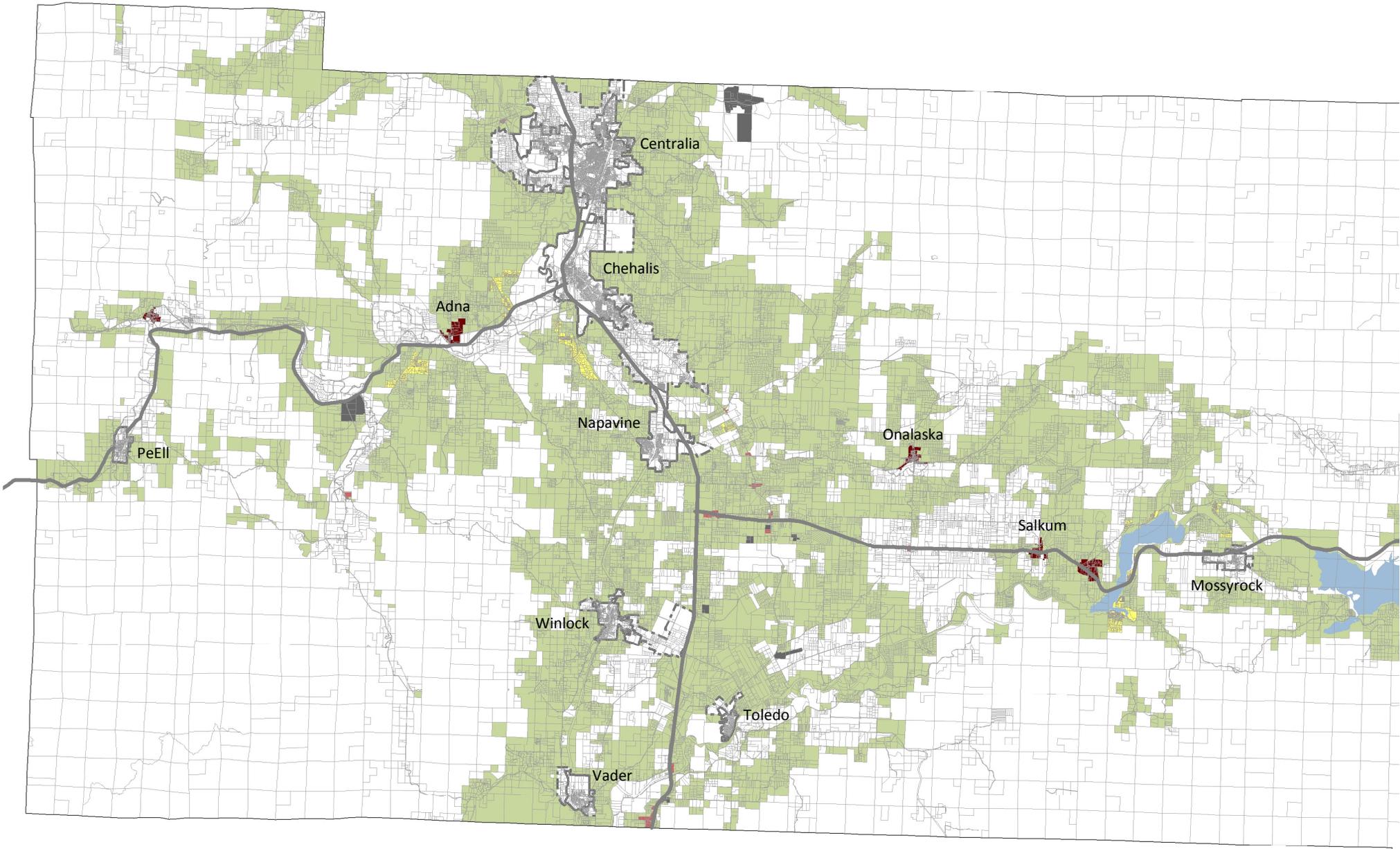




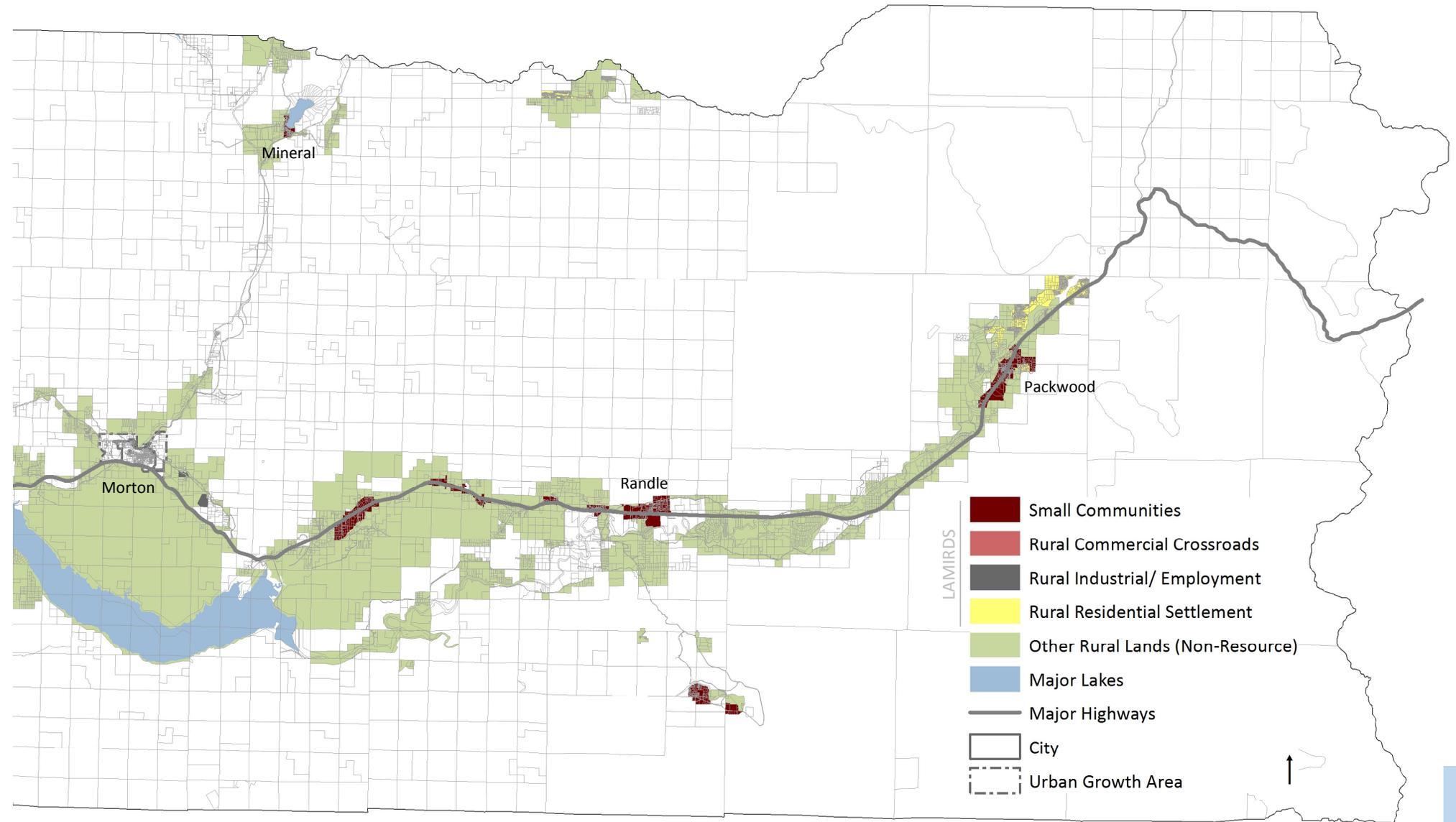
