

LAND USE ELEMENT





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LAND USE

General Context

Lewis County is located in the southwest part of Washington State. The county touches eight other Washington counties: Grays Harbor, Thurston, and Pierce Counties to the north; Yakima County to the east; Skamania, Cowlitz, and Wahkiakum Counties to the south; and Pacific County to the west. The boundaries of the county are purely political creations except for a portion of the northern boundary that briefly parallels the Nisqually River and the eastern boundary which tracks along the crest of the Cascade Mountains.

Lewis County is the largest county in western Washington. The county covers 2,452 square miles and measures about 90 miles (east to west) by 25 miles (north to south). Topography of the area varies widely, from the broad, relatively flat and low-lying western section of the county to the Cascade Mountains to the east. Roughly three-fourths of the county is rugged, mountainous and forested. The remainder is characterized by low rolling hills interspersed with rivers and tributaries including the Cowlitz and Chehalis systems. The major population centers of Centralia, Chehalis, and Napavine, are located on the flood plains of the Chehalis River and its tributaries, including the Skookumchuck and Newaukum rivers.

Vicinity Map



Existing Land Use

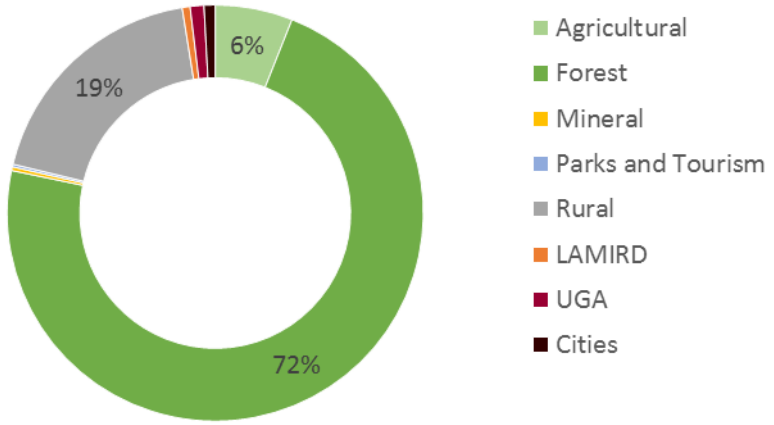
More than three-quarters of the land in Lewis County is designated for federal, state, and private resource uses. Of the land area, 72 percent is devoted to forest resource uses and 6 percent is devoted to agricultural land. Approximately one-third of Lewis County is designated as national forest.

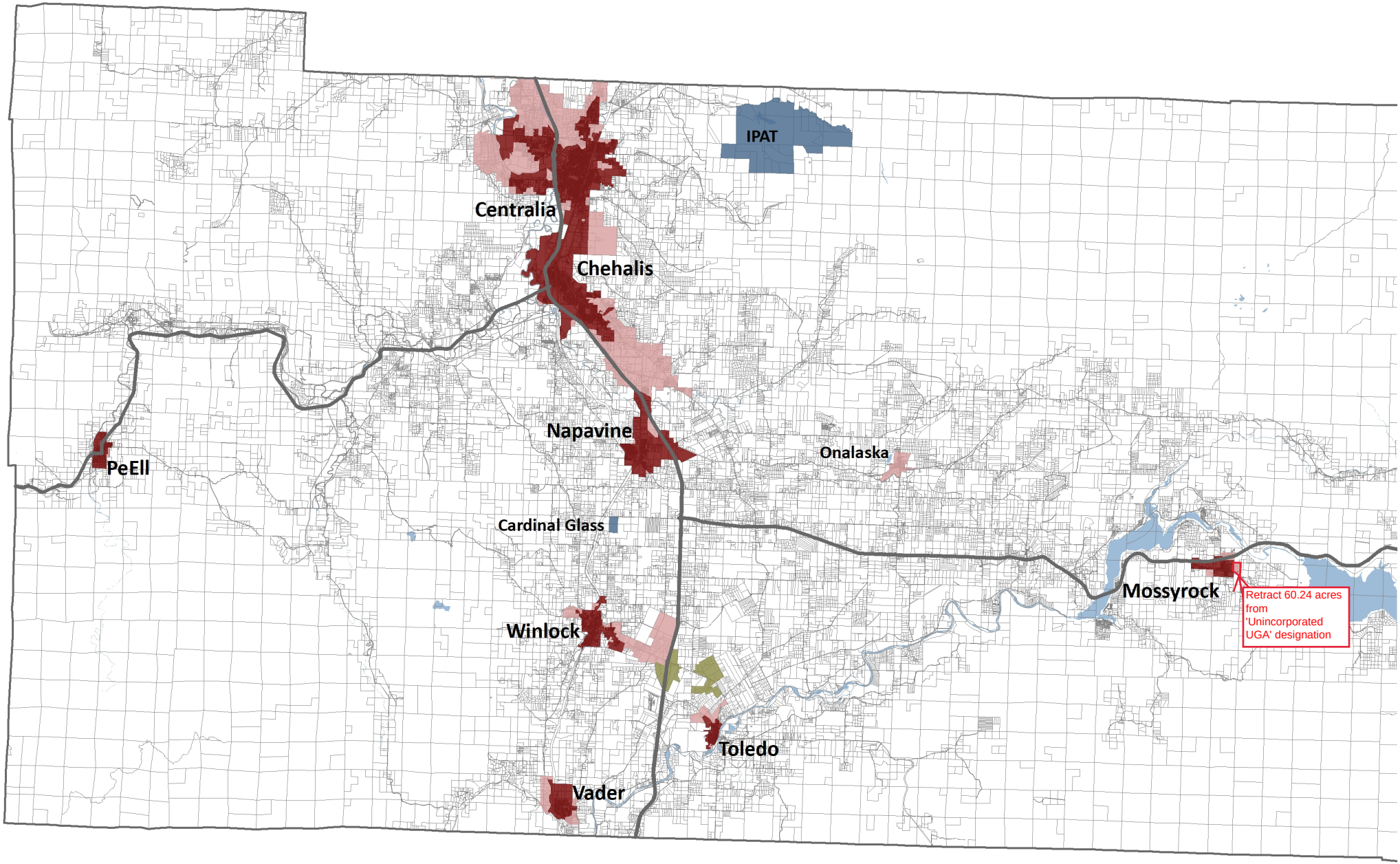
Only 2 percent of the land lies within urban areas, with 1 percent located in cities and 1 percent located in unincorporated Urban Growth Areas. Much of the urban land is committed to right-of-ways and public uses, or is constrained by critical areas.

A further 1 percent of the land is classified as a "Limited Areas of More Intensive Rural Development" (LAMIRDs), which includes small towns, crossroad commercial areas and employment clusters in unincorporated areas.

Rural land, not including LAMIRDs, encompasses 19 percent of the total land area.

