entry	17.60	3,050	36600**
		Four years exp	19.90	3,450	41400**
	Engineer		18.40	3,190	38280**
Employer	School***				
Position	Teacher	Entry, B.A.	16.30		33,898**
		5 yrs, 45 credits	18.91		39,324**
	Bus driver	Entry	15.16		22740*
		5 years	18.02		27030*
	Custodian	Entry	13.18		27414**
		5 years	14.38		29910**
	Admin Sec'y	Entry	15.91		33093**

		5 years	20.09		41787**
	Support staff	Entry	9.68		20134**
Employer	Agricultural				
Position	General labor	Entry	8.07		12,105*
	Milker		???	???	???
	Production	Entry			20,000

\* Assuming 1500 hours per year

\*\* assuming 2080 hours per year

\*\*\*These are wages and salaries from state and union schedules and DO NOT represent actual wages or salaries of any Trout Lake School staff members. Statewide, local wages can and do vary from the state schedules.

The 2000 Census found, in the Trout Lake Census Designated Place (which covers a limited area around the rural center and down Highway 141), that the median family income (in 1999 dollars) was \$39,861, which is about \$19.16 per hour for full time work. In light of the information collected by the CPUC, this seems to be a reasonable number to use.

Assuming a 15% tax rate and social security, this gross income produces a net income of about \$30,000, or a monthly net income of about \$2500. Applying a 30% rule of thumb, this family could afford about \$750 in monthly housing expenses.

Using a Ginnie Mae (Government National Mortgage Association) affordability calculator, at this level, and with no other monthly payments (car, credit card, etc), the maximum affordable housing price, assuming a 20% down payment of about \$22,719 and 30 year financing at 6.25%, is \$151,461.

The recent history of home sales in Trout Lake shows that there are few to no homes available at this price. As of November 2007, the average value of residential properties on the market (10 active, 1 pending) was \$479,000 and the average price for residential sales in 2006 was \$535,111. An average price for a 3-bedroom residence was \$380,000, which was the overall median price as well. There were two residential properties sold in Trout Lake under \$180,000 in 2006.

We do not feel that merely providing large numbers of building lots under present zoning will provide for home ownership for residents at all income levels. The average value of a lot sold, without a house, in 2006 was \$178,000. MLS listings, as of November 2007, show a .53 acre lot for \$129,000, two two-acre lots for \$189,000 each and several more 2-acre lots at higher prices.

Outside Rural Center, the smallest lots available are generally two-acre lots. With current water and septic constraints, small lots (1/4 acre or less) are not likely to become available in any area, although zoning permits them in the Rural Center.

We do not accept the “Buildable Lands Inventory” (Tennessee Engineering, 2005) assumption that all additional residential growth will take place in RR2. Instead, we believe it is necessary to provide a range of building lot sizes.

Since the price of real estate depends on many factors, there is no way to calculate how many two-acre lots would need to become available to cause the price to drop to the range of

affordability. It would require enough lots to glut the market, and it seems unlikely that property owners would do that to their own disadvantage.

The Trout Lake Comprehensive Plan Update Committee does not have the resources to perform an inventory of the nature and condition of repair of existing housing stock. The 2000 census does offer some information, including that of a total of 428 housing units, 79 (18.5%) are for seasonal, recreational, or occasional use. <sup>29</sup>

An informal survey performed by the TLCPUC identified the following types of existing housing uses in Trout Lake.

	Owned	Rentals
Full time residents	299	57
Part time residents	139	36
Totals	438	93

Full time includes people who maintain their voting residence here but may spend winters elsewhere. Full time rentals are occupied all the time, while part time rentals may be empty for parts of the year.

### 7.2.2 ASSESSMENT AND CONCLUSIONS

Reaching the goal of a community of mixed income levels with affordable housing at all levels faces substantial obstacles in Trout Lake. The solution will require creative thinking and cooperation between residents, developers, and the County

### 7.3 FUTURE NEEDS AND ALTERNATIVES

Satisfying the future need projected in this plan, for additional housing units, and ensuring that a reasonable portion of them be affordable for full-time residents earning at or below the median income will require informed and professional exploration of zoning, construction, and ownership alternatives.

### 7.4 HOUSING GOALS

Goal 7.4.1 Discourage vacation rentals and time-share type recreational housing.

Goal 7.4.2 People who work in the Valley should be able to live in the Valley. The clear majority of Valley population will be permanent residents and registered voters in Trout Lake.

Goal 7.4.3 Meet housing needs for residents at all income levels, including those working in resource industries and young families.

Goal 7.4.4 Meet housing needs of senior citizens living in Trout Lake.

Goal 7.4.5 Meet the housing needs of Trout Lake residents who require supervised care for reasons of health disabilities.

Goal 7.4.6 Encourage development of small community septic/sewer systems in rural center to facilitate the development of small lot sizes.

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<sup>29</sup> Census housing data forms, Appendix 21



Goal 7.4.7 Provide for a range of lot sizes, including smaller lots, in order to meet the needs of all economic segments of the community.

### HOUSING OBJECTIVES

Objective 1. Within a year of adoption of this plan a draft proposal for a residential cluster overlay zone should be presented to the Trout Lake Community for discussion and comment. This residential cluster zone should not increase the density of the underlying zone. It should provide incentives for preserving natural landscape features, for preserving or improving habitat, and for offering low-impact recreational opportunities such as trails

Objective 2. Within a year of adoption of this plan, a Scope of Work shall be written for a feasibility study for a system to handle sewage from small and/or clustered lots in Rural Center and in rural residential areas.

### 7.5 HOUSING POLICIES

Policy 7.5.1 Encourage the use of green building and development technology.

Policy 7.5.2 Plan for 90% of the projected residential growth to occur in the Rural Center and Rural Residential 2 zones. By 2024, at a 2% growth rate, we will need an additional 245 total residential lots.  $245 * .90 = 221$  lots needed in Rural Center and RR2.

Policy 7.5.3 Establish and maintain a system to track the number of building permits issued in each zone.

Policy 7.5.4 Encourage real estate developers to include lots of varying sizes within a subdivision.

Policy 7.5.5 Encourage innovative ownership structures and mechanisms, such as community land trusts, that can promote home ownership by people of moderate means and can keep housing permanently affordable.

Policy 7.5.6 Encourage integration home ownership at various income levels throughout the community, rather than separating moderate-priced homes and high-priced homes.

Policy 7.5.7 Encourage private development of innovative, long-term solutions to the housing needs of the entire community, such as architectural variety and choices in configurations of living units. Solutions might entail cottage developments, cooperatives, and other innovations.

Policy 7.5.8 In areas where caves provide habitat for bats, leave entrances undisturbed as recommended by the best available science.

Policy 7.5.9 Encourage management and preservation of elk habitat outside the Valley floor and of elk corridors where the animals use them to move in accustomed patterns around the Valley perimeter.

Policy 7.5.10 Encourage developers of any tract of land greater than 10 acres to prepare a WDFW wildlife plan, with the intent of protecting wildlife habitat and of minimizing conflict between humans and wildlife.

Policy 7.5.11 Encourage adequate housing availability for families with school age children in order to keep school enrollment high enough to assure continued operation of the school.

## VIII. UTILITIES ELEMENT (TELECOMMUNICATIONS, ELECTRICITY, GLACIER SPRINGS WATER, IRRIGATION COMPANIES, GARBAGE SERVICES)

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 56: To promote provision of utilities sufficient to protect the public health and welfare.

#### 8.1 INTRODUCTION

The provision of rural utility services should be recognized as non-urban levels of services. Trout Lake is not an incorporated area, and therefore there are no municipal services and no municipal service area for utilities such as drinking water, garbage collection, and sewer. Other utilities, such as cable TV, cell phone service, electric power, and even telephone service, may not be as readily available as in an urban area. Nevertheless, Trout Lake residents agree with the County goal, that they expect the provision of utilities sufficient to protect the public health and safety.

