ORDINANCE NO. O-02-2015

AN ORDINANCE AMENDING ORDINANCE 0-02-05 ADAMS COUNTY COMPREHENSIVE PLAN BY ADDING A SHORELINE MASTER PROGRAM POLICY CHAPTER 7 CONSISTING OF STATEMENTS OF GOALS AND POLICES INCORPORATED AS (EXHIBIT A) OF THIS ORDINANCE, TO COMPLY WITH THE WASHINGTON STATE SHORELINE MANAGEMENT ACT.

WHEREAS, the people of the State of Washington enacted the Shoreline Management Act (RCW 90.58) by a vote of the people in 1971; and

WHEREAS, the County approved a Shorelines Management Master Program in 1977; and

WHEREAS, the Shoreline Management Act directed the Washington State Department of Ecology (Ecology) to prepare Shoreline Master Program (SMP) Guidelines that require all cities and counties across the state to comprehensively update their SMPs; and

WHEREAS, Adams County is required to update its SMP by December 1, 2015; and

WHEREAS, the County received a grant from the Washington State Department of Ecology to defray the costs of the update process; and

WHEREAS, the Shoreline Master Program will consist of a policy chapter containing the goals and polices of the SMP incorporated as Chapter 7 of the Comprehensive Plan, amended by this Ordinance, and a regulations chapter, ACC 18.08, adopted by Ordinance No. O-01-2015; and

WHEREAS, the amended Comprehensive Plan will also include a new Page 3, amended to include the new Chapter 7 in the table of contents; and

WHEREAS, the Adams County SMP Public Participation Plan was followed; Public involvement and interaction was encouraged through use of multiple outreach methods, including newspaper notices, flyers, e-mails, website, public forums, open houses and meetings; and

WHEREAS, each meeting was advertised by one or more of the following: newspaper notice, website, e-mail, flyers posted and/or mailed to County residents or landowners, as well as other local, state and federal agencies and NGOs; and

WHEREAS, agendas, meeting materials, and meeting summaries were all posted on the County's SMP website; and

WHEREAS, a Visioning Survey was conducted from August 4-September 26, 2014, which included two mailings to shoreline property owners; and

WHEREAS, Adams County invited all of the State agencies to participate in the public process; and

WHEREAS, the County coordinated with the Washington State Department of Ecology in preparing interim products, solicited comments from Ecology consistent with the Grant Agreement, and interacted with the Ecology project officer who attended most of the public meetings; and

WHEREAS, the County considered and responded to government agency and public comments and prepared and issued Revised Draft Shoreline Master Programs or elements thereof for Planning Commission review; and

WHEREAS, the Planning Commission met nine times between February 2014 and March 2015 to consider and evaluate the SMP; and

WHEREAS, the Adams County Shoreline Analysis Report, Inventory Maps, Cumulative Impacts Analysis, and voluntary Restoration Plan were utilized for the development of the Adams County SMP update and were prepared in conformance with RCW 90.58 (SMP guidelines) and WAC 173-26; and

WHEREAS, the SMP is appropriately tailored to accommodate Adams County's unique environmental conditions and community needs; and

WHEREAS, the policies, programs and regulations of the SMP address cumulative impacts of the reasonably foreseeable future development and use of the County's shoreline and further demonstrate through its Cumulative Impacts Analysis that the SMP as prepared will not result in degradation of shoreline ecological functions over the next 20-year planning horizon; and

WHEREAS, the SMP will help protect water quality for the County's river, streams, and lakes; maintain protection of lives and property from floods; protect fish and wildlife habitat; allow preferred uses along the shoreline meeting the needs of the Adams County community; and promote recreational opportunities for County residents consistent with RCW 90.58/WAC 173-26; and

WHEREAS, the SMP is in the best interest of the public, is consistent with the Adams County Comprehensive Plan, and furthers the intent of the Shoreline Management Act (RCW 90.58/WAC 173-26); and

WHEREAS, the objectives of the Chapter are to protect the public health, safety and welfare; encourage the orderly growth of the county; promote compatible uses of land; provide desired levels of population density and intensity of land use; facilitate adequate levels of community services and utilities and to provide workable relationships between land uses, the transportation system and the environment; and

WHEREAS, the Adams County Planning Commission held the duly advertised public hearing as prescribed by law on March 10, 2015, regarding the amendment to the County Comprehensive Plan by this Ordinance, creating a Chapter 7 containing the goals and polices of the SMP; and

WHEREAS, at the public hearing held March 10, 2015, the PC recommended that the Board of County Commissioners approve the SMP; and

WHEREAS, an environmental review process on the Proposed Adams County Shoreline Master Program update and its associated documents was conducted as prescribed by WAC 197-11 and a Determination of Non-Significance was issued on March 23, 2015; and

WHEREAS, the 60 day Notice of Proposed Amendment was submitted to the Washington State Department of Commerce and acknowledgment was received on March 25, 2015; and

WHEREAS, the only comments on the proposed SMP were submitted by Washington Department of Fish and Wildlife on April 2, 2015, and reviewed by the Board of County Commissioners on May 26, 2015 and determined to be addressed within the meaning and intent of the SMP, requiring no additional amendment considerations; and

WHEREAS, once the County approves the Shoreline Master Program, it will be sent to the State of Washington Department of Ecology for review and approval, a process which may entail further changes and amendments to the documents of the Shoreline Master Program; and

NOW THEREFORE BE IT ORDAINED by the Board of Adams County Commissioners as follows:

SECTION I

The Adams County Comprehensive Plan adopted by Ordinance No. O-02-05 is hereby amended to include

a new Page 3 and Chapter 7 as set forth in Exhibit A which is attached hereto and incorporated herein by this reference.

SECTION II

Severability. If any section, sentence clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence clause or phrase of the ordinance.

SECTION III

Effective Date. This Ordinance shall take effect and be in full force fourteen (14) days after approval by the Washington State Department of Ecology.

ADOPTED this 20th day of July, 2015.

BOARD OF COUNTY COMMISSIONEERS
ADAMS COUNTY, WASHINGTON

Roger L. Hartwig, Chairman

John N. Marshall, Vice-Chairman

Jeffrey W. Stevens, Commissioner

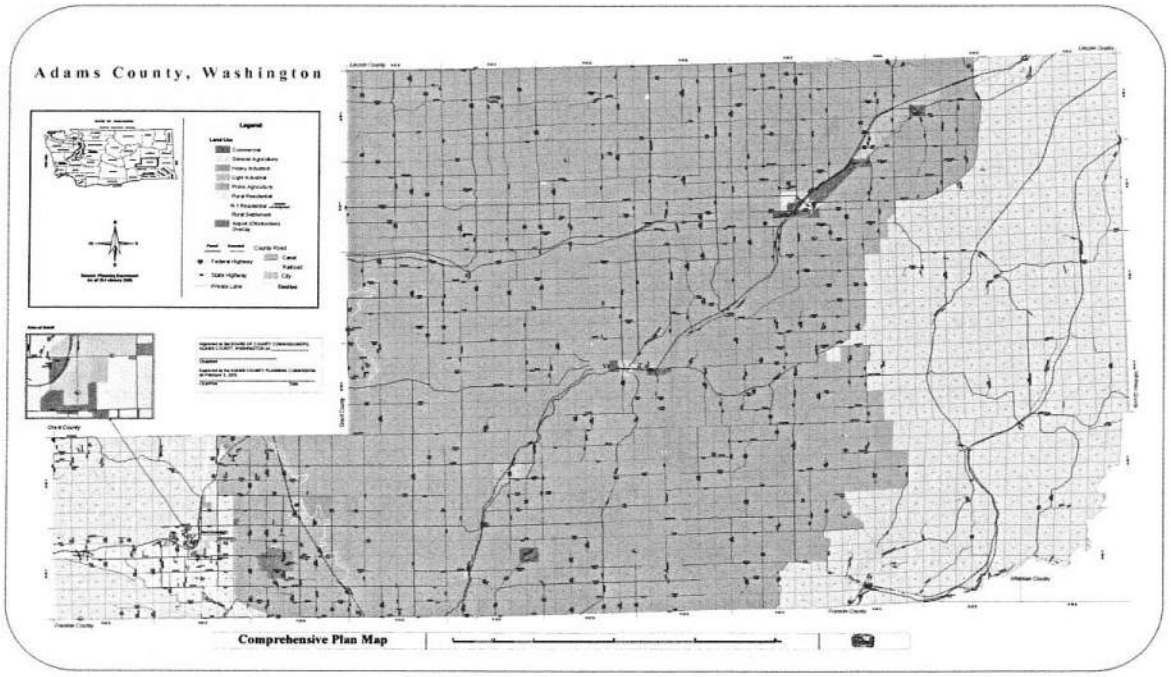
ATTEST:

Patricia J. Phillips
Clerk of the Board

Approved as to form:

Randy J. Flyckt, Prosecutor

ADAMS COUNTY
COMPREHENSIVE PLAN



Approved by the BOARD OF COUNTY COMMISSIONERS, ADAMS COUNTY, WASHINGTON on July 20, 2015

Roger L Harding
Chairman

ATTEST:

Patricia J. Phillips
Patricia J. Phillips
Clerk of the Board

Approved by the ADAMS COUNTY PLANNING COMMISSION on February 3, 2005, Amendment approved on March 10, 2015.

Bob Carlson 3-10-2015
Chairman Date

Secretary of the Planning Commission.

Loren D Wilson

Exhibit "A"
Adams County Comprehensive Plan Exhibit "A" of Ordinance O 02 2005
Amended, Ordinance O-02-2015

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CHAPTER 1: INTRODUCTION

Purpose

The purpose of the Adams County Comprehensive Plan is to provide a guide for the physical growth and development of the community for the foreseeable future. It provides goals, policies, recommendations and land use map(s) that will be used as official policy guidelines, enabling county officials to make informed decisions that are in the best interest of the community as a whole. The plan provides a general sense of direction and a broad overview of where the county is now, and where it is going in the future.

The plan is also intended to maintain reasonable continuity in future decision-making as turnover occurs within the county's legislative body. It furnishes direction for development of the county that will make it a more convenient, attractive, and orderly place in which to live, shop, work and play. However, the plan must be periodically reviewed and updated to reflect technological, social, economic and political changes that may invalidate certain plans and policies.

Authority

The comprehensive plan has been prepared pursuant to Chapter 36.70 of the Revised Code of Washington. This legislation authorizes and describes how counties in Washington State are to engage in planning activities. There are procedural as well as substantive requirements for counties to meet when developing a comprehensive plan, as well as development regulations. Specifically, RCW 36.70 requires adoption of a comprehensive plan prior to implementing zoning actions.

Adams County does not currently "fully" plan according to the provisions of the Washington State Growth Management Act (GMA). However, the GMA contains certain mandates that are required of all local governments in the state: all are required to identify and protect resource lands and critical areas; all are required have development regulations, such as zoning and subdivision codes, that are consistent with the adopted comprehensive plan. Therefore, there is authority and direction to prepare this comprehensive plan that is also garnered from Chapter 36.70A of the Revised Code of Washington.

Plan Development and Public Participation

In large part the impetus for preparing the comprehensive plan was a desire on the part of the Board of County Commissioners to attract new commercial and manufacturing industry to Adams County, thereby promoting future economic development opportunities. While the county's economic base is and will continue to be related to agriculture, it is recognized that diversification is important because the agricultural community typically struggles to survive difficult financial times, which, in turn, threatens the economic stability of the county as a whole.
The development of the plan occurred in two different phases: one conducted during 2000 and 2001 that focused on the issues important to the eastern two-thirds of the county, and another conducted during 2002 and 2003 that initially focused on the issues facing the Panhandle, or western portion of the county. The second phase of the effort quickly expanded into integrating the two parts of the county into an overall comprehensive planning effort as it became apparent that the fundamental issues important to citizens of the different geographic regions of the county were actually very consistent. The result of these two phases is the final, overall, coordinated and complete comprehensive plan described herein.

Early on, the Board of County Commissioners and the Planning Commission recognized that public involvement is essential to the planning process. The people of Adams County need to have a strong understanding of the purpose of the comprehensive plan and the development regulations that are created to implement the plan. To ensure that understanding is developed, Adams County elected officials and Planning Commission members promoted numerous efforts to seek citizen participation throughout the planning process. During each process, a citizen's workbook was widely distributed to stimulate thinking about where Adams County should be in the next ten plus years regarding land use, zoning, economic development and the environment. Additionally, there were public workshops held throughout the county to discuss planning progress, and to seek public comments. In total, the four-year process that went into the development of this comprehensive plan involved countless hours of invaluable insight, direction and expressions of commitment to a positive future for Adams County.

Incorporation of an Environmental Analysis

The State Environmental Policy Act (SEPA) requires that, as local governments consider different actions, there be a deliberate evaluation of those actions on different elements of the natural and built environments. To comply with the requirements of SEPA, Adams County conducted an initial environmental review during the east-county planning process that resulted in the development and issuance of a non-project Draft Environmental Impact Statement (DEIS) that was imbedded in the actual Draft East

County Comprehensive Plan. The detail and depth of analysis contained in the DEIS, as well as the consistent issues and integrated outcome of the two phases, allows the county to incorporate it by reference {pursuant to WAC 197-11-600(4)(b)} in taking action to adopt the final comprehensive plan.

Community Values and Goals

Through the many public participation processes employed during the development of this comprehensive plan, the residents of Adams County provided thoughtful insight into what is valuable to them as a community. The input received has been used as the planning framework within which the different components of the comprehensive plan have been developed. Below is a summary of the planning framework and community vision that has guided the development of this document.

- **Protect agricultural lands.**
- **Protect agricultural lands with infrastructure (e.g. irrigation) for agricultural production.**
- **Maintain and increase economic stability by promoting diverse growth.**
- **Prioritize for new industries that fit in with the main industry, which is agriculture.**
- **Provide protection measure for our environment.**
- **Depend on and utilize existing transportation networks (including state highways and railroads) to promote growth.**
- **Link future land uses to needed infrastructure (both social and public services/facilities).**
- **Create desirable development outcomes by planning for future growth.**
- **Ensure on-going opportunities for citizen participation.**
- **Encourage joint city/county jurisdictional partnerships in Adams County.**
- **Promote a safe, clean and beautiful community environment.**
- **Encourage local capacity for community pride and leadership by respecting values fostered by the rural way of life.**
- **Preserve traditional development patterns through zoning (rely on separating land uses to reduce conflicts and incompatibility)**
- **Allow for development opportunities with mixed uses in single zones when compatibility is not an issue.**
- **Require the use of buffers as one means of preventing land use conflicts.**

Plan Organization and How To Use It

A comprehensive plan, by definition, is a policy document. It is used by decision-makers over time to evaluate a jurisdiction's progress in achieving its community goals and preferred future. The plan should provide guidance on a range of topics, known as elements in the comprehensive plan. Each of these elements instructs the county on how to proceed with a myriad of development decisions, both public and private. In order to obtain the best possible utility from a plan, it must be considered a "living" document, rather than one that collects dust on some remote shelf. As such, the comprehensive plan must be consulted regularly, and familiarity with its contents will help people to determine when it is best to overhaul the outdated plan.