Existing Future Land Use Designations in Lewis County
2016

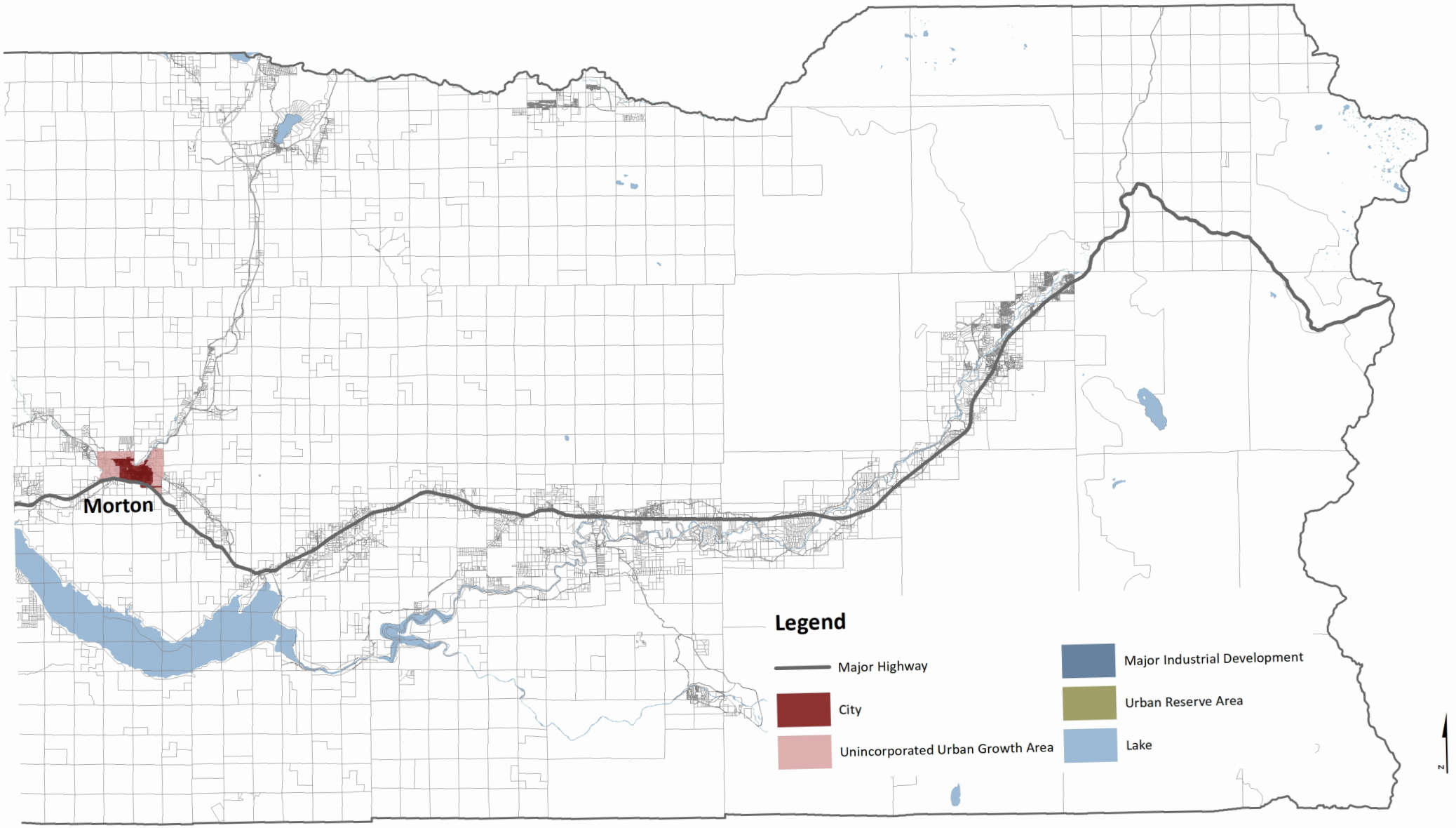




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LEWIS COUNTY

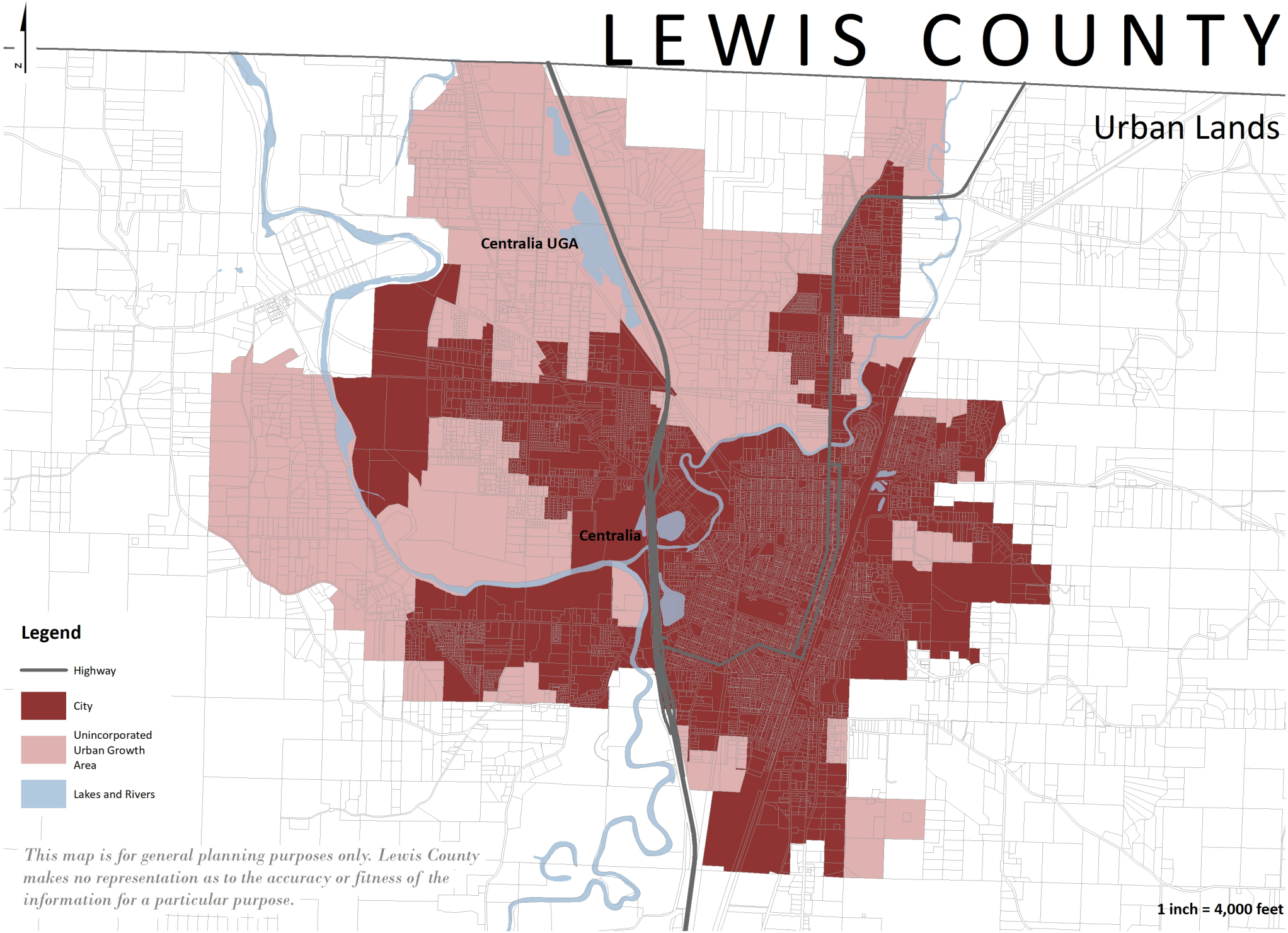
Urban Lands



Map LU-1

LEWIS COUNTY

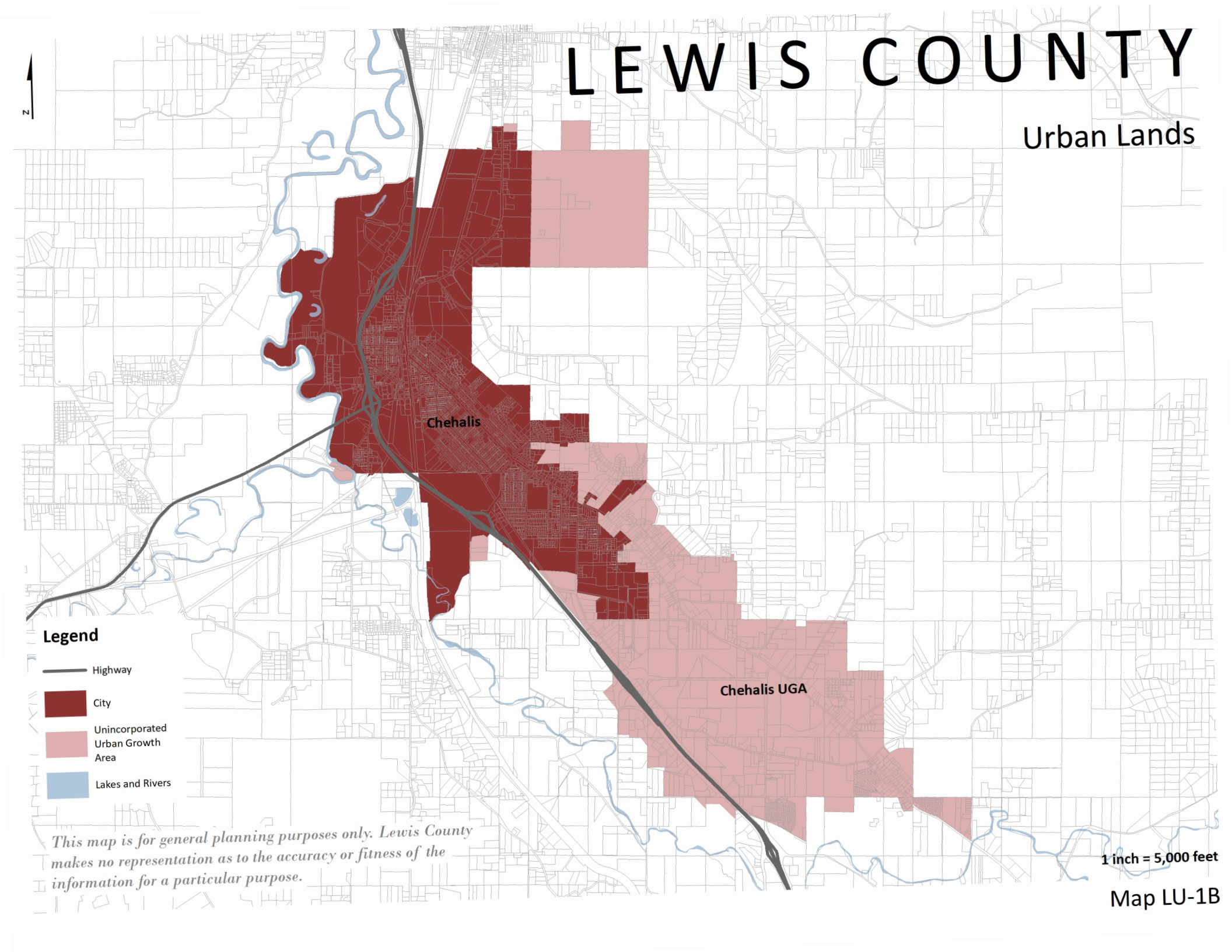
Urban Lands



Map LU-1A

LEWIS COUNTY

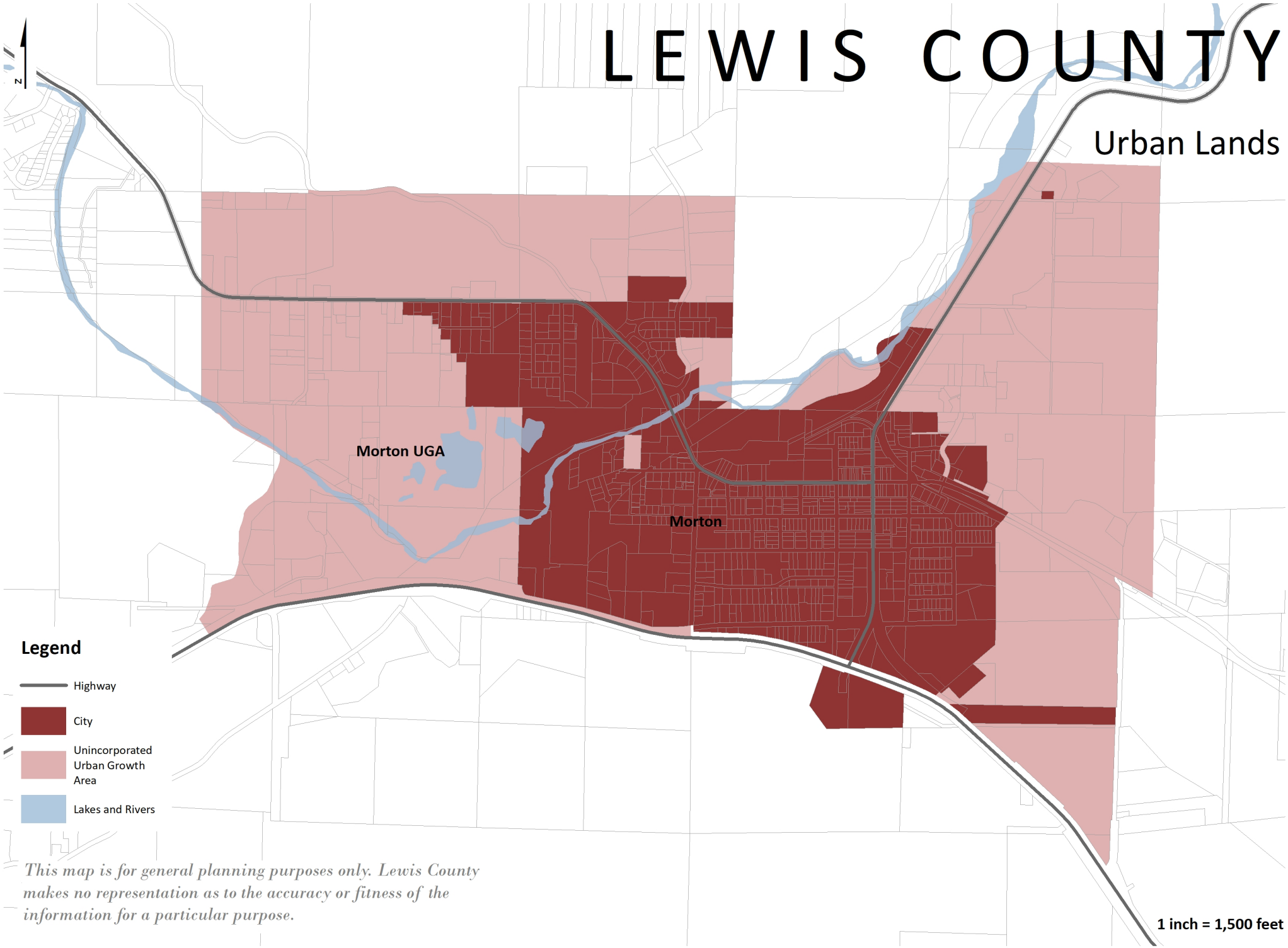
Urban Lands



Map LU-1B

LEWIS COUNTY

Urban Lands



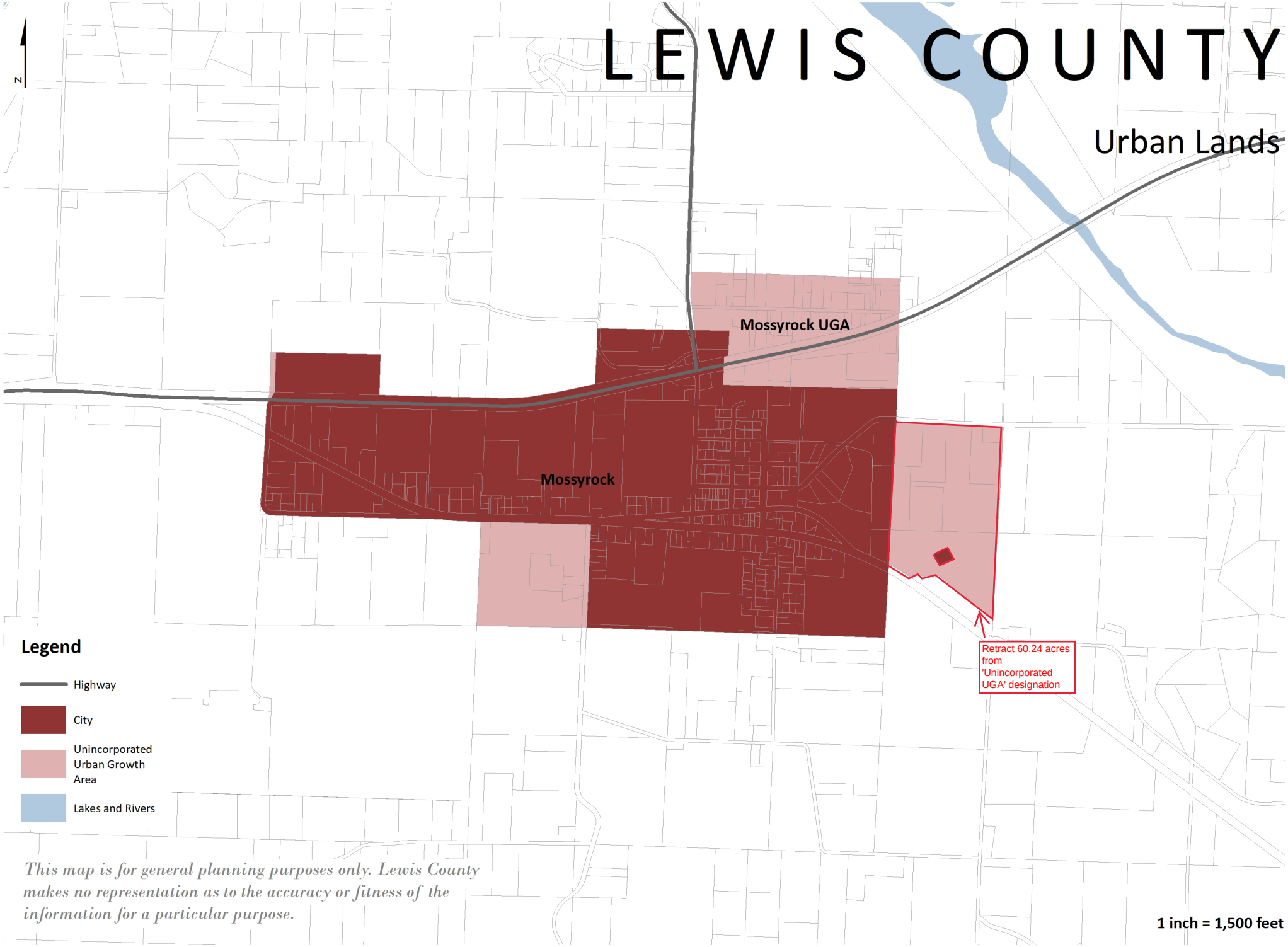
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1 inch = 1,500 feet

Map LU-1C

LEWIS COUNTY

Urban Lands



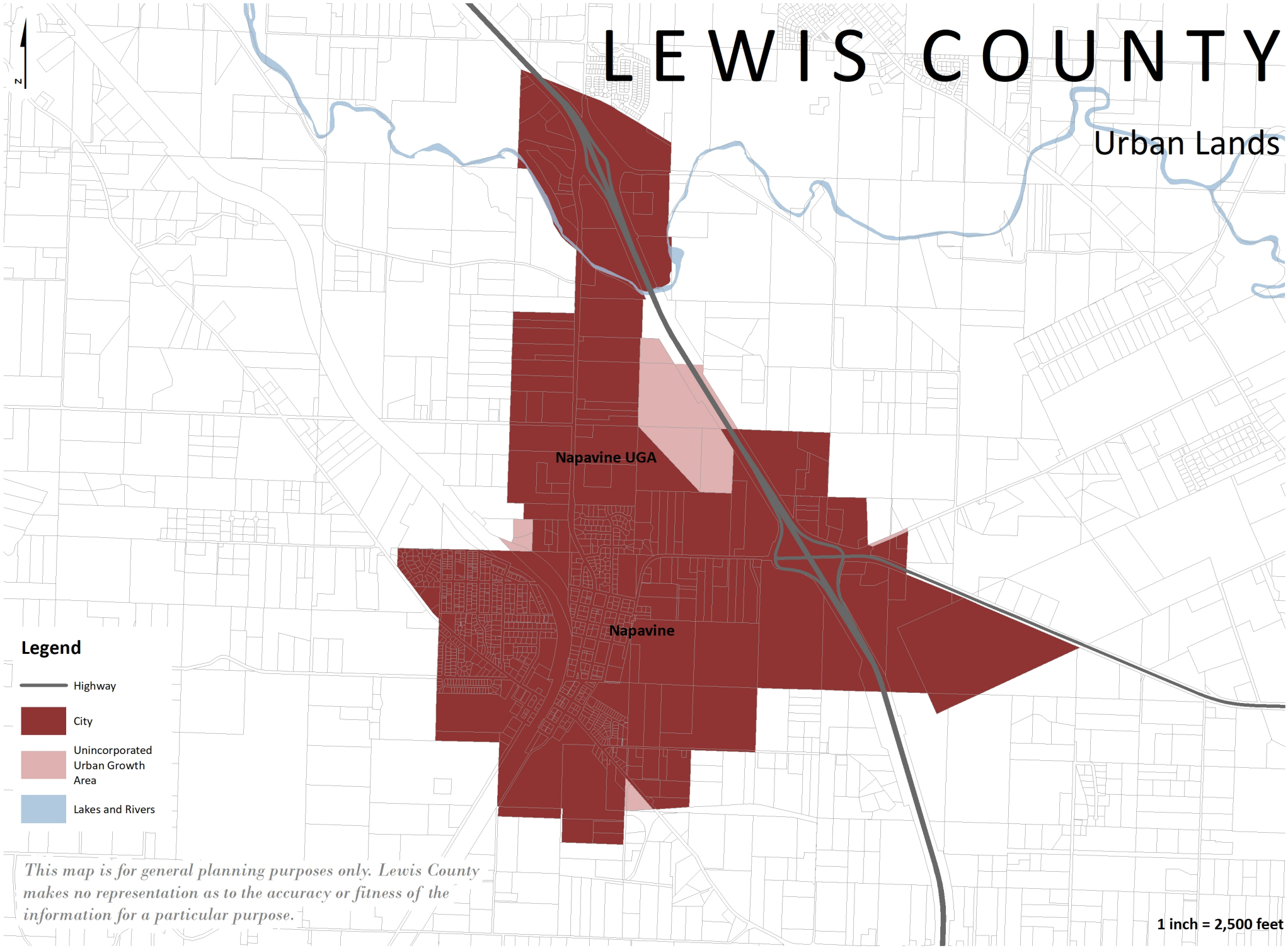
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1 inch = 1,500 feet

