

ORDINANCE NO. 0111009

AN ORDINANCE OF KLUICKITAT COUNTY, WASHINGTON, IN THE MATTER OF AMENDMENTS TO KLUICKITAT COUNTY COMPREHENSIVE PLAN (SNOWDEN/BURDOIN MOUNTAIN SUB-AREA PLAN) AND ZONING MAP

**WHEREAS**, the Snowden/Burdoin Mountain Community Council initiated an update to the County Comprehensive Plan and zoning; and

**WHEREAS**, RCW 36.70 provides procedures for review and adoption of amendments to comprehensive plans and official land use controls;

**WHEREAS**, the Klickitat County Planning Commission conducted an advertised public hearing on February 23, 2009 to consider adoption of the proposed amendments and following said hearing adopted findings and conclusions as a recommendation to the Board of Commissioners to adopt proposed amendments; and

**WHEREAS**, the Board of Commissioners considered the recommendation in a public meeting on October 27, 2009; and

**WHEREAS**, it appears that the proposed amendments comply with state requirements and will further the interests of the public.

**NOW THEREFORE**, the Klickitat County Board of Commissioners hereby summarily accepts that Planning Commission recommendation and adopts the Planning Commission's findings and conclusions; and

**FURTHER BE IT ORDAINED**, Klickitat County adopts the attached as an amendment to the Klickitat County Comprehensive Plan to replace/update the Snowden/Burdoin Mountain Sub-Area plan and as an update to zoning in the Sub-Area.

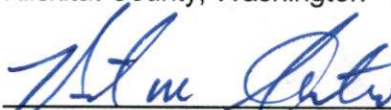
Entered this 10<sup>th</sup> day of ~~October~~ <sup>November</sup> 2009.



ATTEST:

  
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS  
Klickitat County, Washington