While each of the topics, or elements, is considered individually, it is also intricately linked to the other elements. For instance, changes in future land use will change how transportation works. Growth that occurs in an area will trigger the need to improve certain roads. Growth will also drive the need to upgrade utilities. Growth may result from choices made about economic development. Or, growth may stifle economic development opportunities by consuming various available resources, like housing, too quickly. In any event, each of the elements must be considered within the context of the others.

To achieve the greatest utility of the comprehensive plan, it is important each time a land use decision is before the county to first ask the question *"Is it consistent with the comprehensive plan?"* If the answer is yes, then the choice is likely to be a "right" one. If it is no, then either the choice is not suitable, or the plan must be changed. There are two types of land use decisions the county will make that will trigger this question: one is "legislative" such as adopting a new zoning, critical areas or subdivision code, and one is "quasi-judicial" such as approving a new subdivision or conditional use permit proposal. Considering the comprehensive plan during each of these types of decision making processes will ensure growth and development is consistent with the community values and goals for Adams County's future.

Specifically, this plan contains the following elements:

- **Background Information** – describes the existing conditions within Adams County.
- **Land Use** – contains the goals and policies for future land uses within Adams County.
- **Transportation** – contains the goals and policies for Adams County's transportation systems.
- **Facilities and Utilities** - contains the goals and policies for Adams County's capital facility and utility systems.
- **Economic Development** – contains the goals and policies for future economic growth within Adams County.

- **Environment** – contains goals and policies related to reducing impacts to the environment.
- **Implementation** – describes important tools for implementing the vision expressed in the comprehensive plan.

Implementation

The comprehensive plan is an expression of how the county should grow and develop, and serves as a guide for future development and redevelopment. Therefore, the goals and policies of the plan are general guidelines, not regulations. The Growth Management Act of 1990, as amended, states at Section 36.70A.120 "...[E]ach county and city that is required or chooses to plan under RCW 36.70A.040 shall enact development regulations that are consistent with and implement the comprehensive plan." The following ordinances, codes and programs have been developed, will be amended, or will be prepared as the primary means to implement the goals and policies of this Comprehensive Plan.

Zoning

Zoning is the most commonly used legal tool used to implement the plan. In a zoning code the town is divided into zoning districts, with types of uses, permit requirements and other land use regulations defined for each district. The most basic regulations pertain to:

- The height and bulk of buildings;
- The percentage of the lot which may be occupied and the size of required yards;
- The density of population and,
- The use of buildings and land for residential, commercial, industrial and other purposes.

It is also possible to develop performance standards and criteria to further define the characteristics of the different zoning categories, such as:

- Building materials and construction standards or attributes;
- The ability and/or criteria for keeping both domestic pets and livestock and,
- Any buffering, landscaping, parking or other similar standards.

Planned Developments

Planned development regulations, which are generally included within the county's zoning code, are intended to provide an alternative method for land development that:

- Encourages flexibility in the design of land use activities so that they are conducive to a more creative approach to development which will result in a more efficient, aesthetic and environmentally responsive use of the land;
- Permits creativity in the design and placement of buildings, use of required open spaces, provisions of on-site circulation facilities, off-street parking, and other site design elements that better utilize the potential of special features such as geography, topography, vegetation, drainage, and property size and shape;
- Facilitates the provision of economical and adequate public improvements such as sewer, water, and streets and,
- Minimizes and/or mitigates the impacts of development on valuable natural resources and unique cultural, historic, or natural features such as agricultural lands, steep slopes and floodplain and shoreline areas.

Subdivision

Subdivision regulations are intended to regulate the manner in which land may be divided and prepared for development. They apply whenever land is divided for purposes of sale, lease or transfer. State law specifies that any subdivision of land which results in the creation of a parcel of less than five acres in size must comply, at a minimum, with state subdivision requirements, as well as with any local subdivision regulations.

There are two basic forms of subdivision including long plats, which contain five or more lots, and short plats, which contain four or fewer lots. Regulations pertaining to both types of subdivisions are adopted and enforced at the local level in accordance with provisions and statutory authority contained in state law. The regulations specify methods of subdivision procedures for the developer and the county; minimum improvements (streets, utilities, etc.) to be provided by the developer, and design standards for streets, lots, and blocks. Subdivision regulations are intended to encourage the orderly development and redevelopment of large tracts within and around the community.

Binding Site Plan

The binding site plan is another different method of dividing property for commercial and industrial purposes, and in some cases for residential uses such as manufactured home and recreational vehicle parks where the individual parcels are not to be sold. This method for regulating development is intended to provide a flexible alternative to developers, and requires that a specific site plan be developed which shows the layout of streets and roads and the location of utilities required to serve the property. The binding site plan is a legally enforceable document which, when required, can be amended to reflect changing conditions. The plan also must be reviewed to ensure that the cost of providing basic

services and the maintenance of those services does not represent an unreasonable burden on the residents of the county.

State Environmental Policy Act

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

Critical Areas Ordinance

The Growth Management Act requires that all cities and counties in the State classify, designate and protect critical areas such as wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. One avenue for protection is a critical areas ordinance that is consistent with the comprehensive plan. This ordinance may preclude any development that is incompatible with the critical areas, but usually it will provide for mitigation measures to be applied to alleviate the negative impacts of a specific development on a specific critical area or areas.

CHAPTER 2: BACKGROUND INFORMATION

Description of the County

Adams County, named after the late president John Adams, is located in the southeastern portion of Washington State. Its shape is as an upside down pan with the southwest portion of the county referred to as the panhandle. Interstate 90 runs through the northern part of the county with US 395 meeting I-90, running south through the middle of the county. Adams County is approximately 35 miles long and 65 miles wide at its largest point, encompassing 1,894 square miles.

Adams County's topography consistently rises from the west side to the east ranging from approximately 1000 to 1900 feet in elevation. The County has several attractive streams and lakes that provide a range of recreational opportunities. The southeast corner of the county is bordered by the Palouse River with the Columbia National Wildlife Refuge in the northern portion of the Panhandle. Cow Creek watershed in east Adams County is where the Columbia Plateau State Park facility is located. This is yet another economic opportunity for the County.

The climate of Adams County is shielded by the Rocky Mountains which prevent severe winter storms and cold continental air that moves southward across Canada and the Cascades obstruct the easterly movement of moist air from the Pacific Ocean. The temperature generally averages between 25 degrees in January and 80 degrees and more in the summer months. Average annual precipitation ranges from 8inches on the west side of the county to 12 inches on the east side, with the heaviest precipitation occurring during the winter months. Snowfall averages range from 0 to 2 inches.

Most of eastern Adams County has been designated as Interim Agricultural or Range Lands of Long Term Commercial Significance according to GMA requirements. Extractive mining operations are located in the area also, often using the deep layers of basalt for local roadwork. There are no forests in Adams County. Sprague Lake is a water body of statewide significance as determined by the Shoreline Management Act. This fact is given special attention anytime development proposals are considered. Critical areas have been identified and designated for habitat and wetlands that exist because of Sprague Lake. Floodplains can be found in each of the towns in east Adams County, as well as in most of the coulees. Wetlands, although in existence, are relatively scarce given the climate. The county is underlain by three distinct, relatively deep aquifers: Grand Ronde, Wanapum and Odessa Subarea. Adams County has a number of lake and a couple of streams that are included by statue in the Adams County Shoreline Master Plan.

The US Department of Agriculture has recognized 6 separate soil associations within Adams County. A soil association is a landscape that has a distinctive proportional pattern

of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soil. The soils in one association may occur in another but in a different pattern. A map showing the different associations is useful for comparing different parts of the county or to find the locations of tracts that are suitable for a certain kind of farming or other land use.

Table 1: Soil Associations in Adams County

Association	Description	Location	Uses
Walla Walla-Endicott	Nearly level to steep soils that are moderately shallow to very deep over a lime-silica hardpan	Found sporadically in the uplands across the eastern part of county	+95% is cultivated with wheat and barley in a summer-fallow system
Benge-Anders-Kuhl	Nearly level to strongly sloping soils of the channeled scablands; shallow to moderately deep over basalt and gravel	Found in the eastern part of the county	Mainly used for range land, some wheat and barely for summer-fallow
Ritzville-Willis	Nearly level to steep soils that area shallow to very deep over a lime-silica hardpan	Found throughout the central part of the county	+95% is cultivated with wheat and barley in a summer-fallow system
Stratford-Roloff-Starbuck	Nearly level to strongly sloping soils of the channeled scablands; shallow to moderately deep over basalt and gravel	Found sporadically throughout the central part of the county	Mainly used for range land, some wheat and barely for summer-fallow
Shano-Burke	Gently sling to steep silt loams that are moderately deep to very deep over a lime-silica hardpan	Found throughout the western part of the county	+95% is cultivated with wheat and rye; parts of this area are irrigated which allows for corn, sugar beets, beans, potatoes and hay
Ephrata Neppel-Royal	Nearly level to steep sandy loams, fin sandy loams, and very fine sandy loams that are moderately deep to deep over a lime-silica hardpan, Ringold beds	Found in the western part of the county, known as the panhandle	+97% is irrigated by the Columbia Basin Irrigation Project with sugar beets, beans, potatoes, field corn and hay are the main crops

	or gravel		

Source: NRCS Soil Survey for Adams County

Existing Land Use

Adams County is a sparsely populated, rural landscape with enormous tracts of land devoted to agricultural production and range-related activities. Dryland wheat, small family farms and grain elevators dominate land use in east Adams County. Amongst these uses, Adams County has five incorporated communities. In the Panhandle area is Othello, which was incorporated in 1910, the youngest of the cities. Across the southern portion of the county on Highway 26 you will continue through Hatton then on to Washtucna. Lind is located in the middle of the county along US Highway 395, which connects to Interstate 90 at Ritzville, the county seat and the oldest city. There are several other small, historic settlements not formally incorporated which depend on clustered residents to provide a community setting.

Aside from the cities and towns the predominant land use in Adams County is agriculture, in the form of dry land grain crops, rangeland livestock grazing and irrigated orchard farming. These resource use activities are typically a source of multiple benefits ranging from economic stability to providing a significant amount of habitat for native wildlife species. Othello is the more diverse economic community with its main ties still related to agriculture and agriculture processing facilities. The Columbia Basin Project began in the 1930's to bring irrigation to the areas in the Columbia Basin. The project allowed for nearly a half million acres to be irrigated. The panhandle area thrived by this and now has a significant portion of its croplands in irrigation. This allows the area to grow a larger diversity of crops; including potatoes, asparagus, mint, corn and some fruit orchards. The remainder of the County is sparsely populated with enormous tracts of land devoted to agricultural production and range-related activities.

Particularly in the Panhandle Area, there are increasing pressures placed on the agricultural base to convert to other activities such as residential and industrial uses. Small spurts of commercial development growth are occurring at the intersections of major roads and highways. There are some manufacturing and warehouse uses beginning to occur along the railroads. The growing interest in the sand dunes near Hatton along SR 26 is increasing the recreational opportunities of the County and drawing more and more interest for economic development.

It will be important to the future of Adams County's economic base to find a feasible way to maintain and enhance both agricultural and industrial uses without degrading one in the name of promoting the other.

Agriculture...

Adams County's history has been intricately tied to a diverse range of agricultural activities. The Ritzville area was the first to be settled in the late 1800's by stockmen raising cattle and growing small gardens and hay. In 1890, the first crop of wheat in Adams County's history was harvested. After the development of the irrigation systems through the Panhandle area in the 1960's, Othello became a more diversified community with a variation of crops, while the remaining area of the county continued producing dry land crops.

Across the state, Adams County remains in the top five for total land in farms, total cropland and total harvested cropland. The County harvests 50% of it cropland, of which 78% is wheat. It is likely that the agricultural industry will continue to be a primary trade in Adams County's future. There are some overall trends upward in the agricultural industry that may warrant additional attention in order to maintain this primary economic base. The following table 1 is a graphic description of some of these trends, as found in the 1997 US Census of Agriculture.

Table 2: Agricultural Statistics For Adams County

	1992	**1997**	**Change**
# of Farms	602	628	26
Acres in Farms	996,742	1,096,447	99,705
Average Farm Size	1,656	1,746	90
Average Farm Value	$792,726	$1,307,300	$514,547
Average Acre Value	$465	$714	$249
County Land Area (acres)	1,212,160	1,212,160	0
% of Land in Farms	82.23%	90.45%	8.23%

Source: USDA National Agricultural Statistical Service, 1992 & 1997 Census of Agriculture

Adams County
Acreage Analysis

	Othello Planning Area	Panhandle (less OPA)	East County (less cities)	Total Acres
Residential	1,122.75	1,001.86	478.50	2,603.11
Manufacturing	47.62	12.24	24.79	84.65
Transportation, Communication & Utilities	30.08	20.38	15.95	66.41
Trade	45.21	4.20	60.06	109.47
Services	9.68	25.97	90.54	126.19
Cultural, Entertainment, & Recreational	56.10	-	48.89	104.99
Agriculture	10,346.59	92,362.94	1,003,549.46	1,106,258.99
Undeveloped Land & Water Areas	607.70	87.19	219.26	914.15
Exempt	441.94	11,664.37	17,757.26	29,863.57
Totals	12,707.67	105,179.15	1,022,244.71	1,140,131.53

Note: All information is based on the assessor parcel data. Most of the acres may not be accurate because not all land acres are listed for the OPA. The housing unit information for the OPA is based on the TAZ report. Any agricultural uses with a physical address were counted as a housing unit for the two other areas. The information in the red is to note that there are not always acres listed for exempt lands.

Dry land...

Dry land crop farming takes up a large part of the County's land area, particularly on the east side of the County. Because of the dry climate the predominant crop is wheat primarily soft white and club varieties, as well as some winter wheat that is grown in alternate years. Every other year a particular piece of ground sits idle in order to increase the moisture and mineral content of the soil. In general, the average bushel/acre harvested is usually lower in Adams County than the state average. However, this can vary tremendously from year to year, depending on the amount and timing of precipitation.