The purpose of the Utilities Element is to two-fold. The first purpose is to evaluate what the available level of service is and whether this level of service puts restrictions or sets parameters for growth. The second purpose is to set some specific goals for utility services for both residential and commercial customers.

#### 8.2 EXISTING CONDITIONS

##### 8.2.1 DESCRIPTION

###### 8.2.1.1 Telephone, cell phone, and Internet service

Cell phone coverage. AT&T has pretty good coverage and offers local numbers. Other companies (Sprint, Verizon) have some coverage.

High-speed Internet service (DSL) has partial coverage in Trout Lake

Phone service is provided by Embarq and Gorge Networks, which offer VOIP, where high speed Internet is available.

###### 8.2.1.2 Electricity

Electric service is provided by the Klickitat County Public Utility District (PUD). As of 2005, the PUD assumed a growth rate of 3.35% of combined residential and irrigation usage. Most of the growth is assumed to be in residential usage, although irrigation usage has increased as Trout Lake farmers have switched from flood to pivot or wheel-line irrigation. Planned facilities include a Trout Lake substation, a Little Mountain feeder line, a rebuild of the Trout Lake feeder line, further protection upgrades, and various tie lines and three phasing.

There is interest in local generation of electricity and in solar power.

###### 8.2.1.3 Garbage and recycling

Rabanco offers weekly garbage pickup and bi-weekly recycling pickup. Residents can also haul their trash and recycle to the transfer station near BZ Corner.

###### 8.2.1.4 Drinking water

Water is provided by Glacier Springs Water Association and by individual wells. Water pressure varies in the Glacier Springs system, and is being improved by the development of reservoirs in key locations. Fire pressure in the Glacier Springs System is not always adequate.

#### 8.2.1.5 Irrigation water

Water for irrigation is provided by a system of irrigation ditches, managed by seven irrigation companies located in the Trout Lake Valley.

#### 8.2.1.6 Other utilities

### 8.2.2 ASSESSMENT AND CONCLUSIONS

The level of service provided by public and private utilities to the residents and businesses in the Valley is generally satisfactory given the current level of development, and is equivalent to the levels of service provided in other rural communities of the county. Glacier Springs Water Association is a huge asset to the community and has the capacity to support residential development within the Association's financial and technical capacity to provide adequate levels of service. High-speed Internet and good cell phone coverage are essential services for Trout Lake, given the number of home-based, tele-commuters, and small businesses in the area.

## 8.3 FUTURE NEEDS AND ALTERNATIVES.

### 8.4 UTILITY GOALS

Goal 8.4.1 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.

Goal 8.4.2 Ensure that developers provide for necessary public services and utilities needed for new development.

Goal 8.4.3 Provide expanded cell phone coverage to the planning area since an increasing number of people in Trout Lake rely on cell phones for everyday communication.

Goal 8.4.4 Provide high-speed Internet access (DSL) to all residences in the planning area.

Goal 8.4.5 Ensure that PUD plans provide adequate infrastructure for growth in Trout Lake, including a local substation if necessary.

Goal 8.4.6 All future two-acre or smaller residential development should occur within areas served by public water systems that are regulated by the Washington State Department of Health Office of Drinking Water.

Goal 8.4.7 Provide fire flow water to residential zones throughout the Valley.

Goal 8.4.8 Protect Trout Lake Valley irrigation water rights by retaining farmlands with irrigation water rights in agricultural production.

## UTILITY OBJECTIVES

Within six months of adoption of this plan, obtain a report from the PUD on the current status of plans for a substation to serve the Valley.

### 8.5 UTILITY POLICIES.

Policy 8.5.1 Work with local special-purpose districts to ensure that the cumulative impacts of a proposed development in the area on utility services are considered in the review of individual proposals.

Policy 8.5.2 Encourage the Klickitat County Conservancy Board to prepare and distribute an informational leaflet on the use and basic laws regarding irrigation water.

Policy 8.5.3 encourage the County to update its publication “Living With Agriculture” to specifically include information about irrigation water law and use and to make that publication available in printed and digital form.

Policy 8.5.4 Condition approval of development proposals on financial participation by the proponent in the upgrade of utility systems in cases where sufficient system capacity is unavailable to support the proposed development in the area.

Policy 8.5.5 Encourage the Trout Lake Community Council and the Glacier Springs Water Association to coordinate their planning efforts.

Policy 8.5.6 Discourage conversion of agricultural land possessing irrigation rights to non-resource use.

Policy 8.5.7 Support projects that promote efficient use and conservation of irrigation water.

Policy 8.5.8 Encourage ditch companies to investigate efficiencies that can be realized from the consolidation of ditches and investigate the incorporation of more efficient delivery systems.

Policy 8.5.9 Encourage domestic water suppliers to promote conservation measures in delivery and use of water.

Policy 8.5.10 Promote farming and development practices that will not adversely affect the quality of the irrigation water.

## IX. CIRCULATION AND TRANSPORTATION ELEMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 53: To provide an efficient transportation network in Klickitat County

#### 9.1 INTRODUCTION

The purpose of this element is to plan for development of circulation and transportation systems and infrastructure. The population density in the Trout Lake planning area is low, but this plan anticipates the continued development of higher densities in some areas. We value our resource industries and recognize that certain situations put particular demands on the circulation system (heavy equipment, slow-moving equipment, and often noisy equipment, for example). We see a significant amount of recreational traffic (including snowmobile riders, hikers, bicyclists, horse riders, kayakers, and hunters). Our purpose is to accommodate all of these uses with a minimum of conflict and a maximum of public safety.

#### 9.2 EXISTING CONDITIONS

##### 9.2.1 DESCRIPTION <sup>30</sup>

###### 9.2.1.1 Roads

The primary access road for the Trout Lake Valley is State Highway 141 (SR 141). 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.

SR 141 is a north-south route, carrying travelers north from the towns of Bingen and White Salmon along the Columbia River, through the communities of Husum and BZ Corners, through the Trout Lake Valley, and west from the Valley to the highway's end at the Gifford Pinchot National Forest Boundary. Within the Trout Lake Valley it passes the school and goes through the Rural Center. The Post Office, General Store, Grange Hall, Fire Hall, US Forest Service Offices, homes and small businesses are all located on SR 141.

The highway through the Rural Center is constricted. There are no sidewalks and there is inadequate parking for events such as the Saturday Market at the Grange Hall, Labor Day Rummage Sale, and the Trout Lake Fair. There is inadequate parking for the businesses located in the Rural Center. During busy times such as hunting season, traffic can be heavy in the rural center along SR141. Visitors who come to Trout Lake with RV's, horse trailers, or other recreational trailers cannot find adequate parking near the Rural Center.

There has been some residential development west and south of the Rural Center in recent years, and that traffic must come through town on SR 141, or use Jennings and Wood Roads, which are county Rural Local Roads.

County roads provide access from SR 141 to areas within the Trout Lake Valley and to other parts of the county. Five of those roads – Sunnyside Road, Warner Road, Mt. Adams Road,

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<sup>30</sup> Road Information for Transportation Element of Comp Plan, Sarah Arnold 2008, Appendix 22

Trout Lake Creek Road, and Trout Lake Highway (Trout Lake/Glenwood Road) are designated as Rural Major Collectors”. None of the Rural Major Collectors have sidewalks or shoulders adequate for bicycle, horse, or pedestrian traffic. Newer developments located south and west of the Rural Center are not served by Rural Major Collectors.