  
David Sauter, Chairman

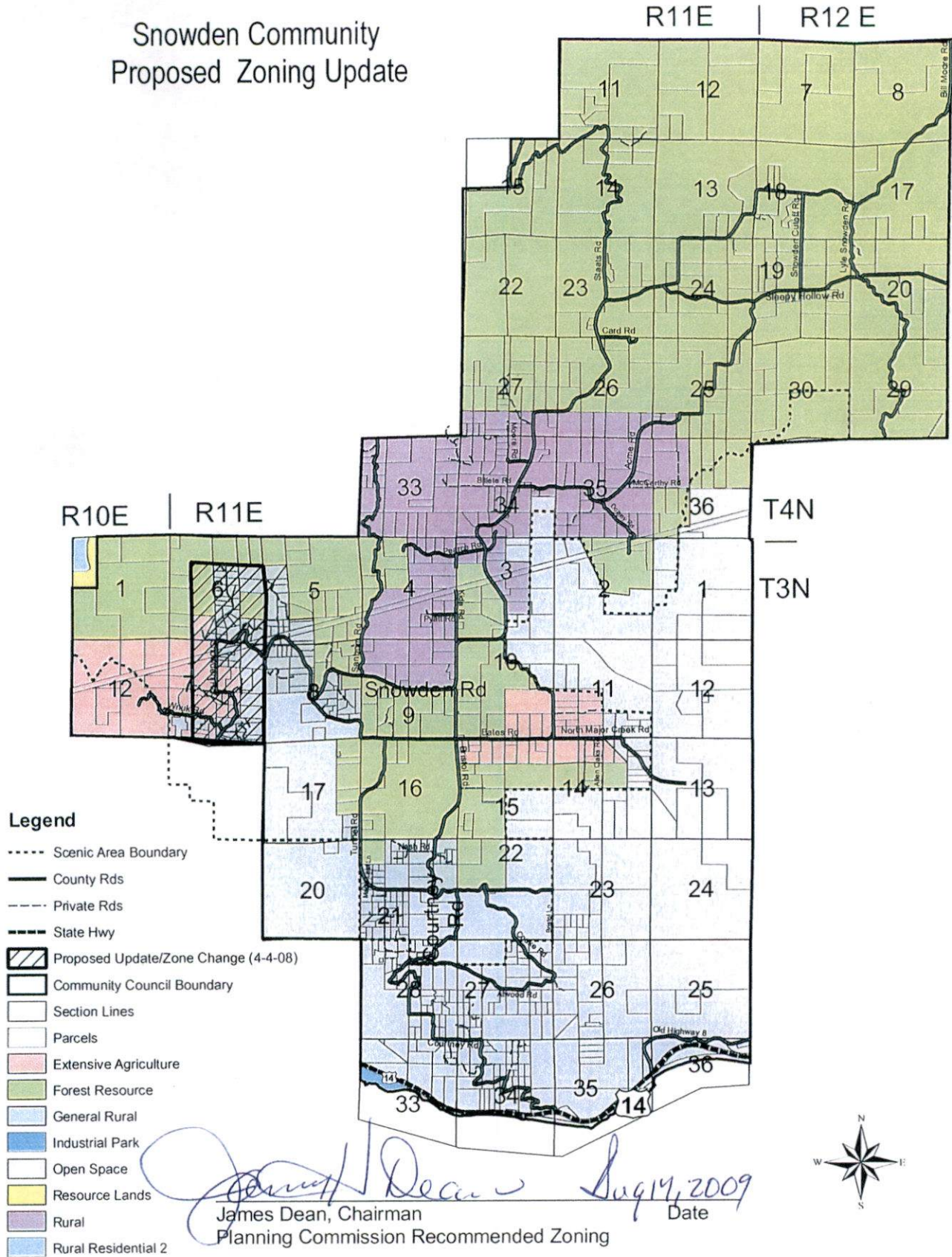
~~ABSENT~~  
Ray Thayer, Commissioner

  
Rex Johnston, Commissioner

Constituting the Klickitat County  
Board of Commissioners  
Klickitat County, Washington



# Snowden Community Proposed Zoning Update



# Snowden Sub-Area Comprehensive Plan

(11/04/09)

## General Description

The Snowden/Burdoin Mountain Area is located in western Klickitat County, approximately one mile north and east of the incorporated communities of White Salmon and Bingen and extends northeasterly approximately ten miles, encompassing an area of approximately 50 square miles. The principal physiographic features of the area are Burdoin Mountain in the south, whose southern slope is within the Columbia River Gorge, and the upper plateau which extends from the Columbia Gorge rim of Burdoin Mountain to the north, bordered by the Major Creek drainage on the east and the Rattlesnake and Jewett Creek drainages on the north and west.

Timber production is the principal land use in association with cattle grazing. There are a few scattered hay fields and pasture lands interspersed throughout the upper plateau. Most of these farming activities are a means of supplementing incomes derived outside the area. There is no central community. Virtually all residences are found on either small acreage tracts or ranchettes or are associated with farming and ranching enterprises. Consequently, the housing distribution is very sparse and follows the existing county road network very closely. Orchards and vineyards are found at the lower elevations west of the mountain and Jewett Creek.

## Boundary Description

A general boundary description of the Snowden/Burdoin Mountain Sub-Area begins at the intersection of the north shoreline of the Columbia River with the west line of Sec. 33, T3N, R11E, W.M., the line then proceeds north approx. 1.4 miles to the NW corner of Sec. 28, T3N, R11E, then west 1.0 mile to the SW corner of Sec. 20, T3N, R11E, then north 2.0 miles to the SW corner of Sec. 8, T3N, R11E, then west 2.0 miles to the SW corner of Sec. 12, T3N, R10E, then north 1.5 miles to the center point of the west line of Sec. 1, T3N, R10E then east  $\frac{1}{4}$  mile to the SW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said section then north  $\frac{1}{2}$  mile to the NW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said section then east  $2\frac{3}{4}$  miles to the NE corner of Sec. 5, T3N, R11E, then north 1.0 mile to the NW corner of Sec. 33, T4N, R11E, then east 1.0 mile to the NE corner of said section, then north 2.5 miles to the NW corner of the SW  $\frac{1}{4}$  of Sec. 15, T4N, R11E, then east 0.5 mile to the mid-point of said section, then north 0.5 mile to the NW corner of the NE  $\frac{1}{4}$  of said section, then east 0.5 mile to the NE corner of said section, then north 1.0 mile to the NW corner of Sec. 11, T4N, R11E, then 4.0 miles east to the NE corner of Sec. 8, T4N, R12E, then south 4.0 miles to the SE corner of Sec. 29, T4N, R12E, then west 2.0 miles to the SW corner of Sec. 30, T4N, R12E, then south approx. 6.25 miles to the north shoreline of the Columbia River, then west along said shoreline approx. 4.35 miles to the point of beginning. This description assumes that each side of a section is one mile in length.

## Goals and Policies

### Land Use, Resource Productivity and Cultural

The Snowden/ Burdoin Mountain Sub-Area of Klickitat County consists of a total of almost 34,000 acres or more than 50 square miles. Existing land uses in the Sub-Area principally consist of rural residential on lots large enough to support livestock and other secondary farm or woodlot uses, and commercial forest resource uses.

Most of the Sub-Area is designated "Exclusive Ag/Forest" on the December 21, 1987 map entitled "Snowden/Burdoin Mtn Comprehensive Plan Update" (attached). According to the 2008 Buildable Lands Inventory, forest resource lands constitute the largest single land-use within the Sub-Area, covering approximately 47 percent of total land area. The vast majority of the forest

resource lands is held by two privately owned timber companies and the State of Washington. Timber harvest and timber-related activities are an important component of the resource-based local economy within the Sub-Area.