Map LU-1D

LEWIS COUNTY

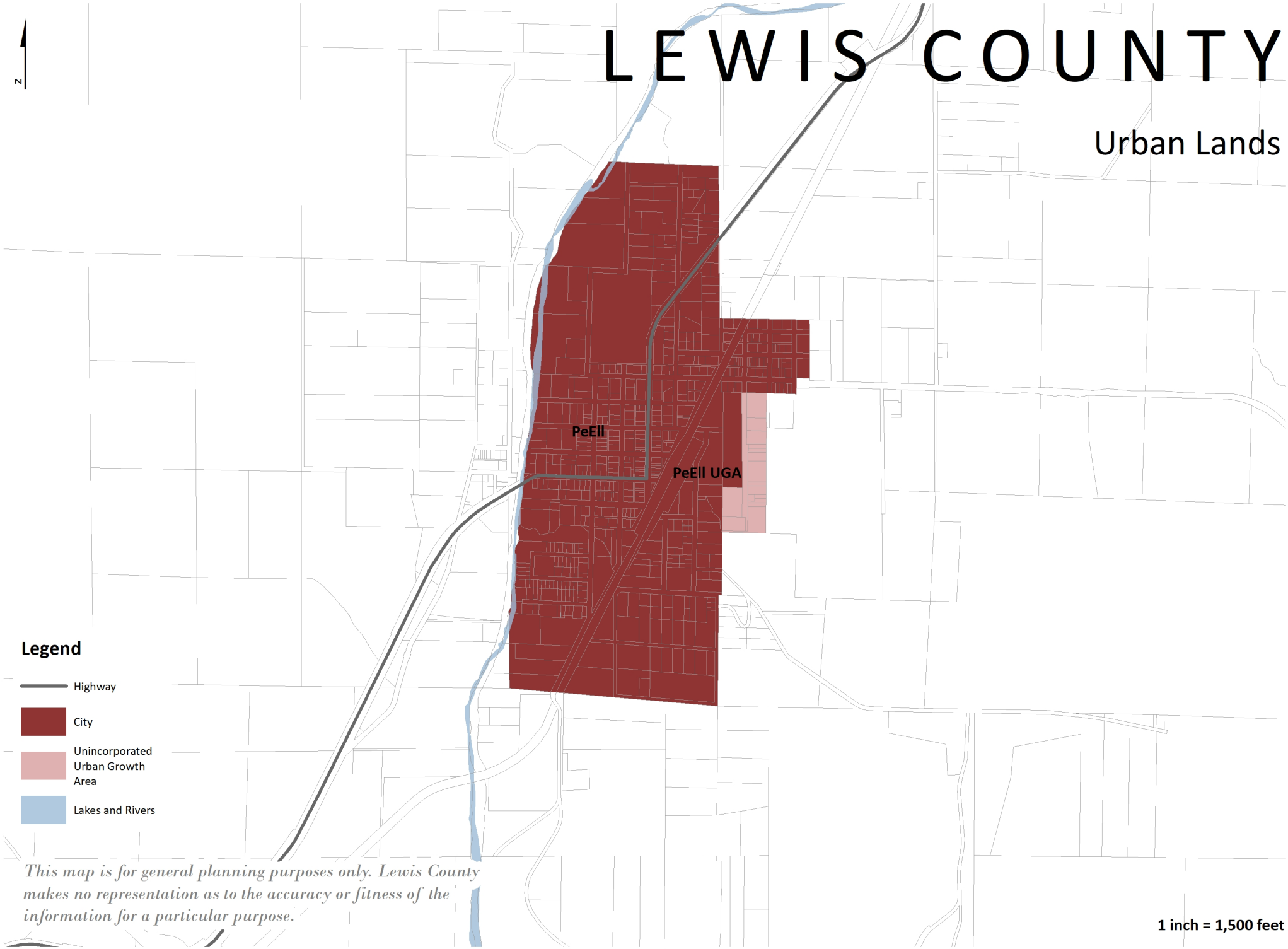
Urban Lands



Map LU-1E

LEWIS COUNTY

Urban Lands



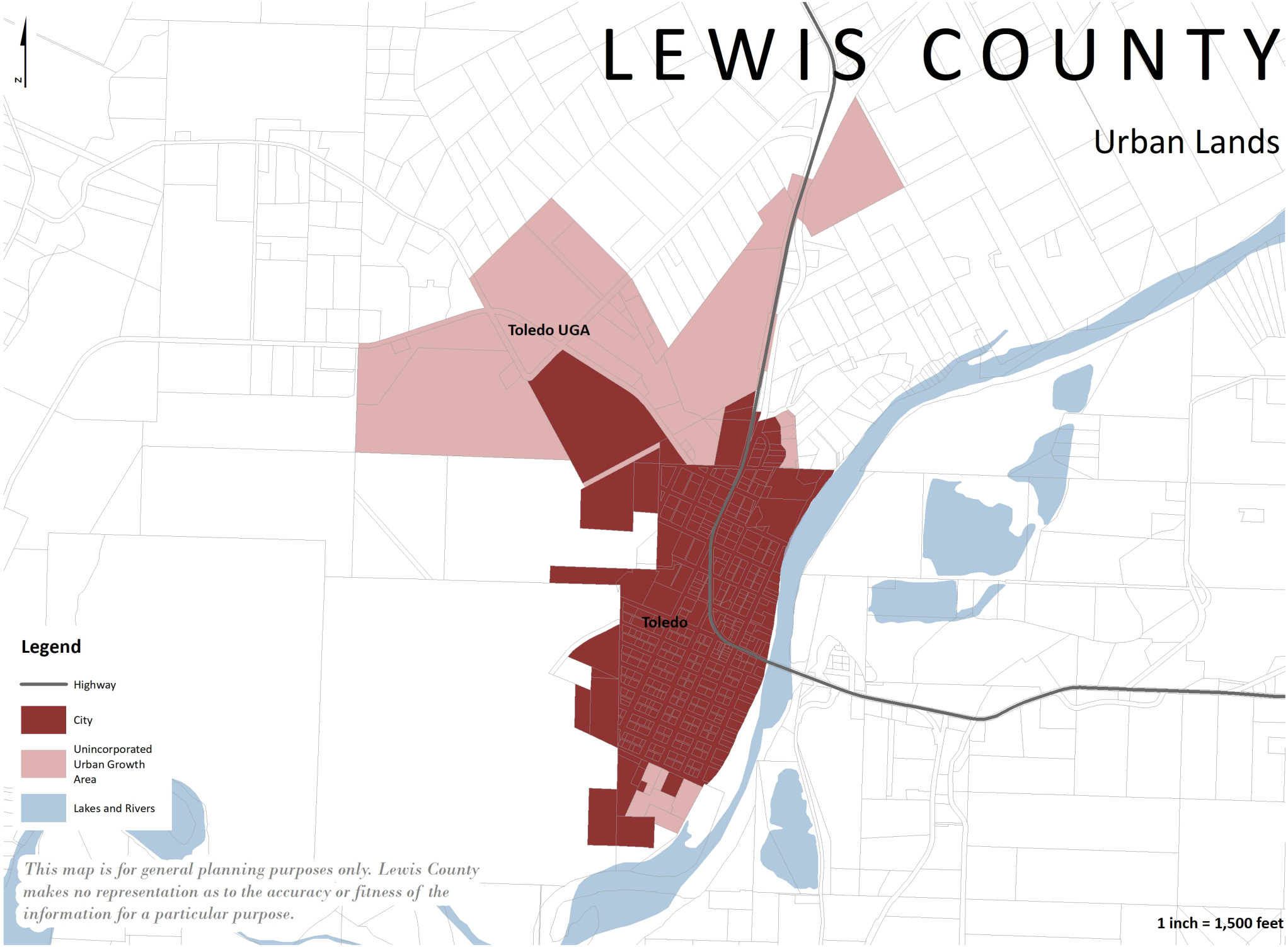
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1 inch = 1,500 feet

Map LU-1F

LEWIS COUNTY

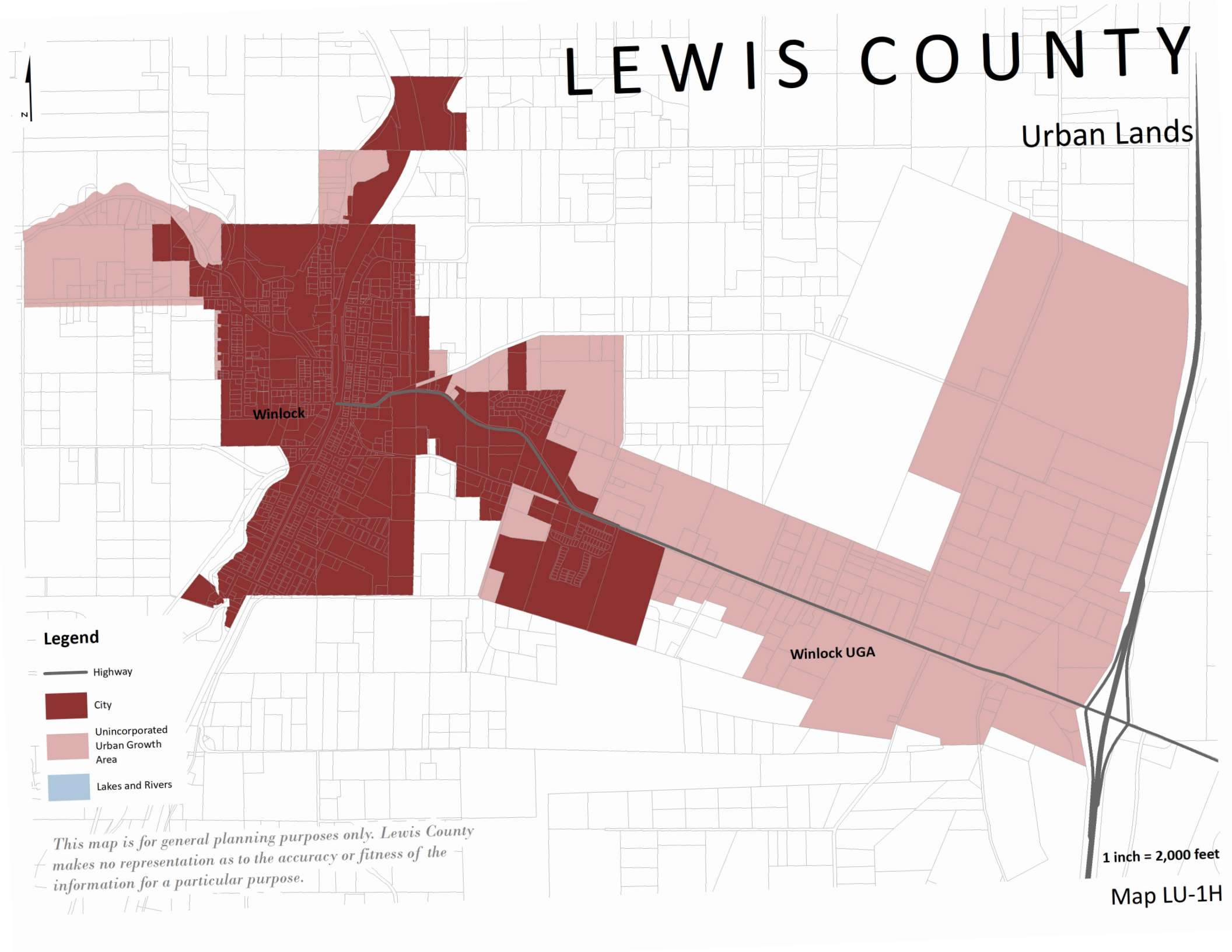
Urban Lands



Map LU-1G

LEWIS COUNTY

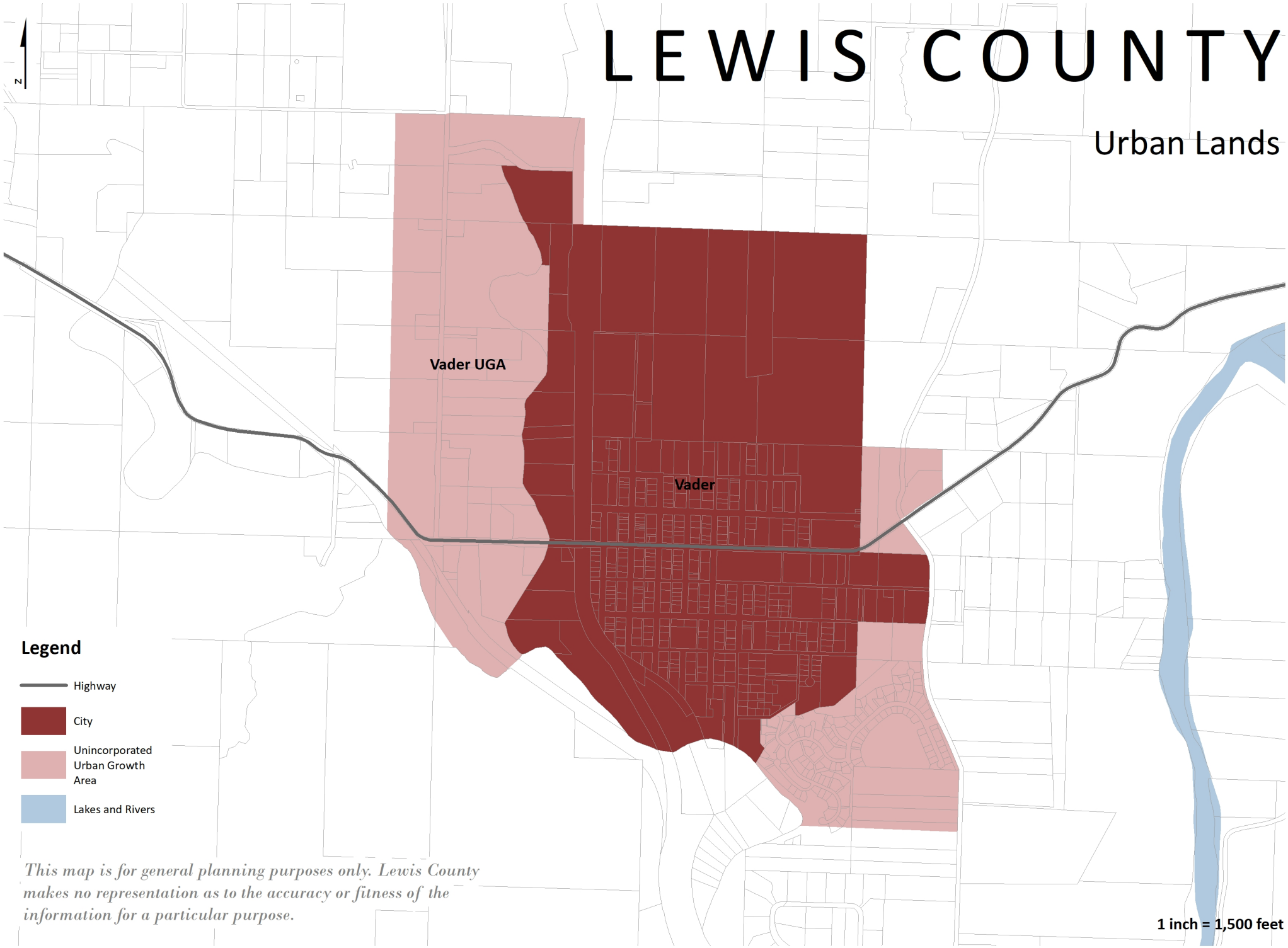
Urban Lands



Map LU-1H

LEWIS COUNTY

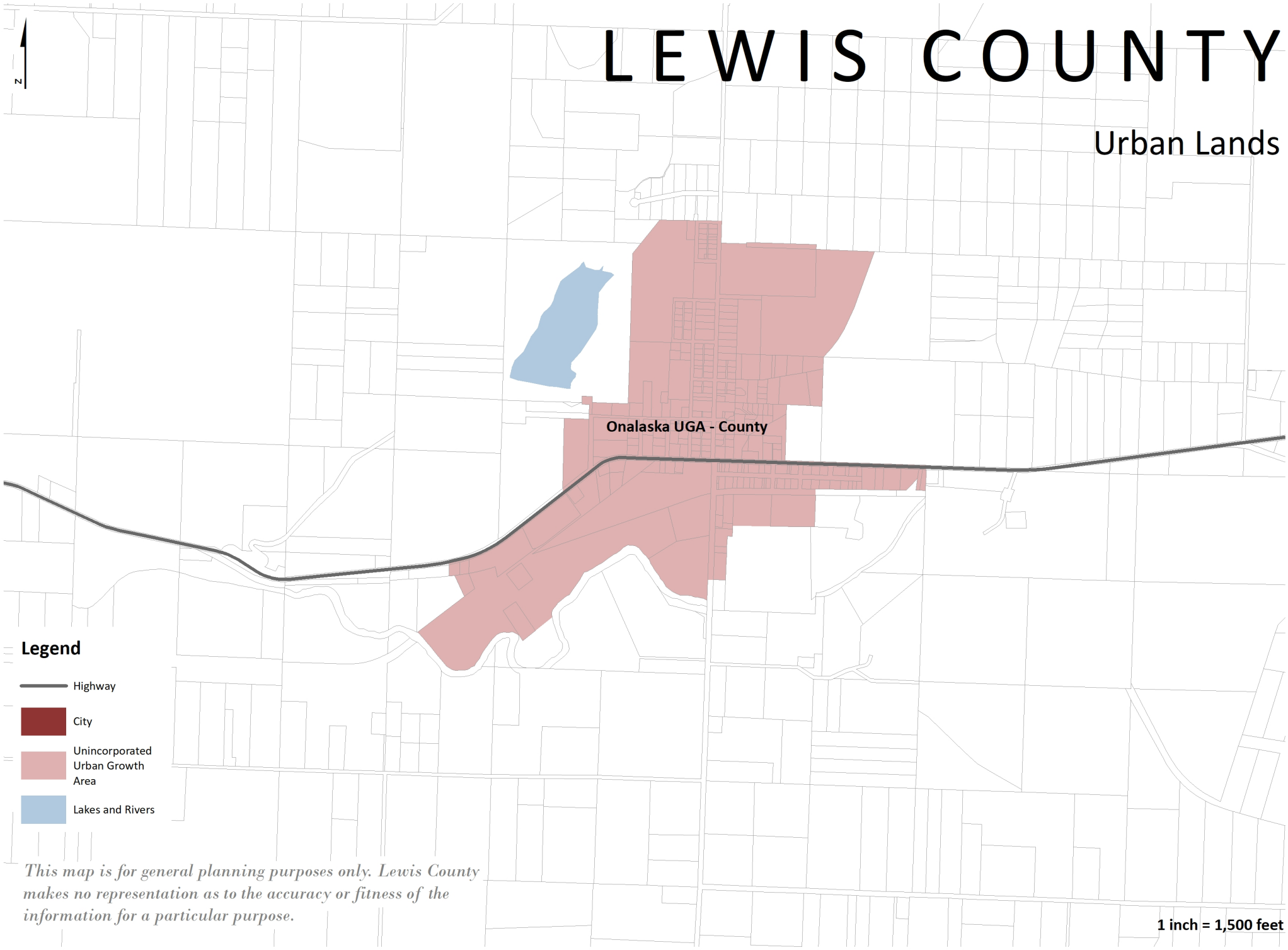
Urban Lands



Map LU-1J

LEWIS COUNTY

Urban Lands



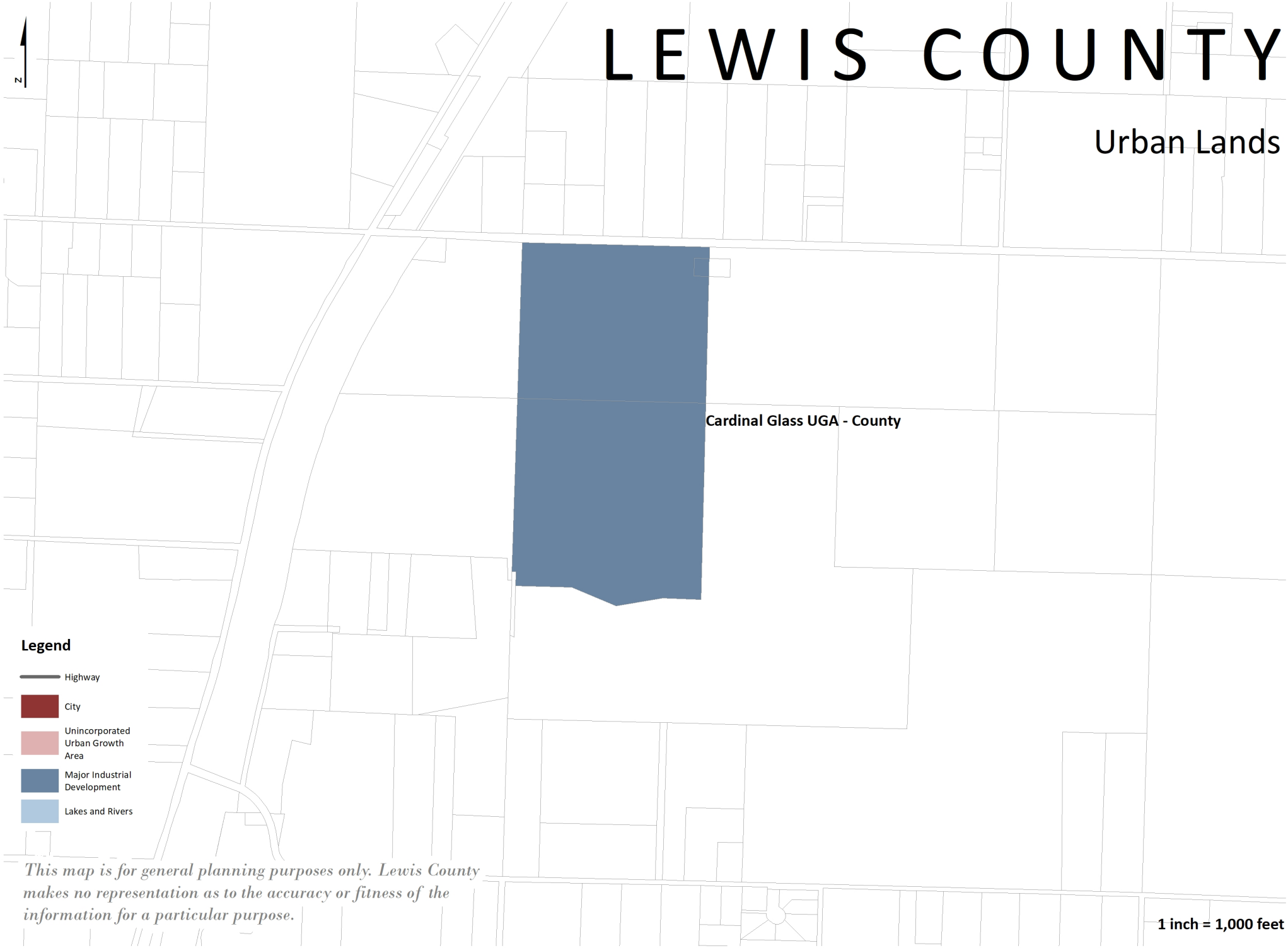
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1 inch = 1,500 feet