All other county road are designated Rural Local Roads. Many older Rural Local Roads do not meet current county standards in terms of right-of-way, pavement or shoulder width, or provision of pedestrian walkways. Roads in new residential development areas, while wider than older roads, do not have sidewalks or provisions for pedestrian and bicycle safety.

Roads in new residential developments serve local residents, but provision for new collectors, to accommodate increased traffic, have usually not been considered in our rural area. Once developments are built, it can be difficult to obtain right-of-way for collector roads.

Private roads serve many area residences and subdivisions. No generalizations can be made about the condition of these roads.

#### 9.2.1.2 Other means of transportation

Trout Lake residents are highly dependent on their motor vehicles. There is no public transportation in the Valley, except school bus service for students. The only public transportation out of the Valley is provided by Mt. Adams Transportation Services (MATS). MATS has some small busses and twelve volunteer drivers. There are regular trips for seniors to The Dalles and Hood River for local shopping. MATS also has a dial-up ride service. Although any county resident can use MATS, their emphasis, due to their limited resources, is on senior service, and their first priority is Medicaid services.

#### 9.2.2 ASSESSMENT AND CONCLUSIONS

Unplanned circulation patterns are likely to cause problems as development proceeds in the area. Attention is needed in the near future to the circulation system in and around Rural Center and new residential development in Rural Center and RR 2 zones.

#### 9.3 FUTURE NEEDS AND ALTERNATIVES

Alternatives for circulation are presented on the attached maps. One map shows rural center and future residential alternatives and one shows Valley-side alternatives, including bike, pedestrian, and horse trails.

#### 9.4 CIRCULATION AND TRANSPORTATION GOALS

Goal 9.4.1 Provide a safe and adequate system of roads, parking, trails, bikeways, and pedestrian sidewalks and paths to accommodate the circulation needs of planning area residents, businesses, farms, and visitors.

Goal 9.4.2 Provide a road system that is safe and adequate for emergency service and fire vehicles.

Goal 9.4.3 Provide horse trails within the planning area for the use of local residents and recreational visitors.

Goal 9.4.4 Plan for and encourage adequate transportation methods other than private automobiles.

Goal 9.4.5 Provide a transportation and circulation system that will accommodate the growth anticipated by this plan and coordinate well with future expansion that might be needed over a longer time period.

Goal 9.4.6 New public roads and roads that are being resurfaced, widened, or otherwise improved shall accommodate pedestrians and bicycle riders.

### **CIRCULATION AND TRANSPORTATION OBJECTIVES**

Objective 1 Coordinate with the Washington State Department of Transportation to create, by the year 2012, a plan to provide pedestrian and bicycle facilities adjacent to SR 141 from the Hollenbeck Mill south to the Sunnyside Road Intersection.

Objective 2 The County Six-Year road plan adopted in 2011 will provide a bicycle and pedestrian lane on the loop that includes Sunnyside Road, Warner Road, and Little Mountain Road.

Objective 3 Within a year of adoption of this plan, develop three alternatives for improving the parking and pedestrian circulation, including parking for RV's and horse trailers, in the Rural Center zone and hold hearings in Trout Lake to review these alternatives.

Objective 4 Within a year of adoption of this plan in conjunction with the Washington State Department of Transportation, with septic planners, with Glacier Springs Water Company, and with rural center businesses and residents develop alternatives for mitigation of the traffic bottleneck in Rural Center.

Objective 5 Within a year of adoption of this plan identify improvements necessary for access to the residential development south and west of town center and include these improvements in the County Road plan for completion no later than five years after plant adoption..

### **9.6 CIRCULATION AND TRANSPORTATION POLICIES**

Policy 9.5.2 Planning and design of road systems in rural areas should consider and minimize the potential impact on and interference with agricultural operations and forestry.

Policy 9.5.2 New retail and residential construction in rural center shall provide off-street parking.

Policy 9.5.3 Pervious surfaces are preferable for trails / paths throughout the Valley, including those along paved roads and for public off-street parking.

Policy 9.5.4 Encourage the use of natural engineering design methods such as grassed swales instead of curb and gutter.



Policy 9.5.5 New roads should be designed to keep their physical impact on the natural setting to a minimum.

Policy 9.5.6 Require proposed development to provide road systems that will accommodate emergency evacuation and meet the needs of emergency vehicles.

Policy 9.5.7 Residential developments should provide easements for future ingress, egress and utilities to adjoining properties so that future circulation needs are met. 1

Policy 9.5.8 Impacts to public roads directly attributable to proposed new development should be mitigated. If mitigation is required, the following should participate: a) the developer; or b) a local improvement district (LID); c) those parties who would be legally involved in a latecomer's agreement.

Policy 9.5.9 If private roads are utilized in rural developments, road standards shall maintain adequate access for emergency vehicles, utility placement, ingress and egress points sufficient for fire safety, and pedestrian and bicycle safety. Maintenance agreements shall be required for all new private roads.

## X. ECONOMIC DEVELOPMENT

### Klickitat County Comprehensive Plan, as amended April 1979:

Page 45: To strengthen and diversify Klickitat County's economic base and promote employment.

Page 47: To encourage the location of commercial uses in urban centers and rural centers.

Page 49: To encourage tourism in Klickitat County

### 10.1 INTRODUCTION

The purpose of the Economic Element is to set goals and establish policies that encourage and support effective economic development efforts and promote economic vitality for the Trout Lake Valley.

### 10.2 EXISTING CONDITIONS

#### 10.2.1 DESCRIPTION (GENERAL ECONOMIC AND INCOME PROFILE)

##### 10.2.1.1 EXISTING BUSINESSES

People who make their home in Trout Lake are creative in finding income. Few people move here because they are hired for a job. Most decide to live here and find a way to support themselves. A small proportion (10 – 20%?) of full-time residents commute to paid employment out of town, mostly either in White Salmon or Hood River, but some have longer commutes. Many full-time residents begin life in Trout Lake by supporting themselves in jobs elsewhere and eventually finding a way to live here full-time. Many begin with part-time jobs in Trout Lake and hang on until their situation improves.

We do not have good statistics about the money generated by the Trout Lake economy and the various segments of the economy. However, at the present time, self-employment, either in a resource industry or some other business, is the largest part of our economy. Some of the owner-operated businesses are located in town, such as the hairdresser, the food establishments, and the grocery store. The Community Business directory published each year by the Fair Board is attached.<sup>31</sup>

It is our intention to promote locally-owned business, self-employment, and businesses that care about and participate in community life. Our current local businesses have a strong record of participation in and support for the community and school, and that is essential to the community we are planning for.

State and federal government are an important part of our economy, and Klickitat County government has a very small employment presence. The United States Forest Service has been the major employer in past years, and still provides a significant number of jobs, despite recent budget cuts. The Northwest Service Academy (AmeriCorps) not only provides some employment but makes a significant contribution to the community through the paid and volunteer work of its members. In fact, the NWSA is the single biggest generator of younger people making a permanent home in Trout Lake, many of them working in construction or recreation industries.

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<sup>31</sup> 2009 Fair business directory, Appendix 23

We have presented information about Trout Lake’s agricultural and timber industries in the Lane Use Element, and so will not repeat that information here. However, these businesses, including Trout Lake Farm, are likely still the largest segment of the local economy.

### 10.2.1.2 Employment and Income

The Housing Element includes some population and income information. The information here is in addition to that in the Housing Element.

The 2000 Census sampled approximately half of the estimated population of Trout Lake by counting those who live in the defined “Census Place”<sup>32</sup>. This area focuses on the Rural Center and the Valley floor, which is home to many long-time residents who are more likely to have been employed in resource-based employment. The area outside the “Census Place” has seen the most growth in high-value housing.

The census data conclude that slightly over one-half of the over 16 population of Trout Lake was employed in 2000; slightly more than one third of those employed were females. In Trout Lake median earnings for male full-time workers was \$43,125, but for female full-time workers it was \$26,875.