RURAL ELEMENT—DRAFT



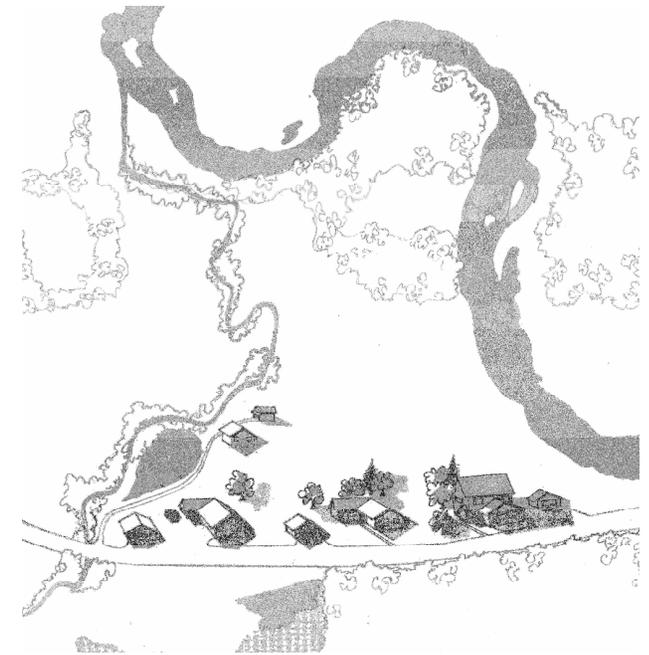
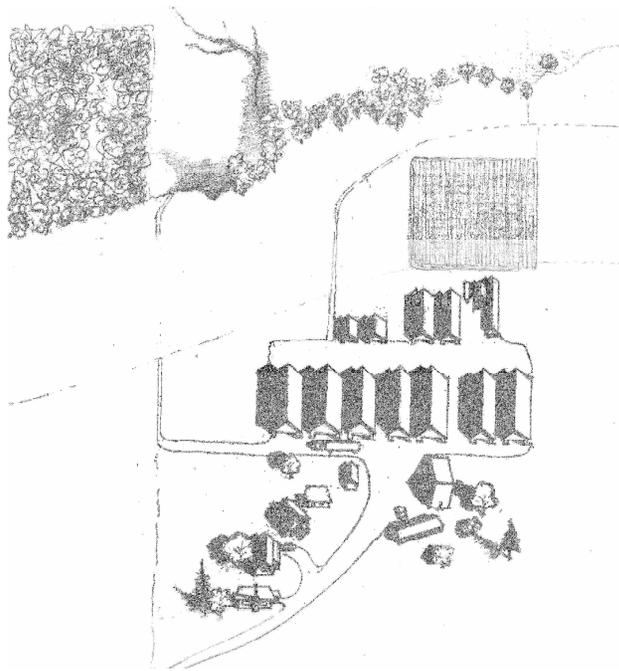