A relatively small area of Sub-Area is designated "Agriculture/Forest" and "Open Space" on the December 21, 1987 Comprehensive Plan map (i.e. approximately one and one-half square miles). Productive agricultural lands that are designated "Agriculture/Forest" are limited, with some of these lands already divided into smaller parcels. "Open Space" lands are held in a mix of private and public ownership and support some residential uses, usually on larger parcels; other uses associated with "Open Space" designation include wildlife habitat, native flora, recreation areas (hiking and biking) and other more passive land uses.

In addition to the above land uses, scattered mining sites operate within the Sub-Area; and considerable recreation use occurs in and around the Snowden/Burdoin Mountain Sub-Area.

**Goal 1 - Ensure that land use decisions include consideration of current information regarding land uses, soil suitability for development, land productivity values, and ownership patterns, market forces, development suitability and carrying capacity of the land.**

- Policy 1.A Periodically update Comprehensive Plan to comply with GMA (Growth Management Act) requirements that are applicable to Klickitat County
- Policy 1.B To the extent reasonably feasible, coordinate land use decisions with enhancement activities of state, local, private, and non-profit entities such as wetland restoration and riparian or other wildlife corridor protection.
- Policy 1.C The effect of land use decisions on recreational opportunities and potential trails and bike paths should be considered.
- Policy 1.D All significant mineral resource sites should be mapped within the study area to allow future visioning and comprehensive planning to provide reasonable protection.
- Policy 1.E Sites of historical or cultural significance should be protected in accordance with applicable regulations.

**Goal 2 – Minimize conflicts between different land uses and ensure the highest degree of public health, safety, and general welfare while respecting individual rights.**

- Policy 2.A All lands in the Sub-Area shall be given a land-use designation and shown on a Comprehensive Plan map.
- Policy 2.B Provide for orderly development by:
- Encouraging medium and high density development (as a result of clustering or other flexible lot size development) to occur nearest to the City of White Salmon that are most readily accessible;
  - Encourage smaller lots be clustered together in small groups or clusters of not more than five homes dependant on availability of topographic and vegetative barriers to maintain privacy and rural character between the smaller clusters and surrounding land uses;
  - Ensure that new lots that are less than 2.5 acres in size can demonstrate a suitable building envelope, full septic field area (including reserve drainfield area) and adequate wellhead protection area on site;
  - Ensure that densities of Comprehensive Plan designations are not exceeded.

Policy 2.C      Ensure compliance with public notice requirements for conditional use permits, proposed zone changes, legislative amendments and other types of land use actions.

**Goal 3 – Identify and protect mineral resource lands of a commercially significant scale from encroachment of incompatible land uses.**

Policy 3.A      Uses incompatible with commercial-scale mining and aggregate operations should be discouraged from encroaching on or locating near an identified operation of commercial significance.

Policy 3.B      Commercial-scale mining and aggregate operations should be discouraged from encroaching or locating near already-established rural residential areas.

Policy 3.C      Sites used for the extraction of mineral and aggregate resources should be reclaimed in a manner consistent with applicable laws and ordinances.

Policy 3.D      The effort to protect commercially significant aggregate operations should be coordinated with the County to avoid conflict with sites both inside and immediately surrounding the Sub-Area to maximize benefits of land-use planning efforts.

**Goal 4 – Conserve commercially viable forest lands as a resource essential to sustaining the County's rural economy. Support and promote timber-based resource industries and uses and discourage incompatible land uses.**

Policy 4.A      Encourage the location, site planning, and density of new non-forest development so as to protect existing forest uses from pressures to alter usual and accepted forest practices in favor of encroaching incompatible uses.

Policy 4.B      Areas designated for forest use on the Comprehensive Plan map should be conserved for a broad range of forest uses to the maximum extent possible and protected from incompatible use. If a conflict results between forest management practices in conformance with the Washington State Forest Practices Act and non-forest uses, the forest management practices should take precedence over the non-forest use. Shorelines and Critical Areas Ordinances may, in some instances, be more limiting than the Forest Practices Act and may limit the extent of forest practices otherwise allowed.

Policy 4.C      Accepted forest practices are not a public nuisance and should not be limited to achieve greater compatibility with non-forest uses, including residential.

Policy 4.D      Uses deemed compatible, ancillary, or complementary to accepted forest practices in forest zones should be supported.

Policy 4.E      Discourage non-forest uses or developments on parcels adjacent to forest lands or other rural lands currently employed for commercial forest use so as to avoid or reduce potential adverse impacts to the forest operation from non-forest development. Encourage submittal of site plans that include design features such as grouping non-resource-related uses and activities in limited areas, increased setbacks and/or fire buffers from the forest use, and use of topographic or vegetative screening that may help ensure compatibility.

Policy 4.F      Encourage local, state and federal fire protection agencies to: identify and prioritize areas for fire fuel reduction surrounding commercial forest blocks; and develop recommendations for clear and understandable fire safety measures that can be implemented by rural homeowners to minimize fire risks.