According to the 1997 US Census of Agriculture, Adams County is ranked 3rd of the wheat producing counties in the state and 4th of the counties in the United States, and it does so without the aid of irrigation. However, the census also points out that while Adams County has had an increase in the number of bushels produced, the acres harvested have dropped. There was an increase of 6,532,599 bushels from 1992 to 1997, and the average bushel per acre harvested amplified from 40 in 1992 to 61 in 1997. Within this time period, Adams County's contribution to the State's total bushels climbed from 5th in the state to 3rd.

Of the top 10 wheat counties in the State, only Franklin County has actually dropped in their rank among the top ten in regards to total bushels produced. However, among the top 10, although the total acres decreased, the total bushels have increased, and the average yield per acre has increased from 1992 to 1997 in all 10 counties. It is important to note, however, that some counties can have noticeable change in production from year to year, depending on precipitation.

Another factor to be considered when looking at the wheat producing ground in the County is the Conservation Reserve Program (CRP) implemented by the Federal government in 1986. This program involves allowing farmers to enroll some of their ground into a 10-year plan of maintaining a cover crop, as opposed to the typical winter wheat/fallow rotation that involves harvesting and replanting. This is a multiple use program designed to conserve soil and water and to provide wildlife habitat. The federal government pays a certain dollar amount per acre to the farmer to keep that ground out of production, but maintained with an adequate cover crop and controlled for noxious weeds. The typical cover crops are crested wheat, tall wheat, Sherman blue rye grasses, or alfalfa. In Adams County most of the land in the CRP program is located in the eastern part of the County because of soil types that are prone to wind erosion and are generally less productive than those within the federal reclamation project. The Census of Agriculture shows that Adams County has approx 205,000 acres enrolled in the CRP program that makes Adams County one of the higher percentage counties in the State.

The following table provides a summary look at the comparison in wheat crops between 1992 and 1997 in Adams County, based on the 1997 US Census of Agriculture.

Table 3: Adams County Wheat Production

	1992	1997	Rank	Changes
# of Farms	602	628	22	Up
Acres Harvested	304,932	303,813	4	Down
Total Bushels	12,284,526	18,817,125	3	Up
Bushels per Acre	40.29	61.94	3	Up

Source: USDA National Agricultural Statistical Service, 1997 Census of Agriculture

Rangeland...

Rangeland in Adams County is used primarily for beef cattle production. Most ranches and farms consist of cow/calf operations, with calves being born in early spring and weaned in October and November. Because of soil types and climate, a portion of the east county is not suitable for dry land crop production, but it does provide area for rangeland grazing. The largest concentration of these areas are typically located at the fringes of steep slopes. Most rangeland is moderately dry (12 to 14 inches of precipitation) and sparsely watered, with a short growing season.

Irrigated...

Due to the Columbia Basin Irrigation Project, water was brought to the Othello area allowing it to be used for producing fruit. Adams County ranks among the top 9 counties in the state for harvested pounds of apples according to the 1997 US Census of Agriculture, which was up 35% from the 1992 Census. Additionally, the County is 5th in total irrigated acres, while its neighbor to the west, Grant County, is 1st. It appears to be a state-wide trend for most fruit crops: fewer farms but more acreage.

Table 4: Irrigated Acreage Comparison

	1992	1997	Changes
Adams	141,852 acres	148,018 acres	6,166 increase
Benton	134,698 acres	153,254 acres	18,556 increase
Franklin	214,748 acres	221,145 acres	6,397 increase
Grant	410,552 acres	446,183 acres	35,631 increase
Yakima	256,508 acres	277,589 acres	21,081 increase

Source: USDA National Agricultural Statistical Service, 1997 US Census of Agriculture

The following table shows a graphic representation of Adams County's contribution to the state's apple production industry. It is a good representation of the importance of the orchard activities to the economic base of the county, as well as to the state.

Table 5: Apple Production Comparison

	1992	1997	% of change	Ranking
Yakima	1,525,587,872	1,853,679,121	21.51%	1st
Grant	617,849,692	994,822,023	61.01%	2nd
Okanogan	607,039,324	503,037,047	-17.13%	3rd
Chelan	476,961,326	367,560,322	-22.94%	4th
Benton	272,233,576	313,001,955	14.98%	5th
Douglas	362,359,603	305,606,510	-15.66%	6th
Walla Walla	77,330,125	188,653,861	143.96%	7th
Franklin	117,855,457	63,237,327	-46.34%	8th
Adams	45,508,382	60,802,233	33.61%	9th

Source: USDA National Agricultural Statistical Service, 1997 US Census of Agriculture

Existing Transportation

An extensive network of county roads, consisting of approximately 1,125.5 miles of graveled and 650 miles of pavement in Adams County, constructed along sections lines, which serves to move people and goods (typically, farm commodities) throughout, to and from, the county. Well-developed state and interstate highways along with two freeways allows efficient transportation corridors for travelers, both for residents and others who are "just driving through". There are small, private airplane landing strips are located throughout the county. Some are used to support aerial application of chemicals on growing fields of agriculture. Others are used for recreational and personal transport purposes. Ritzville and Lind in east Adams County both support small public airports.

Public transportation does not exist in rural Adams County. Some public transit opportunities are available within the county for the elderly and for disabled persons. Most service is between homes and service or medical centers. As for travel by means of water are extremely limited. There are no navigable rivers within the county. There are lakes for recreation opportunities.

Washington Central Railroad and Burlington Northern Santa Fe Railroad both have active rail lines within Adams County. The mainline for the former Northern Pacific

Railroad, used by BNSF, begins in Portland and extends through Adams County, by entering the county south of Hatton and exiting near the town of Sprague. That line extends east from Spokane. Unit train facilities occur at Lind and Ritzville. There is another BNSF route over the Palouse River Line that serves a portion of eastern Adams County. Finally, Washington Central Railroad has a line that connects Connell to Moses Lake. It serves a portion of Adams County as well.

Existing Facilities & Utilities

In the eastern part of the county, most residents within the rural areas of Adams County, particularly, are served by domestic wells and small public water supply systems. Wastewater treatment facilities do not exist in the county to serve the rural population. Instead, people and businesses rely mostly on on-site septic disposal systems for this purpose. Two large bodies of industrial wastewater piped from food processing plants in Othello are located in the western portion of Adams County. Both have periodic odor problems due to anaerobic processes. One pond ultimately provides additional irrigation water for crops grown within that vicinity.

Solid waste facilities are provided by ADA-LIN Waste Systems, Inc. They transport solid waste to transfer stations throughout the county where it then is collected for long haul outside of the county. The county road department constructs, maintains and repairs all public roads identified within the county road network, as well as plows most of them during the winter. The County Public Works collaborates and coordinates closely with Planning and Building Department personnel on all new development proposals. Adams County is served by a modest number of deputies and the sheriff; their workplace is located in the courthouse in Ritzville, as well as at a substation just outside of Othello in the Panhandle. The Othello substation also contains the offices for Emergency Management and Support Enforcement. The smaller towns in eastern Adams County contract with the Sheriff's Department to obtain the enforcement coverage they need.

The county seat of government is located in Ritzville. The courthouse building is comprised of various offices, such as the Auditor, Assessor, Treasurer and Prosecuting Attorney. There is also the County Services Building (CSB) which is located in the city of Othello. This building houses several additional county offices, some functioning as outposts, while some are full departments, e.g., the Planning and Building Department. Another District Court, Community Counseling Services and the Licensing Department complete the occupants at this location. The Board of County Commissioners meets at the CSB in the District Courtroom once a month on each second Wednesday, to accommodate county business in the Panhandle. The County also provides: public health services, juvenile facilities, hospital districts, one water district, fire districts,

library districts, parks and recreation, weed and mosquito districts. The East County does not have irrigation however there is an irrigation district in the Panhandle.

Utilities for the county are obtained and provided to the residents through commercial and franchised sources, including, but not limited to: electric, telephone, cable TV, wireless communications and fiber optics.

Growth Past and Present

In 1883 Adams County was incorporated from a portion of Whitman County with a known population of 150. By the census in 1900, the county had a record-breaking population of 4,840. Since then the county has had a great fluctuation in its population over the last 100-year period, with steady decreases followed by steady increases more recently. By 1910 the population increased 126%, according to local papers it was spurred on in part by large numbers of wheat farmers, good wheat prices and the new railroad system. However, from the 1910 to the 1950 census the population continually decreased. The population declined from 10,920 down to 6,584 equaling a devastating negative 40% from 1910 to 1940. It was reported that major fires throughout the small communities and low wheat prices influenced the decease, along with World War 1 and the Depression. Since then the county has had steady growth with an average increase of 18% per year. Now in 2000, the population has grown to 16,428. The table below shows the population for the county and cities over the last 100-year period.

Table 8: Population for Cities and County (1900-2000)

	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Adams County	4,840	10,920	9,623	7,719	6,209	6,584	9,929	12,014	13,267	13,603	16,428
Unincorporated Area	2,633	7,769	5,904	4,489	3,122	2,759	3,994	5,018	6,031	6,466	7,905
Hatton	684	161	87	65	43	42	65	60	81	71	98
Lind	762	831	724	730	679	796	697	622	567	472	582
Othello	0	0	649	397	332	526	2,669	4,122	4,522	4,638	5,847
Ritzville	761	1,859	1,900	1,777	1,748	2,145	2,173	1,876	1,800	1,725	1,736
Washtucna	0	300	359	261	285	316	331	316	266	231	260

Source: US Census of Population

The following charts show this fluctuation through the percent of change and actual population.

Chart 1: Percent of Population Change (1900-2000)

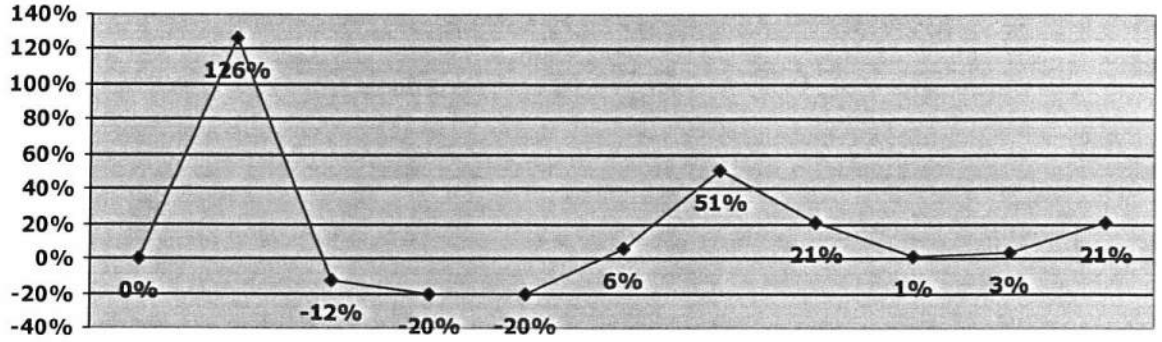
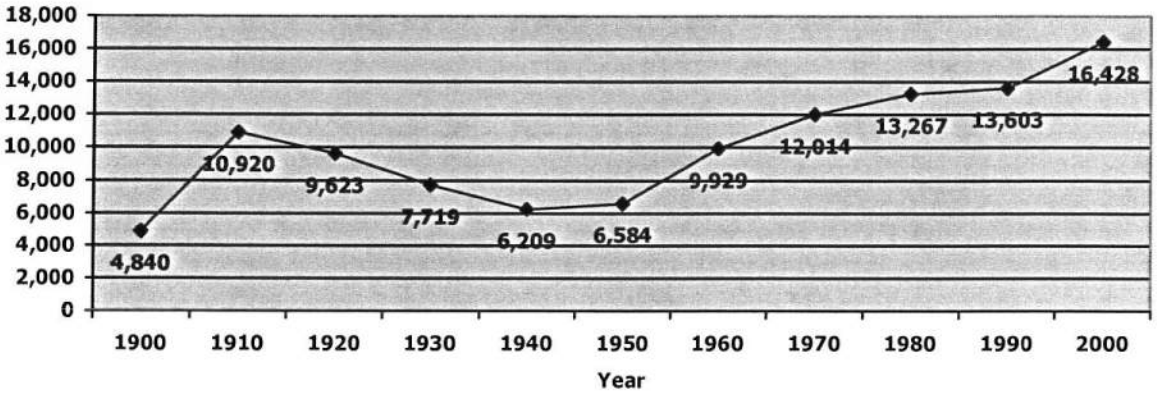


Chart 2: Population Trends (1900-2000)



Demographics

Housing...

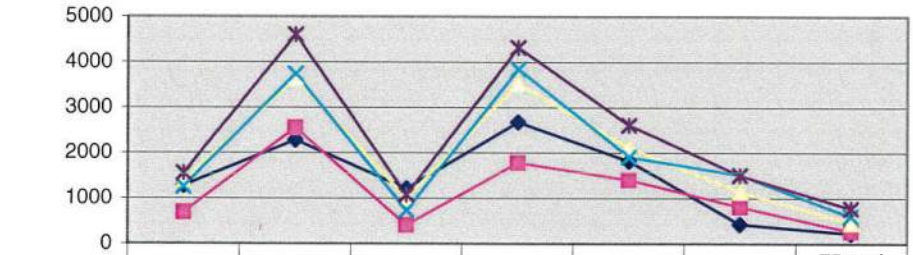
Adams County finds that the greatest number of new building permits issued each year for dwelling units is for manufactured housing. This is because people find it more affordable to buy, compared to stick-built housing. In 1990, 44.9 percent of housing units were located in the unincorporated areas of the county. By the end of the decade, there was a shift with housing being equally distributed within and outside city limits. In eastern Adams County, housing condition problems are more likely to be associated with older housing stock, and residents with low incomes. This combination suggests there are residents in east Adams County whose housing needs are not being met. In the area between Lind and Washtucna, there is a higher percentage of rental units compared to

owner-occupied housing. Rentals are more likely to be substandard than owner-occupied homes.

Age...

It is always important to review the age groups throughout history to see if people are staying or moving out of the county. The graph below shows that there is consistently very few people in the 20 to 24 age group category across the decades. One reason for these low numbers is due in part to a small age category. This age group also includes many people who are of college age, and there are no colleges in Adams County. The nearest universities and/or junior colleges may be too far to commute. Over the years, the number of school age children and the 25 to 44-age category are consistently higher than the other categories. The age categories all appear to increase proportionally with the exception of the 20 to 24 and the 75 and over categories. The 20 to 24 category is the only one that had more people in 1960 (1215) than in any other census year investigated, including the 2000 census (1070). The encouraging factor is that it appears young people return to the county.