LEWIS COUNTY

Rural Land Designations



TYPES OF RURAL DEVELOPMENT IN LEWIS COUNTY



Farm Cluster, Rural Compound

Rural Residential Street

Character of Development

- Predominant Development Form
- Building Orientation
- Building Scale

A cluster of detached residential and agricultural structures, surrounded by a large area (40 + acres) of farm or forest lands

Buildings grouped in a cluster, with a large amount of farm or forestland surrounding the structures

Predominantly small scale, though some agricultural structures are larger

Detached residential structures, on smaller lots set along a local street. A large swath of farm or forest land, or open space is located nearby

Structures largely oriented towards the nearest street

Predominantly small scale, though some agricultural structures are larger

Level of Urbanization (Low, Moderate, High)

Low to Low/Moderate
Low/moderate when looking at the cluster of development in isolation. Low when looking at the property as a whole

Low to Low/Moderate
Low/moderate when looking at the grouping of development along the street. Low when looking at all the street and surrounding lands as a whole.

Level of Pedestrianism

Human scale within the cluster, with automobile travel required for most trips outside the area

Human scale along street, with automobile travel required for most trips outside the area

Predominant Type of Water Service

Private well

Private well or community/public water system

Predominant Type of Wastewater Treatment

Septic system

Septic system

Growth Management Act Designation

Resource Land/Rural Land

Resource Land/Rural Land

Predominant Comprehensive Plan Designation

Resource Land/Rural Land

Resource Land/Rural Land

Examples in Lewis County

Various

Various



Rural Lot

Detached residential and agricultural structures on standard rural lots (i.e. 5, 10, and 20 acres in size)

Buildings oriented in a variety of ways

Predominantly small scale, though some agricultural and accessory structures are larger

Low

Human scale on the lot, with automobile travel required for most trips outside the area

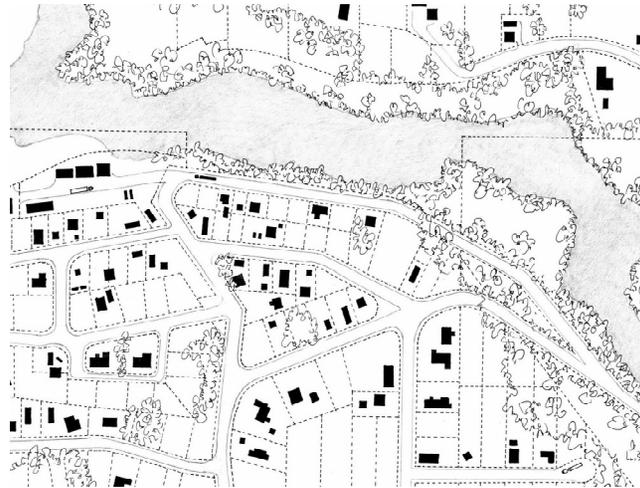
Private well

Septic system

Resource Land/Rural Land

Resource Land/Rural Land

Various



Rural Residential Settlement

Detached residential structures in an existing residential settlement. Lands are currently platted or developed

Structures largely oriented towards the nearest residential street

Predominantly small scale

Low to Low/Moderate

Human scale in the settlement with automobile travel required for most trips outside the area

Private well or community/public water system

Septic system or centralized wastewater treatment

Type i LAMIRD

LAMIRD

Brockway, Curtis Hill, Harmony, High Valley Park, Mayfield Park, Lake Mayfield Estates, Mayfield Village, Mt. View Drive Addition, Newaukum Hill, Paradise Estates, Timberline Village, Valley Meadows areas



Rural Area Industrial/Employment

Structures in an existing area of isolated cottage industries or new isolated small-scale businesses