Map LU-1K

LEWIS COUNTY

Urban Lands



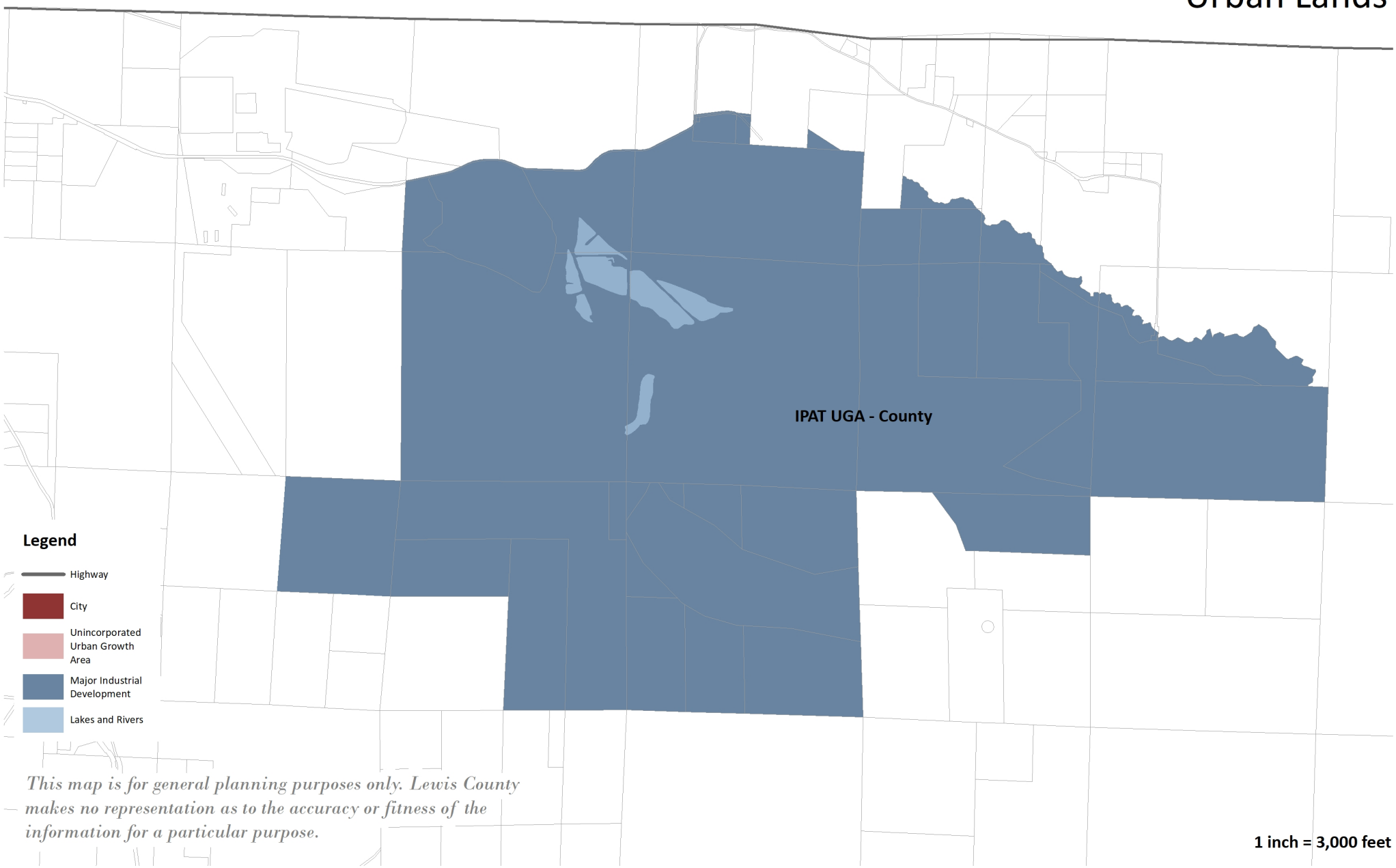
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1 inch = 1,000 feet

Map LU-1L

LEWIS COUNTY

Urban Lands



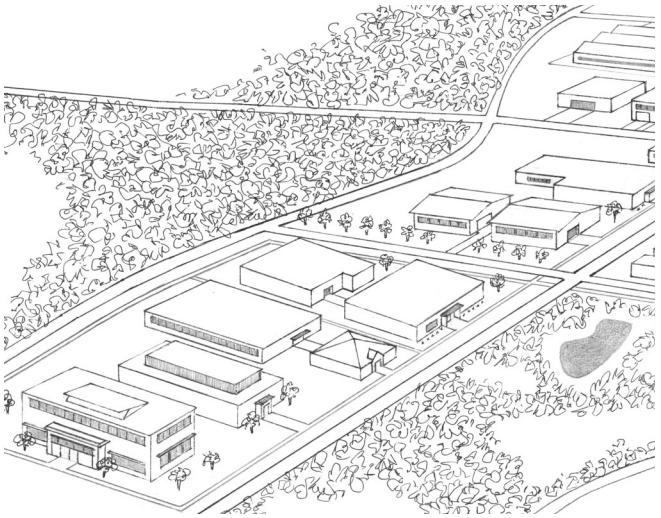
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1 inch = 3,000 feet

Map LU-1M

TYPES OF URBAN DEVELOPMENT IN LEWIS COUNTY





	Urban Growth Area	Major Industrial Development
Character of Development		
-Predominant Development Form	A variety of building types, sizes and scales. Buildings predominantly located close to each other	Larger manufacturing or industrial buildings in a rural area isolated from another Urban Growth Area
-Building Orientation	Traditional development oriented toward nearest street, and more recent development oriented in a number of ways	Structures oriented in a number of ways
-Building Scale	A mixture of scales including large commercial, residential and industrial buildings and smaller scale single family residences and shops	Predominantly large scale
Level of Urbanization (Low, Moderate, High)	Moderate to High	High High within the Major Industrial Development. Rural or Resource Land outside the Major Industrial Development
Level of Pedestrianism	Human scale in certain areas, such as historic downtowns, and surrounding residential areas. Auto-oriented elsewhere	Limited pedestrianism. Predominantly scaled to the automobile and large industry
Predominant Type of Water Service	Public water	Community/public water system
Predominant Type of Wastewater Treatment	Centralized wastewater treatment	Centralized wastewater treatment
Growth Management Act Designation	City or Unincorporated UGA	Major Industrial Developments (MID), MID —Master Planned Locations, MID—Master Planned Locations—Reclaimed Surface Coal Mine Sites
Predominant Comprehensive Plan Designation	City or Urban Growth Area	Urban Growth Area. Industrial Land Bank may also be used for Major Industrial Developments—Master Planned Locations
Examples in Lewis County	Incorporated cities and their Urban Growth Areas, as well as non-municipal unincorporated Urban Growth Areas	Industrial Park at TransAlta (IPAT) and Cardinal Glass

Artwork provided by Pat Anderson

URBAN GOALS AND POLICIES

Goals and policies related to urban areas in Lewis County are shown below:

URBAN GROWTH AREAS

URBAN GOAL 1.0 | Designate urban growth areas based on the standards of the Growth Management Act.

POLICY URBAN 1.1

Classify and size urban growth areas based on RCW 36.70A.110.

POLICY URBAN 1.2

Ensure that sufficient area is included in urban growth areas to accommodate the county's adopted 20-year population forecast, to allow for market choice and location preferences, and to provide for economic development opportunities.

POLICY URBAN 1.3

Confirm that the location and size of urban growth areas match the capability of the affected community to serve the areas with urban levels of governmental services.

POLICY URBAN 1.4

Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

Concentrated Development

URBAN GOAL 2.0 | Focus development in urban growth areas.

POLICY URBAN 2.1

Accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities in urban growth areas.

POLICY URBAN 2.2

Locate intensive development where adequate public services and facilities are present, or can be provided concurrently with development.

POLICY URBAN 2.3

Encourage infill development and higher density zoning where services have already been provided and/or sufficient infrastructure capacity exists.

Desired Forms of Development

URBAN GOAL 3.0 | Promote the following desired forms of urban development.

OBJECTIVE 3A – STRONG URBAN CENTERS

Strengthen the historic downtowns of communities in Lewis County and their surrounding residential areas.

POLICY URBAN 3A.1

Sustain the historic centers of Lewis County communities by focusing infrastructure expenditures to the areas.

POLICY URBAN 3A.2

Encourage infill development and traditional forms of city building within the urban centers (with structures facing the street, pedestrian-orientation, etc.), rather than strip development patterns.

OBJECTIVE 3B – ATTRACTIVE MAJOR CORRIDORS

Maintain a visually attractive appearance along the Interstate 5 (I-5) and US 12 corridors.

POLICY URBAN 3B.1

Work with WSDOT and cities adjoining the I-5 and US 12 corridors to develop minimum landscape standards for interchanges and appropriate road segments.

POLICY URBAN 3B.2

Require landscape screening for large commercial/industrial structures and outdoor storage areas to provide a visual buffer along the highways.

OBJECTIVE 3C – PRESERVED HISTORY

Encourage the preservation of history in Lewis County.

POLICY URBAN 3C.1

Preserve sites of historical significance within the urban areas of Lewis County.

OBJECTIVE 3D – HOME OCCUPATIONS

Permit home occupations.

POLICY URBAN 3D.1

Home-based businesses and industries should be allowed in residential areas.

Commercial Land

URBAN GOAL 4.0 | Ensure an adequate supply of well-planned commercial land is available to provide goods and services to citizens of Lewis County and the traveling public.

OBJECTIVE 4A – ADEQUATE SUPPLY OF COMMERCIAL LAND

Provide a sufficient amount of developable commercial land in the urban growth areas of Lewis County.

POLICY URBAN 4A.1

Evaluate the extent of available commercial land as part of requests to amend urban growth areas. When necessary, encourage the consideration of a variety of options, beyond just the expansion of urban growth areas, to increase the amount of commercial land.

OBJECTIVE 4B – WELL-PLANNED COMMERCIAL DEVELOPMENT

Guide commercial development and redevelopment to appropriate locations within incorporated and unincorporated urban growth areas.

POLICY URBAN 4B.1

Encourage commercial development in areas where adequate facilities and services are available or can be provided concurrent with development.

POLICY URBAN 4B.2

Site and design new commercial developments to facilitate travel by transit, car/vanpools, pedestrians, bicyclists, and other alternative modes of transportation (where available).

POLICY URBAN 4B.3

Ensure the pattern and scale of commercial centers are suitable for their locations and populations served.

POLICY URBAN 4B.4

Encourage minimal land use conflicts between commercial uses and other uses through proper siting and design (to the degree practicable).

POLICY URBAN 4B.5

Minimize the potential adverse impacts of commercial development on nearby resource uses and critical areas.

Industrial Land

URBAN GOAL 5.0 | Confirm that a sufficient amount of industrial land is available to support Lewis County's existing and traditional industrial economic base.

OBJECTIVE 5A – ADEQUATE SUPPLY OF INDUSTRIAL LAND

Assure an adequate supply of prime industrial sites are available to meet market demands for industrial development over the planning horizon.

POLICY URBAN 5A.1

Locate sites for industrial use in areas:

- With appropriate access to arterial roadways;
- With existing or potential utility service; and
- Where major environmental constraints, such as unsuitable soils, floodplains or wetlands, are minimal or able to be mitigated.

POLICY URBAN 5A.2

Ensure an adequate supply of prime industrial land is available in designated urban growth areas in accordance with the countywide planning policies.

OBJECTIVE 5B – WELL PLANNED INDUSTRIAL DEVELOPMENT

Encourage job-producing economic development that is well-planned, attractive, and avoids significant adverse impacts.

POLICY URBAN 5B.1

Mitigate intensive industrial development through landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

POLICY URBAN 5B.2

Require new industrial areas to include common site design elements such as open space, landscaping, integrated signage and traffic control, and coordinated property management and maintenance.

URBAN RESERVE AREA OVERLAYS

URBAN GOAL 6.0 | Designate urban reserve area overlays in locations where future urban growth is likely. Use the approach to avoid premature land segregation and the development of uses that are potentially incompatible with, or preclude later, urban development.

POLICY URBAN 6.1

Preserve opportunities for the future siting of large industrial, mixed use retail/commercial, or tourist-oriented uses, through the use of urban reserve area overlays.

POLICY URBAN 6.2

Apply urban reserve area overlays at sites well served by existing or planned transportation systems, or adjacent to an existing urban growth area.

POLICY URBAN 6.3

Classify lands within designated urban reserve area overlays as Rural or Resource lands that are subject to minimum lot size requirements that will not preclude more intensive future urban development.

POLICY URBAN 6.4

Include urban reserve areas within a designated urban growth area prior to development. The designation or expansion of an urban growth area to include an urban reserve area may be initiated by the county or a city. Such applications should have the support of the city impacted by the proposed expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

POLICY URBAN 6.5

Ensure that future developments within urban reserve areas provide employment opportunities that offer higher wages than

prevail in the community and can be developed in an environmentally sensitive manner.

POLICY URBAN 6.6

Support the expansion of designated urban growth areas to include urban reserve areas only if the economic development envisioned as part of this plan can and will occur, and the following circumstances exist:

- Infrastructure, including, but not limited to, urban roads, public water, and public sewer is available to serve the urban reserve area (or will be made available concurrent with the development of the area).
- Infrastructure requirements and costs for the urban reserve area are able to be supported for the uses envisioned.
- Requirements and standards to ensure appropriate economic development are in place.
- Provisions for the avoidance or mitigation of impacts to Priority Habitats or environmentally sensitive areas are included in the proposal.

MASTER PLANS

URBAN GOAL 7.0 | Process master plans to create new urban growth areas in a manner consistent with the standards in RCW 36.70A, and the provisions of the Lewis County Code.

[1] Please note: no urban growth areas are required as part of this type of proposal; rather, Industrial Land Banks are required to be established within the Comprehensive Plan.

POLICY URBAN 7.1

Review master plans in accordance with Table LU-1 and the goals and policies below.

POLICY URBAN 7.2

Utilize the relevant permit requirements in state law where an inconsistency exists between Table LU-1, the policies below, and RCW 36.70A.350, RCW 36.70A.365, RCW 36.70A.367, or RCW 36.70A.368.

TABLE LU-1: A Guide for Master Plans in Lewis County

	Population Allocation Required?	Planning Commission Required?	Hearing Examiner Required?
Major Industrial Developments (RCW 36.70A.365)	No	No	Yes – To review the specific proposal. Must be consistent with the criteria in RCW 36.70A.365(2). Approval by the Hearings Examiner amends the Comprehensive Plan to establish the UGA boundary.
Major Industrial Development – Master Planned Locations (RCW 36.70A.367)	No	Yes – To establish an industrial land bank[1] and development regulations for the review and approval of specific major	Yes – To review specific major industrial developments within the industrial land bank.

		industrial developments.	
Major Industrial Development – Master Planned Locations (RCW 36.70A.368)	No	Yes – To put master plan components such as the UGA boundary and other relevant items in the Comprehensive Plan. Process completed for the Industrial Park at TransAlta (IPAT) in 2010.	Yes – To review specific major industrial activity. Must be consistent with RCW 36.70A.368(4).

Major Industrial Developments (RCW 36.70A.365)

URBAN GOAL 8.0 | Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

POLICY URBAN 8.1

Continue to monitor the need for industrial land and the availability of industrial sites within the urban growth areas of Lewis County. Encourage potential industrial applicants to use the monitoring information to help meet the required standard in RCW 36.70A.365(h).

POLICY URBAN 8.2

Process Major Industrial Developments (proposed under RCW 36.70A.365) as a public hearing before the Hearings Examiner.

POLICY URBAN 8.3

Require new major industrial developments (proposed under 36.70A.365) to meet all applicable criteria for the use, and the relevant goals and policies for industrial development (listed as part of Urban Goal 5.0).

POLICY URBAN 8.4

Consider the final approval of an application for a major industrial development as an adopted amendment to the Lewis County Comprehensive Plan (per RCW 36.70A.365(3)).

Major Industrial Developments – Master Planned Locations (RCW 36.70A.367)

URBAN GOAL 9.0 | Permit master planned major industrial developments within Lewis County.

POLICY URBAN 9.1

Manage the development of major industrial development – master planned locations as a two-step process: the designation of an industrial land bank area in the comprehensive plan; and the subsequent review of specific major industrial developments through a local master plan process (per RCW 36.70A.367).

POLICY URBAN 9.2

Continue to monitor the availability of industrial sites and the need for industrial land within urban growth areas of Lewis County.