Chart 3: Age Comparison for Adams County 1960 to 2000



	Under 5	5 to 19	20 to 24	25 to 44	45 to 59	60 to 74	75 and over
1960	1278	2280	1215	2673	1821	433	229
1970	684	2547	404	1777	1404	811	265
1980	1386	3637	1002	3530	2109	1144	459
1990	1258	3741	732	3841	1908	1516	607
2000	1552	4597	1070	4318	2612	1503	776

Race...

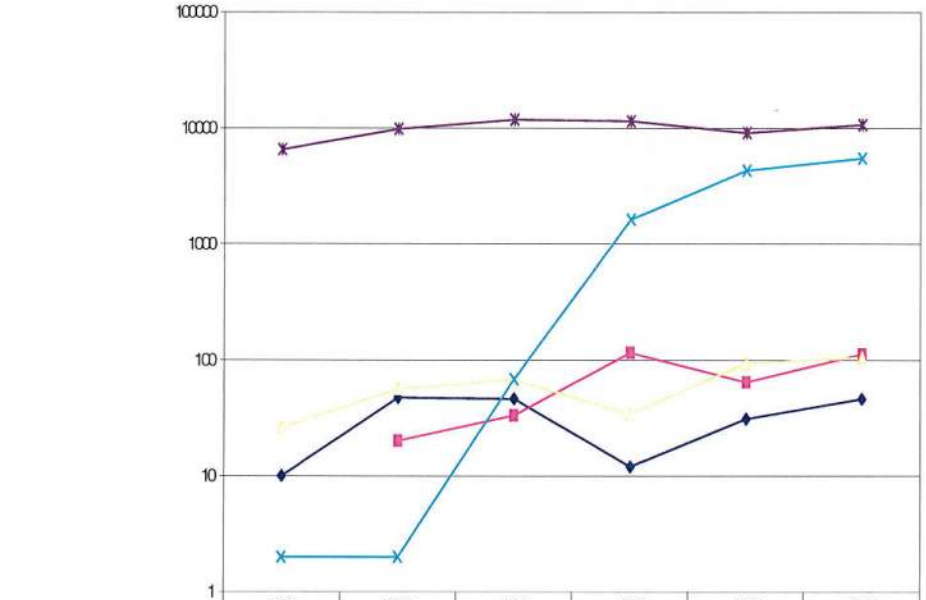
In the course of Adams County's history, it is safe to assume that the county's population has been impacted by agriculture. With an increase in irrigated agriculture after the 1960's, there is a significant increase in the "other race" category, which is the census category that includes people of various Latino heritages. This category now

accounts for approximately 33% of the total population, while the white category has dropped from 99% 1950 to 65% in 2000.

Table 9: Race Percent of Population for Adams County 1950 to 2000

	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Other Race
1950	99.4%	0.2%	0.0%	0.4%	0.0%
1960	98.7%	0.5%	0.2%	0.6%	0.0%
1970	98.2%	0.4%	0.3%	0.6%	0.6%
1980	86.5%	0.1%	0.9%	0.3%	12.3%
1990	66.9%	0.2%	0.5%	0.7%	31.7%
2000	65.0%	0.3%	0.7%	0.6%	33.4%

Chart 4: Race Population for Adams County 1950 to 2000



	1950	1960	1970	1980	1990	2000
Black	10	47	46	12	31	46
American Indian, Eskimo or Aleut		20	33	115	64	112
Asian or Pacific Islander	26	56	67	34	93	105
Other Race	2	2	68	1631	4315	5493
White	6546	9804	11800	11475	9100	10672

Employment…

We have found that there are multiple resources to find data on the employment history for the county. Originally, using the data from the census, the county's employment rate grew in 1980 and 2000 by an average of 20%. However based on the employment information found in a study completed by Oregon State University (OSU), the average employees decreased in the last 10-years by 13.8%. We have not found any information to support either of these documents at this time. Table 10 is based on the census information and Table 11 is based on the study. Because we have used the information from the census books on all of the other data in this report, we will continue using the census data.

Table 10: Employment for Adams County – Census Data

	1970	1980	1990	2000
Total Employees (Part and Full-time)	4701	5785	5847	7006
Percent of Change		23.1%	1.1%	19.8%

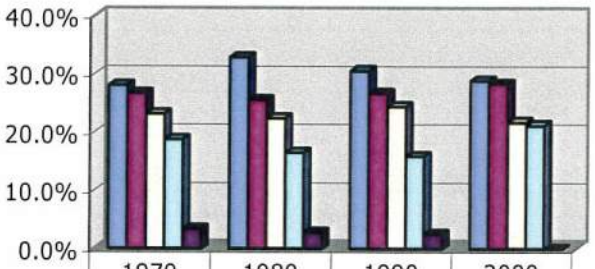
Table 11: Employment for Adams County – OSU Study Data

	1970	1980	1990
Total Employees (Part and Full-time)	7057	8062	8130
Percent of Change		14.2%	0.8%

(2000 data not reported)

The county's employment types have been fairly stable throughout the years. In 2000, the employment types had the most change compared to the previous 30 years. Although there is no specific data explaining this change, it is assumed that the continued increase in population and the need for the services will support the employment increases.

Chart 5: Employment Types for Adams County 1970-2000

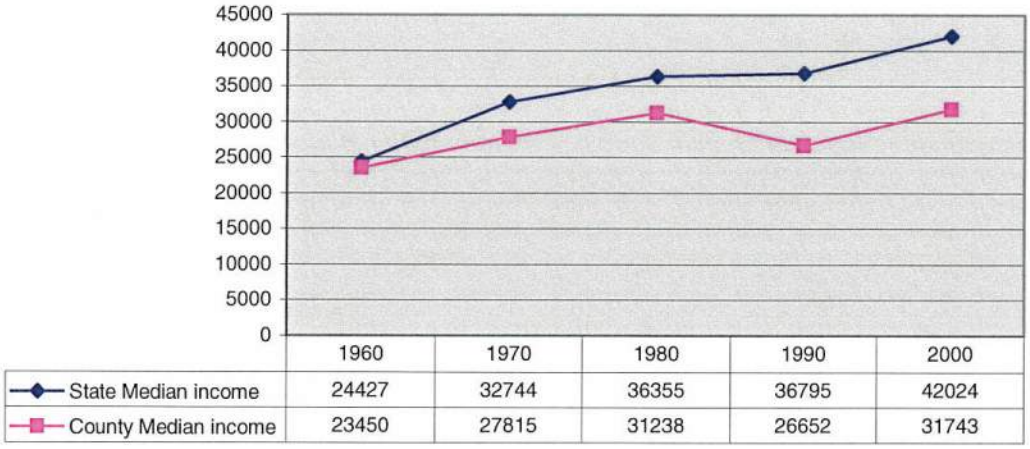


	1970	1980	1990	2000
Manufacturing	28.0%	32.8%	30.5%	28.8%
Agriculture	26.7%	25.5%	26.7%	28.3%
White-collar	23.1%	22.4%	24.4%	21.7%
Retail-service	18.7%	16.5%	15.9%	21.2%
Other	3.4%	2.8%	2.5%	0.0%

Income...

This leads to the income within the county. The income data is based on Median Family Income not Median Household Income. Our understanding of family income vs. household is that family is related; household is anyone (related or not) in the same home. This is a comparison of Washington State vs. Adams County. In 1960, the county median income, $23,450, was only $977 (or 4%) less than the state median income. In 1970 & 1980 the difference gets increases (approximately 15%), and there is a much larger disparity in median income in 1990, where the state remains almost level at $36,795 and the county's drops below even the 1970 levels to $26,652. This is a difference of $10,143 or 27.5%. In 2000, the county has gained some of that lost ground with regards to the county numbers, increasing to $31,743, however, this gain is still $10,281 (24%) less than the state median.

Chart 6: Median Income - Washington State & Adams County 1960-2000



	1960	1970	1980	1990	2000
State Median income	24427	32744	36355	36795	42024
County Median income	23450	27815	31238	26652	31743

In researching the Census of Agriculture data, Adams County ranked high for receiving government payments. Government payments are dollars received by the farm operator for disaster payments, payments from reserve programs and all other federal farm programs.

Table 12: Government Payment for Washington State (in $1,000)

	1997	Rank	1992	Rank
Adams	10,980	3rd	10,486	3rd
Douglas	8,114	5th	8,193	6th
Grant	8,030	6th	8,329	7th
Lincoln	12,252	2nd	15,647	2nd
Walla Walla	8,379	4th	9,390	4th
Whitman	14,920	1st	19,488	1st

Population Projections

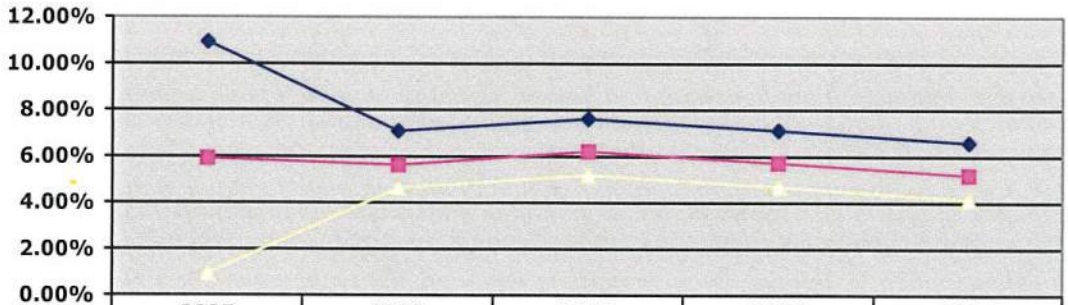
The official 2000 US Census population figure for Adams County is 16,428. In January 2002, the Washington State Office of Financial Management (OFM) released the population projections for 2005-2025 in three series: low, intermediate and high. The next table and chart show the differences in these three projections. In Chart 8 the percent of change for 2005 is the change above the 2000 population.

Table 13: Population Projections (2000-2025) High, Intermediate and Low.

	2000	2005	2010	2015	2020	2025
High	16,428	18,444	19,853	21,489	23,136	24,766
Intermediate	16,428	17,458	18,502	19,724	20,919	22,063
Low	16,428	16,585	17,392	18,343	19,245	20,077

Source: Washington State Office of Financial Management

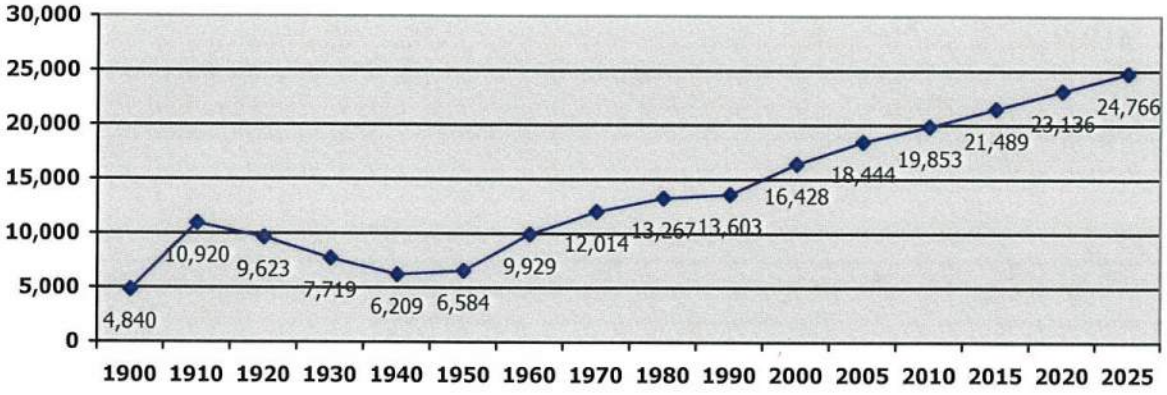
Chart 7: Population Projection Percent of Change (2005-2025)



	2005	2010	2015	2020	2025
High	10.93%	7.10%	7.61%	7.12%	6.58%
Intermediate	5.90%	5.64%	6.20%	5.71%	5.19%
Low	0.95%	4.64%	5.18%	4.69%	4.14%

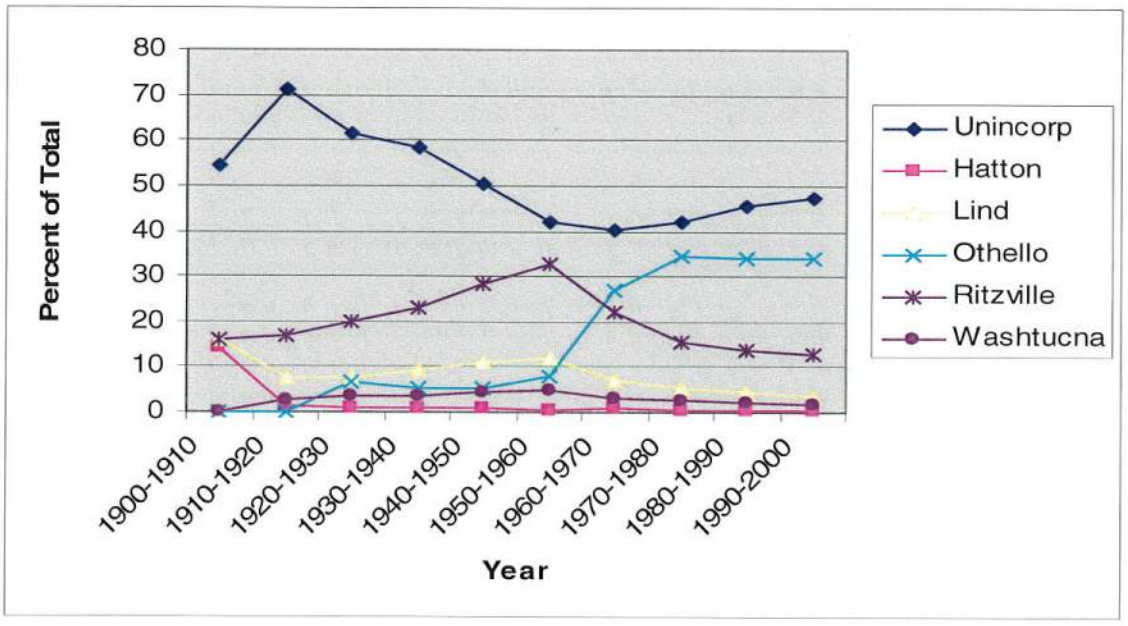
To ensure that the County and its cities are planning for adequate capacities for their public facilities and services, it is recommended that the high series projections provided by OFM be used. The following chart demonstrates how the high series projection continues a steady increase in population that began in 1960.