Structures oriented in a variety of ways

Predominantly small scale, though some larger structures may be present

Low/Moderate to Moderate

Primarily designed for the automobile

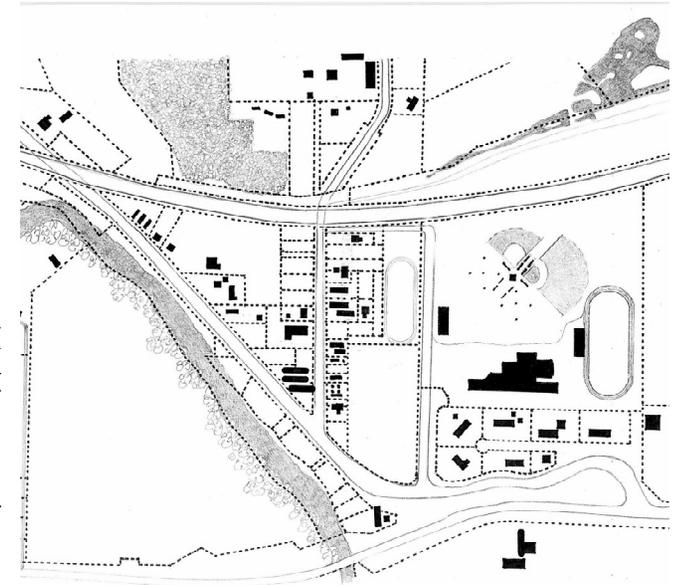
Private well or community/public water system

Septic system

Type iii LAMIRD

LAMIRD

Curtis Railyard, Ed Carlson Memorial Field, Jackson Highway and Smokey Valley Road Industrial Site, Morton Log Yard, PLS Log Yard, PSE Natural Gas Storage site, Ritchie Brothers, S. Prairie Road Industrial Site, others



	Rural Commercial Crossroad	Small Town
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Character of Development		
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-Predominant Development Form		
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	Detached residential or commercial structures at the intersection of two roadways	
--	---	--

		Detached residential, commercial or industrial structures in an existing settlement. Some attached buildings are also present.
--	--	--

-Building Orientation		
-----------------------	--	--

	Structures predominantly oriented towards nearest major roadway.	
--	--	--

		Structures largely oriented towards the nearest street
--	--	--

-Building Scale		
-----------------	--	--

	Predominantly small scale, though some larger structures may be present	
--	---	--

		Predominantly small scale, though some larger commercial, institutional or industrial buildings may be present
--	--	--

Level of Urbanization (Low, Moderate, High)		
---	--	--

	Low/Moderate to Moderate	
--	--------------------------	--

		Moderate
--	--	----------

Level of Pedestrianism		
-------------------------------	--	--

	Human scale at the crossroads, with automobile travel required to reach the area	
--	--	--

		Human scale in the settlement with a variety of daily needs available
--	--	---

Predominant Type of Water Service		
--	--	--

	Private well or community/public water system	
--	---	--

		Community/public water system
--	--	-------------------------------

Predominant Type of Wastewater Treatment		
---	--	--

	Septic system	
--	---------------	--

		Septic system or centralized wastewater treatment
--	--	---

Growth Management Act Designation		
--	--	--

	Type i or Type iii LAMIRD	
--	---------------------------	--

		Type i or Type iii LAMIRD
--	--	---------------------------

Predominant Comprehensive Plan Designation		
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	LAMIRD	
--	--------	--

		LAMIRD
--	--	--------

Examples in Lewis County		
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	Boistfort, Cinebar, Curtis, Dorn's Corner, Ethel, Forest, Galvin, Leonard Road and US 12, Mary's Corner, SR 6 and Hwy 603, Stinky Corner, I-5 and US 12, I-5 and SR 506, I-5 and Jackson Hwy	
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		Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Packwood, Randle, Salkum, Silver Creek
--	--	---

RURAL GOALS AND POLICIES

Please note: these draft goals and policies have been changed and reordered from the current policies in the Rural Element of the Comprehensive Plan. Proposed additions to the language are underlined, and proposed deletions are struck-through.

All goals, objectives and policies that are proposed to be completely removed are shown towards the end of the document. The current numbering has been retained for each of the goals, objectives and policies shown.

RURAL CHARACTER

R GOAL 1 – Maintain the rural character of Lewis County.

¹ Rural character, and components of rural character are defined in 36.70A.030(15). In preparing county regulations and reviewing future

POLICY R 1.1

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

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

development applications, the County will ensure that the standards meet these characteristics.

POLICY _____

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

POLICY _____

Consider the small unincorporated communities, and other Limited Areas of More Intense Rural Development (LAMIRDs), as key elements that contribute to the rural character of Lewis County. Existing LAMIRDs provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

POLICY R 2.8

Establish Continue to zone rural lands for a variety of densities and uses in rural Lewis County. Consider based land capability, self-designation, existing development characteristics, and proximity to rural facilities, and the following considerations other relevant factors in the zoning of land.

- ~~Critical areas and constraints on water and septic infrastructure.~~
- ~~Self-designation or intent to retain land in larger tracts, i.e. land which is by the owner's action included in forest open space tax designations, agriculture open space tax designation, or open space open space tax designation; under state laws, 20-acre parcels and larger are the predominant pattern for such tax designated lands.~~
- ~~Development patterns based on:
 - ~~Parcel size and availability of rural facilities and services.~~~~

~~— Population density and the cost and efficiency of providing public services.~~

~~— Assessed value and pressure for infill.~~

~~— Likelihood of conflict or change due to development patterns or conflicts, including protection of resource uses and the ability of cities to manage long-term growth boundaries.~~

- ~~Future land use maps, which should delineate designations in larger blocks reflecting logical boundaries rather than individual parcels.~~
- ~~Land use plans which minimize isolated islands.~~

POLICY R 2.3

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

RURAL ECONOMIC DEVELOPMENT

GOAL – Provide a variety of options for residents to work in rural Lewis County.