POLICY URBAN 9.3

Designate an industrial land bank within the Comprehensive Plan under the requirements in RCW 36.70A.367 when additional land for industrial development is found to be necessary.

POLICY URBAN 9.4

Process any application that would create a specific master plan within an industrial land bank as a hearing before the hearing examiner under the Lewis County Code.

Major Industrial Developments – Reclaimed Surface Mine – Industrial Park at TransAlta (RCW 36.70A.368)

URBAN GOAL 10.0 | Permit a master planned major industrial development at the TransAlta site, in accordance with the requirements of the Growth Management Act.

POLICY URBAN 10.1

Consider the boundary shown on the urban growth area map as the extent of the urban growth area for the Industrial Park at TransAlta (IPAT).

POLICY URBAN 10.2

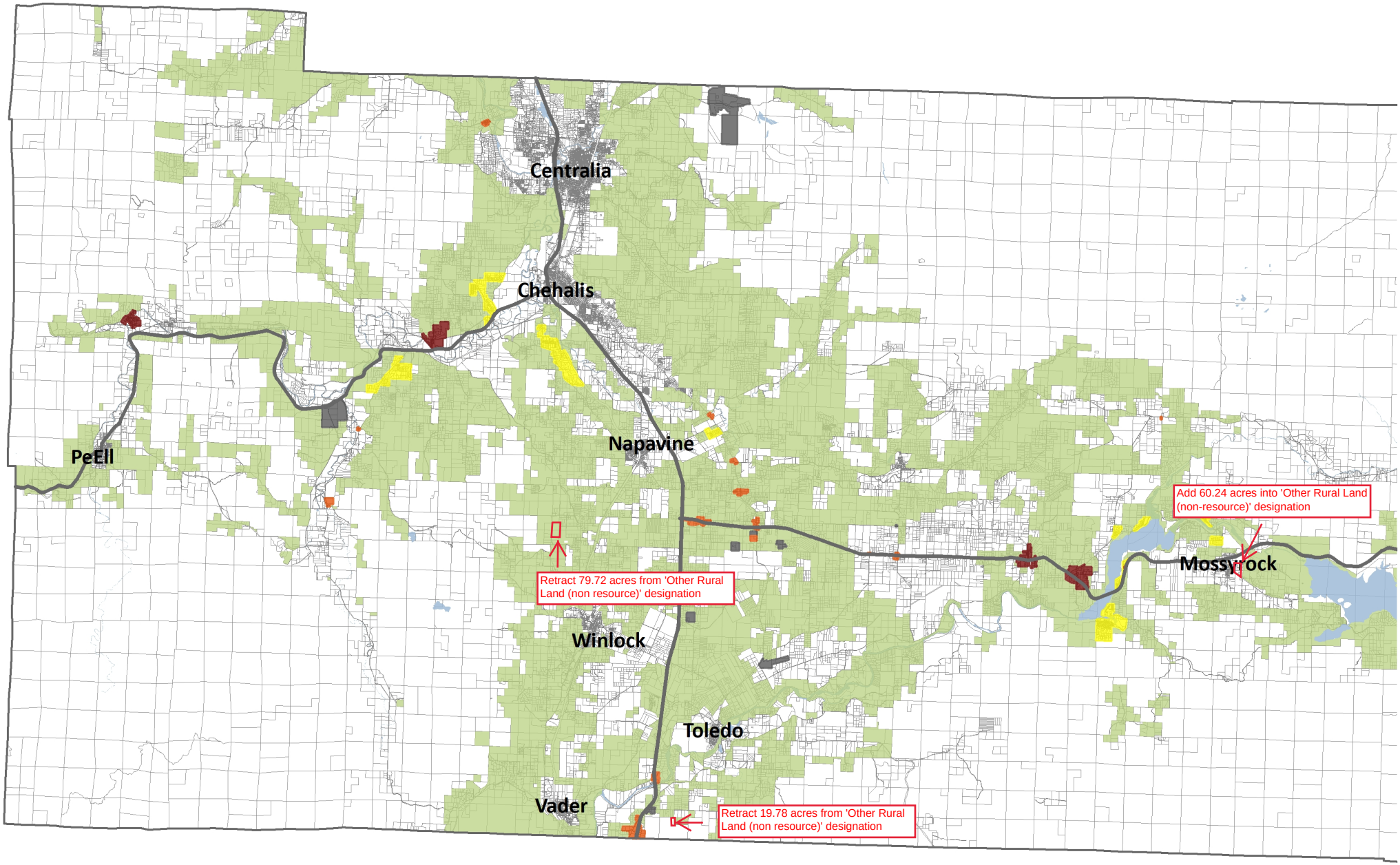
Do not allow urban growth in nonurban areas adjacent to IPAT.

POLICY URBAN 10.3

Process an application for a specific major industrial activity within a master planned location as a hearing before the Lewis County Hearings Examiner.

POLICY URBAN 10.4

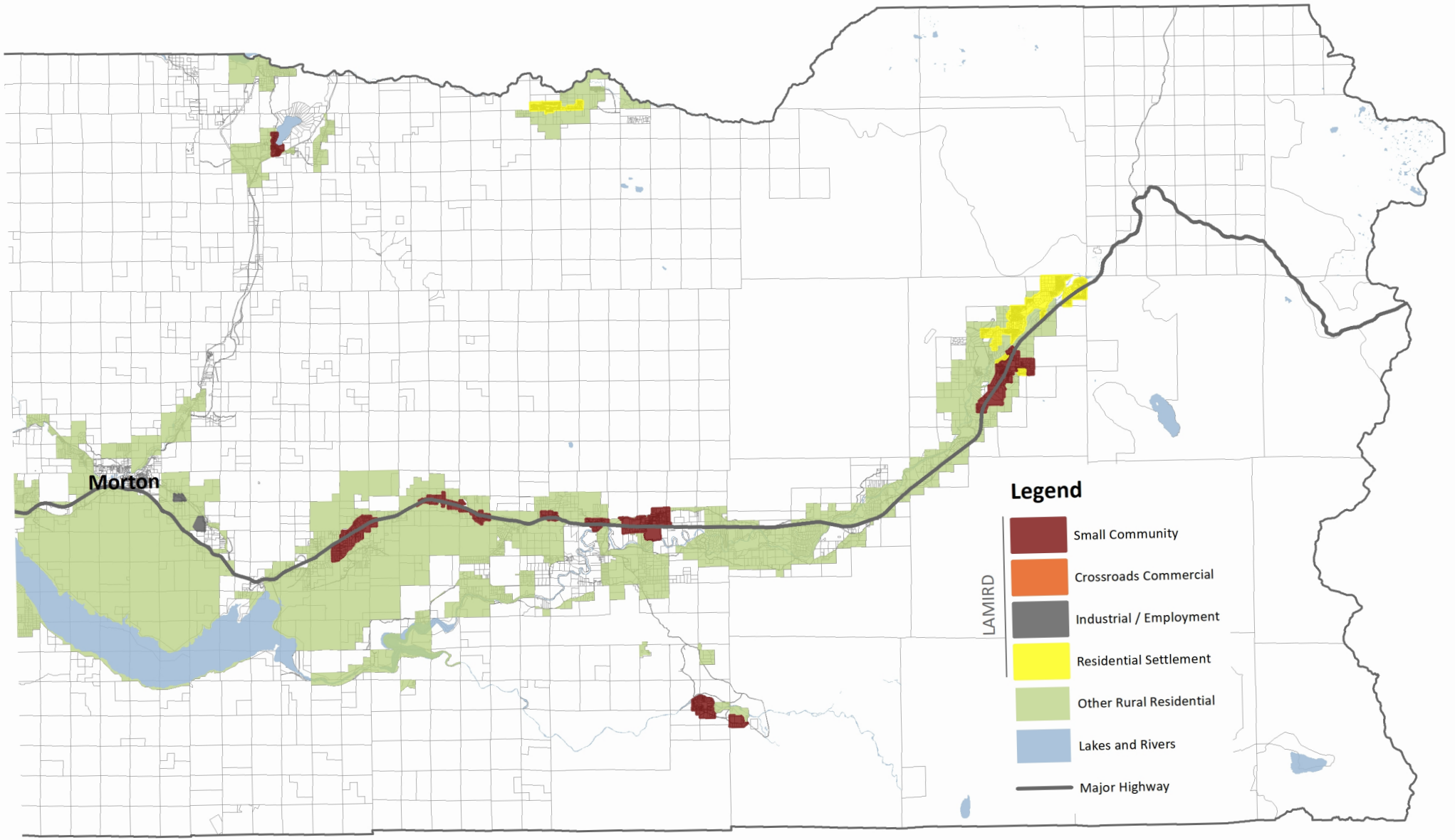
Review all applications for specific major industrial activities in accordance with the criteria in RCW 36.70A.368(4), the goals and policies related to industrial development (in Urban Goal 5.0), and the relevant standards in the Lewis County Code.



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LEWIS COUNTY

Rural Lands



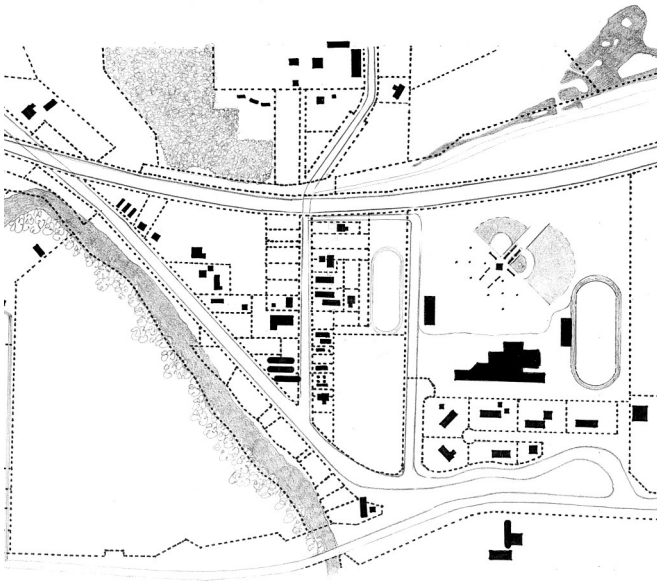
Map LU-2

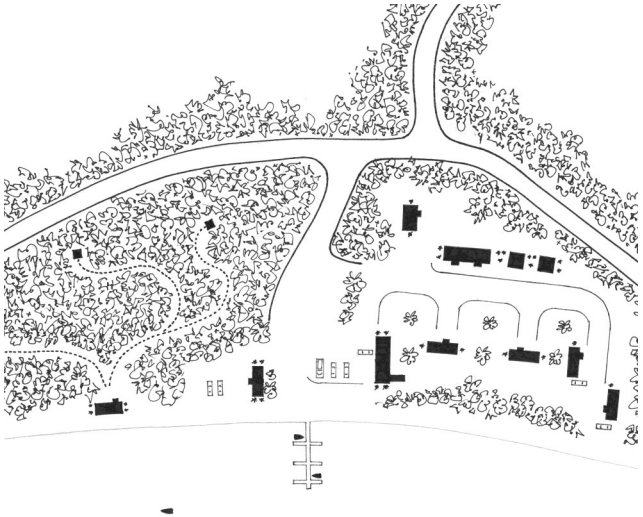
TYPES OF RURAL AND RESOURCE LAND DEVELOPMENT IN LEWIS COUNTY

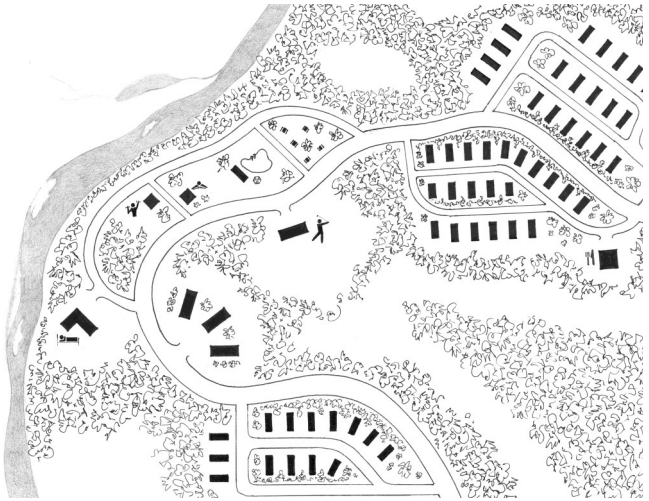




	Rural Area Industrial/Employment	Rural Commercial Crossroad
Character of Development		
-Predominant Development Form	Structures in an existing area of isolated cottage industries or new isolated small-scale businesses	Detached residential or commercial structures at the intersection of two roadways
-Building Orientation	Buildings oriented in a variety of ways	Buildings predominantly oriented towards nearest major roadway
-Building Scale	Predominantly small scale, though some larger structures may be present	Predominantly small scale, though some larger structures may be present
Level of Urbanization (Low, Moderate, High)	Low/Moderate to Moderate	Low/Moderate to Moderate
Level of Pedestrianism	Primarily designed for the automobile	Human scale at the crossroads, with automobile travel required to reach the area
Predominant Type of Water Service	Private well or community/public water system	Private well or community/public water system
Predominant Type of Wastewater Treatment	Septic system or centralized wastewater treatment	Septic system
Growth Management Act Designation	Type iii LAMIRD	Type i or Type iii LAMIRD
Predominant Comprehensive Plan Designation	LAMIRD	LAMIRD
Examples in Lewis County	Curtis Railyard, Ed Carlson Memorial Field, Jackson Highway and Smokey Valley Road Industrial Site, Morton Log Yard, PLS Log Yard, PSE Natural Gas Storage site, Ritchie Brothers	Boistfort, Cinebar, Curtis, Dorn's Corner, Ethel, Forest, Galvin, Leonard Road and US 12, Mary's Corner, SR 6 and Hwy 603, Stinky Corner, I-5 and US 12, I-5 and SR 506, I-5 and Jackson Hwy





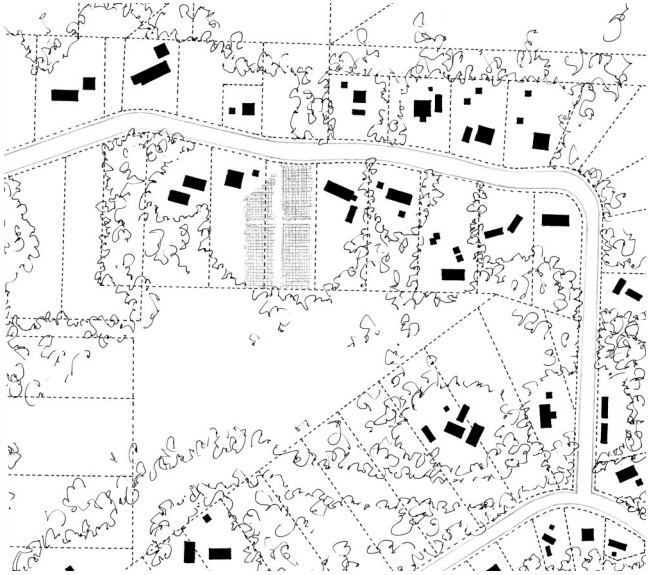


Small Town	Small Rural Recreational Facility	Master Planned Resort
Detached residential, commercial or industrial structures in an existing settlement. Some attached buildings are also present	Attached or detached lodging or commercial structures that serve recreational or tourist uses and rely on a rural location and setting	A self-contained and fully integrated resort constructed in a site of significant natural amenities with attached or detached residential, lodging or commercial uses
Structures largely oriented towards the nearest street	Structures oriented in a variety of ways	Structures oriented in a variety of ways
Predominantly small scale, though some larger commercial, institutional or industrial buildings may be present	Predominantly small scale, though some larger buildings such as lodges may be present	A mixture of large and small buildings
Moderate	Low/Moderate to Moderate	Moderate to High
Human scale in the settlement with a variety of daily needs available	Human scale within the facility	Human scale within the resort with trails/walkways to facilitate movement through the area
Community/public water system	Private well or community/public water system	Community/public water system
Septic system or centralized wastewater treatment	Septic system	Centralized wastewater treatment
Type i or Type iii LAMIRD	Type ii LAMIRD	Master Planned Resort
LAMIRD	LAMIRD	Resource/Rural Land (at present). Master Plan (future)
Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Packwood, Randle, Salkum, Silver Creek	Various	None at present