Chart 8: Population for Adams County 1900 to 2025



In considering the distribution of this overall population throughout the County, it was decided to look at the historical and existing percentage of the total county population for the different incorporated areas. Although a second method was considered (historical rate of growth for each particular community), this method appears to be more accurate. This is largely due to extreme positive and negative fluctuations in population for some of the communities at different points in time.

Chart 9: Percent of County Total Population – 1900 to 2000

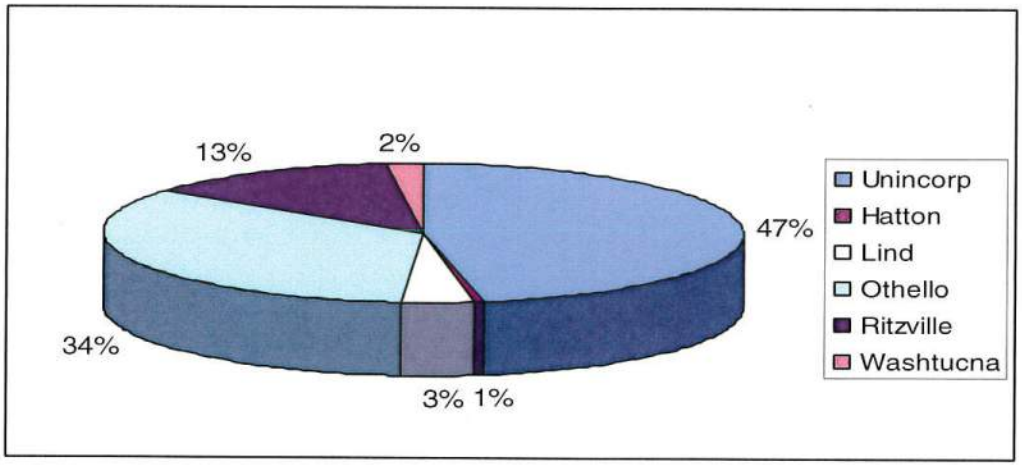


Based on the percent of total county population method, the following table and chart demonstrate a possible distribution of the OFM high series projections.

Table 14: Projected Population Distributions – OFM High Series

	2000	2000 % of Total	Projected % of Total	2005	2010	2015	2020	2025
County Total	**16,428**			**18,444**	**19,853**	**21,489**	**23,136**	**24,766**
Unincorporated	7,905	47.5	47	8,669	9,331	10,099	10,873	11,640
Hatton	98	0.5	0.6	111	119	129	139	149
Lind	582	3.5	3.4	627	675	731	787	842
Othello	5,847	34.1	34	6,270	6,750	7,306	7,866	8,420
Ritzville	1,736	12.7	13	2,398	2,581	2,794	3,008	3,220
Washtucna	260	1.7	2	369	397	430	463	495

Chart 10: Population Distribution – 2025



CHAPTER 3: LAND USE ELEMENT

Resource Lands: Agriculture

Agriculture was and is a vital economic mainstay of Adams County. The diversity of the agricultural industry provides the County with not only a relatively stable economic base, but also a cultural heritage and quality of life. This quality of life is created and defined through physical, environmental aspects as well as through lifestyles, attitudes and a sense of community that is somewhat unique to a rural area. Adams County, through its past as well as the future expressed in this comprehensive plan, will provide an example of how this quality of life can be maintained through progressive, innovative techniques.

The intent of this section is to recognize and acknowledge the importance of agricultural lands and related activities to the economic livelihood of Adams County. Existing and future agricultural activities are permanent land uses as well as a significant economic function within the community. It is important to preserve and encourage these activities as viable operations and to protect them from the encroachment of incompatible uses, particularly through innovative development techniques. This section also contains Adams County's response to the requirements of the GMA to identify and classify agricultural lands of long term commercial significance.

Goals and Policies

GOAL: Because of their importance to the continued economic viability of the County, agricultural lands will be preserved and maintained to the greatest extent possible.

Policy 1: Encourage the retention of agricultural lands and prevent haphazard growth into these areas.

Policy 2: Encourage the maintenance and viability of the family farm.

Policy 3: Adopt a "right-to-farm" attitude whereby the County recognizes that agricultural uses and activities enjoy historical or prescriptive rights to normal farm practices such as early and late hours of operation, noise, dust generation, crop dusting, odors, slow moving vehicles and livestock on rural roads.

Policy 4: Protect and retain existing and future agricultural lands from conflicting non-farm uses and influences.

Policy 5: Support the existing economic base by discouraging the unnecessary or speculative rezoning of agricultural lands to non-farm use.

Policy 6: Agricultural lands considered desirable for acquisition for public, recreational, scenic and/or park purposes, or for wildlife habitat, will first be evaluated for its impacts on the commercial agricultural and social-economic structure of the immediate area, and of the County as a whole.

Policy 7: Encourage the use of agricultural value assessment, open space designations, and/or other tax benefits that help retain the economic viability of farming practices.

Policy 8: Clustering of residential development may be carefully allowed in areas designated for agriculture, promoting a balance between future non-farm development and protecting agricultural activities from incompatible uses.

Policy 9: Encourage farm-based businesses as accessory uses in agricultural areas that supplement farm income. Farm-based businesses are those that occur on-farm and are devoted to the direct marketing of unprocessed and/or value-added agricultural products that are produced, processed and/or sold on-site.

Policy 10: Preserve agricultural tracts that are adequate in size, in relation to the particular activity, to maintain the economic viability of farming operations.

Policy 11: Land divisions that are needed to support the operation for the family farm will continue to be expedited through an administrative review process. Said, divisions may include situations where a second residence at the farmstead is needed to accommodate family members who are expected to take over the farm operations. Land divisions of residences existing as of the date of adoption of the comprehensive plan may be permitted on less than the minimum lot size requirement of the particular agricultural zone.

Policy 12: Allow recreational activities and other commercial and/or industrial uses that can be conducted in a manner that results in no negative impacts to agricultural operations.

Policy 13: Small "hobby farms" should be allowed to serve as a buffer between the more densely populated residential areas and lands devoted to agriculture as commercial enterprise.

Policy 14: Require some level of subdivision review process for any proposal that would create lots/parcels/tracts that are less than 20 acres in size, except that in those areas designated Prime Agriculture, require a review process for any proposal creating lots/parcels/tracts that are less than 60 acres in size.

Policy 15: Allow existing parcels created through a process previously exempt from County subdivision review standards to be developed consistent with applicable health, building and zoning standards, even though they may not meet the density and/or minimum lot size standards.

Criteria for Classifying "Long-term Commercially Significant Agricultural Lands"

Adams County, with assistance from the Ground Water Management Area (GWMA), conducted a Geographic Information System (GIS) analysis to identify agricultural lands of long term commercial significance within the County. The following criteria was applied independently to dryland and irrigated farming areas within the County, resulting in the prime Agricultural Lands mapped in this comprehensive plan. An overriding theme in the many discussions leading to these criteria was "critical mass". In other words, to maintain a truly viable agricultural economy that will continue to support the important agriculturally-related industries in the County, it is vital to preserve large areas of productive agricultural lands that are protected from impacts of non-farm uses that tend to promote conversion to other types of land uses.

Dryland Criteria: Using NRCS digital information showing soil types that are *"Prime if irrigated"* and 2003 aerial photographs showing actual agricultural fields, the following criteria were identified and applied:

- Dryland fields at least 160 acres in size, **and**
- Any other dryland field within ¼ mile of the above fields.

Irrigated Criteria: Using NRCS digital information showing soil types that are *"Prime if irrigated"* and 2003 aerial photographs showing actual agricultural fields, the following criteria were identified and applied:

- Irrigated fields at least 80 acres in size, **and**
- Irrigated fields at least 10 acres in size within ¼ mile of the above fields, **and**
- Each of the above fields had some portion of it within the NRCS digital information showing soil types that are *"Prime if irrigated"*

Agricultural Lands Designations

Adams County will use the following agricultural lands designations in the comprehensive plan to identify those areas of the County that are appropriately utilized in a manner consistent with the above policies:

Prime Agriculture: this designation will be applied to lands that have soil quality and other physical and chemical characteristics, including an adequate water supply in irrigated areas, needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Included within this designation are the areas that fall into either the dryland prime or irrigated prime criteria identified above. This is the largest designation within the County, encompassing the entire center portion of the County, generally from the easterly edge of the Othello area to the westerly edge of the "channeled scablands" found in the East County. The minimum lot size in this district will be 60 acres.

General Agriculture: this designation will be applied to lands used primarily for irrigated row crop and orchard production, grain or feed crop production as well as livestock grazing that do not fall within the parameters of "long-term commercially significant agricultural lands". Included within this designation are those area enrolled in the Conservation Reserve Program (CRP) administered by the Natural Resource Conservation Service (NRCS). This designation is primarily located at the far eastern and western edges of the County where prime agricultural and other residential, commercial and/or industrial areas have not been identified. The minimum lot size in this district will be 20 acres.

Resource Lands: Mineral

As future development occurs within Adams County, mineral resources are needed for roads and utilities as well as residential, commercial and industrial development. The monetary value of mineral resources for construction has risen as deposits are covered by development, existing mines are depleted and development of new deposits or expansion of existing operations may be detrimental to adjacent land values and do not make attractive neighbors. The resulting higher value of construction materials means higher prices for homes, public infrastructure and transportation. The need and demand for sand, gravel and rock will continue. The challenge will be to protect known deposits while at the same time accommodating an expanding population.

The intent of this section is to recognize and acknowledge the importance of mineral resource lands and related activities to the economic livelihood of Adams County. It is important to preserve and encourage mineral resource activities as viable operations and to protect them from the encroachment of incompatible uses. This section also contains Adams County's response to the requirements of the GMA to identify and classify mineral lands of long term commercial significance.

Goals and Policies

GOAL: Adams County will conserve mineral resource lands for productive economic use to help maintain a stable, cost-effective source of needed construction materials.

Policy 1: The County will encourage the retention and protection of long-term mineral resource sites of commercial grade aggregate for new development, roads and other uses.

Policy 2: Mining and extraction operations will be sited and designed to minimize conflicts with adjacent land uses, and to minimize impacts on the environment.

Policy 3: Mining sites will be encouraged to first locate in non-urban areas where impacts can be minimized to critical areas, archaeological sites and agriculturally designated lands.

Policy 4: Allow incidental extraction and processing of mineral resources prior to construction or development of permitted residential, commercial, or industrial land uses or in conjunction with a demonstrated need, such as to address environmental water quality issues or imminent danger from a natural hazard.

Policy 5: Use existing topography to screen and minimize blasting, noise, dust, vibration, and visual impacts when developing new mineral extraction sites. Where heavy equipment, mines and pits cannot be effectively screened from residential and/or commercial areas, shorelines of the state and major highways, a combination of existing topography, berms and landscaping may be utilized to screen the site.

Policy 6: Ensure that mining sites and associated off-site stockpiles are maintained during the life of the operation, particularly in regard to the control of noxious weeds and dust.

Policy 7: Reclamation of mining and extraction sites is an integral part of all mining operations, and will be required and completed in a manner that will encourage future land uses that are compatible with local comprehensive plans.

Policy 8: Review and designate existing commercially significant mineral resource extraction sites that are legally established through local or state permitting processes and that meet the review guidelines set forth in this section for designating mineral resource lands of long-term commercial significance.

Criteria for Classifying "Long-term Commercially Significant Mineral Lands"

The following factors can be used to identify mineral resource lands of long-term commercial significance in Adams County:

- All existing permitted sand and gravel extraction sites (pits) are designated as mineral lands of long-term commercial significance, as shown on the "Mineral Resource Lands Reference Map". These lands are classified as a mineral resource lands overlay to the underlying land use designation.

- Designate other mineral resource areas when a location can be demonstrated as having a significant commercial supply and meet the review guidelines suggested below.

- Within Adams County, the existing pits designated as mineral lands of long-term commercial significance are allowed to be used outright in all zoning districts. Future mineral resource lands that are identified are also allowed outright in these two designations/zoning districts, EXCEPT, where the future location is proposed within 500' of a municipal boundary or an existing residence or a subdivisions, short subdivision or any other platted lot approved pursuant to RCW 58.17 and the Adams County Subdivision Code. In these instances a conditional use permit must be obtained prior to operations to allow for appropriate site-specific review of that new mineral resource.

- Areas can be classified as mineral resource lands based on geologic, environment, commercial quality and volume of the resource, topographic characteristics of the site, visual aesthetics, economic factors, compatibility with existing land uses and land ownership patterns. The following categories of mineral resource lands will be used by Adams County for the purpose of classification:

    1. Metallics
    2. Sand and Gravel
    3. Other Minerals (including bentonite, oil and gas)

Residential Lands

This section is intended to provide direction for the development of implementing ordinances that pertain to residential land uses within Adams County, and to guide the review of specific project proposals. Their purpose is to help provide continuity between existing and potential residential uses. It is also their intent to equip the implementing ordinances with the needed background and authority to help maintain the quality of life within the County.

Goals & Policies

Policy 1: Residential uses should be located in areas with adequate public water and sewer facilities that are near existing established neighborhoods where the primary use is residential.

Policy 2: The extension of public infrastructure should proceed into new areas in a logical way that promotes cost effective utilization of that infrastructure.

Policy 3: Discourage the mixing of incompatible commercial and industrial land uses in residential areas, however community educational, religious and/or recreational activities may be sited in these area where adequate buffering can be provided.

Policy 4: Provide appropriate measures to regulate the keeping of livestock and animals other than domestic pets, including performance standards for maintenance of pastures, shelters and feeding areas.

Policy 5: Adams County should implement animal control regulations, particularly those that address exotic and potentially dangerous animals.

Policy 6: Provide innovative and flexible design for residential developments, especially for multi-family units, by establishing and encouraging planned developments.

Policy 7: Maintain (preserve) current housing stock, and provide additional residential options for the future.

Policy 8: Affordable Housing is critical to the citizens of Adams County. While manufactured homes serve as one means of meeting this need, other affordable housing options that address single and multi family needs also should be studied. Future policies that address affordable housing needs by various methods should be developed.

Policy 9: Accessory dwelling units, where one household lives adjacent to another on the same parcel, should be considered one possible method of providing affordable housing, however, older, single-wide mobile homes should not be allowed as accessory dwelling units.

Policy 10: The process of citing group homes and other congregate care living arrangements for people with disabilities and other special needs in Adams County should be studied and addressed by future policies within this comprehensive plan.