People were employed in agriculture, forestry, fishing and hunting, and mining (33.7%); in education, health and social services (20.9%); in retail trade (9.2%); in arts, entertainment, recreation, accommodation and food services (5.5%); and the others in a variety of occupations. Sources of income other than employment included social security, supplemental security, public assistance, and retirement income.

The median household income<sup>33</sup> was \$35,104 compared with the median income of \$41,994 for the United States as a whole.

The median family income<sup>34</sup> was \$39,861 compared with the median family income of \$50,046 for the United States as a whole.

Per capita income was \$18,253 compared with the per capita income of \$21,587 for the United States as a whole.

## 10.2.2 ASSESSMENT AND CONCLUSIONS

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<sup>32</sup> See maps in Appendices 14 and 15

<sup>33</sup> A household is a person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a census.

Household income is the sum of money income received in the previous calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and others in nonfamily households. The median household income reported was produced through statistical modeling. Most of these receipts are in the form of wages and salaries (before withholding and other taxes), but many other forms of income, such as unemployment insurance, disability, child support, etc., are included as well. The residents of the household do not have to be related to the householder for their earnings to be considered part of the household's income

<sup>34</sup> Family income only takes households with two or more persons related through blood, marriage or adoption into account.

Rising property values in Trout Lake does not mean that employment in Trout Lake allows local people to buy those properties. The higher-priced properties, by and large, are purchased by people who can afford second homes or who are looking for a retirement home, or by people employed mostly in high-tech fields, who may be telecommuting, consulting, or dividing their time between Trout Lake and their home offices. That is to say, the higher-priced properties are mostly not being purchased by people who work in Trout Lake. The people who work in Trout Lake are primarily still involved in resource industries, with the exception of those employed in local education (the school and the Northwest Service Academy).

We value the ability to work and live in Trout Lake, and if we want to keep people working in Trout Lake, we must take steps to keep our resource industries strong. They may have a changing face, as the dairies have changed to organic and the timber industry is changing to a sustainable focus, but the ability to change and adapt is what will allow them to survive.

We also value our retail stores and other locally owned businesses, another source of local employment, and want to make sure they continue in business and perhaps grow. We would certainly encourage the establishment of other locally-owned retail business. We are aware, however, that it is difficult to establish and maintain a new retail business.

### 10.3 FUTURE NEEDS AND ALTERNATIVES

Resource industries need capital, marketing assistance, and technical assistance to find and turn toward new products, production methods, and markets. The CPUC believes that resource industries, re-invented and reinvigorated for the current century, can be important economic drivers providing business opportunities and family wage jobs for those employed.

Retail businesses, including tourist-oriented businesses, need space, parking, and an attractive and welcoming Rural Center. They may also need business development advice, capital, and technical assistance.

Tourism is frequently mentioned as an economic development possibility, for obvious reasons, but the CPUC is reluctant to identify tourism as a major economic driver, since jobs in this sector are often seasonal and relatively low paying.

In general we do not support an economic development strategy based on attracting outside businesses to relocate or open branches in the area. We prefer to see locally owned and locally grown businesses be the primary business model.

The Port of Klickitat can be a valuable resource in providing technical assistance, financial resources, and development assistance.

### 10.4 ECONOMIC DEVELOPMENT GOALS

Goal 10.4.1 The economic base of the community will be consistent with the vision statement, goals and policies of the sub-area plan and complementary to the rural characteristics of the community.

Goal 10.4.2 Develop environmentally sustainable economic activity.

Goal 10.4.3 Develop, support, and retain locally owned businesses that provide year around employment, and family wage and benefits to employees.

Goal 10.4.4 Provide public infrastructure, facilities, and services for a wide variety of recreational activities.

Goal 10.4.5 Develop infrastructure consistent with growth (transportation, water, sewer, etc) that would encourage the kinds of businesses we seek.

Goal 10.4.6 Support economic activity that provides a needed community-based service, such as legal, medical, professional or vocational services.

### **ECONOMIC DEVELOPMENT OBJECTIVES**

Objective 1 Within one year of adoption of this plan, the Klickitat County Economic Development office will convene a planning process with Trout Lake businesses and residents to identify target economic development goals and steps that need to be taken to realize those goals, including siting of business and commercial activity.

Objective 2 After the planning process in Objective 1 is completed, the above planning process, the Port of Klickitat will present two workshops in Trout Lake addressing issues of infrastructure, funding, and siting to facilitate realization of the plan and identification of properties and locations appropriate to the goals identified in the planning process.

Objective 3 Within six months of the workshops in Objective 2, the CPUC, or their successor, will present a comprehensive plan report to the county, identifying any revisions necessary to achieve the goals and strategies identified in the County and Port workshops.

### **10.5 ECONOMIC DEVELOPMENT POLICIES**

Policy 10.5.1 Encourage existing businesses, including agricultural businesses, to explore value-added economic opportunities that utilize local resources.

Policy 10.5.2 Encourage establishment of new locally-owned businesses, including home-based occupations, 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.

Policy 10.5.3 Encourage only those new businesses from outside the Valley that are compatible with these goals and policies.

Policy 10.5.4 Coordinate growth with availability of infrastructure and public services, such as potable water, sewer, fire protection, transportation, shared use of airstrips, etc...

Policy 10.5.5 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.

Policy 10.5.6 Encourage the Port of Klickitat to develop infrastructure capacity and sites for business development.

## **XI. CAPITAL FACILITIES AND PUBLIC SERVICES ELEMENT**

### **Klickitat County Comprehensive Plan, as amended April 1979**

Page 55: To provide essential public services at the lowest possible cost.

Page 56: To promote provision of utilities sufficient to protect the public health and welfare.

Page 58: To support adequate and effective police and fire services to all residents and land owners.

Page 60: To ensure that schools are properly located

Page 62: To provide efficient and effective management of solid wastes

Page 64: To coordinate land use and comprehensive health planning

### **11.1 INTRODUCTION**

The Capital Facilities element contains what were called “Public Services” in the 1995 plan - schools, parks and recreational facilities, law enforcement, and fire protection facilities.

The purpose of this element is to plan for public services and capital investments in public services at a level adequate to serve the existing community and the anticipated increased population.

The provision of rural governmental services should be recognized and planned as non-urban levels of services. The rural community should not expect urban levels of governmental services including police, fire protection, and emergency services. We acknowledge that a small rural community depends on community members themselves for public safety and emergency services. We are aware that many enforcement officers for various agencies live and work here, or pass through on their normal patrols, and that these individuals keep an eye out even though they do not have any formal responsibility for public safety in our area. We are also aware that our safety network against crime and property damage from fire depends on our own willingness to keep watch and alert our neighbors. We think of the owner of Serenity’s being roused in the early morning by a county snowplow driver who noticed a fire in the building and of many other examples of the working of our informal, but real, safety net.

Trout Lake experiences a large seasonal influx of people for recreational purposes, seasonal forest harvest, and vacationing, which cause strains on our informal public safety and health networks. We have addressed this in our goals.

We have included sewer systems here, rather than in utilities, because they do not exist at present and will need capital if a system or systems are to be developed.

In general, we believe that public facilities should be planned to support the projected growth and distribution of land uses, but not to encourage sprawl and leapfrog development.

### **11.2 EXISTING CONDITIONS**

#### **11.2.1 DESCRIPTION**

##### **11.2.1.1 Schools and Education**

Trout Lake has one school, which serves approximately 170 students, K-12. We believe and expect that we can offer outstanding education, perhaps not identical to that offered in wealthy school districts, but outstanding in ways that are unique to Trout Lake. There are occasional

adult education classes, usually offered by community members, such as Spanish, yoga, and religious study.