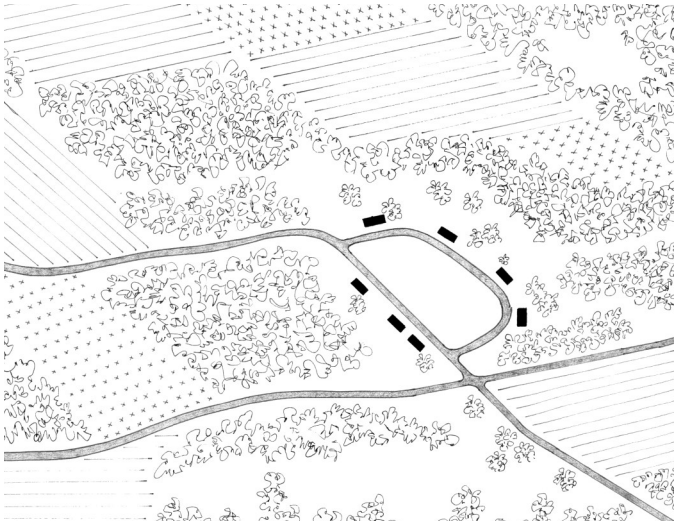
Artwork provided by Pat Anderson

TYPES OF RURAL AND RESOURCE LAND DEVELOPMENT IN LEWIS COUNTY

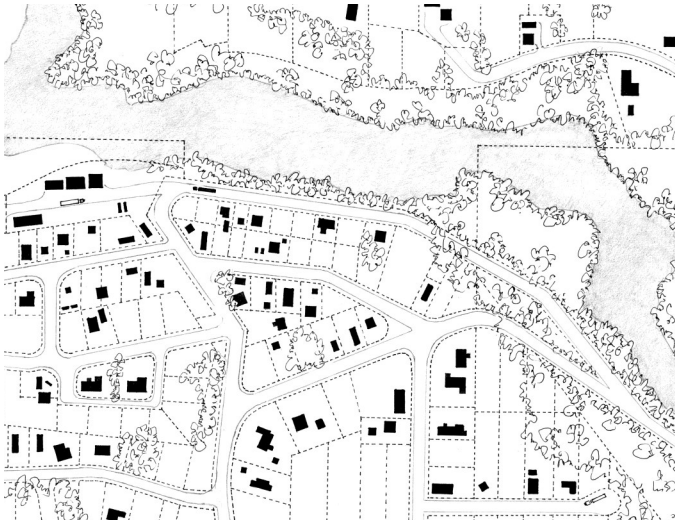




	Farm Cluster, Rural Compound	Rural Lot
Character of Development		
-Predominant Development Form	A cluster of detached residential and agricultural structures, surrounded by a large area (40+ acres) of farm or forest lands	Detached residential and agricultural structures on standard rural lots (typically 5, 10, and 20 acres in size)
-Building Orientation	Buildings grouped in a cluster, with a large amount of farm or forestland surrounding the structures	Buildings oriented in a variety of ways
-Building Scale	Predominantly small scale, though some agricultural structures are larger	Predominantly small scale, though some agricultural and accessory structures are larger
Level of Urbanization (Low, Moderate, High)	Low to Low/Moderate Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole	Low
Level of Pedestrianism	Human scale within the cluster, with automobile travel required for most trips outside the area	Human scale on the lot, with automobile travel required for most trips outside the area
Predominant Type of Water Service	Private well	Private well
Predominant Type of Wastewater Treatment	Septic system	Septic system
Growth Management Act Designation	Resource Land/Rural Land	Resource Land/Rural Land
Predominant Comprehensive Plan Designation	Resource Land/Rural Land	Resource Land/Rural Land
Examples in Lewis County	Various	Various







Rural Residential Clusters	Rural Residential Street	Rural Residential Settlement
Detached residential structures clustered to preserve natural areas or resource lands	Detached residential structures, on smaller lots set along a local street. A large swath of farm or forest land, or open space is located nearby	Detached residential structures in a residential settlement
Structures oriented in a variety of ways	Structures largely oriented towards the nearest street	Structures largely oriented towards the nearest residential street
Predominantly small scale, though some larger structures may be present	Predominantly small scale, though some agricultural structures are larger	Predominantly small scale
Low to Low/Moderate Low/moderate when looking at the cluster of buildings. Low when looking at the property as a whole	Low to Low/Moderate Low/moderate when looking at the grouping of development along the street. Low when looking at the street and surrounding lands as a whole	Low to Low/Moderate
Human scale within the cluster, with automobile travel required for most trips outside the area	Human scale along street, with automobile travel required for most trips outside the area	Human scale in the settlement with automobile travel required for most trips outside the area
Private well or community/public water system	Private well or community/public water system	Private well or community/public water system
Septic system	Septic system	Septic system or centralized wastewater treatment
Resource Land/Rural Land	Resource Land/Rural Land	Type i LAMIRD
Resource Land/Rural Land	Resource Land/Rural Land	LAMIRD
None at present	Various	Brockway, Curtis Hill, Harmony, High Valley Park, Mayfield Park, Lake Mayfield Estates, Mayfield Village, Mt. View Drive Addition, Newaukum Hill, Paradise Estates, Timberline Village, Valley Meadows areas

Artwork provided by Pat Anderson

RURAL GOALS AND POLICIES

Goals and policies related to rural areas in Lewis County are presented below:

RURAL CHARACTER

RURAL GOAL 1.0 | Maintain the rural character of Lewis County.

POLICY RURAL 1.1

Encourage rural development, outside of defined urban growth areas, in a pattern and density that:

- Compliments rural character.[1]
- Supports the surrounding and prevailing land use pattern.
- Minimizes impacts to resource lands and critical areas.
- Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).
- Does not create demands for urban services for county taxpayers to support.

POLICY RURAL 1.2

Consider the Types of Rural Development shown in this section, and similar building forms, as development types that are consistent with the rural character of Lewis County.

POLICY RURAL 1.3

Consider the small unincorporated communities, and other Limited Areas of More Intensive Rural Development (LAMIRDs), as key elements of the rural character of Lewis County. Existing LAMIRDs

[1] Rural character and components of rural character in Lewis County are defined in Appendix A of this plan. In preparing county regulations and reviewing future development applications, the county will ensure that the standards meet these characteristics.

provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

POLICY RURAL 1.4

Continue to zone rural lands for a variety of densities and uses. Consider land capability, existing development characteristics, proximity to rural facilities, and other relevant factors in the zoning of land.

POLICY RURAL 1.5

Encourage rural clustering, both at smaller scales (such as farm clusters) and larger scales, as a means of balancing growth and the protection of natural resources.

RURAL ECONOMIC DEVELOPMENT

RURAL GOAL 2.0 | Provide a variety of options for residents to work in rural Lewis County.

POLICY RURAL 2.1

Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

POLICY RURAL 2.2

Consider home occupations and isolated cottage industries as essential components of the rural economy, and permit the uses in accordance with appropriate development standards.

RURAL SERVICES

RURAL GOAL 3.0 | Ensure that rural development is provided with appropriate rural services and facilities.[2]

POLICY RURAL 3.1

Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County. Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.

POLICY RURAL 3.2

Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.

POLICY RURAL 3.3

Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

[2] Rural services are defined in Appendix A of this Comprehensive Plan.

LAMIRDS

RURAL GOAL 4.0 | Promote the vitality of existing LAMIRDs in Lewis County.

POLICY RURAL 4.1

Consider the unincorporated small communities, rural crossroad commercial areas, rural areas of industrial development/ employment, and rural residential settlements (as presented in this chapter and mapped in Map LU-2) as LAMIRDs.

POLICY RURAL 4.2

Consider the boundaries shown on Map LU-2 as the "logical outer boundaries" for LAMIRDs required under 36.70A.070((5)(d)(iv).

POLICY RURAL 4.3

Ensure that future amendments to the boundaries or standards for LAMIRDs are consistent with the standards in 36.70A.070(5)(d).

Small Communities

RURAL GOAL 5.0 | Ensure that the small community designation promotes the vitality of the communities that have traditionally been the service centers and hubs of employment in the rural portions of Lewis County.

POLICY RURAL 5.1

View the existing small unincorporated communities as key social, cultural, service and employment centers for the surrounding rural lands, both historically and currently, and consider the communities as an essential component of Lewis County's rural character.

POLICY RURAL 5.2

View the existing small unincorporated communities as key population centers in Lewis County, and work to focus development in the areas at a size, scale and intensity that is compatible with the rural character and the historic development of the community.

POLICY RURAL 5.3

Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services, and offer employment opportunities to local residents.

POLICY RURAL 5.4

Allow a variety of uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the growth and the development is consistent with rural character.

Rural Crossroads

RURAL GOAL 6.0 | Promote the establishment of new businesses, the delivery of rural services, and the creation and retention of jobs within rural crossroad areas.

POLICY RURAL 6.1

Utilize the rural crossroad designation to promote job creation or economic development.

POLICY RURAL 6.2

Establish criteria for rural crossroad areas along the interstate to discourage new commercial/industrial development beyond the areas presently impacted by interchange-oriented development.

POLICY RURAL 6.3

Discourage the development of residential units within rural crossroad areas, particularly when the crossroads are located along the interstate or are not currently characterized by housing development.

POLICY RURAL 6.4

Require future development within rural crossroad areas to occur in a manner that is consistent with rural character.

POLICY RURAL 6.5

Discourage the establishment of new resource-related land uses in rural crossroad areas located along the interstate.

Rural Industrial/Employment Lands

RURAL GOAL 7.0 | Establish rural industrial/employment lands as settings to promote rural job growth.

POLICY RURAL 7.1

Allow industries such as warehousing, manufacturing and distribution outside of urban growth areas (when appropriate).

POLICY RURAL 7.2

Consider the areas mapped in Map LU-2 to be the existing locations of designated rural industrial/employment land.

POLICY RURAL 7.3

Permit additional areas of rural industrial development in isolated rural locations when consistent with the rural character in Lewis County, the standards within the Lewis County Code, and the provisions for a Type iii LAMIRD in RCW 36.70A.070(5)(d)(iii).

POLICY RURAL 7.4

Locate new rural industries or employment lands near accessible transportation corridors such as federal and state highways or railroads whenever feasible.

Rural Residential Settlements

RURAL GOAL 8.0 | Allow the buildout of existing rural residential settlements in Lewis County.

POLICY RURAL 8.1

Consider the locations in Map LU-2 as the existing areas of rural residential settlement. These settlements have been classified in accordance with 36.70.070(5)(d)(i), and typically consist of:

- Rural residential areas that have existing densities greater than one unit per five acres;
- Platted areas where lots have already been developed; or
- Limited infill areas where water and wastewater disposal provide for lots that are smaller than typical rural development.

POLICY RURAL 8.2

Permit the continued development of existing rural residential settlements at a size, scale and intensity similar to current development.

RURAL DEVELOPMENT DISTRICT

RUAL GOAL 9.0 | Encourage development that is consistent with rural character in the rural development districts.

POLICY RURAL 9.1

Promote a variety of uses and densities within the rural development district designation, so long as the uses are consistent

with the size, scale, and intensity of uses found within rural Lewis County.

POLICY RURAL 9.2

Allow a wide range of rural economic activities within the rural development district so long as the uses do not infringe upon the rights of neighboring property owners or cause environmental degradation. Permittable activities may include home occupations, isolated cottage industries, or resource-related activities, among other appropriate uses.

POLICY RURAL 9.3

Encourage farming and forestry uses within the rural development district.

POLICY RURAL 9.4

Periodically review the regulations for home-based businesses and cottage industries to ensure compatibility between the uses and neighboring activities.

POLICY RURAL 9.5

Permit unique, regional commercial/industrial uses to locate along major transportation corridors within the rural development district, when urban services are not required for the operation of the facility. Ensure that the uses are sited and designed to maintain the rural character of the surrounding area.

POLICY RURAL 9.6

Encourage clustered development to protect rural character, promote the efficient and cost-effective use of land, and maintain the open appearance of rural settings. Consider the allowance of density bonuses in certain instances to encourage the protection of particular natural areas or features.

RECREATION AND TOURISM IN RURAL AREAS

RURAL GOAL 10.0 | Permit master planned resorts, or self-contained and fully integrated planned unit developments in settings of significant natural amenities, within Lewis County.

POLICY RURAL 10.1

Verify that all proposed master planned resorts meet the requirements in 36.70A.360.

POLICY RURAL 10.2

Require master planned resorts to be at least 40 acres in size.

POLICY RURAL 10.3

Preclude new urban or suburban land uses in the vicinity of the master planned resorts, except in those areas otherwise designated for urban development.

POLICY RURAL 10.4

Consider the requirement for significant natural amenities as a requirement that applies to amenities that exist on or off the individual project site. Significant natural amenities may include a variety of natural lands, including but not limited to mountains, lakes or rivers, or views of, or access to, those natural features.[3]

[3] According to the Eastern Washington Growth Management Hearings Board: "'Natural amenities' brings to mind ocean beaches, natural lakes, rivers, mountains, deserts and wetlands. These are features formed through nature's actions. Even though farmland can be attractive and

POLICY RURAL 10.5

Require an open space system/trail network as part of all proposed master planned resorts.

POLICY RURAL 10.6

Permit residential and commercial uses within master planned resorts, so long as the primary use of the property is for short-term visitor accommodation.

POLICY RURAL 10.7

Do not require proposed master planned resorts to establish an urban growth area boundary or be allocated a population projection.

RURAL GOAL 11.0 | Allow small-scale recreational or tourist uses throughout Lewis County subject to the standards in RCW 36.70A.070(5)(d)(ii).

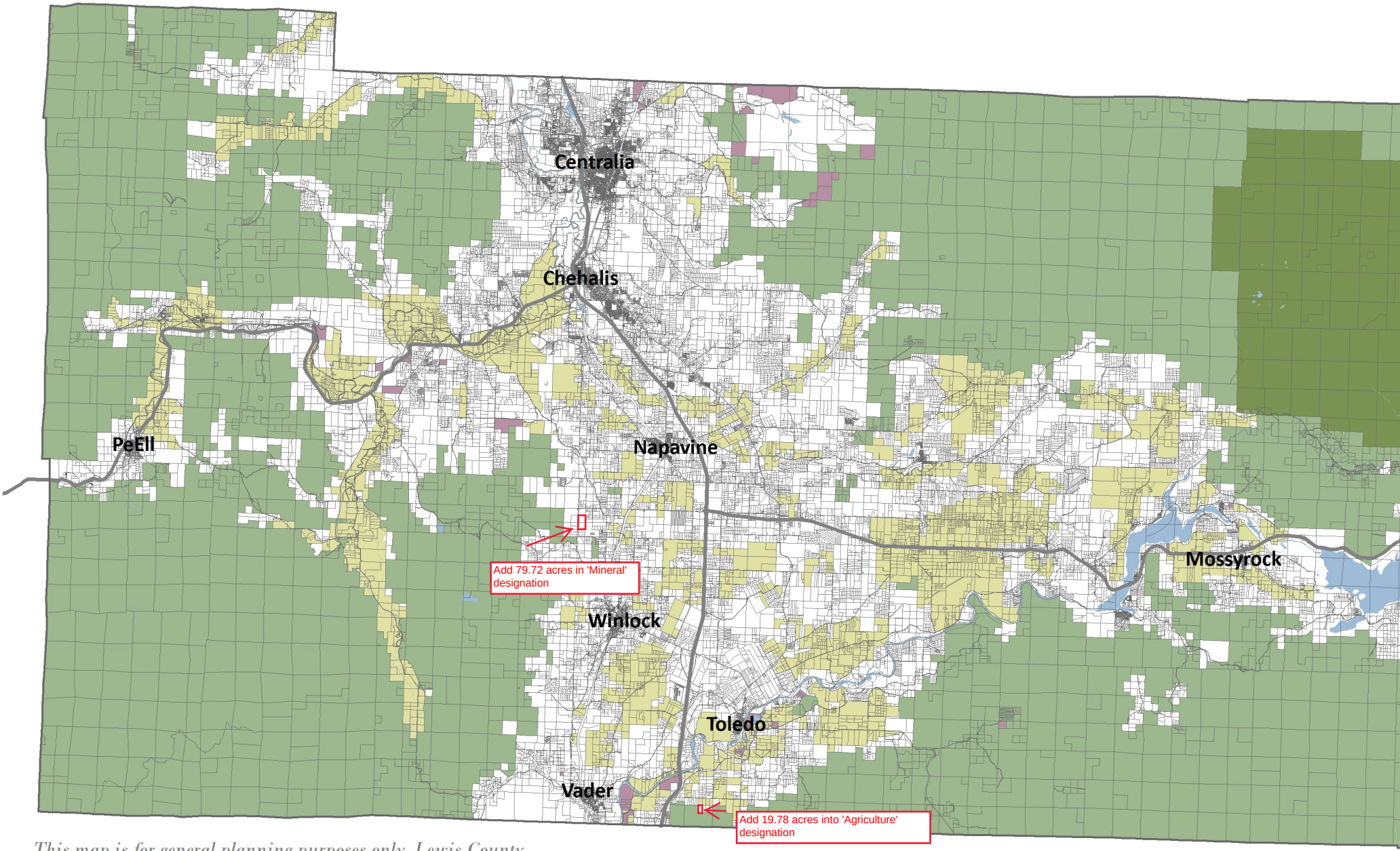
POLICY RURAL 11.1

Limit the size of public services and facilities that serve the small-scale recreational or tourist use to the minimum amount necessary, and ensure that the facilities do not encourage low-density sprawl.

POLICY RURAL 11.2

Allow a caretaker home for small-scale recreational or tourist uses that include overnight accommodations. Discourage all other residential structures as part of the use.