Policy 11: Require new development on existing townsite plats that contain nonconforming lot sizes to meet the minimum lot size of the applicable zone or the minimum land area required to handle on-site wastewater disposal needs, whichever is greater.

Policy 12: Where a city/town has existing public water and sewer systems available to accommodate further development, require new development proposed at less than 1 unit/1.25 acres to connect to that city's/town's systems, even where that connection requires annexation.

Residential Designations

Adams County will use the following residential designations in the comprehensive plan to identify those areas of the County that are appropriately utilized in a manner consistent with the above policies:

Residential: this designation will be applied to lands that are adjacent to the established communities within the County that have the following characteristics: 1) Access to public water and sewer systems; 2) Near existing established neighborhoods where the primary use is residential; 3) Not in areas where the predominant uses are prime agricultural production; and 4) Within reasonable response times for emergency services. The types of activities that are allowed may include single family residences, schools, parks, churches, home occupations and some agricultural activities, usually for personal use (home gardens, orchards, etc.). Commercial and industrial activities, as well as the keeping of livestock, are generally not allowed in these areas. The density of residential development will be 4 units per acre with public sewer and water.

Rural Residential: this designation will be applied to lands that are somewhat removed from the established communities within the County, but not in areas that are considered appropriate for commercial farming activities, and that have the following characteristics: 1) Public water may be available, however public sewer systems are not usually available; 2) Near existing established neighborhoods where primary use is residential; 3) Not in areas where the predominant uses are prime agricultural production; and 4) Response times for emergency services are not as low as in the residential areas . The types of activities that are allowed may include single family residences, home occupations, agricultural activities including some agri-tourism uses and the keeping of livestock ("hobby farms"). Commercial and industrial activities are generally not allowed in these areas. The density of residential development will be 1 unit per 1.25 acres.

Commercial Lands

This section is intended to provide direction to guide the development of a quality environment for commercial development. The goals and policies and designation description help define the scope of future development while still assuring compatibility with surrounding land uses.

Goals & Policies

GOAL: Create opportunities for safe, attractive and accessible commercial districts that will provide for diverse economic development and contribute to a sound economic base for the County.

Policy 1: Encourage the development of commercial land in a manner that is complimentary and compatible with adjacent land uses and the surrounding environment, particularly through the use of transition or buffer areas.

Policy 2: Maintain existing zoning for commercial uses and protect it from conversion to other uses, however a mix of commercial and light industrial uses is appropriate.

Policy 3: Commercial development should be encouraged to locate adjacent to highway access points.

Policy 4: Encourage landscaping that screens or softens parking lots and unsightly areas, particularly where there is a transition between commercial areas and residential uses.

Policy 5: Develop adequate standards for off-street parking and loading for diverse commercial needs and encourage public/private partnerships in the provision of parking facilities.

Policy 6: Encourage efforts to revitalize as well as to maintain established commercial development.

Policy 7: Design and create traffic patterns that will improve the accessibility of commercial establishments.

Policy 8: Expand commercial uses adjacent to existing similarly developed areas which would encourage clustering of the commercial district.

Policy 9: Promote the extension of support facilities and services to commercial areas. Support interagency cooperation in the extension and upgrading of infrastructure and support facilities to commercial areas.

Commercial Designations

Adams County will use the following commercial designation in the comprehensive plan to identify those areas of the County that are appropriately utilized in a manner consistent with the above policies:

Commercial: this designation will be applied to lands that have the following characteristics: 1) Public water and sewer systems may not be required, depending on the type of use; 2) Located near existing population centers and/or near major intersecting transportation corridors (highways); and 3) Are coordinated with adjacent jurisdictions to ensure status of existing and future public facilities and services is known. The types of activities that are allowed may include retail and service commercial uses, commercial recreational uses, and some light industrial activities that don't involve manufacturing and/or processing activities. Development standards that will be addressed in development regulations include fire flow, access to public streets with sufficient right-of-way, adequate off-street parking and loading, landscaping/buffers next to residential areas, adequate setbacks, clear view triangle (adequate sight and turning distance), lighting shouldn't project onto other properties, signs, near urban areas sidewalks should be provided and/or at least an area set aside for future sidewalks.

Industrial Lands

New industrial development is necessary and desirable for helping to stabilize a community's economy, however, there can be a number of negative impacts associated with various industrial uses. The intent of this section is to provide a framework for alleviating and internalizing some of these impacts while still creating viable areas for conducting industrial activities.

Goals & Policies

Goal: Promote industrial development that contributes to economic diversification, growth and stability of the community without degrading its natural systems or residential living environment.

Policy 1: Encourage the continued development of industries that are agriculturally related.

Policy 2: Encourage industrial development to locate in industrial/business park areas adjacent to major arterials, preferably on lands not suited for residential uses or agricultural uses.

Policy 3: Encourage variety and innovative design in industrial site development and encourage an attractive and high quality environment for industrial activities.

Policy 4: Actively support economic development measures that serve to revitalize and promote the growth of existing industrial locations.

Policy 5: Encourage air related industries and non-conflicting light industrial on existing airport facilities.

Policy 6: Recognize sand and gravel extraction and processing as an interim use and develop criteria for the location, compatibility and aesthetics to surrounding land uses.

Policy 7: Encourage, whenever possible, the extension of support facilities and services for industrial activity.

Policy 8: Industrial land use should be located northeast of towns because of prevailing winds.

Policy 9: Within industrial areas, allow some commercial uses, particularly that are supportive of industrial uses and employees, ensuring that these commercial uses are protected from impacts from the industrial activities.

Industrial Designations

Adams County will use the following industrial designations in the comprehensive plan to identify those areas of the County that are appropriately utilized in a manner consistent with the above policies:

Light Industrial: this designation will be applied to lands that have the following characteristics: 1) Public water and sewer systems may not be available but are a plus; 2) Located near existing population centers and/or near major intersecting transportation corridors (highways and major county roads); 3) Not in areas of existing, established residential; and 4) Located near existing industrial areas. The types of activities that are allowed may include some more land-intensive commercial uses, as well as less intensive industrial, manufacturing and processing uses. Development standards that will be addressed in development regulations include fire flow, access to public streets with sufficient right-of-way, adequate off-street parking and loading,

landscaping/buffers next to residential areas, adequate setbacks, clear view triangle (adequate sight and turning distance), lighting shouldn't project onto other properties, signs, near urban areas sidewalks should be provided and/or at least an area set aside for future sidewalks.

Heavy Industrial: this designation will be applied to lands that have the following characteristics: 1) Access to public water is required, while access to public sewer systems isn't required but is a plus; 2) Located near existing population centers and/or near major intersecting transportation corridors (highways and major county roads); 3) Not in areas of existing, established residential; and 4) Located near existing industrial areas. The types of activities that are allowed may include all types of industrial and manufacturing uses. Development standards that will be addressed in development regulations include fire flow, access to public streets with sufficient right-of-way, adequate off-street parking and loading, landscaping/buffers next to residential areas, adequate setbacks, clear view triangle (adequate sight and turning distance), lighting shouldn't project onto other properties, signs, near urban areas sidewalks should be provided and/or at least an area set aside for future sidewalks.

Recreational Uses

Recreational opportunities are many and varied throughout Adams County. When developed and enhanced in a way that is respectful of their unique qualities, these activities can be used to help expand the economic base of the County by capitalizing on the available natural resources and beauty of the area to entice tourist/recreational activity. These goals and policies seek to provide a framework to guide the development of recreational opportunities as an economic venture in a manner that is sensitive not only to the resource that makes it appealing, but also to the people of the County and their quality of life.

Goals & Policies

Goal: Promote recreation and tourism as viable economic development opportunities that build on the many and varied existing natural resources of the County in a way that prevents degradation of the resource and the quality of life already in place.

Policy 1: Outdoor recreational opportunities should be focused on the northeast and southeast corners of Adams County.

Policy 2: Promote private commercial recreational opportunities adjacent to the Columbia Plateau Park facility such as Bed and Breakfast facilities that are common to rural areas and long distance trail facilities.

Policy 3: Cooperate and coordinate with the Washington State Parks Commission to facilitate the installation and operation of current and future parks under their jurisdiction within east Adams County.

Policy 4: Sprague Lake is a natural location to allow and promote recreational opportunities. Other water bodies, such as Cow Creek and those identified within Adams County's Shoreline Master Program, also may be suitable for outdoor recreational development.

Policy 5: Amend the Adams County Zoning Code to allow the citing of park facilities outright in zones that are deemed suitable.

Policy 6: Private recreation areas, i.e., golf courses, campgrounds, hunting resorts and clubs should be mapped in Adams County. The Adams County Zoning Code should be amended to list permitted uses associated with these kinds of activities.

Policy 7: Promote eco-tourism opportunities such as non-motorized interpretive trials that capitalize Adams County's history as well as natural and cultural resources, especially railroad history and its impact on the settlement of the county. Opportunities to explore and promote geologic forces and history in Adams County within a regional perspective should be a priority.

Policy 8: Encourage cooperation and coordination of recreation-oriented economic development that keeps different entities informed on a County-wide basis.

General Issues

The following policies are statements of general application throughout the County. Although they may not precisely fit within the general categories/elements of the comprehensive plan, they are important statements that are included in the plan for further guidance as the County grows and develops.

Policy 1: Ensure each land development application is thoroughly considered for potentially significant negative impacts. Require appropriate mitigation measures to control unavoidable impacts. Applications that would cause significant negative impacts even with mitigation should be denied.

Policy 2: Adams County should provide prospective applicants sufficient assistance to help navigate the complex maze of state and federal environmental regulations.

Policy 3: On-going efforts to designate and protect natural resource lands of long term commercial significance should emphasize the potential for commercial production of agricultural and mineral products for future generations.

Policy 4: The Comprehensive Plan should be evaluated periodically and amended if necessary to be coordinated and consistent with plans of other counties and cities where there are common regional or statewide concerns (such as Sprague Lake).

Policy 9: Adams County should develop a Park and Recreational Plan to be included within the Comprehensive Plan as another element. It should conform to the standards and requirements as specified by the Interagency for Outdoor Recreation in order to be eligible for future park and recreation funds.

Policy 10: Provide appropriate guidance and protection measures for addressing the needs and concerns associated with the important environmental issues that help define the quality of life in Adams County.

Mixed Use Lands:

This section is intended to provide direction for the development of existing unincorporated rural settlements, plats or mixed use areas that provide, or when developed may provide for the general needs of the residents of small and sometimes secluded communities. This designation could be applied to lands that are somewhat removed from established communities that are considered appropriate based on the following goals and policies.

Goal: To provide a mechanism for the preservation and enhancement of the existing unincorporated communities that currently provide areas of mixed residential, multi-family residential, commercial, agricultural and light manufacturing / light industrial uses

Goal: To provide a mechanism for the establishment of unincorporated communities that may provide areas of mixed residential, multi-family residential, commercial, agricultural and light manufacturing/industrial uses

Policies:

Policy 1: Limit the development or creation of such areas to locations that have or will have adequate public water and sewer/septic facilities.

Policy 2: Limit the development or creation of such areas to locations where the primary use of the adjacent existing established neighborhoods is rural/agricultural;

Policy 3: Designate areas that have either direct access to existing improved Adams County roads or to private roads constructed/improved to current applicable Adams County standards.

Policy 4: Provide for a range of land uses using innovative and flexible designs that provide adequate buffering and discourage the mixing of incompatible land uses. Such land use activities may include:

A. Single- and multi-family residences;
B. Schools;
C. Parks;
D. Churches;
E. Home occupations;
F. Agricultural activities including some agri-tourism and the keeping of livestock;

G. Commercial activities compatible with the general character of the community and surrounding rural / agricultural area;
H. Light industrial activities compatible with the general character of the community and surrounding rural / agricultural area.

CHAPTER 4: TRANSPORTATION ELEMENT

Transportation networks tie a community together as well as linking it to the outside world. County and state roads provide the access among the communities and rural areas, as well as providing important routes for goods and commodities into and out of the areas. Local streets and roadways provide safe, reliable access to work, schools, shopping and residences. The transportation system also involves accommodating different modes of transportation, including public transit, air and rail transport, and trails for non-motorized uses such as bicycles, pedestrians and horses. These important linkages are vital to the economic health and viability of Adams County and they need to be maintained and enhanced in order to efficiently provide their service.

Goals & Policies

GOAL: Provide the most efficient use of existing and future transportation facilities through a systematic approach of monitoring and maintaining the road systems; integrating all types of transportation systems and facilities; and by coordinating transportation facilities planning with other element of the comprehensive plan, as well as with other federal, state and local agencies.

Policy 1: Development that generates high traffic amounts (as indicated by measuring Average Daily Trips) should be encouraged to locate adjacent to state highway and freeway access.

Policy 2: The County should emphasize the intersection at I-90 and Hwy 395 as a gateway for local tourism.

Policy 3: Distinguish between public and private county roads. Produce clear and easily understood road standards for each type to be adopted within the context of this Comprehensive Plan.

Policy 4: Create an inventory accompanied by suitable maps that identifies the current location, condition, capacity, and traffic issues of all county roads, both public and

private. Develop an affordable transportation strategy linked to current and future land use to maintain and enhance the integrity of the county road system.

Policy 5: Define and implement a coordinated approach for future infrastructure construction, e.g., the installation of water, sewer and power, within county rights-of-way prior to paving of roads within the county.

Policy 6: Identify and encourage preservation of future rights-of-way options. Apply access management strategies that are consistent with state requirements.

Policy 7: Level of service (LOS) standards should be adopted for state routes within Adams County by the county to reflect LOS standards of the state, namely, LOS C for urban conditions, and LOS D for rural conditions.

Policy 8: Require that prior to the granting of quasi-judicial rezones, applicants address potential traffic impacts to the state and county road networks. For projects determined to generate significant traffic volumes, a traffic study should be required of applicants to determine actual impacts and what improvements would be necessary to mitigate them.

Policy 9: Establish and adopt a threshold description/figure to determine what constitutes significant traffic volume.

Policy 10: Assure that county haul routes are maintained and repaired to move agricultural products efficiently to market.

Policy 11: Support county transportation decisions that enhance local economic stability and encourage future development options.

Policy 12: Conduct an inventory and map private and public airports that exist in Adams County. All public use airports should be categorized and dealt with as "essential public facilities." Suitable development policies that address future growth around and near airports should be developed to reduce or prevent incompatible land uses.

Policy 13: Support the continued and improved use of railroad service for Adams County to foster economic development by hauling agricultural, commercial and industrial products to, from and within the county. The use should also be directed toward recreational pursuits.