- Policy 4.G Encourage private, non-industry forest owners to retain lands in timber production.
- Policy 4.H Support efforts to apprise residents of forest practices and the potential economic benefits of sustainable harvest techniques.

**Goal 5 – Conserve commercially viable agricultural lands as a resource essential to sustaining the County's rural economy and local food sources.**

- Policy 5.A Encourage the location, site planning, and density of new non-farm development away from agricultural operations to protect existing agriculture from pressures to alter usual and accepted farm practices in favor of encroaching incompatible uses.
- Policy 5.B Areas designated for agriculture on the Comprehensive Plan map should be conserved for a broad range of agricultural uses to the maximum extent possible and protected from incompatible use. If a conflict results, the accepted farm practices should be supported.
- Policy 5.C Uses deemed compatible, ancillary, or complementary to accepted agricultural practices should be supported.
- Policy 5.D Non-farm uses or developments on parcels adjacent to lands zoned for agricultural use or other rural lands currently employed in commercial agriculture should be discouraged so as to avoid or reduce potential adverse impacts to the agricultural use. Site plans and design features such as setbacks from the agricultural use, berms, or vegetative screening may be some acceptable measures to help ensure compatibility. Education about agricultural operators' right to farm should be made available to applicants and interested parties.
- Policy 5.E Non-agricultural developments in or adjacent to an agricultural area should be encouraged to implement measures that conserve water resources.
- Policy 5.F Promote incentives and education related to sustainable farm practices, farm land preservation, and value-added farm production.

**Goals 6 – Identify, protect and preserve recreational, historic and cultural resources.**

- Policy 6.A A community inventory and map of recreational resources and points of interest should be compiled by the Snowden Community Council with input from the County, government agencies, non-profit organizations and private landowners. Existing and planned resources may be included in the inventory, and the map will allow future planning efforts to respond to known recreational sites and infrastructure and other points of community interest.

**Natural Systems/Critical Areas**

Many components of the natural environment in the Snowden/Burdoin Mountain Sub-Area are delicate resources that are sensitive to the impacts of urban development or pose hazards to the community if developed. These resources are termed "critical areas" and include wetlands, critical fish/wildlife habitat conservation areas, geologically hazardous areas, aquifer recharge areas, and frequently flooded areas.

**Goal 7 – To the extent required by local, state, federal requirements, ensure public access to maps of known critical areas on the County (GIS) database ( sensitive information, such as specific habitat information, may not be available for general public use).**

- Policy 7.A Discourage development in known or suspected geologically hazardous areas or areas of flooding without technical analysis including. Flood hazard areas and geologically hazardous areas shall be mapped to the greatest extent possible; these areas are generally not suitable for development and should be avoided.
- Policy 7.B Critical fish and wildlife habitat, wetlands, other important wildlife or big game habitat, and recreational areas should be mapped as appropriate by the County, in cooperation with wildlife agencies. Development should be designed to preserve the natural functions and values of these areas.
- Policy 7.C Mapping of existing aquifers and recharge areas should be encouraged, along with development of information regarding their condition, level of function, and extent of their recharge lands.
- Policy 7.D Efforts should be made early in the land development application process, to inform applicants of known or potential critical areas on the property to be developed. The County shall endeavor to identify critical areas on a particular site early in the application process so that such lands can be effectively protected.
- Policy 7.E Efforts should be made to identify wildlife corridors connecting large patches of open space and/or critical areas. These corridors may be identified for voluntary private and non-profit preservation efforts beyond the regulatory protection of critical areas.
- Policy 7.F Periodically update critical area maps to reflect the most current science and information regarding local critical areas and habitat corridors.

#### **Goal 8 – Protect Natural Systems/Critical Areas**

- Policy 8.A The County shall enforce the County's Critical Areas Ordinance.
- Policy 8.B Lands subject to frequent flooding or geological hazards should be designated for uses that avoid or minimize exposure of life and property to potential loss or damage. Such uses may include agricultural, recreational, forest, or open space designations that provide for compatible resource use; limited low-density residential use on lots large enough to avoid exposure to known hazards; and other uses less susceptible to natural hazards or disasters.
- Policy 8.C Critical fish and wildlife habitat, riparian areas and wetlands should be protected by regulations that are based on best available information.
- Policy 8.D Land development should avoid fragmentation of critical wildlife migration corridors or other critical habitat areas that have been identified per the Critical Areas Ordinance.
- Policy 8.E Encourage participation in watershed or regional planning when such efforts will provide better overall preservation or protection of aquatic resources within the watershed, basin or Sub-Area.

#### **Goal 9 – Preserve Private Rights While Protecting Natural Systems/Critical Areas**

- Policy 9.A Where private property is encumbered with critical areas or other conditions that cause the property to be un-buildable (e.g. due to hazardous geologic conditions, flooding, biologic value or sensitivity) consider innovative solutions that may



benefit the landowner and public (e.g. open space tax assessment, conservation easements).