The area is served by the Fort Vancouver Library District, with a library in White Salmon and bookmobile service in Trout Lake.

The Mt. Adams Ranger District hosts, in cooperation with Educational Service District 112, the Northwest Service Academy (NWSA) which is part of AmeriCorps, a National Service Program. NWSA brings approximately 40 people, mostly recent college graduates, to town to perform service as trail maintenance teams, education teams, and individual placement members in schools and non-profit agencies throughout the Northwest.

There are community colleges in The Dalles and in Gresham, both in Oregon, with reciprocal tuition arrangements for Washington residents. These community colleges, along with Clark College in Vancouver, provide educational opportunities such as Running Start for high school students, and also adult and continuing education programs.

#### 11.2.1.2 Public Safety: Law Enforcement, Emergency Services and Fire Protection

Although Trout Lake appears to be a remote rural community, we are actually well covered by law enforcement officers and agencies. The Klickitat County Sheriff's Department has primary responsibility for law enforcement in the community. Highway 141 is patrolled by the Washington State Patrol. Skamania Sheriff's deputies often pass through the area on their way to or from a call in the national forest. There is a Washington State Department of Fish and Wildlife Game Warden in the area, and the DNR and the Forest Service both have enforcement officers who cover parts of the planning area or areas contiguous to the planning area. In addition, a "woods deputy" is provided, through an agreement between timber and cattle operators and the sheriff's department, who responds to forest calls, such as vandalism and trespassing. Both a sheriff's deputy and a Washington State Highway Patrol officer live in Trout Lake.

Trout Lake is served by a volunteer fire department, Klickitat County Fire District #1. This organization is supported by levies, grants, and fundraisers. The department has implemented substantial upgrades in equipment since the 1995 sub-area plan, and at the present time, their equipment and facilities are generally at a satisfactory level. However, safety equipment in particular requires regular replacement and upgrading.

Emergency medical services are provided by volunteer EMT's associated with the Fire Department. They are the first responders to medical emergencies in the area. They have an aid car equipped for first responder situations. There are more calls for EMT's than for fires. Ambulance and emergency medical services are also provided by Skyline Hospital in White Salmon.

The fire district covers only a small portion of the planning area, but it does cover about (???)% of residences.

The fire district does have service contracts with a small number of residences outside district boundaries, and they will respond to fires outside the district. Residents often do not know where district boundaries are and often cannot join the district because their property is not



contiguous with district boundaries. This leaves ratepayers in the district bearing a cost that should be shared by all the in planning area.<sup>35</sup>

The DNR provides fire protection to state and private forest land in the planning area. There are mutual aid agreements between the Trout Lake Fire District, USFS, and the DNR which allow flexibility in response to fires.

A Trout Lake Community Wildfire Protection Plan has been developed and funded through joint efforts of the Trout Lake Fire District, the DNR, and the USFS. This group has obtained funding for community education; work with homeowners in areas of high wildfire risk, and for fuels reduction projects both within and around the perimeter of the community. The group has materials available on FireWise home protection activities.

#### 11.2.1.3 Search and Rescue

Search and rescue services are provided by Klickitat and Skamania Counties.

#### 11.2.1.4 Sanitary Sewer Systems

There are no community sewer or septic systems in the planning area. Every residence has its own septic system. Older residences may have septic systems that were put in before there were standards, and it is possible that we still have some residences that drain gray water directly to streams.

It is not practical, given the soil types and rock that exist throughout the planning area, to provide individual septic systems for houses on lots smaller than about ½ acre, and there are places throughout the planning area which are proposed for residential development where there may be significant geological barriers (lava tubes, rock outcroppings, etc) to construction of septic systems.

#### 11.2.1.5 Park and Recreation Facilities

There is one public park near the Rural Center. Guler Park is located on land donated to the County for that purpose. It offers overnight camping to visitors and some day use activities for local residents. It has a small public shower facility and offers group camping. The park hosts groups and families who have been coming to Trout Lake for many years for vacations and activities. The park also hosts many people who come to hunt or who come for seasonal forest product harvest activities. Some people in these latter two groups may be camping in the woods but using the park for showers, clothes washing, and other facilities.

The DNR maintains Trout Lake itself as a Natural Area Preserve, with public access on trails and a small-boat launch, but no public facilities.

The Gifford Pinchot National Forest is contiguous with Trout Lake and offers many recreational opportunities in all seasons. There is a heavily used horse camp in the forest near Trout Lake that draws a large number of users, as do hiking, cross-country skiing, and snowmobile trails. The opportunity to climb Mt. Adams is available for a fee collected by the Forest Service. The Pacific Crest Trail passes by our community not far out of town, and some hikers use Trout Lake as a refuel and rest stop.

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<sup>35</sup> Map of Fire District # 1, Appendix 24

Both the school and County Park have some playground equipment. The school also has an exercise room that serves students and the public.

There is very limited public access to Trout Lake Creek for swimming, tubing, or fishing, or to the White Salmon River for any purpose. Private landowners, especially along the Creek, are having increasing difficulty with people coming onto their property to swim, do laundry, bathe, and other uses. Kayakers are accessing the River from an informal but widely used launch site in the lower Valley. While many landowners are okay with informal community access, unsupervised public access is proving to be more of a problem, bringing trash, damage to the stream bank, and other consequences, not to mention possible liability issues.

#### **11.2.1.6 Health Care**

The nearest health care facilities, public or private, are in White Salmon. Facilities include Skyline Hospital, dentists, and a family practice medical clinic.

#### **11.2.1.7 Public and Quasi-Public Buildings and Facilities**

The Grange, the Trout Lake School, Jonah Ministries, and Elk Meadows RV Park all host various public functions, providing meeting space, event space, and food service space. The school has adequate parking for most events held there. The Grange has only a few parking spaces. Jonah Ministries has a small amount of parking, but most community events held there occupy all the available space on both sides of Little Mt. Road.

#### **11.2.1.8 Airstrips**

There are two private airstrips in Trout Lake at the present time, although there have been as many as four in operation in the past. The closest airport is in Hood River, Oregon, but it is not served by commercial airlines. In addition to private, recreational use of airplanes, forestry agencies or companies use aircraft for reconnaissance and firefighting, and may use Trout Lake airstrips via agreements. There is currently no agricultural use of aircraft, although forest practices on forest land surrounding the Valley may include utilization of aircraft for aerial spraying of herbicides or fertilizers.

### **11.2.2 ASSESSMENT AND CONCLUSIONS**

On the whole, educational facilities and public safety services and facilities are in good shape in the planning area. Fire and emergency equipment require periodic upgrading, of course, but the equipment presently in use is adequate. The planning area is short of public spaces, including parks, parking areas, and the lack of some kind of group or community septic is a serious hindrance to achieving some of our housing and economic development goals.

### **11.3 FUTURE NEEDS AND ALTERNATIVES**

The septic needs could be met by a series of small shared septic systems, by a larger vault system shared by multiple residences and businesses, by a more conventional sewage treatment system, or by a system as yet unknown to the planning committee, such as a digester shared by a local dairy and the rural center.

### **11.4 CAPITAL FACILITIES GOALS**

Goal 11.4.1 Ensure that adequate educational facilities are available for present and future Valley residents.

Goal 11.4.2 Restore the free and reduced lunch program at the school.

Goal 11.4.3 Provide adequate fire and emergency services to the community and require development to be consistent with efficient provision of fire and emergency services.

Goal 11.4.4 Bring all existing development into the Fire District or put service contracts into place with those parcels that currently do not belong to the District.

Goal 11.4.5 Expand the Fire District to include all residential and agricultural zones, and those parts of Forest Resource Zone where houses are being built.