Policy 14: Provide alternative transportation choices for the traveling public by identifying suitable bicycle routes within the county where incompatibility issues with long haul truck traffic aren't involved.

Policy 15: Coordinate the Adams County Comprehensive Plan Transportation Element with city, regional, and state transportation plans whenever possible.

Policy 16: Develop the six year Transportation Improvement Program in coordination with the relevant contents of the Comprehensive Plan.

Policy 17: Present and future QuadCo Regional Transportation Planning Organization (RTPO) Plans should be incorporated by reference into this Comprehensive Plan.

Policy 18: Provide for continuation of logical public streets and roads as development occurs by requiring right-of-way dedications and/or public road improvements during the review and approval process.

Policy 19: New development on private roads should be considered, however the standards for private roads should be similar to those for public roads.

Policy 20: Where feasible, larger subdivisions should provide a second access point to accommodate emergency vehicle access.

CHAPTER 5: FACILITIES & UTILITIES ELEMENT

It is intended that this element serve as a framework for making decisions about County-owned facility, service and utility improvement projects, as well as providing a guide for orderly growth as identified in the other elements of the comprehensive plan. For those facilities, services and utilities that are not within the jurisdiction of the County government to provide, but are required by the residents of Adams County, this plan encourages those service purveyors to consider the information and vision presented in this document when planning for capital improvements for their future. By coordinating individual purveyors' plans with this plan, a more effective, cost efficient provision of services will benefit the users and the purveyors.

GOAL: Development in Adams County will only occur in conjunction with the availability of adequate, cost effective provision of utilities and public facilities and services. The installation and expansion of utilities, public facilities and services will be coordinated to minimize cost and disruption of normal activities.

Policy 1: Increased infrastructure needs triggered by future development proposals should be financed by developer investment.

Policy 2: Proposals for more intense, resource-consumptive development that require public services and utilities should be located within sufficient distance of a municipality to obtain such services.

Policy 3: Industrial development that does not require being hooked up to public services and utilities should be allowed to locate in multiple parts of Adams County where the transportation needs of that industry can be met.

Policy 4: Future expansion to various utilities and facilities that serve the needs of people in Adams County should be considered within the context of the Comprehensive Plan.

Policy 5: Adams County should promote effective cooperation and communication across multi- jurisdictional lines when appropriate to improve public services for the public.

Policy 6: Coordinate county long range planning efforts with private and public service providers to ensure sufficient infrastructure capacity for future growth.

Policy 7: Define and implement through an interdepartmental, coordinated approach, pre-established timelines for future infrastructure construction, e.g., the installation of

water, sewer and power, within county rights-of-way prior to paving of roads within the county.

Policy 8: Enhance cooperation and coordination with appropriate junior taxing districts such as education, park, water, fire and irrigation by providing timely information regarding development proposals for their review and comment.

Policy 9: Develop a policy that addresses density requirements for utilities, as well as for publicly and privately supplied water sources.

Policy 10: Require that proposals for new land uses that depend on provision of public services and utilities be coordinated with towns and cities.

Policy 11: Opportunities to enhance and promote communications technology within Adams County that strengthen its competitive edge in recruiting new businesses from the commercial and industrial sectors should be considered a priority issue.

Policy 12: Adams County will implement local storm water management policies and regulations consistent with area conditions that protect public and private investments.

Policy 13: Future proposals to locate cellular and other communications towers should not be allowed if they pose unmitigated hazards for the safe operations and use of airport facilities within the county.

CHAPTER 6: ECONOMIC DEVELOPMENT ELEMENT

Economic development entails actions by the County that will directly or indirectly result in the increase of trading activity within the area. Through good policy direction a county can determine which economic activities will be pursued in order to stimulate steady, beneficial growth over the long term. The intent of this element is to provide goals and policies to guide the County's future activities when pursuing important economic development issues.

GOAL: Adams County, through its comprehensive plan efforts, and by the application of development regulations, should provide for an adequate land supply of suitable sizes, types, locations and service levels for industrial and commercial uses consistent with the community values and goals and policies within this Plan.

Policy 1: Adams County supports the creation of new jobs that provide livable, family wages for county residents.

Policy 2: Adams County should promote multi-jurisdictional cooperation efforts between and among city, county and state departments to facilitate and advance economic development opportunities.

Policy 3: Whenever possible, cooperate and collaborate with efforts of other public, private and/or non-profit organizations to foster economic development opportunities within Adams County.

Policy 4: Support the cooperative efforts of all area educational institutions to maintain high standards in all areas of educational opportunity.

Policy 5: Pursue local, state, federal and other funding and technical assistance to plan and develop facilities and programs that attract new business.

Policy 6: The Economic Element of this Comprehensive Plan should be expanded to include appropriate technical studies and an Economic Opportunities Analysis to define and analyze community economic patterns and potential strengths and weaknesses relative to state and federal economic trends. Appropriate strategies to offset deficiencies should be adopted.

Policy 7: Coordinate economic development efforts that are consistent with the transportation, land use, and public facilities and utilities elements of this comprehensive plan.

Policy 8: Encourage compatible land uses in areas designed to attract commercial and/or industrial uses, so as not to deter, delay or increase the cost of attracting new and/or retaining existing commercial and industrial development.

Policy 9: Coordination should be encouraged between local and state agencies to provide quick turn around for development decisions that involve transportation, water supply, and sewage and solid waste disposal.

Policy 10: Streamline the development and permit process to include simplified access to information, application and permitting.

Chapter 7: Shoreline Element

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CHAPTER 7: SHORELINE ELEMENT





Introduction

Purpose and Relationship to State Planning and Shoreline Laws

Washington State's citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. In accordance with the SMA, Adams County developed and adopted its first Shoreline Master Program (SMP) in 1977. A SMP is a set of goals, policies and regulations required by the SMA that:

- Encourages reasonable and appropriate development of shorelines with an emphasis on water-oriented use, such as docks, marinas, and recreational facilities, or industries and commercial uses that require a shoreline location and support economic development; and,
- Protects the natural character of the shorelines, the land, vegetation, wildlife, and shoreline environment; and,
- Promotes public access and provides opportunities to enjoy views and recreational activities in shoreline areas.

The SMA directed the Washington State Department of Ecology (Ecology) to prepare SMP Guidelines in 2003 (referenced as SMP Guidelines). The SMA and implementing SMP Guidelines require all cities and counties across the state to comprehensively update their SMPs. The SMP update allows preparation of a locally tailored program that represents the visions and interests of our citizens and meets the needs of our rural communities. The SMP is required to be updated and adopted by December 1, 2015.

This SMP update addresses Cow Creek, Lower Crab Creek, Rock Creek, the Palouse River, and 21 lakes, land within 200 feet of the ordinary high water mark (OHWM) of these waterbodies, and associated wetlands. Adams County does not have any FEMA-mapped floodways associated with the shoreline waterbodies.

After the local development and adoption process was complete, the completed SMP was reviewed by Ecology to ensure compliance with the SMP Guidelines. The SMP did not become effective until it was adopted by the County and approved by Ecology.

The SMP Policy Chapter is an element of the Adams County Comprehensive Plan (Comprehensive Plan), and addresses one aspect of requirements: a statement of goals and policies. Detailed regulations are located in the Adams County Code Chapter 18.08. Together, the Shoreline Master Program Policy Chapter and the Shoreline Master Program Regulations constitute the entire SMP.

The purpose of the SMA is stated in RCW 90.58.020 as follows:

"The legislature finds that the shorelines of the state are among the most valuable and fragile of its natural resources and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition it finds that ever increasing pressures of additional uses are being placed on the shorelines necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of the state and the uplands adjacent thereto are in private ownership; that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest; and therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.



It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to

insure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single-family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when circumstances warrant regardless of whether the change in circumstances occurs through man-made causes or natural causes. Any areas resulting from alterations of the natural condition of the shorelines and shorelands of the state no longer meeting the definition of "shorelines of the state" shall not be subject to the provisions of chapter 90.58 RCW.

Permitted uses in the shorelines of the state shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."

This SMP Policy Chapter implements the goals of the SMA and is designed to be compatible with the Comprehensive Plan. This Chapter provides the framework for future decision making and a guide for future development of lands within the County's SMP jurisdiction boundaries.

As used in this SMP Policy Chapter, goals are the broad value statements and reflect the community's broad vision for its shorelines. Goals are organized into different SMP "elements." Policies are more detailed statements of the County's vision and complete and give detail to the goals. Policies serve as a bridge between the goals and regulations.

Regulations are the specific, enforceable standards which will be implemented for shoreline development, uses and activities. They are organized by shoreline environment designations and specific land use and activity regulations. Unlike shoreline goals and policies, shoreline regulations do not become part of the County's Comprehensive Plan. Rather, shoreline regulations become part of the Adams County Code (See Chapter 18.08).

Profile of Adams County's Shoreline Jurisdiction

Adams County's shoreline jurisdiction encompasses 254 linear miles of river and lake shoreline. Total jurisdictional shoreland area regulated by the Adams County SMP equals approximately 11 square miles, which, in accordance with state law, includes lands within 200 feet of the ordinary high water mark (OHWM), as well as associated wetlands. The following waterbodies are regulated as shorelines unless future assessment establishes that the waterbodies do not meet either 20 cubic feet per second (cfs) mean annual flow for streams or a minimum area of 20 acres for lakes.

Shoreline Name	Acres of Upland Jurisdiction	Linear Feet of Shoreline Waterbody	Shoreline Name	Acres of Upland Jurisdiction	Linear Feet of Shoreline Waterbody
Alkali Lake/Pines Lake	94.6	16,399	Palm Lake	66.5	14,394
Black Lake	64.8	28,748	"Para South Lake"	44.98	7,477
Campbell Lake	79.9	36,968	"Para North Lake"	177.4	14,872
Cow Lake	158.4	34,485	Pit Lakes	4.6	2,470
Finnell Lake	42.1	10,737	Royal Lake	154.8	64,933
Fourth of July Lake	62.0	12,976	South Teal Lake	27.6	6,136
Green Lake	378.2	34,537	Sprague Lake	436.2	53,354
Hallin Lake	44.5	10,406	Thread Lake	78.9	17,685
Herman Lake	54.8	28,660	Cow Creek	3,166.8	503,577
Hutchinson Lake	153.0	69,750	Lower Crab Creek	688.3	133,400
Linda Lake	74.6	13,860	Palouse River	596.8	135,080
Morgan Lake	82.9	37,801	Rock Creek	146.9	32,582
Owl Lake	93.8	21,254			

State and Federal lands combined make up approximately 27 percent of the area in the County's shoreline jurisdiction.

General Statement of Goals

It shall be the ultimate goal of the Adams County SMP to provide plans, policies and regulations consistent with the SMA (RCW 90.58) and with the SMP Guidelines (WAC 173-26, State Master Program Approval/Amendment Procedures and Master Program Guidelines), which will reflect the desires of the citizens of Adams County regarding the balanced use of the county shorelines.

It is recognized that the shorelines of the Palouse River, Rock Creek, Sprague Lake and Cow Creek from the mouth of Lugenbeal Creek to the confluence with the Palouse River, are Shorelines of Statewide Significance and must be given consideration as a major resource from which all people derive benefit. For these areas, the goals of the SMP, consistent with RCW 90.58.020, shall:

- Recognize and protect the statewide interest over local interest. This means that the County will consider its local Comprehensive Plan and development regulations, as well as consult State agency policies, programs and recommendations in developing use regulations.
- Preserve the natural character of the shoreline.
- Result in long-term over short-term benefit.
- Protect the resources and ecology of the shoreline.
- Increase public access to publicly owned areas of the shorelines. In Adams County, public access should be planned and coordinated to ensure locations are appropriately sited and designed to prevent damage to the natural environment, and respect the privacy of adjacent private property owners.
- Increase recreational opportunities for the public in the shoreline. Recreational opportunities should likewise be appropriately sited and designed to be compatible with the natural environment and adjacent privately owned lands.
- Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary. (Consistent with RCW 90.58.020)

It shall further be the goal of the SMP to:

- Recognize and protect private property rights and provide for the use and enjoyment of private property consistent with the intent of the SMA.
- Avoid undue burdens on private property and streamline standards and procedures where feasible.
- Preserve the public's and property owner's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state to the greatest extent feasible.
- Promote preferred uses which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline consistent with the SMA and SMP Guidelines.
- Recognize alterations of the natural condition of the shorelines and shorelands of the state.

- The following statements of goals and policies are directed to address elements as outlined in the SMA and SMP Guidelines. The major SMP Policy Chapter sub-elements are: shoreline uses and modifications, economic development, public access, recreation, circulation, conservation, historic/cultural, flood hazard management, restoration, and shoreline process and administration.

Shoreline Uses and Modifications Sub-element

Goals and Policies

GOAL: **To foster and promote the best use of Adams County shorelines. To encourage shoreline development and modifications which are wisely placed, consistent with the physical limitations of the areas, serve the needs and desires of the local citizens, and protect the functions and values of the shorelines.**

Shoreline Environment Designation Policies

Policy 1: To provide a high quality shoreline environment where:

A. The rural and agricultural character of Adams County shorelines is encouraged.

B. Recreational opportunities are available and compatibly located and designed.

C. The public enjoys access to and views of shoreline areas.

D. Natural systems are preserved, restored or enhanced.

E. Ecological functions of the shoreline are maintained and improved over time.



F. Water-oriented uses are promoted consistent with the shoreline character and environmental functions.

Policy 2: Provide a comprehensive shoreline environment designation system to categorize Adams County shorelines based upon the primary

characteristics of shoreline areas to guide the use and management of these areas.

Policy 3: Designate shorelines with the following shoreline environment system:

A. Aquatic: Protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark

B. Natural: Protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use.

C. Rural Conservancy: Promote agricultural use and activities, conserve existing natural resources, accommodate low-density rural home sites, and maintain an open space character that provides opportunities for recreational uses compatible with agricultural activities.

D. High Intensity Recreation: Provide for water-oriented high intensity recreational uses while protecting existing ecological functions.

Agriculture Policies

Policy 1: Preserve and maintain productive farm and rangelands in shoreline jurisdiction.



Policy 2: Encourage the use of erosion control measures to meet State water quality standards.

Policy 3: Manage livestock access to shoreline areas where and when it could result in destabilization of stream and lake banks or cause nutrient loading to the waterways.

Policy 4: Control irrigation runoff to minimize discharge of chemicals, fertilizer, sediment, and organic materials in aquatic areas in accordance with federal and state water quality standards.