POLICY R 2.4

~~While focusing growth to urban areas, county development regulations should provide for the opportunity to encourage Promote the development of a vital rural economy in Lewis County with jobs in resource-based employment in agriculture, mining, timber production, and home occupations, small businesses, and a~~

~~variety of other industries critical to sustaining the in rural Lewis County economy.~~

POLICY R 2.1

~~Consider home occupations or home-based isolated cottage industries are as an essential component of the County rural economy, and will be permitted permit the uses in all areas.~~

RURAL SERVICES

R GOAL – Rural Services – Ensure that rural development is provided with appropriate rural services and facilities.²

POLICY R 1.5

~~Ensure that rural public facilities and services are provided for development in the rural areas of Lewis County will be provided to support existing and new development at levels that are consistent with the preservation of rural character and in the historical and typical manner at that are historically and typically delivered at a level of service usually that is found in rural Lewis County.~~

~~Development regulations will ensure that adequate water, septic, wastewater and other services are consistent with established standards.~~

POLICY R 4.7

~~Coordinate the review of development in rural areas Rural Development Districts will be approved in coordination with the rural water systems, fire districts, and school districts to update their current plans, to identify areas of existing capacity and needed upgrades to accommodate the growth reuse of previously used~~

~~properties. The purpose of this coordinated planning is to assure that new uses will have adequate facilities in place concurrent with development prior to locating or will be able to develop adequate mitigation agreements where when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services which must be available or provided to meet concurrency requirements.~~

POLICY R 2.2

~~Ensure that the configuration of lots within a development minimum lot sizes will allow feasible individual wells and septic systems on each parcel, without negatively affecting the nearby properties wells and septic systems of nearby properties depending on water availability and soil suitability for septic systems in each area.~~

LAMIRDS

GOAL _____ Promote the vitality of existing Limited Areas of Rural Development (LAMIRDS) in Lewis County.

POLICY _____

Consider the unincorporated small communities, rural crossroad commercial areas, rural areas of industrial development/ employment, and rural residential settlements (as presented in this chapter and mapped in Map R-1) as Limited Areas of More Intense Rural Development (LAMIRDS).

² Rural services are defined in RCW 36.70A.030(16) of the Growth Management Act.

POLICY _____

Consider the boundaries shown on Map R-1 as the “logical outer boundaries” for LAMIRDs required under 36.70A.070((5)(d)(iv).

POLICY _____

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

Small Communities

GOAL _____ – Ensure that the small community designation the Small Town Designation promotes the vitality of the preserves communities that which have traditionally been centers of service and hubs of employment in rural portions of Lewis County. outside UGAs, providing locations for the more intense uses in rural areas.

POLICY _____

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

POLICY _____

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

POLICY _____

Actively promote the economic development of existing small communities to ensure that the settlements can continue to offer

goods and services, and offer employment opportunities to local residents.

POLICY 3.6

~~Uses within small towns may be~~ Allow a variety of uses commercial, residential or industrial uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the development at rural levels of intensity and services as provided in RCW 36.70A.030(16). Urban development is prohibited, and the development is consistent with rural character.

Rural Crossroads

GOAL _____ – Promote the creation of new businesses, the delivery of rural services and the provision of jobs within rural crossroad areas.

POLICY _____

Ensure that rural crossroad areas are primarily utilized to promote job creation or economic development.

POLICY R 3.13

~~Regulations should identify~~ Establish criteria for siting development sited in rural crossroads areas along the interstate within Freeway Commercial areas and for assuring to assure that new development will not extend beyond the areas presently impacted or affected by the interchange, or the extent of interchange-oriented development.

POLICY _____

Confirm that all future development within the rural crossroad areas occurs in a manner that is consistent with rural character.

POLICY _____

Discourage the development of residential units within rural crossroad areas, particularly when the crossroads are located along the Interstate and the proposed residences are not in a location currently characterized by housing development.

POLICY R 3.14

~~None of the designated~~ Discourage the establishment of new resource land uses in rural crossroad areas located along the interstate. ~~Freeway Commercial areas are intended for resource use.~~

Rural Industrial/Employment Lands

GOAL _____ – Establish rural industrial/employment lands as settings to promote rural job growth.

POLICY _____

Objective R 5a Allow industries such as warehousing, manufacturing and distribution in areas ~~beyond~~ outside of urban growth areas where appropriate.

POLICY _____

Consider the areas mapped in _____ to be the existing locations of designated rural industrial/ employment lands.

POLICY _____

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

POLICY R 5.1

Locate new rural ~~New~~ industries or employment lands should locate in rural areas proximate close to transportation corridors such as federal and state highways or railroads whenever feasible.

Rural Residential Settlements

GOAL _____ – Allow the buildout of existing rural residential settlements in Lewis County.