Goal 11.4.6 Provide expanded cell phone coverage to the planning area to provide extra safety and ability to call for help for those working and residing in remote areas

Goal 11.4.7 Provide sewage or septic systems in the Rural Center and small lot rural residential areas that make ¼ acre and smaller lots feasible while avoiding contamination of ground and surface water.

Goal 11.4.8 Provide adequate recreational facilities for community residents, including at least one day-use park with facilities for public gatherings and for sports requiring limited space.

Goal 11.4.9 Provide adequate parking for local events, retail businesses, visitor bicyclists and horse riders, and other needs.

Goal 11.4.10 Establish a system of informing residents about the open burning regulations and calendars of the various fire protection agencies.

Goal 11.4.11 Maintain or improve existing insurance class ratings and insure that firefighters have necessary safety equipment and training.

### **CAPITAL FACILITIES OBJECTIVES**

Objective 1 Within two years of adoption of this plan, create a local park advisory committee to consider several issues. First, how can Guler Park best provide activities and services to local people? Second, is there a need for additional park space, either for local use or for RV's or overnight camping? Third, how can public showers and laundry facilities be expanded to serve the groups that need and use such services?

Objective 2 After no more than one year of deliberations, the park advisory committee shall develop a long-range plan for facilities for day and local use.

Objective 3 By 2015 install a surfaced track at the school

Objective 4 By 2015 install outdoor bathrooms at the school so that the playing fields can be used for adult and community events without having to open the school.

Objective 5 By 2011 hire an engineering firm to perform preliminary feasibility and cost studies for the needed septic/sewage systems.

## 11.6 CAPITAL FACILITIES POLICIES

Policy 11.5.1 Encourage the Trout Lake School District to comment on the impact of proposed development on school operations.

Policy 11.5.2 Support capital facilities planning that will meet the present and future educational needs of school children and adults in the community.

Policy 11.5.3 Provide information to landowners about the mutual aid agreements between the DNR, USFS, and the Fire District regarding fire protection services.

Policy 11.5.4 Encourage new development to utilize building practices that minimize the risk of damages from wildfires.

Policy 11.5.5 County should provide Fire District information to all property owners. This could be done with the property tax notices, bringing the property owner's attention to whether or not they are included in the Fire District.

Policy 11.5.6 The Fire District should explain their policies regarding development to the Community Council, and the two groups should communicate about development proposals.

Policy 11.5.7 Provide information about law enforcement jurisdictions and responsibilities, with contact information to area residents.

## XII. MAPS

The maps on the next three pages show:

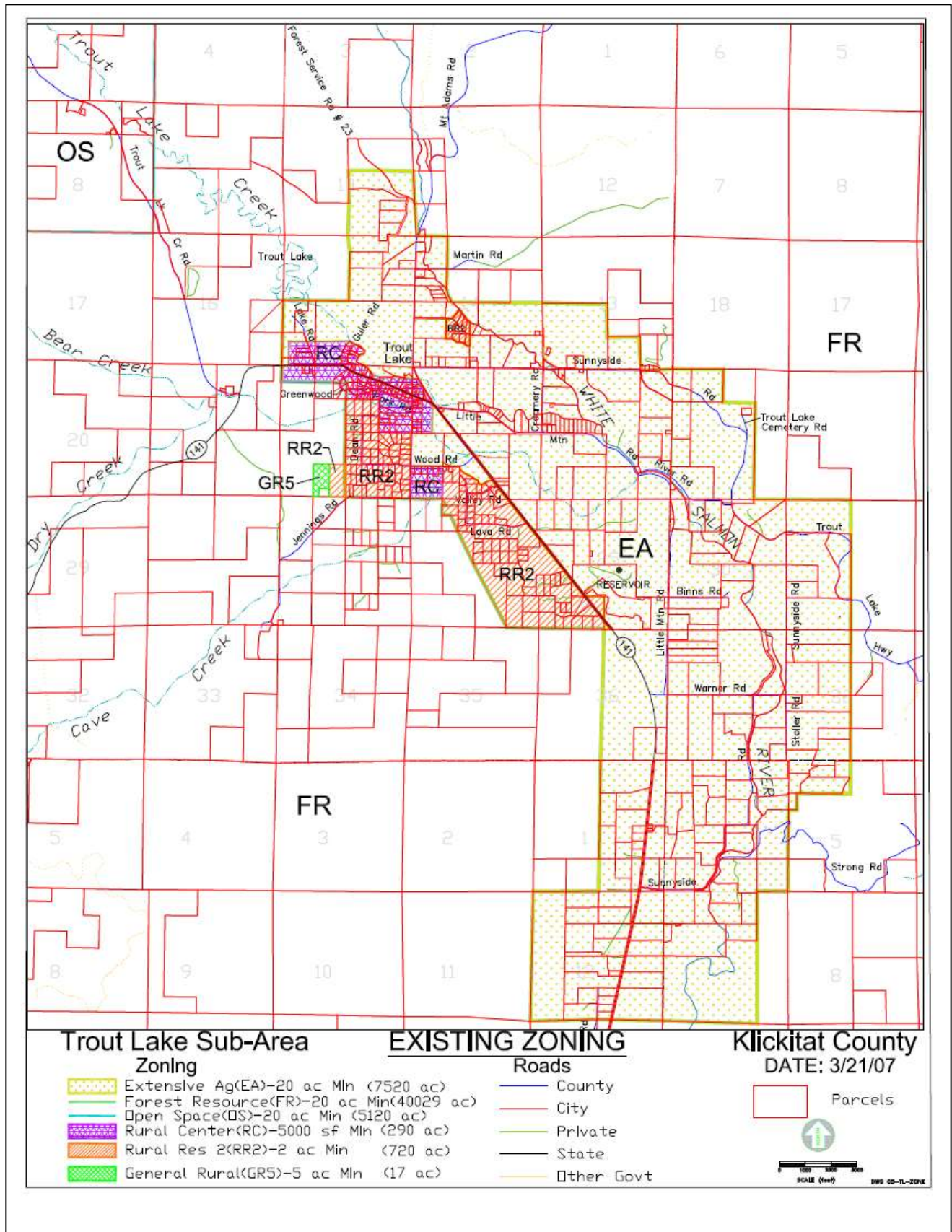
- the present zoning, including changes adopted by the County since 1995
- the zoning proposed by this 2009 Sub-Area Comprehensive Plan update.

There are two maps for the proposed zoning. One shows the entire planning area, and the other shows the Valley floor.