Policy 5: Allow diversion of water for agricultural purposes consistent with water rights laws and rules.

Policy 6: Encourage maintenance of vegetative zones between tilled areas and aquatic areas to reduce stormwater runoff, reduce sedimentation, and promote fish and wildlife habitat.

Aquaculture Policies

Policy 1: Encourage aquaculture that supports the recovery of endangered or threatened fish species.

Policy 2: Restrict aquaculture in areas where it would result in a net loss of ecological functions or significantly conflict with navigation or other water-dependent uses.

Policy 3: Consider visual access and aesthetic quality of the shoreline in siting aquaculture facilities.

Boating Facilities Policies

Policy 1: Give boating facilities priority for shoreline location.

Policy 2: Design and construct boating facilities to result in no net loss of ecological functions.



Policy 3: Give preference to boating facilities that minimize the amount of shoreline modification, in-water structure, and overwater cover.

Policy 4: Ensure new boating facilities are located only at sites where suitable environmental conditions, shoreline configuration, access, and compatible adjacent uses are present. Such facilities should be coordinated with applicable local, state and federal plans and, where feasible, co-located with other compatible water-dependent uses to efficiently provide recreational resources, avoid unnecessary duplication, and minimize adverse impacts to shoreline ecological functions and processes.

Breakwaters, Jetties, Groins and Weirs Policies

Policy 1: Allow breakwaters, jetties, and groins to be located waterward of the OHWM only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.

Policy 2: Consider alternative structures with less impact where physical conditions make such alternatives feasible.

Dredging and Dredge Material Disposal Policies

Policy 1: Site and design new development to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.

Policy 2: Ensure dredging and dredge material disposal is done in a manner that avoids or minimizes significant ecological impacts. Impacts that cannot be avoided should be mitigated in a manner that assures no net loss of shoreline ecological functions.

Policy 3: Discourage the disposal of dredge material on shorelands or wetlands within a channel migration zone.

Fill Policies

Policy 1: Allow fill when it is demonstrated to be the minimum extent necessary to accommodate an allowed shoreline use or development and with assurance of no net loss of shoreline ecological functions and processes.

Policy 2: Encourage fill when it is associated with restoration projects.

In-Stream Structures Policies

Policy 1: Ensure the location, design, construction and maintenance of in-stream structures give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

Policy 2: Encourage non-structural and non-regulatory approaches as an alternative to in-stream structures. Non-regulatory and non-structural approaches may include public facility and resource planning, land or easement acquisition, education, voluntary protection and enhancement projects, or incentive programs.

Mining Policies

Policy 1: Ensure mining activities are sited, designed, conducted, and completed to result in no net loss of shoreline ecological functions and processes.

Policy 2: Base the determination of no net loss of ecological function on an evaluation of the reclamation plan required for the site.

Policy 3: Give preference to mining proposals that result in the creation, restoration or enhancement of habitat for priority species.

Residential Development Policies

Policy 1: Design new residential development to be compatible with environmental conditions and to protect shoreline aesthetics.



Policy 2: Require residential development to make adequate provision for wastewater, water, and stormwater facilities and apply best management practices to protect shoreline water quality and meet the needs of the development.

Policy 3: Prohibit over-water residential development and floating homes.

Shoreline Stabilization Policies

Policy 1: Locate and design new development to avoid the need for future shoreline stabilization to the extent feasible.

Policy 2: Use structural shoreline stabilization measures only when nonstructural methods are infeasible. Nonstructural methods include building setbacks, structure relocation, groundwater management, and other measures.

Policy 3: Ensure soft structural shoreline stabilization measures are used prior to hard stabilization measures unless demonstrated to be insufficient.

Policy 4: Allow new or expanded structural shoreline stabilization only where demonstrated to be necessary to support or protect an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage, or for reconfiguration of the shoreline for mitigation or enhancement purposes.

Policy 5: Ensure all proposals for structural shoreline stabilization, both individually and cumulatively, do not result in a net loss of ecological functions.

Utilities Policies

Policy 1: Locate new utilities outside shoreline jurisdiction unless alternative locations are unfeasible, the utility requires a shoreline location, or the utility is necessary to support an approved shoreline use.

Policy 2: Ensure new utilities utilize existing transportation and utility rights-of-way easements, or existing cleared areas to the greatest extent feasible.

Policy 3: Design and locate utility structures to minimize disruption of public access to the shoreline, obstruction of visual access to the water, and loss of shoreline ecological function.

Existing Development Policies

Policy 1: Allow legal pre-existing uses and structures to continue in accordance with this SMP.



Policy 2: Allow alterations of legal pre-existing structures, uses, and lots in consideration of:

A. historic development patterns, or

B. occupancy by preferred uses pursuant to the SMA, or

C. provision of ecological restoration, or

D. public safety or other public purposes.

Policy 3: Encourage transitions from nonwater-oriented uses to water-oriented uses and from non-conforming uses to conforming uses.

Policy 4: Review changes to nonconforming uses, structures, or lots in relation to the SMP no-net-loss of ecological function objective.

Policy 5: Balance rural historic character and protection/rehabilitation of significant cultural and historic properties with conformity to SMP rules when considering changes to nonconforming uses, structures, and lots.

Economic Development Sub-element

Goals and Policies

GOAL 1: **To promote and protect agricultural activities along the shoreline.**

GOAL 2: **To allow economic development which is particularly dependent on a shoreline location in a manner compatible with environmental conditions and desired land use character of the shorelines.**

Commercial Development Policies

Policy 1: Give preference to water-dependent commercial uses over nonwater-dependent commercial uses in the shoreline environment. Prefer water-related and water-enjoyment uses over nonwater-oriented commercial uses.

Policy 2: Ensure shoreline commercial development provides public access to the shoreline where opportunities exist, provided that such access would not pose a health or safety hazard.

Policy 3: Limit over-water, and nonwater-oriented commercial uses in the shoreline environment.

Policy 4: Allow limited commercial development in rural areas characterized by agriculture and/or industrial development to support the needs of employees.

Industrial Development Policies

Policy 1: Limit industrial development to agricultural-related industries consistent with the environmental conditions and land use character of the shorelines.

Policy 2: Design industrial development in the shoreline environment to minimize impacts to shoreline resources and interference with shoreline use by adjacent property owners.

Policy 3: Limit nonwater-oriented industrial development in the shoreline environment and only in areas physically separated from the shoreline, where navigability is restricted, or as part of a project that provides public access or ecological restoration benefits.

Public Access Sub-element

Goals and Polices

GOAL 1: **To protect and enhance a public access system that is both physical and visual, which increases the amount and diversity of public access to Adams County shorelines, consistent with the natural shoreline character, private property rights, and public safety.**

GOAL 2: **To prioritize protection, enhancement and expansion of public access on public properties, and encourage private development of shoreline parcels to include public access.**

Policy 1: Ensure that the creation of public access will not endanger natural features or contribute to a loss of ecological functions.

Policy 2: Provide additional physical and visual public access to shorelines, with a focus on public properties, by developing and implementing parks, recreation, and trails plans.

Policy 3: Focus public access in less environmentally sensitive areas and offer adequate recreation facilities and parking.

Recreation Sub-element

Goals and Policies

GOAL: **To meet the recreational needs of Adams County residents and visitors while protecting shoreline ecological resources.**

Policy 1: Develop recreational activity areas in a manner which complements the intent of the shoreline environment and natural habitats and results in no-net-loss of shoreline ecological function.



Policy 2: Encourage recreational development and use of the shorelines that is related to enjoyment of, access to, and use of the water. Give shoreline recreational development priority within shoreline jurisdiction.

Policy 3: Recognize that state-owned shorelines are particularly adapted to providing recreational uses for the public.

Policy 4: Require development applicants to monitor or limit the use of fertilizers, herbicides, and pesticides to maintain recreational facilities. Management that utilizes organic treatments, integrated pest management, or non-synthetic chemicals is preferred where feasible and practical.

Circulation Sub-element

Goals and Policies

GOAL 1: **To encourage a circulation system which will efficiently and safely move people, goods and services with good planning to minimize disruption or adverse effect on the shoreline areas.**

GOAL 2: **To allow for safe emergency access to shorelines.**

Policy 1: Design transportation facilities within shoreline jurisdiction to the minimum size necessary to reduce their impact on the ecological function of the shoreline.

Policy 2: Maintain transportation facilities in a manner that minimizes impacts on the ecological function of the shoreline.

Policy 3: Encourage non-motorized trails that provide recreational access to the shoreline.

Policy 4: Allow parking in shoreline jurisdiction for authorized uses where upland locations are not feasible. Allow parking in shoreline jurisdiction for water-oriented uses when needed to support access to water-oriented elements of the development.

Conservation Sub-element

Goals and Policies

GOAL 1: **To encourage sound management of renewable shoreline resources and protection of non-renewable shoreline resources. It is**



recognized that shorelines themselves are finite areas within which to balance shoreline uses, conservation, and public access.

GOAL 2: **To achieve sustainability of resource functions and values and no-net-loss of ecological functions by allowing shoreline development and modifications when impacts are minimized through mitigation sequencing and by encouraging and incentivizing restoration of ecological functions where they have been impaired.**

GOAL 3: **Promote and protect the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.**

Environmental Protection Policies

Policy 1: Protect all shorelines of the state in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property so that there is no net loss of ecological functions from both individual permitted or exempt development.

Policy 2: Protect and, where necessary, apply planning and land use measures to improve the quality and productivity of the County's environmental resources (air, ground and surface waters, and indigenous biology).

Policy 3: Sustain a diverse, productive, and high quality natural environment for the use, health and enjoyment of County residents.

Critical Areas Policies

Policy 1: Identify and protect critical fish and wildlife habitat from destruction or encroachment of incompatible uses.

Policy 2: Preserve natural wetlands that are important wildlife and game habitat or recreational areas.

Policy 3: Protect life and property by avoiding inappropriate developments in areas susceptible to natural disasters and hazards, such as floodplains and steep slopes.

Shoreline Vegetation Conservation Policies

Policy 1: Where new developments, uses and/or redevelopments are proposed, ensure shoreline vegetation, both upland and waterward of the OHWM, is conserved to maintain shoreline ecological functions and processes.

Policy 2: Encourage management and control of noxious and invasive weeds. Control of such species should be done in a manner that retains onsite

native vegetation, provides for erosion control, and protects water quality.

Water Quality, Stormwater, and Nonpoint Pollution Policies

Policy 1: Maintain and improve the water quality of the County's shoreline waterbodies, and preserve surface and groundwater for the beneficial use of the rural area's citizens and wildlife.

Policy 2: Require that new developments or expansions or retrofits of existing developments assess the effects of additional stormwater runoff volumes and velocities, and mitigate potential adverse effects on shorelines through design and implementation of appropriate stormwater management measures.

Historic / Cultural Sub-element

Goals and Policies

GOAL: **To encourage the protection of areas and sites having historic, cultural, educational or scientific value.**

Policy 1: Ensure development applicants provide protection and restoration of sites, buildings, structures, districts and objects along Adams County shorelines having historic, archaeological, cultural, educational or scientific value consistent with state and federal laws.

Policy 2: Require development applications along shorelines to consult with professional archaeologists, historians, biologists, Washington State Department of Archaeology and Historic Preservation (DAHP) and affected tribes to screen proposals, identify areas containing potentially valuable data, and to establish procedures for maintaining the area in an undisturbed condition, or salvaging the data.

Policy 3: Require developers to immediately stop work and notify Adams County, DAHP, and affected tribes, if any archaeological or historic resources are uncovered during excavation to allow for preservation and/or retrieval of data.

Flood Hazard Management Sub-element

Goals and Policies

GOAL 1: **To protect life and property and avoid the need for new shoreline stabilization or flood control infrastructure.**

GOAL 2: **To apply consistent flood hazard regulations to reduce the potential for damage to persons or property.**

Policy 1: Recognize and protect the hydrologic functions of floodplains by limiting the use of structural flood hazard reduction measures.

Policy 2: Ensure developments subject to damage or that could result in loss of life do not locate in areas of known flood hazards unless it can be demonstrated by the project proponent that the development is sited, designed and engineered for long-term structural integrity, and that life and property on and off-site are not subject to increased hazards as a result of the development.

Policy 3: Limit new development or uses in shoreline jurisdiction, including subdivision of land that would likely require structural flood hazard reduction measures.

Restoration Sub-element

Goals and Policies

GOAL 1: **To upgrade shoreline ecological functions and aesthetics to a level commensurate with their importance to the community and to achievement of regional goals for species and habitat recovery such as through the projects, programs and plans established within the SMP Shoreline Restoration Plan.**

GOAL 2: **To provide voluntary incentives for restoration by property owners, facilitate the permitting for restoration projects, and coordinate with agencies, tribes, and non-profit groups to achieve effective restoration of shoreline ecological functions and maximize public funding.**

Policy 1: Promote restoration and enhancement actions that improve shoreline ecological functions and processes and target the needs of sensitive plant, fish and wildlife species as identified by Washington Department of Fish and Wildlife, Washington Department of Natural Resources, affected tribes, National Marine Fisheries Service, and/or U.S. Fish and Wildlife Service.

Policy 2: Ensure restoration and enhancement of shorelines is designed using principles of landscape and conservation ecology and restores or enhances chemical, physical, and biological watershed processes that create and sustain shoreline habitat structures and functions.

Policy 3: Seek funding to implement restoration and enhancement projects, particularly those that are identified in the Restoration Plan of this SMP or in other pertinent plans. Funding may be sought by the County or other entities.

Policy 4: Develop application processing guidelines that will streamline the review of restoration-only projects.

Policy 5: Allow for the use of tax incentive programs, mitigation banking, grants, land swaps, or other programs, as they are developed, to encourage restoration and enhancement of shoreline ecological functions and to protect habitat for fish, wildlife and plants.

Shoreline Process and Administration Sub-element

Goals and Policies

GOAL: **To provide a process to update the SMP consistent with the update schedule of the SMA.**

Policy 1: When assigning environment designations and determining permitted uses within the different designations and use categories, consider the ability of the landscape to accommodate planned uses.

Policy 2: Encourage citizen participation in the implementation of this SMP.

Policy 3: Protect property rights of landowners from arbitrary and discriminatory actions.

Policy 4: Develop administrative procedures which will help the applicant, the County, and other interested parties reach a quick and accurate assessment of a proposed development.

Policy 5: Reconcile conflicting public policy goals by considering the overall needs of the community including public access, infrastructure requirements, utility corridor alignments and facilities, and natural resource protection.