POLICY _____

Consider the locations in Map R-1 as existing areas of rural residential settlement. These areas have been classified in accordance with 36.70.070(5)(d)(i), and typically consist of:

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

POLICY _____

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

RURAL DEVELOPMENT DISTRICT

Encourage development in the rural development districts in a manner that is consistent with rural character.

POLICY R 4.1

~~Promote~~ Within Rural Development District designations, new rural area development, should be limited to residential development at a variety of uses and densities from one unit per five acres to one unit per 20 acres, and a variety of uses within the rural development district designation, so long as the uses are consistent with the size, scale, including and intensity, and frequency of uses appropriate to found within rural Lewis County. the rural setting.

POLICY _____

R GOAL 2 - General Rural Lifestyle Promote a wide range of rural economic activities that do not infringe upon the rights of neighboring property owners or cause environmental degradation within the rural development district. Activities could include home occupations, isolated cottage industries, and resource-related activities, among other appropriate uses. that do not infringe upon the rights of neighboring property owners or cause environmental degradation.

POLICY _____

Objective R 2b ~~Encourage, productive farming and forestry practices activities within the rural development district which support the economic rural quality of life.~~

POLICY R 4.4

~~Rural Development Districts should provide for home-based occupations and small industries in rural areas. Development regulations will identify limitations on~~ Ensure that the regulations for the rural development district adequately address the sizes, intensity and uses of home-based businesses and cottage industries to assure that the proposed uses are compatible with rural character and neighboring activities. consistent with historic

~~patterns, and emerging trends and compatible with neighboring uses.~~

POLICY R 4.8

~~Permit Rural Development Districts provide for the location of unique, regional commercial/industrial uses to locate along major transportation corridors within the rural development district where urban services are not required for the operation of the facility. Such uses shall be~~ Ensure the uses are designed and sited so as to maintain the rural character of the surrounding area.

POLICY R 4.2

~~Encourage cluster development, consistent with rural size and scale, including intensity, may be encouraged to further protect rural character, to promote efficient and cost-effective land use, and to maintain the open appearance of lands, even where rural development is occurring. Consider the allowance of density bonuses in certain instances in connection with cluster development may be used where an incentive is warranted to encourage the protection of particular features or natural areas of importance within the development, consistent with overall rural area guidelines.~~

Please note: As proposed within the draft, the following language would be removed.

~~Objective R 1a—Ensure that growth in the County is focused so that the remainder of the County can remain predominantly rural.~~

~~Policy R 1.2—Rural development should be encouraged to occur at a density of not more than one dwelling unit per 5 acres.~~

~~Policy R 1.3—Densities must remain sufficiently low so as to avoid conflicts between new residential development and county residents that have allowable home-based occupations and industries.~~

~~Policy R 1.4—Rural area residents should expect the level of public services, such as water systems, emergency services, and road improvements will be limited as distance increases from the urban areas.~~

~~Policy R 1.6—Transportation facilities should be developed in accordance with the Transportation Element’s level of service standards.~~

~~R GOAL 2 – General Rural Lifestyle—Promote a wide range of rural activities that do not infringe upon the rights of neighboring property owners or cause environmental degradation.~~

~~Objective R 2a—Sustain an independent and private rural lifestyle.~~

~~Objective R 2b—Encourage, productive farming practices which support the economic rural quality of life.~~

~~Objective R 2c—Protect critical areas, and surface water and ground water resources. CRITICAL AREAS~~

~~Policy R 2.5—Intensive rural development must not occur within floodways identified in Lewis County Code Chapter 15.35 or within critical areas unless mitigation per the provisions of Lewis County Code Chapter 17.35 is assured.~~

~~Policy R 2.6—Development permits must be based on the County’s adopted critical area regulations, shoreline regulations, wellhead protection regulations, the Clean Water Act, and Chapter 90.48 protections for both ground and surface water.~~

~~Objective R 2d—Protect against conflicts with the use of agricultural, forest and mineral resource lands.~~

~~Policy R 2.7—In order to prevent incompatible or inappropriate conflict with resource lands, regulations should limit new development outside UGAs and LAMIRDs using the following tools: best management practices, provisions to accept dust and noise associated with resource activity, and other regulations which prevent rural area development from interfering with resource based activities in or near resource lands.~~

~~R GOAL 3 – LAMIRDs—Support industrial and commercial development in small towns consistent with the size and intensity of previously existing uses to replace lost historic economic opportunity.~~

~~Objective R 3a—Preserve historic patterns of rural population distribution and sustain a strong economic base.~~

~~Objective R 3b—Allow additional areas of more intense activity where the area is already developed or directly associated with such lands, limited public facilities already exist, intrusion of more intense activities into undeveloped areas can be avoided, and ground and surface water quality resource lands and activities can be protected.~~

Policy R 3.1 — LAMIRDs limit more intense rural area development to areas in which development has already occurred; areas predominantly characterized by human, non-resource activity; areas which are not critical area habitat for fish or wildlife, or resource activity; and areas and uses are confined within logical outer boundaries.