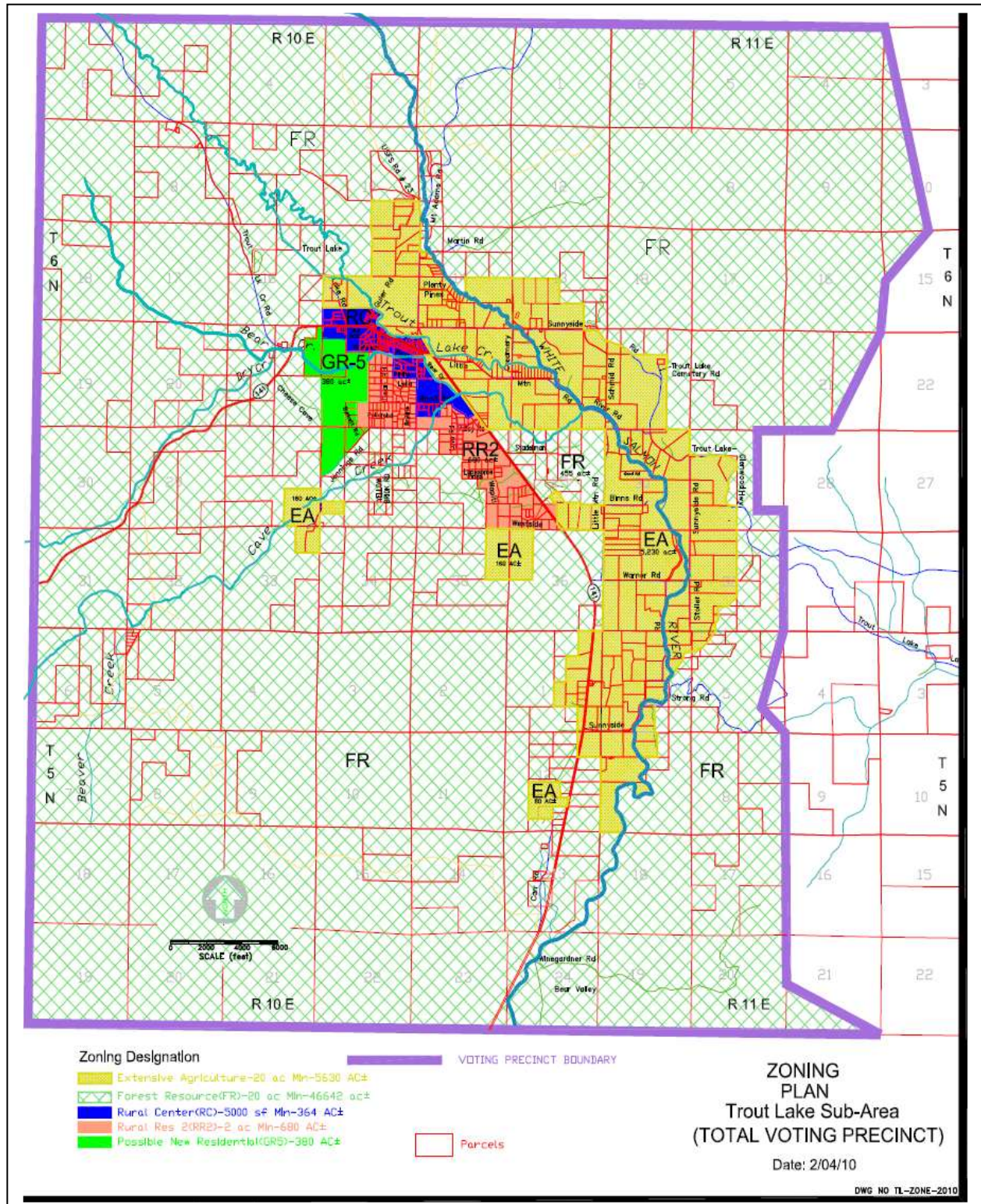
### 12.1 TABLE SHOWING ACRES OF EXISTING AND PROPOSED ZONING.

ZONE	<u>Acreage in the entire precinct</u>	
	Existing	Proposed
Rural Center	290	364
Rural Residential 2	720	680
General Rural 5	17	380
Extensive Agriculture	7520	6130
Open Space	5120	5120
Forest Resource	40029	41022
Total	53696	53696

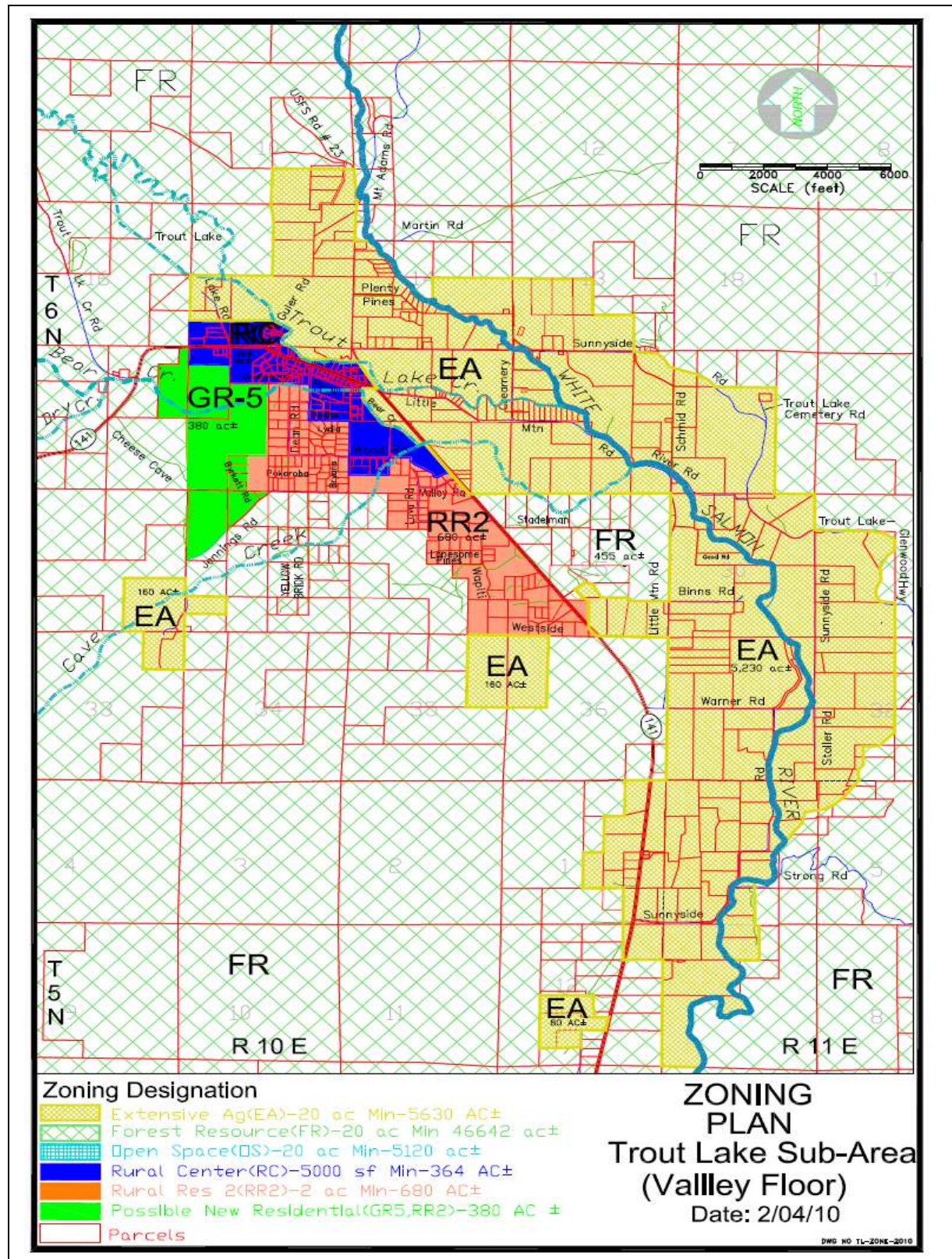
## 12.2 CURRENT ZONING, INCLUDING CHANGES MADE BY THE COUNTY SINCE THE 1995 SUB-AREA PLAN UPDATE