Policy 9.B Encourage public acquisition of natural areas of scientific research and educational significance, and significant natural wetland and habitat areas. Exploration of appropriate roles for land trusts or other non-profits skilled in land acquisition and preservation should also be considered.

Policy 9.C In addition to the required protection of critical areas and their associated buffers, the County should support private and non-profit efforts to protect essential corridor areas that link critical and open space areas. These corridors greatly increase habitat function and make the protection of critical areas far more effective.

**Goal 10 – Protect surface and ground water quality, as well as critical aquifer recharge areas, as a resource essential to the public health, safety, welfare, and economic growth and prosperity.**

Policy 10.A Encourage efforts that will result in new/improved ground water information.

Policy 10.B Disposal of all solid and liquid waste shall be properly disposed of in appropriate locations as permitted by the public health district and other regulatory authorities.

Policy 10.C To minimize adverse impacts to water quality and sensitive areas, the following should be considered:

- clearing, grading and filling restrictions in areas where such activities will impact water resources and associated habitat areas;
- stormwater runoff controls that will prevent erosion, sedimentation and the discharge of pollutants into the natural drainage system;
- preservation and enhancement of vegetation as a means of protecting both water quality and wildlife habitat; and
- construction management practices that reduce the potential for erosion and water quality impact both during and after land development and construction.

Policy 10.D A simple set of best management practices for limited ground disturbances during construction or access development should be provided to all rural developers in the Sub-Area.

Policy 10.E Discourage developments that have the potential for significant individual or cumulative impacts on ground- and surface-water quality and encourage developments to site and design the development to avoid or prevent such impacts.

**Goal 11 – Maintain good water quality and quantity for existing permitted and exempt water users while meeting planned/projected demands and maintaining critical biological functions and values.**

Policy 11.A Encourage efforts that will provide a better understanding of critical recharge areas for aquifers most frequently relied on for residential exempt and permitted water use.

Policy 11.B In situations where development has potential for adverse impact to surface/ground water quality/quantity, low-impact development techniques should be encouraged or a hydrologic assessment report should be prepared that identifies impacts of the proposed development and appropriate mitigation measures.



- Policy 11.C Development of new public water sources and systems, or expansion of existing systems, should not reduce the quantity or quality of existing water supplies below naturally sustainable levels.
- Policy 11.D A comprehensive program of water resource data-gathering and analysis should be encouraged. Such a program should include geologic studies and monitoring of static water levels, water use, water quality, surface water flows, and acquisition of other data as necessary.
- Policy 11.E Development and implementation of a comprehensive public education program in water resource management and protection should be encouraged. The program should address all aspects of water conservation and groundwater protection, including septic system maintenance, spill management, and non-point pollution impacts from livestock/agricultural activities and homeowner maintenance practices.
- Policy 11.F An aquifer monitoring program should be encouraged.
- Policy 11.G Encourage water reuse, conservation and responsible stewardship through the development of voluntary conservation programs, educational outreach, incentives and information about low-impact development techniques designed to assist with stormwater management and increased recharge through infiltration of stormwater. Develop information about drought-tolerant native plants and promote their use in the landscape wherever possible.
- Policy 11.H Future residential growth in the Snowden/Burdoin Mountain Sub-Area should be curtailed if it is determined that existing water resources will not accommodate such growth.
- Policy 11.I Residential growth should only be permitted to the extent contemplated by this plan – proposed increases in residential growth beyond the growth contemplated by this plan will be discouraged unless necessary water studies are completed and the studies indicate sufficient water resources.

### **Rural Character/Housing**

Many members of the Snowden/Burdoin Mountain community have chosen to live here because of the area's rural beauty and character.

The Buildable Lands Inventory (incorporated by reference) estimates the current population estimate for the Snowden/Burdoin Mountain Area to be nearly 900 people, assuming an average household size of 2.35 people. The County Assessor's office has 379 homes in the area on record, including single-family dwellings, mobile homes and cabins. Based on this information, and a projected population growth rate of 3.9 percent, the Buildable Lands Inventory projects the need for 436 new homes in the area over the next 20 years.

### **Goal 12 – Preserve rural lifestyles while accommodating new population growth.**

Policy 12.A Densities should recognize geographical, topographical, hydrological, transportation and other development-related factors that impose limits on maximum density so as to perpetuate the predominantly open landscape and ensure the continuation of rural lifestyles.

Policy 12.B Consider future adoption, administration and refinement of a rural lands component to the Snowden/Burdoin Mountain Sub-Area Plan to respond to the lifestyle preferences of rural residents, including standards and criteria ensuring site design and development patterns that provide rural quality of life and rural living opportunities.