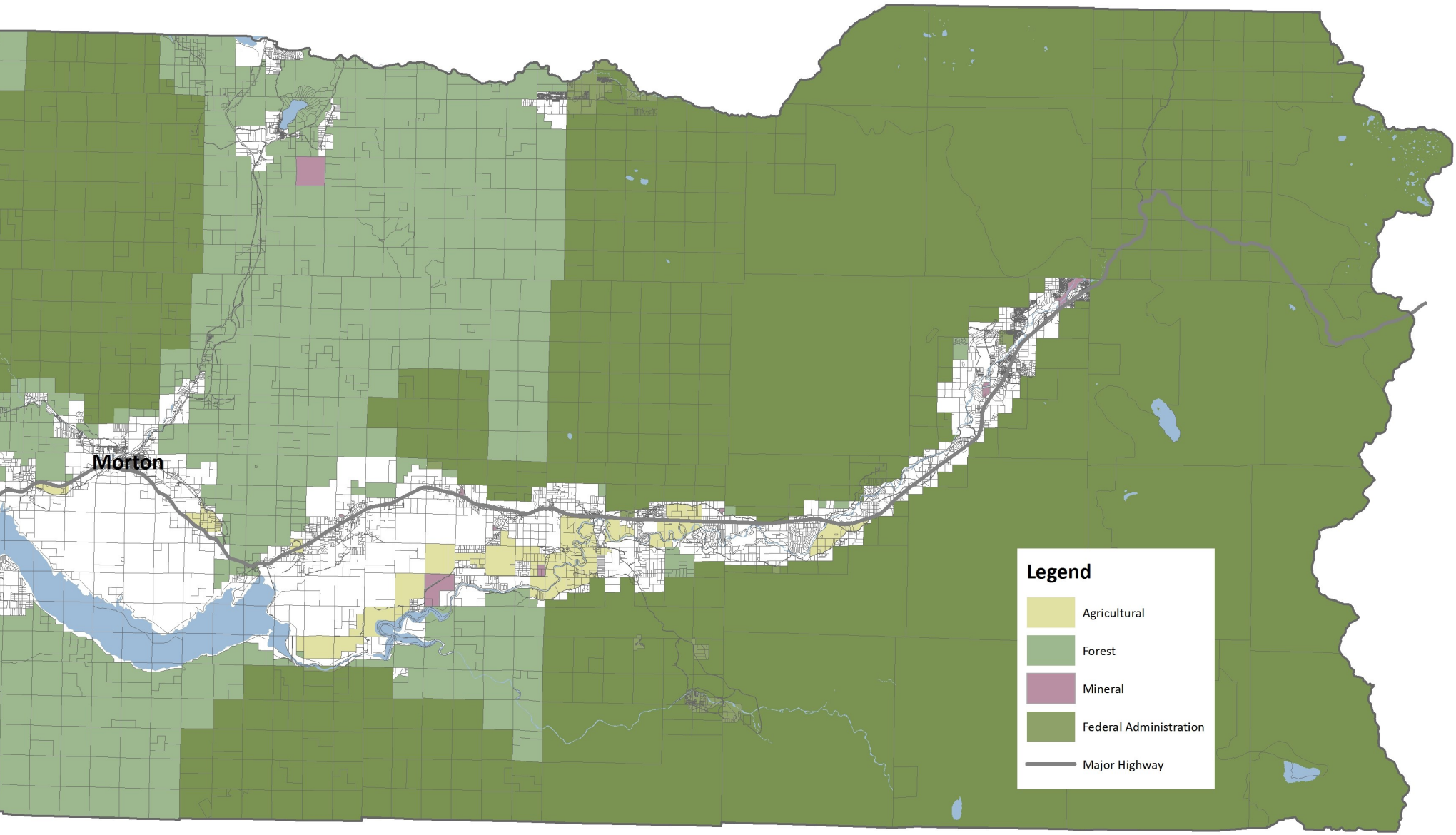
interesting, few would consider this landscape as a 'significant natural amenity'. Neither can a twelve-acre man-made lake be considered anything but a 'developed outdoor recreational facility'. Just by definition of 'natural', it is not a 'natural amenity,' no more than a golf course or water park." *Friends of Agriculture vs. Grant County*



This map is for general planning purposes only. Lewis County makes no representation as to the accuracy or fitness of the information for a particular purpose.

LEWIS COUNTY

Resource Lands



Map LU-3

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RESOURCE LAND GOALS AND POLICIES

Resource land goals and policies in Lewis County are shown below:

NATURAL RESOURCES AND COUNTY CHARACTER

NR GOAL 1.0 | Maintain agricultural uses, commercial timber production, and mineral resource extraction as fundamental components of the character of Lewis County.

POLICY NR 1.1

View agricultural, timber, and mineral resource lands as an essential feature of Lewis County's identity, contributing to local employment and the retention of natural character.

POLICY NR 1.2

Strive to promote the economic viability of natural resource industries.

POLICY NR 1.3

Encourage resource uses, particularly agricultural and timber uses, in all rural areas.

POLICY NR 1.4

Ensure that the Lewis County Resource Lands Ordinance is consistent with the provisions of this plan.

DESIGNATION OF RESOURCE LANDS

NR GOAL 2.0 | Designate lands that are suitable for long-term natural resource use as resource land.

OBJECTIVE 2A – RETAIN AGRICULTURAL RESOURCE LANDS

Promote the long-term economic viability of agricultural resource lands.

POLICY NR 2A.1

Designate agricultural lands of long-term commercial significance as follows:

1. Identify those lands that are primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act.

2. Identify lands that are classified as having prime farmland soils that occupy a significant portion of the parcel. Prime farmland soils include soils classified by National Resource Conservation Service (NRCS) as "prime farmland," "prime farmland if drained," "prime farmland if drained and either protected from flooding or not frequently flooded during the growing season," and "prime farmland if irrigated." Lands with soils that are classified by NRCS as "prime farmland if drained" or "prime farmland if irrigated" are presumed to be drained or irrigated in the absence of evidence to the contrary.

3. Identify lands that have non-soil dependent agricultural uses such as poultry, Christmas tree, horticulture, and fish hatchery operations.

4. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- The availability of public facilities.
- Tax status.
- The availability of public services.
- Relationship or proximity to urban areas.
- Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture).
- Land use settlement patterns and their compatibility with agricultural practices.
- Intensity of nearby land uses.
- History of land development permits issued nearby.
- Land values under alternative uses.
- Proximity of markets.

POLICY NR 2A.2

Encourage the continuation of non-soil dependent agricultural activities through development regulations and, where appropriate, the designation of the land as agricultural land of long-term commercial significance.

POLICY NR 2A.3

Allow uses that are complementary with agricultural production on agricultural resource lands.

POLICY NR 2A.4

Where possible, establish provisions to allow landowners the opportunity to redesignate portions of their property that contain poor soils or are otherwise not suitable for agricultural purposes.

POLICY NR 2A.5

Continue to allow landowners the opportunity to request zoning changes to agricultural resource lands that have been designated in error or based on incorrect information.

Objective 2B – Promote Long-term Forestry on Resource Lands

Continue to designate large blocks of forest resource land in Lewis County.

Policy NR 2B.1

Utilize the following factors to classify forest resource land:

A. **Forestlands of Long Term Commercial Significance:** Designate forests with a predominance of forest land grade 2 and forest land grade 3 (see Table LU-2), and a minimum block size of 5,000 contiguous acres as forest lands of long-term commercial significance. Additionally, include all federally owned lands that are managed for their forest resources in the designation.

Table LU-2: Washington State Private Forest Land Grades

Species	Growth Potential*	Land Grade**
Douglas Fir	136 feet and over	1
	118-135 feet	2
	99-117 feet	3
	84-98 feet	4
	Under 84 feet	5
Western Hemlock	136 feet and over	1
	116-135 feet	2
	98-115 feet	3
	83-97 feet	4
	68-82 feet	5
	Under 68 feet	6
Red Alder	117 feet and over	6
	Under 117 feet	7

*On a fifty year basis
**Land Grade 1 = highest; Land Grade 7 = lowest

B. **Forestlands of Local Importance:** Designate forestlands with the general attributes of Forestlands of Long Term Commercial Significance, but with less than the required minimum of 5,000 contiguous acres, as Forestlands of Local Importance. Forestlands of Local Importance may only be designated by an "Opt-In" process and must generally be a minimum of 20 acres to be considered. Landowners petitioning to opt-in must commit that the property will remain in the designation for a minimum of 10 years.

Objective 2C – Designate Mineral Resource Lands

Classify mineral resource lands in accordance with the standards of the Growth Management Act.

Policy NR 2C.1

Designate currently permitted surface mining operations as Mineral Resource Lands of Long-Term Commercial Significance.[1]

Policy NR 2C.2

Allow the designation of new mineral resource lands as part of a land use application process.

[1] As part of the 2017 Comprehensive Plan update, Lewis County reviewed the sufficiency of the mineral resource land designation, and the adequacy of mineral resources in Lewis County for future needs. A key component of this review was the consultation of the "Rock Aggregate Resource Inventory Map of Lewis County, Washington" by Daniel Eungard dated July 2015. This report states that at the current yearly per capita usage and total permitted aggregate supply, "Lewis County has a maximum of 45 years (until 2060) of accessible aggregate." Given this finding, no change to the existing mineral resource classification was considered necessary.

POLICY NR 2C.3

Continue to review the latest information regarding the availability of mineral resources in Lewis County and conduct updates to the mineral resource land designations when necessary.

RIGHTS OF RESOURCE LANDOWNERS

NR GOAL 3.0 | Ensure that county policies support property owners that seek to utilize natural resource lands.

POLICY NR 3.1

Continue to protect the interests of landowners who want to utilize the natural resources on their property.

POLICY NR 3.2

Ensure land use activities within or adjacent to natural resource lands are sited and designed to minimize conflicts with the management of the resources and/or other activities on the land.

POLICY NR 3.3

Ensure that new incompatible land uses are appropriately buffered from existing agricultural, forestry, or mineral resource lands.

POLICY NR 3.4

Minimize the possibility that resource management activities, performed in accordance with county, state, and federal laws, are subject to legal action as public nuisances.

ECONOMIC IMPACTS OF DESIGNATION

NR GOAL 4.0 | Strive to minimize the economic impacts of resource land designation for landowners.

POLICY NR 4.1

Encourage forest and agricultural resource lands to be placed in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).

POLICY NR 4.2

Discourage the establishment or expansion of special purpose taxing districts and local improvement districts on lands designated for natural resource use.

POLICY NR 4.3

Allow additional land use activities on resource lands, including small business and agritourism ventures, so long as the uses do not jeopardize the long-term viability of the resource use or occur in a manner inconsistent with rural character.

ENVIRONMENTAL IMPACTS

NR GOAL 5.0 | Ensure resource activities protect the environment.

POLICY NR 5.1

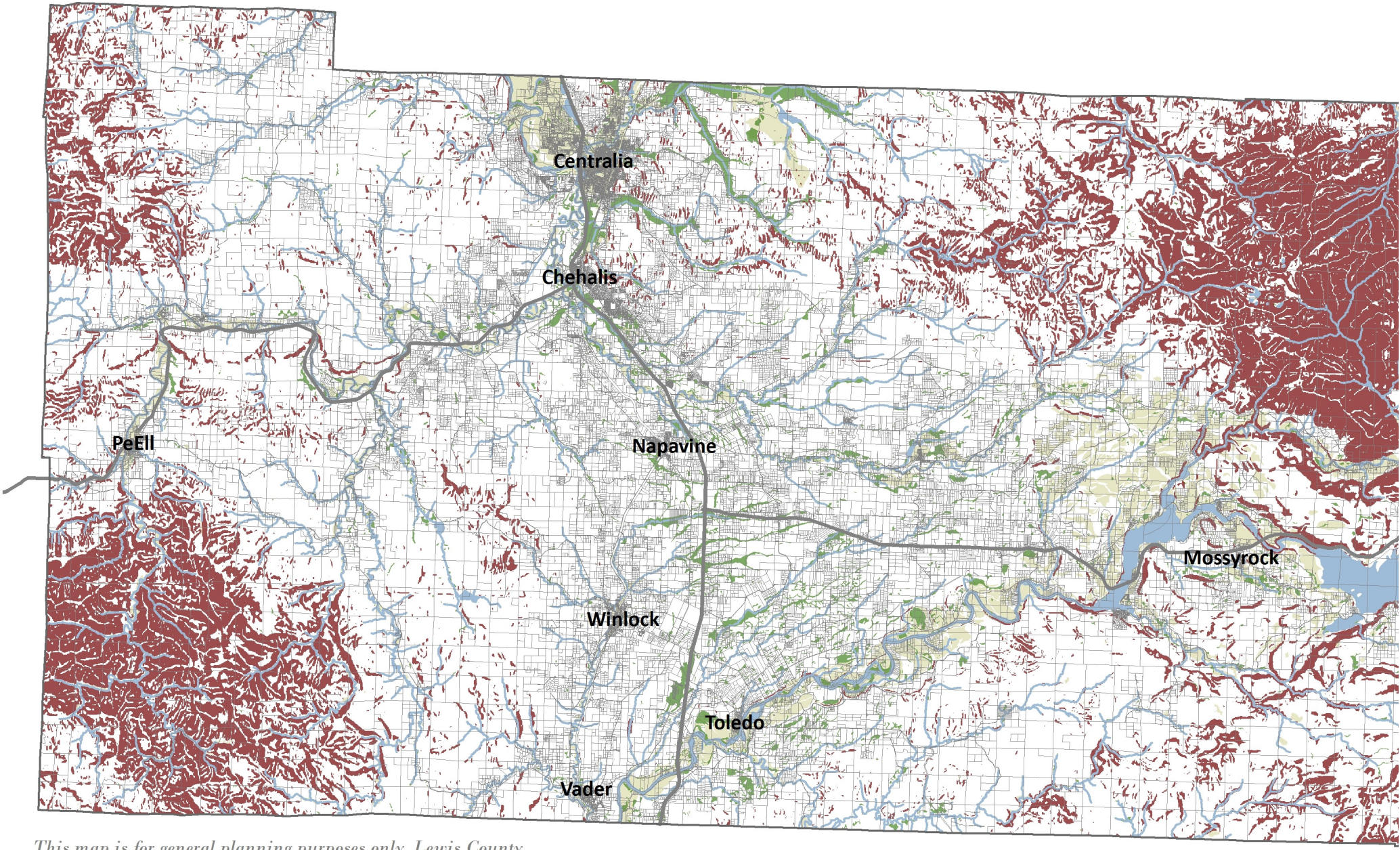
Work to ensure that agriculture (including ranching), forestry and mineral resource activities are conducted in a manner that minimizes their adverse impacts on water quality, habitat, and other environmentally sensitive areas.

POLICY NR 5.2

Cooperate with appropriate agencies to confirm that mineral extraction sites are restored in a manner consistent with Washington State and Lewis County laws and regulations.

POLICY NR 5.3

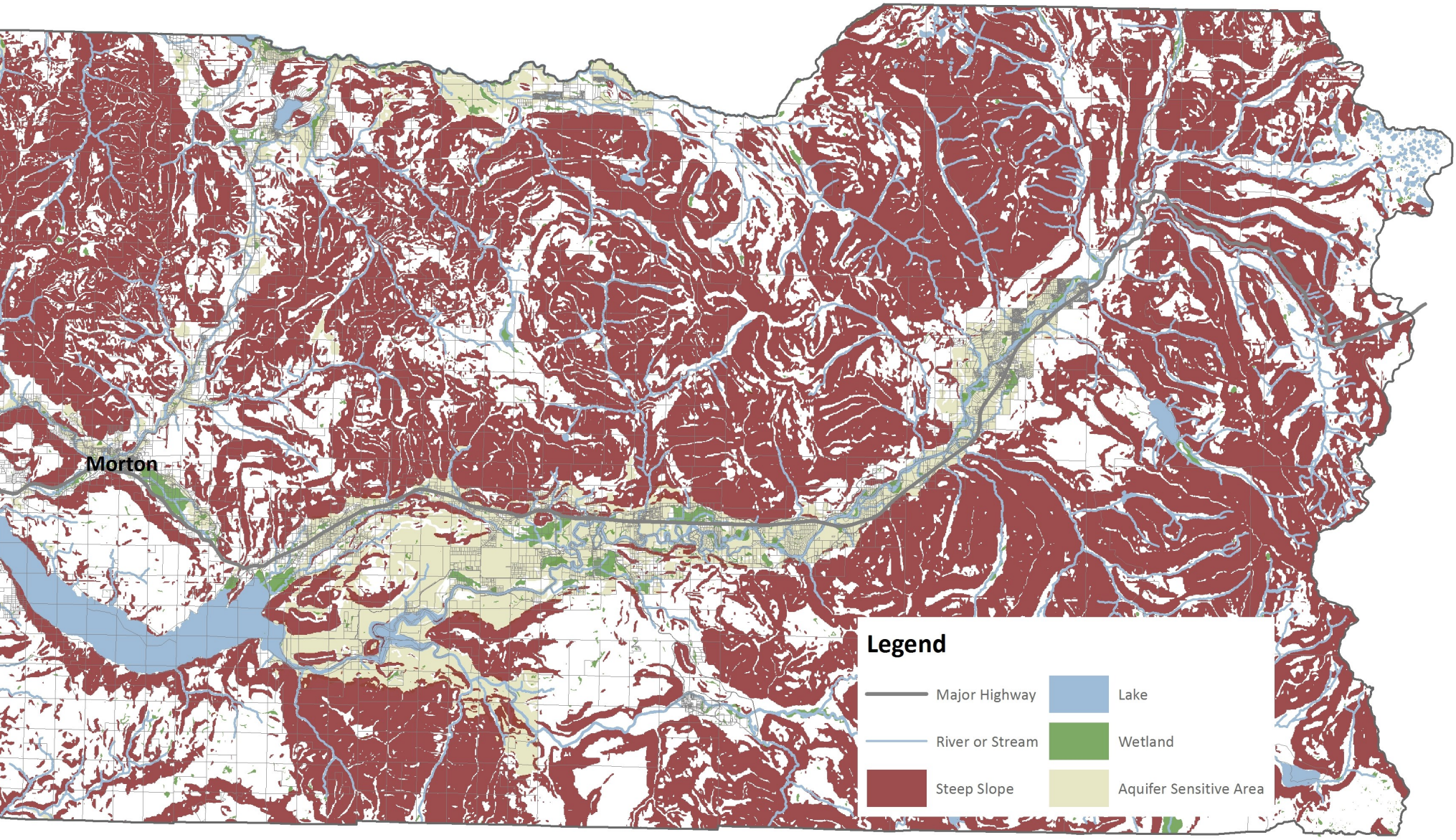
Strive to implement a voluntary stewardship program to regulate critical areas on agricultural lands.