### 12.3 ZONING PROPOSED UNDER THE 2010 COMPREHENSIVE PLAN UPDATE, VIEW OF ENTIRE PLANNING AREA (VOTING PRECINCT)

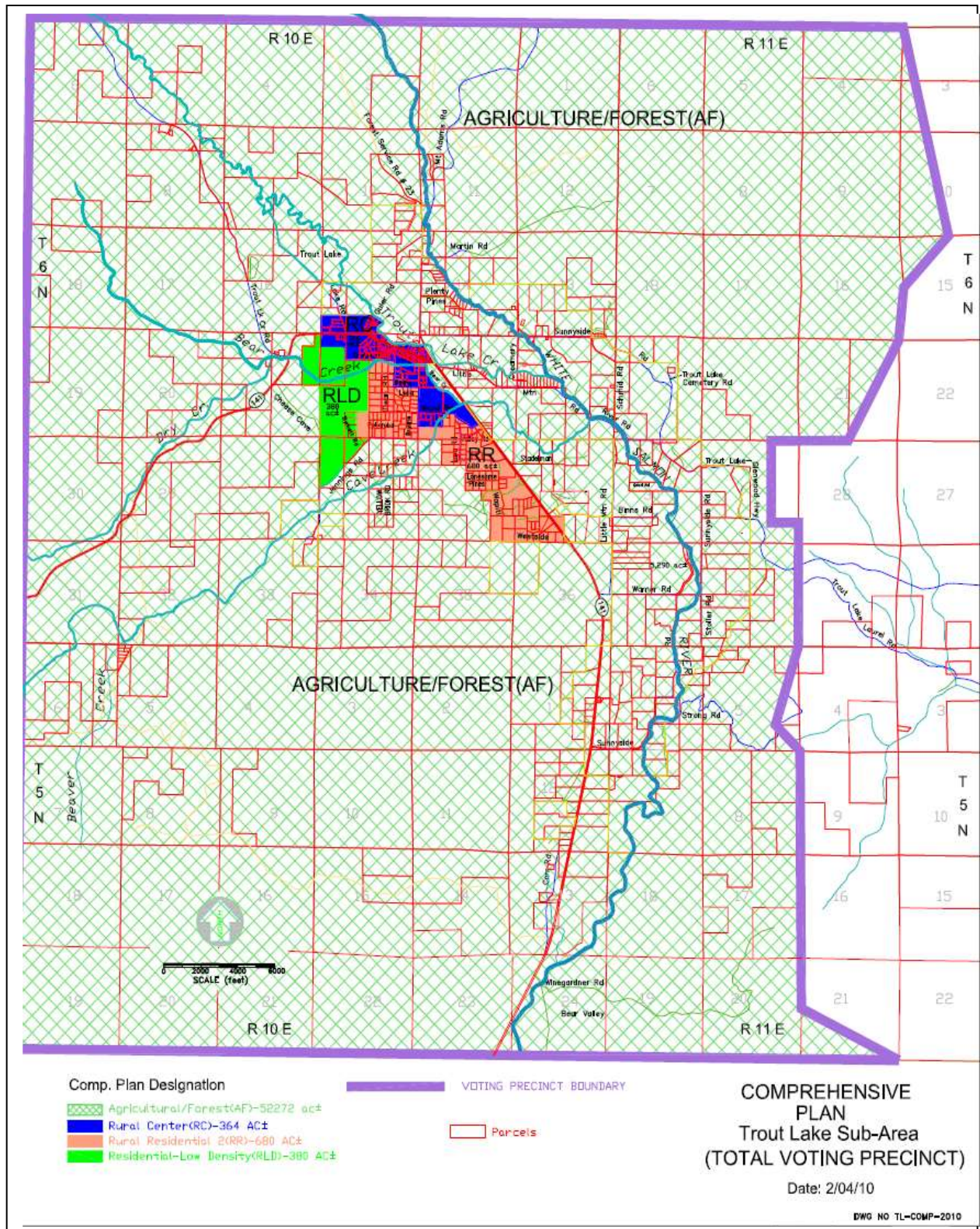


# 12.4 ZONING PROPOSED UNDER THE 2009 COMPREHENSIVE PLAN UPDATE, VALLEY FLOOR

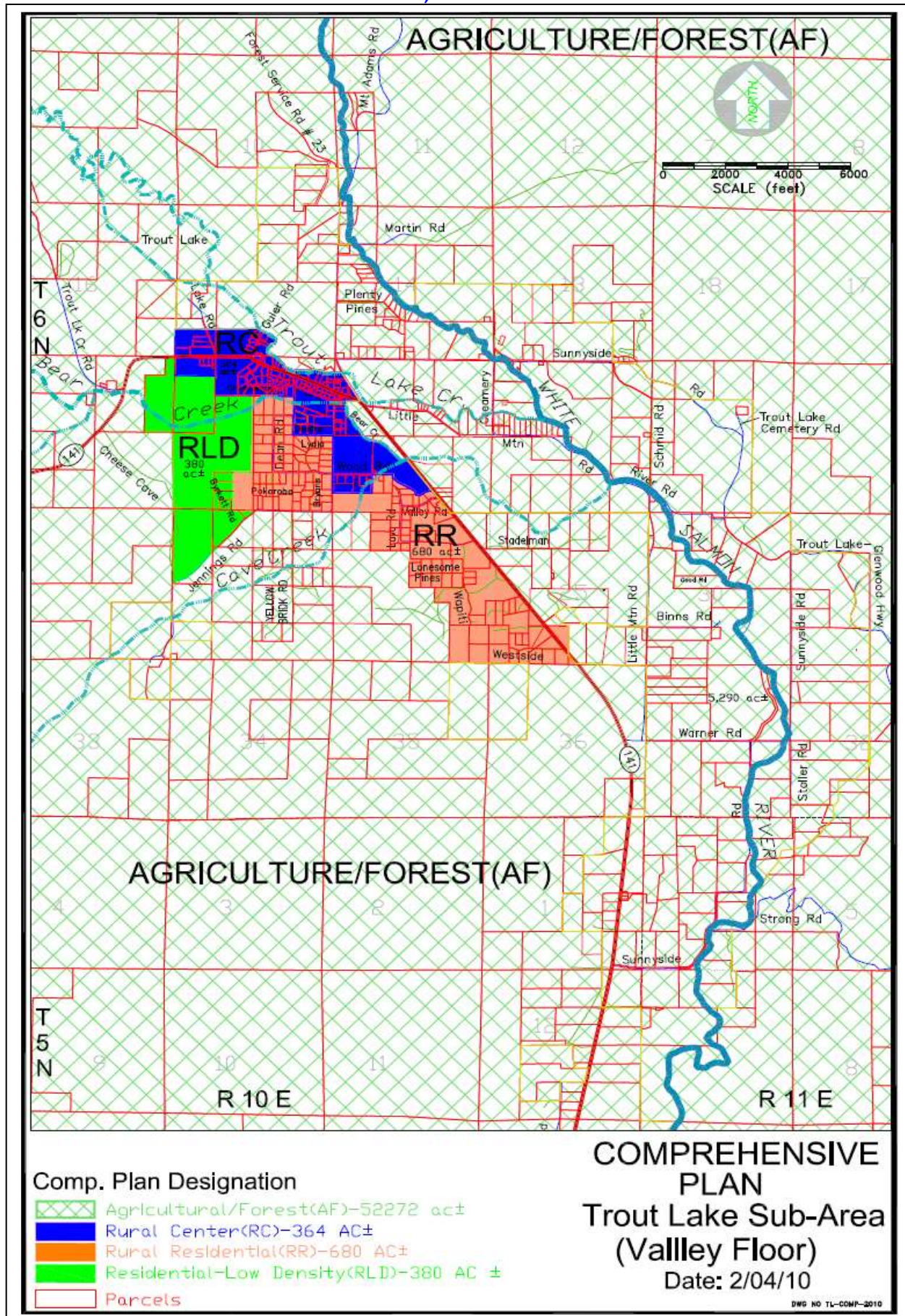




12.6 COMPREHENSIVE PLAN LAND USE DESIGNATIONS PROPOSED UNDER THE 2010 COMPREHENSIVE PLAN UPDATE, VIEW OF ENTIRE PLANNING AREA (VOTING PRECINCT)



12.7 COMPREHENSIVE PLAN LAND USE DESIGNATIONS PROPOSED UNDER THE 2010 COMPREHENSIVE PLAN UPDATE, VALLEY FLOOR



## 12.8 CURRENT COMPREHENSIVE LAND USE DESIGNATIONS

TO BE ADDED