Policy 12.C Encourage rural land use activities and development intensities that:

- are consistent with and build upon the existing character of the rural areas;
- do not result in development of large lots for residential use due to the lack of availability of smaller lots;
- avoid interference with resource and habitat land uses;
- provide appropriate protections for critical areas;
- strengthen the long-term viability of small, primarily residential communities and rural economic activities;
- are contained and limited within appropriate areas; and
- do not require or lead to extension of urban services or facilities, except as may be permitted by the Comprehensive Plan.

Policy 12.D Residential development based on one home per 5-acres or 10-acres should be kept as close as possible to White Salmon's existing urban area.

**Goal 13 – Ensure that housing supply meets the anticipated demand.**

Policy 13.A Encourage preservation of existing, viable, rural residential areas.

Policy 13.B Encourage labor housing necessary to support agricultural operations.

Policy 13.C Encourage development within, and just beyond city limits to the extent possible so as to accommodate housing demands while reducing growth pressures in the Snowden/Burdoin Mountain Sub-Area, which is farther from public services.

**Goal 14 – Accommodate housing demands while maintaining the character of the area, and preserving habitat and natural resource lands.**

Policy 14.A In designating new areas for residential development, consideration should be given to preserving resource and habitat lands, connecting open space areas, and maintaining the rural lifestyles of the area while minimizing land use conflicts.

Policy 14.B Encourage regulatory authorities to work together to achieve compatibility of development at the interface of political boundaries of the Sub-Area.

**Goal 15 – Identify and implement new solutions in meeting housing needs.**

Policy 15.A Encourage a variety of residential uses and densities consistent with rural character and lifestyles provided that density standards as set forth on the Comprehensive Plan map are not exceeded.

Policy 15.B Encourage cooperative efforts aimed at providing housing for all economic segments of the population.

Policy 15.C Support and encourage temporary residential use as needed for family hardship such as health-care needs or for temporary living arrangements during construction.

**Public Services & Utilities**

The Snowden/Burdoin Mountain Sub-Area is not served by a public water or sewer system. Domestic water is provided by individual wells, community wells and a few springs, and sewage is disposed of using septic tanks, drain fields and other forms of sub-surface sewage disposal. Public telephone service is provided by Embarq, and the portion of the Snowden/Burdoin Mountain Sub-Area located within a few miles of White Salmon has high-speed Internet access via DSL. In other areas of Snowden, high-speed Internet access is only available via individual satellite systems. Public electric service is provided by the Klickitat County Public Utilities District

No. 1 (the "PUD"). No public natural-gas service is available in the Sub-Area. No cable services (television or high-speed Internet access) are available in the Sub-Area. The United States Postal Service provides mail service in the Sub-Area. The Cherry Lane volunteer fire department provides fire protection in the Sub-Area as part of Fire District 3. Klickitat County provides law enforcement in the Area. The public roads in the Snowden/Burdoin Mountain Sub-Area are maintained by Klickitat County. Allied Waste Services provides garbage service in the Sub-Area for a fee, as well as a free curbside recycling program, and Klickitat County accepts garbage at several transfer stations for a fee.

The PUD (in a letter to the Council dated November 26, 2007) stated that loads in the Snowden area are still at a low enough level that there is adequate capacity to adjust for the additional load created by projected population increases. Adequate telephone service also appears to be available to the Snowden/Burdoin Mountain Sub-Area for the growth anticipated by this plan, and natural gas is not needed for future growth. There appears to be adequate solid waste disposal capacity for the future growth anticipated by this plan.

Goal 16 – (Included in Goal 11)

Policy 16.A (same as Policy 11.H)

Policy 16.B (same as Policy 11.I)

**Goal 17 – Ensure that growth does not exceed capacity of public services and utilities.**

Policy 17.A Existing requirements concerning septic systems will continue to be applied to all development in the Snowden/Burdoin Mountain Sub-Area. Individual lots should be required to demonstrate suitability for sub-surface septic disposal and the ability to provide for well and wellhead protection areas and an accessible building envelope prior to receiving final approval of a land division.

Policy 17.B Prior to approval of legislative revisions that will increase densities, the capabilities of the fire protection provider should be considered (in terms of existing equipment/facilities, as well as foreseeable future improvements).

Policy 17.C Prior to approval of legislative revisions that will potentially increase densities, the capabilities of law enforcement services should be considered.

Policy 17.D Public Utilities: Future increases in density should consider availability of adequate public utilities.

Policy 17.E Encourage local residents to be members of the volunteer fire department.  
Encourage local residents to have their property inspected by the local fire department to help ensure that areas around homes include defensible space.  
Ensure that adequate water resources are available to the fire department.

## **Transportation**

Many of the roads in the Snowden/Burdoin Mountain Sub-Area are not maintained by Klickitat County and are private roads. Most private roads are gravel roads. It appears that the County roads in the Snowden/Burdoin Mountain Sub-Area will accommodate the projected growth in the Snowden/Burdoin Mountain Sub-Area that will occur during the 20-year term of this plan.