Policy R 3.2 — The County recognizes several LAMIRD land use designations under the criteria and guidelines of RCW 36.70A.070(5): Small Towns, Crossroads Commercial Areas, Freeway Commercial Areas, Shoreline Areas, and areas of existing intense development (Rural Residential Centers).

Policy R 3.3 — LAMIRDs are confined to areas where human activity predominates over habitat or resource activities within logical outer boundaries. Logical outer boundaries are defined by development existing as of July 1, 1993, but may include undeveloped lands so long as the area is predominantly defined by the built environment and may include considerations of

- “Natural neighborhoods and communities;”
- Physical boundaries, including roads, land forms, or bodies of water;
- The prevention of abnormally irregular boundaries; and
- The ability to provide public facilities and services that do not permit low density sprawl.

Objective R 3c

— The Small Town Designation preserves areas which have traditionally been centers of service and hubs of employment

outside UGAs, providing locations for the more intense uses in rural areas.

Policy R 3.4 — Small Towns designated in unincorporated Lewis County include: Adna, Cispus, Doty, Glenoma, Kiona, Mineral, Onalaska, Packwood, Randle (A, B & C), Salkum, and Silvercreek.

Policy R 3.5 — New development within small towns should be compatible with historic development character and may have small allowances to create regular boundaries and efficient service areas, consistent with logical outer boundaries identified as provided in RCW 36.70A.070(5)(d)(iv).

Policy R 3.6 — Uses within small towns may be commercial, residential, or industrial, so long as the infrastructure within the community has the capability to handle the demands of the development at rural levels of intensity and services as provided in RCW 36.70A.030(16). Urban development is prohibited.

Policy R 3.7 — Category I and Category II Small Towns are designated as:

Category I Small Towns

- Include Packwood, Randle at Kehoe Road, Mineral, and Onalaska are or were centers of mill activity and have land available for industrial redevelopment.
- May have separate residential and mixed use zones
- Shall provide a specific industrial zone to promote rural industrial development or redevelopment consistent with the limits of public facilities at rural levels of service.

Category II Small Towns

- Include Adna, Cispus, Doty, Glenoma, Kiona, Randle at Leroy Road, Randle at SR 131, Salkum, and Silvercreek.
- Provide a central focal point for an area in the County,
- May include commercial, personal, and professional services, community centers, schools, and fire and other public services.
- Have existing facilities and services, but typically not the infrastructure to support larger industrial uses found in the Category I small towns.
- Typically exhibit a mixed-use pattern.

Objective R 3d—The Crossroads Commercial Designation serves the retail and commercial needs of local residents and the traveling public by providing residential, commercial, and industrial opportunities important to Lewis County and its economy.

Policy R 3.8—The County has eleven (11) Crossroads Commercial areas: Boistfort, Cinebar, Curtis, Dorn’s Corner, Ethel, Forest, Galvin, Intersection of Leonard Rd. & US Hwy 12, Intersection of Hwy 6 and Hwy 603, Mary’s Corner, and Stinky Corner.

Policy R 3.9—Crossroads Commercial areas are found at major intersections where local commercial service needs are met.

Policy R 3.10—New uses within the Crossroads Commercial areas may include commercial, residential, and industrial, but residential will be limited to the area of current development.

Policy R 3.11—Crossroads Commercial areas must meet the criteria of RCW 36.70A.070(5) and shall include areas directly affected by existing development.

Objective R 3e—The Freeway Commercial Designation shall serve the needs of the neighboring community and the traveling public by providing retail, commercial, and industrial uses along I-5 at a greater size and intensity than within Crossroad Commercial designated areas.

Policy R 3.12—Existing designated Freeway Commercial areas include

- I-5 & U.S. Highway 12
- I-5 & State Route 506
- I-5 & Jackson Highway South

Policy R 3.13—Regulations should identify criteria for siting development within Freeway Commercial areas and for assuring that new development will not extend beyond the areas presently impacted or affected by the interchange, or interchange-oriented development.

Policy R 3.14—None of the designated Freeway Commercial areas are intended for resource use.

Policy R 3.15—New Freeway Commercial areas should meet the criteria of RCW 36.70A.070(5)(d)(i)(ii)(iii) concerning the location of existing development and the affect of existing development and services.

Objective R 3f—The Rural Residential Centers & Shoreline Residential Designation maintains rural residential areas which are already in existence, which are already platted, or which are near shorelines.

Policy R 3.16—Rural Residential Centers include:

- Rural residential areas which have existing densities of greater than one unit per five acres, or
- Platted areas where lots have been developed, or
- Limited infill areas where water and capability of waste disposal provide for lots, ranging from two units per acre to one unit per one acre, consistent with the prevailing patterns of development.

Policy R 3.17 — Rural Residential Centers & Shoreline Residential areas will have logical outer boundaries which conform to the requirement of RCW 36.70A.070(5)(d).

Policy R 3.18 — Rural Residential Centers and Shoreline Residential areas include the following:

- Brockway
- Curtis Hill
- Harmony
- High Valley Park
- Mayfield Park Area
- Lake Mayfield Estates Area
- Mayfield Village
- Mt. View Drive Addition Area
- Newaukum Hill
- Paradise Estates
- Timberline Village

- Valley Meadows

R-GOAL 4 — Ensure a variety of rural residential densities designed to protect the rural character of Lewis County.