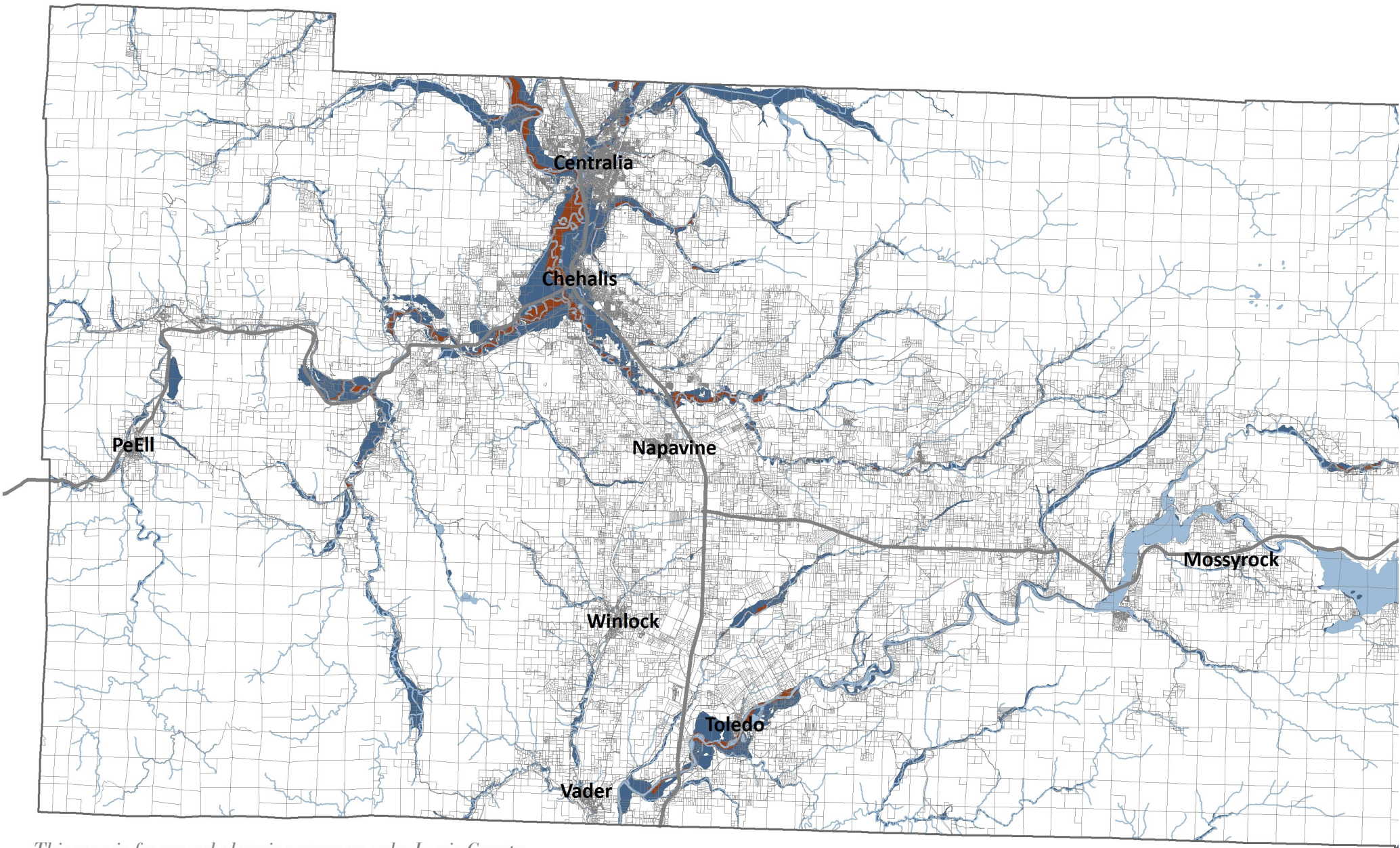
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LEWIS COUNTY

Critical Area Locations



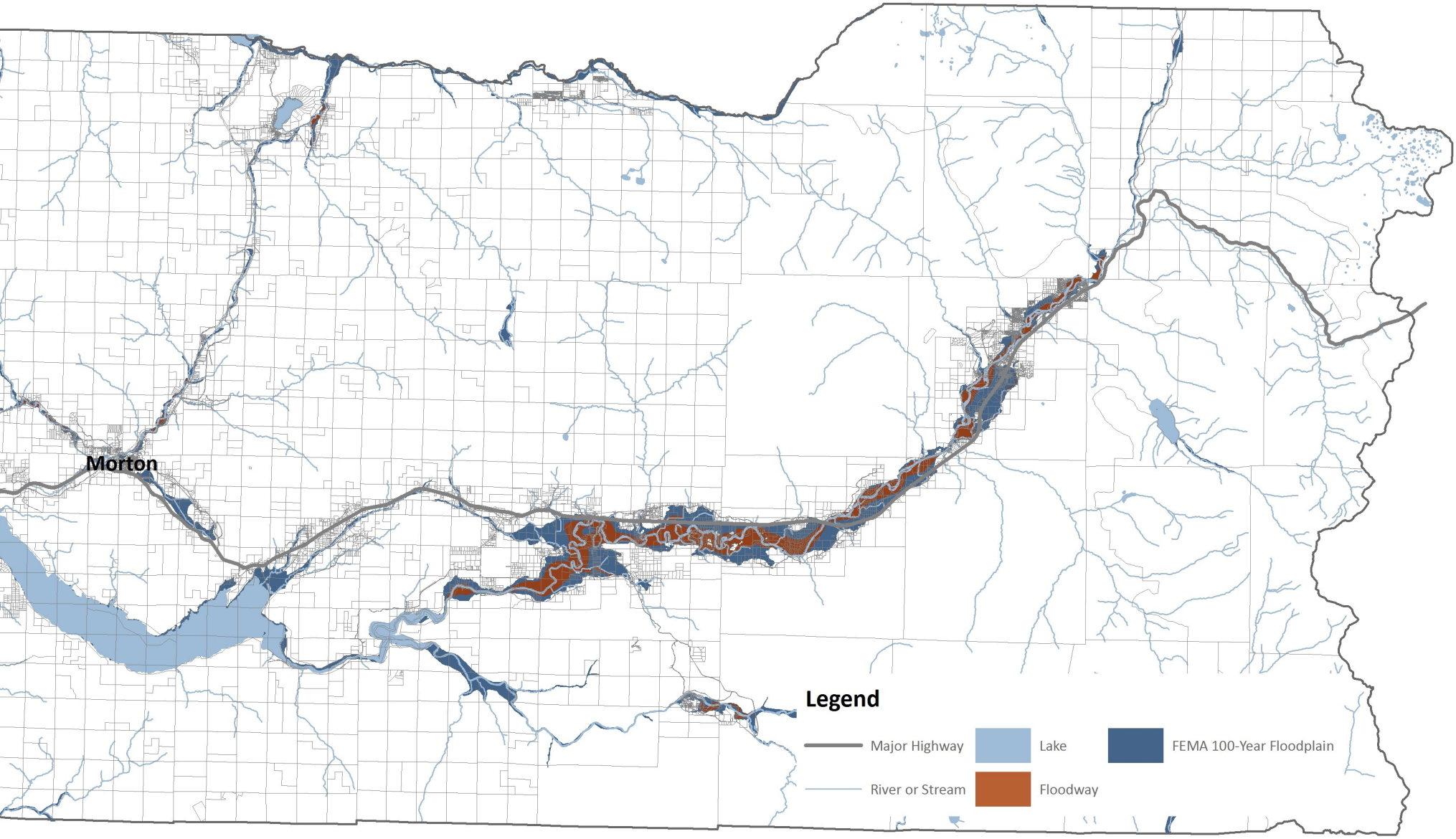
Map LU-4



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LEWIS COUNTY

Floodplains and Floodways



Map LU-5

NATURAL ENVIRONMENT GOALS AND POLICIES

Environmental goals and policies in Lewis County are shown below:

PRESERVE NATURAL AND SCENIC BEAUTY

NE GOAL 1.0 | Preserve the natural and scenic beauty of Lewis County, and minimize the impact of development on the county's environmental resources.

POLICY NE 1.1

Encourage development to occur in areas with few environmental hazards to minimize the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.

POLICY NE 1.2

Locate new development in areas that have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, and flood prone lands).

POLICY NE 1.3

Preserve hazardous areas (that are subject to geologic and/or flood hazards) as open space wherever possible.

POLICY NE 1.4

Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

AIR QUALITY

NE GOAL 2.0 | Improve the air quality in Lewis County.

POLICY NE 2.1

Require activities that produce air pollutants and odors to comply with adopted air quality standards.

POLICY NE 2.2

Encourage the use of alternative, cleaner burning fuels and other sources of energy.

POLICY NE 2.3

Establish educational programs that address the impacts of wood burning on Lewis County's air.

WATER QUALITY

NE GOAL 3.0 | Preserve and enhance the quality of water in Lewis County.

POLICY NE 3.1

Encourage development on septic systems to occur in areas with few soil limitations for drainfields to help prevent the contamination of groundwater supplies.

POLICY NE 3.2

Nurture the establishment of public education campaigns, septic replacement efforts, and/or septic operation and maintenance programs where surface water bodies are impacted by excess nutrients (as a result of septic systems).

POLICY NE 3.3

Encourage developments that are located near surface waters to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.

POLICY NE 3.4

Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.

CRITICAL AREAS

LU GOAL 4.0 | Maintain the quality of the county's environmentally sensitive critical areas.

POLICY NE 4.1

Ensure revisions to Lewis County's critical area standards are consistent with Best Available Science and evaluated in accordance with WAC 365-195-915.

OBJECTIVE 4A – SAFETY IN RELATION TO GEOLOGICALLY HAZARDOUS AREAS

Reduce risk to life and property from hazards associated with development in geologically hazardous areas.

POLICY NE 4A.1

Utilize the following measures, among others, to reduce the risk to life and property from geologically hazardous areas:

- Prohibiting, discouraging, and/or mitigating development in areas of steep slopes or other areas with high potential for geological hazards.
- Limiting the removal of vegetation during development to reduce the impacts of stormwater runoff and erosion.

- Requiring geotechnical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes.
- Utilizing development design and construction technology appropriate to the soil limitations of the particular site in geologically hazardous areas.
- Replanting disturbed hillsides.

OBJECTIVE 4B – PRESERVED WETLAND FUNCTIONS AND VALUES

Seek to retain the function and values of wetlands in Lewis County.

POLICY NE 4B.1

Work to make standards for wetland protection easy to understand, and consistent with Best Available Science.

POLICY NE 4B.2

Continue to revise wetland maps as new information becomes available.

POLICY NE 4B.3

Consult available wetland maps to determine if a proposed development will potentially impact a wetland. Where a wetland impact may occur, require developers/property owners to perform a wetland delineation and mitigate any impacts that may occur as a result of the proposal.

POLICY NE 4B.4

Require mitigation sequencing (avoidance, minimization, and mitigation) in the development of wetland mitigation plans.

POLICY NE 4B.5

Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

OBJECTIVE 4C – PROTECTED GROUNDWATER SOURCES

Protect aquifer recharge areas to help ensure a long term, high quality supply of water for Lewis County residents.

POLICY NE 4C.1

Consider the water quality goals and policies (listed above) as key components of the management of aquifer recharge areas.

POLICY NE 4C.2

Encourage the infiltration of water into the soil near where it falls to help replenish groundwater supplies.

POLICY NE 4C.3

Continue to apply standards and policies that limit unneeded impervious surfaces, especially in areas of critical aquifer recharge.

OBJECTIVE 4D –PEOPLE AND PROPERTY PROTECTED FROM FLOOD HAZARDS

Protect life and property from flood hazards.

POLICY NE 4D.1

Support efforts to implement the Chehalis Basin Strategy to limit impacts associated with Chehalis River flooding, as well as other local flood hazard reduction projects.

Policy NE 4D.2

Prioritize land uses such as forestry, agriculture, public recreation, and water dependent uses in areas subject to flooding.

Policy NE 4D.3

Discourage and/or mitigate residential development within the 100-year floodplain.

Policy NE 4D.4

Prohibit development within floodways, unless a hydraulics and hydrology study shows that the property is not within a floodway or will not impact the pre-project base flood elevations, floodway elevations or floodway data widths.

Policy NE 4D.5

Utilize Lewis County flood standards to encourage developments to avoid damage from floods and include compensating design features.

Objective 4E – Retained Flood Storage Capacity

Retain the flood storage and transmission capacity of rivers and streams.

Policy NE 4E.1

Prohibit fill in wetlands and discourage fill elsewhere in the floodplain. Where filling is permitted, the carrying capacity and storage of the streams shall be retained.

Policy NE 4E.2

Continue to regulate flood hazard areas in accordance with LCC 15.35, 17.35 and 17.35A.

Objective 4F: Nurtured Fish and Wildlife Habitat Areas

Protect and enhance critical resources and habitats.

Policy NE 4F.1

Use Best Available Science to preserve and enhance resources for anadromous fish and other local endangered, threatened or sensitive species.

Policy NE 4F.2

Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as:

- Public education about the value of the resource or species.
- Support of reasonable community, non-profit, or government efforts to conserve the species or habitat.
- Monitoring of ongoing research about the species.
- Encouragement of landowners to explore potential site design options to protect the species or habitat.
- Establishment of new regulations (if necessary).

Policy NE 4F.3

Strive to promote the restoration of anadromous fish habitat, especially in areas with threatened fish stocks (see Table LU-3).

Table LU-3

NATURAL POPULATION SOURCE		CH	CO	DE	NI
Population Name	Species				
Lower Cowlitz Fall (Tule) Chinook	Chinook		T		
Salmon Creek Fall (Tule) Chinook	Chinook		T		
Upper Cowlitz Fall (Tule) Chinook	Chinook		T		
Upper Cowlitz and Cispus Spring Chinook	Chinook		T		
Cowlitz Fall Chum	Chum		T		
Cowlitz Summer Chum	Chum		T		
Salmon Creek Fall Chum	Chum		T		
Lower Cowlitz Coho	Coho		T		
Tilton Coho	Coho		T		
Upper Cowlitz and Cispus Coho	Coho		T		
Lower Cowlitz Winter Steelhead	Steelhead		T		
North Fork Toutle Winter Steelhead	Steelhead		T		
Tilton Winter Steelhead	Steelhead		T		
Upper Cowlitz and Cispus Winter Steelhead	Steelhead		T		
Chehalis Fall Chinook	Chinook	NW			
Chehalis Summer Steelhead	Steelhead	NW			
Deschutes Coho	Coho			NW	
Cowlitz Coastal Cutthroat	Cutthroat		NW		
Nisqually Coastal Cutthroat	Cutthroat				NW
Toutle Coastal Cutthroat	Cutthroat		NW		
Skookumchuck/Newaukum Winter Steelhead	Steelhead	NW			

CH = Chehalis River and tributaries
CO – Cowlitz River and tributaries
DE – Deschutes River and tributaries
NI = Nisqually River and tributaries
T – Threatened Species (according to Federal Government)
NW – Not Warranted for Protection (at this Time)

Please note: this data is from https://fortress.wa.gov/dfw/score/score/maps/map_counties.jsp as of August 1, 2016. Please check that site for the latest information.

POLICY NE 4F.4

Utilize projects from the Lewis County Shoreline Restoration Plan, the Chehalis Basin Strategy Aquatic Species Restoration Plan, studies from the lead entities for salmon recovery, and other applicable reports to promote the restoration of anadromous fish habitat within Lewis County.

SHORELINE MANAGEMENT

NE GOAL 5.0 | Manage shorelines that are subject to the state Shoreline Management Act in accordance with the Lewis County Shoreline Master Program.

POLICY NE 5.1

Adopt the policies of the Lewis County Shoreline Master Program by reference as part of this Comprehensive Plan.

STORMWATER MANAGEMENT

NE GOAL 6.0 | Strive to ensure that stormwater runoff does not contribute to larger flooding issues, or pollute ground or surface waters.

POLICY NE 6.1

Work to ensure that existing and new development:

- Maximizes on-site infiltration.
- Avoids altering natural drainage systems.
- Does not increase peak stormwater runoff.
- Minimizes increases in the overall quantity of runoff.

POLICY NE 6.2

Verify that increased stormwater runoff from new development will not adversely impact other properties.

POLICY NE 6.3

Ensure that land use activities and septic tank discharges do not pollute stormwater runoff that degrades surface or groundwater.

POLICY NE 6.4

Promote educational outreach about stormwater management. Focus on strategies that address:

- Potential water quality impacts (including increased sediments, nutrients, oils and grease, pathogens, and trash).
- Potential water quantity impacts (including increased runoff, reduced infiltration, decreased groundwater recharge, and alterations to stream geomorphology).

OPEN SPACE PRESERVATION

NE GOAL 7.0 | Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife, and the quality of life of county residents.

POLICY NE 7.1

Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed functions.