**Goal 18 – Ensure that roads are designed/constructed to standards that will facilitate emergency access and general public safety.**

- Policy 18.A Establish and maintain standards and right-of-way ("ROW") requirements.
- Policy 18.B Land use decisions should include consideration of impacts to transportation (e.g. existing traffic volume, design capacity, etc.).
- Policy 18.C New development that is not exempt from environmental review shall be reviewed under the County's Environmental Policy (SEPA) ordinance for impacts to County-owned roads. If a proposed development will significantly impact public safety, mitigation should be required.
- Policy 18.D Consider limiting points of access onto major arterials or rural roads with the primary purpose of accommodating movement of through traffic; consider reverse frontage or rural shared collectors to limit access points.

**Goal 19 – Ensure that construction of new roads, and improvements to existing roads minimize land fragmentation and are consistent with long-range planning.**

- Policy 19.A Developers should be encouraged to utilize existing improvements and right of ways (as opposed to development that will require new road construction and other infrastructure).
- Policy 19.B Land use decisions should include consideration of the potential segmentation, loss, or compromise of resource lands as a result of new road construction.
- Policy 19.C New road construction should be designed/constructed to minimize environmental, social, economic and energy impacts.
- Policy 19.D New development should utilize existing infrastructure wherever possible.

**Goal 20 – Provide for alternative transportation in as many places and ways as economically feasible.**

- Policy 20.A Identify and, if economically feasible, provide for non-motorized transportation or recreational use when improving roads or securing rights of way with the primary purpose of accommodating movement of through traffic.
- Policy 20.B When planning, improving or requiring construction of trails or bicycle routes, consider issues of safety, cost, need, and projected level of use.
- Policy 20.C Construction of pedestrian ways and bicycle routes should be in conformance with the uniform design standards for trails and paths as described in the Washington State Department of Transportation Design Manual, or standards developed and adopted by Klickitat County.

**Goal 21 – Ensure that any new roads are designed and constructed to be compatible with the general rural character of the area, introducing as little disturbance as possible.**

- Policy 21.A Encourage new roads to be located to minimize required cut-and-fill grading.
- Policy 21.B Encourage new roads to be located so as to minimize impacts on rural character.
- Policy 21.C Consider development and adoption of design standards for new street extensions that require or create incentives to screen new road extensions and driveways with the objective of limiting visual impacts.

## **Economic Development**

In terms of land area, the primary commercial use in the Snowden/Burdoin Mountain Sub-Area is forestry. Farming, ranching and, to some degree, logging are declining commercial enterprises, and these enterprises are not providing a significant number of new jobs. In terms of the number of businesses and jobs created, the primary commercial use in the Snowden/Burdoin Mountain Sub-Area is home-based business. Home-based businesses continue to grow in popularity, and the number of these types of businesses is likely to increase as more people move to the Snowden/Burdoin Mountain Sub-Area.

**Goal 22 – Ensure that future economic development will be compatible with the rural character of the area.**

- Policy 22.A      Economic activity that is compatible with, and supportive of, rural quality of life should be planned for and allowed, including home occupations that generate no or few customer trips and decrease trips to employment centers.
- Policy 22.B      Economic activities should be consistent with applicable regulations and be designed with buffers where necessary to maintain compatibility with surrounding uses, and landscaping.