Objective R 4a — The Rural Development District (RDD) designations, intended to be predominately residential but which allow non-residential uses at a scale consistent with rural character, ensure a variety of residential densities based on use of existing facilities and developed area.

Policy R 4.3 — Lots of record, less than five acres are considered legal lots for development purposes in all rural zones if they meet the requirements of the County regulations for “lots of record.” LCC 16.02.050.

Policy R 4.5 — Rural Development Districts should for small businesses and industries to locate on or near old mill sites or other lands formerly used for resource related activities, particularly where infrastructure is already in place and such reuse will stimulate local economy and prevent spread of growth into new undeveloped areas.

Policy R 4.6 — Rural Development Districts should provide for commercial uses serving rural areas to locate near existing small towns or crossroads commercial areas, and provide the core support for tourist and rural recreational activities. Limited tourist, rural industrial, and traditional rural uses shall be provided for in rural areas with limits on size and location consistent with “rural character.” RCW 36.70A.030(14).

Policy R 4.9 — Rural Development Districts provide for the use of rural area lands not designated for agricultural and timber uses and suitable for rural area development to support rural recreational activities. Such activity both aids the local economy and provides

significant opportunities for the citizens of the County and the state to enjoy the physical beauty of Lewis County.

~~Policy R 4.10 — RDD-5~~

~~The Rural Development District 5 designation allows one rural residential unit per five acres. The residential unit 1-5 zone permits residential uses and a variety of other uses, including home occupations, isolated small businesses, and additional uses commonly found in rural areas. Some activities shall be limited due to the projected intensity of development or proximity to more developed areas. Size and scale, including intensity, limits shall be in concert with historic practices.~~

~~Policy R 4.11 — RDD-10~~

~~The Rural Development District 10 designation allows one rural residential unit per ten acres. The district permits a limited degree of rural area development at truly rural levels of intensity. Uses in the R-1-10 zone include residential, home occupations, and isolated small businesses. Permitted activities shall be consistent with the historic practices and intensities and suited to meet the needs of those who choose to live and work in rural areas, and shall be compatible with overall rural character. Residents shall recognize the limitations on the availability of limited rural area services.~~

~~Policy R 4.12 — RDD-20~~

~~The Rural Development District 1-20 designation allows one rural unit per 20 acres. Uses in the R-1-20 zone may be limited in size and scale, including intensity, in many areas. Some uses, including those which benefit from the remote or less developed lands, e.g. camps, recreation uses, and rifle ranges, should be located within this designation precisely due to the lack of other development. Development regulations shall provide adequate facilities, critical~~

~~area protection, and protection of resource lands and resource uses within this designation.~~

~~R GOAL 5- INDUSTRIAL Encourage industrial uses in the rural area that are primarily dependent on the natural resources there.~~

~~Objective R 5a Allow industries such as warehousing, manufacturing and distribution in areas beyond urban growth areas where appropriate.~~

~~Policy R 5.2 —~~

~~Ensure that new industrial uses are or can be served with appropriate rural services, such as community wells and septic systems.~~

~~Policy R 5.3 — Rural area industrial and resource uses are encouraged.~~

~~Policy R 5.4 — New mineral resource use must be located where significant adverse impacts to residential uses can be avoided.~~

Please Note: Review of the goals and policies related to tourist service areas and Master Planned Resorts will occur at a later date. The existing goals for those items are included below as background information.

R GOAL 6- TOURIST SERVICE AREA Encourage stand-alone tourist destination resorts and tourist recreation services in rural Lewis County.

Policy

Objective R 6a Allow tourist destination resorts and recreation services in rural Lewis County where adequate public facilities can be provided and where significant adverse environmental impacts can be avoided.

Policy R 6.1 When considering the approval of a development project within the Tourist Service Area designation, Lewis County development regulations should identify specific size, character, and siting criteria to direct the permitting process.

Policy R 6.2 Three areas on Riffe Lake have been designated for park and recreation use based on hydropower licensing.

R GOAL 7- MASTER PLANNED RESORTS Provide for the siting of Master Planned Resorts, consistent with the requirements of the Growth Management Act, in locations that are appropriate from both an economic and environmental perspective.

Policy R 7.1 Master planned resorts are self-contained and fully integrated planned unit developments, in settings of significant natural amenities, providing short-term visitor accommodations including a range of indoor or outdoor recreational facilities and visitor services.

Policy R 7.2 Master planned resorts are larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Tourist Service Area designation.

Policy R 7.3 Designation of Master Planned Resorts requires amending the Comprehensive Plan and Zoning Maps, prior to, or concurrent with an application for master plan review. The comprehensive plan amendment process should evaluate all the probable significant adverse environmental impacts from the entire proposal, even if the proposal is to be developed in phases, and these impacts shall be considered in determining whether any particular location is suitable for a Master Planned Resort.