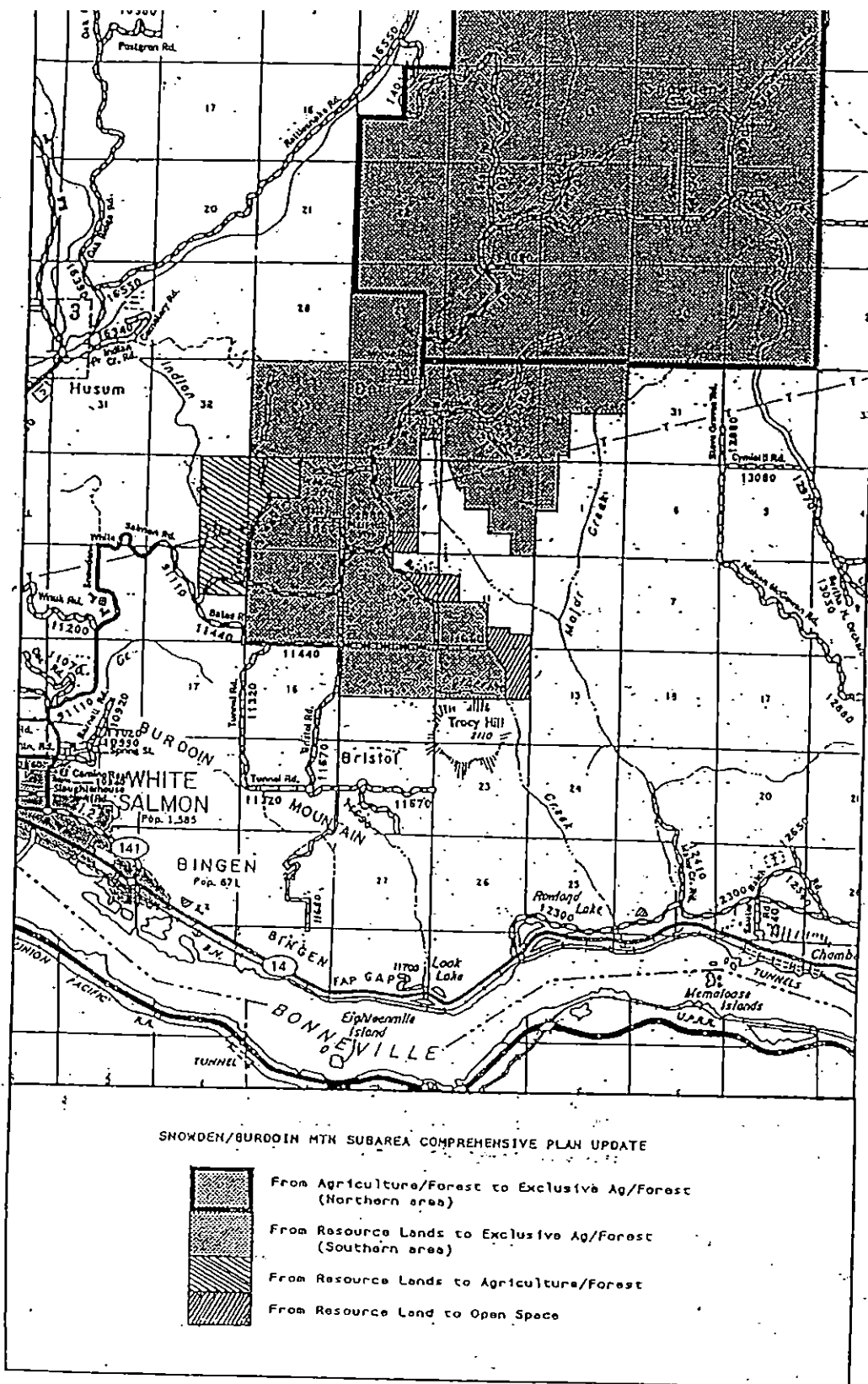
**Goal 23 – Support and encourage economic activities that are resource or recreation based and therefore not possible in more urban areas**

- Policy 23.A      Resource-based economic activity, including the creation and marketing of secondary agricultural or forest products, should be encouraged, subject to consistency with regulations.
- Policy 23.B      Recreation-based economic activities that are compatible with surrounding properties should be encouraged.

**Goal 24 – Encourage innovative economic activity as long as it does not conflict with County regulations or with the other goals of this Comprehensive Plan.**

- Policy 24.A      Encourage proposals for innovative economic activity that are consistent with regulations and compatible with surrounding properties.





Adopted this 21 day of December, 1987

*David C. Spalding*  
 David C. Spalding, Chairman

ATTEST:

*Phyllis M. Clausen*  
 Phyllis M. Clausen, Member

Ex-Officio Clerk of the Board

*Fred Bolly*  
 Fred Bolly, Member

Constituting the Board of Commissioners of Elkhart County, Indiana

SNOWDEN COMMUNITY COUNCIL

Proposed Comprehensive Plan Classification


EXCLUSIVE AGRICULTURE/FOREST (EAF)

The purpose and intent of this classification is to protect and conserve farming and timber production within agricultural and timbered areas by employing large minimum acreage zoning requirements and regulating non-resource related land uses to minimize potential conflicts with commercial farm and forest operations, thereby promoting commercial farm and forest use while perpetuating the rural character of so designated lands.

Areas designated EAF in this plan shall be deemed important resource lands for the continued economic welfare of the county. Resource related uses shall be encouraged. Non-resource related uses which adversely impact resource production shall be prohibited. Cottage industries which do not adversely impact resource production shall be encouraged. Creation of lots of less than 10 acres shall not be allowed. Zoning which allows 10 acre minimum sized lots shall be designed to reduce impacts of such residential density on commercial farm and forest operations by requiring greater minimum yard requirements than resource use zones.

Areas designated as Exclusive Agriculture/Forest may include the following zoning designations: Extensive Agriculture (EA), Forest Resource (FR), Rural (RRL), Aggregate Resource (AR), Flood Hazardous (FH), Scenic Design (SD), View Protection (VP), Illumination Control (IC), and Gorge Protection (GP), provided such zoning designations conform with the goals and objectives of this plan.

APPROVED BY THE PLANNING COMMISSION this 16<sup>th</sup> Day of Nov., 1987.

  
Dennis Jaekel  
Planning Commission Chairman