

## ***Growth Management Act***

### **THE GROWTH MANAGEMENT ACT**

The Growth Management Act (RCW.36.70A) as amended requires comprehensive planning measures from certain counties and cities in Washington State. Along with inventory and analysis, goals and policies of land use, housing, transportation, utilities, and capital facilities, the GMA requires the identification of an Urban Growth Area, the protection of critical areas and resource lands of long term commercial significance, and a process for siting essential public facilities. The GMA also requires that comprehensive plans be consistent and compatible with neighboring jurisdictions and that the thirteen goals of the Growth Management Act have been considered and incorporated where applicable.

#### **Consistency with State Growth Management Goals**

The data used to develop this comprehensive plan is to the greatest extent possible the best available data. The city has also coordinated its plan with that of adjacent jurisdictions and the Quad County Regional Transportation Planning Organization in order to achieve compatibility and consistency. In addition, the comprehensive plan has considered the Growth Management Act's thirteen goal areas and has incorporated them where applicable.

#### **Growth Management Act Goals**

**Urban Growth** - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**Reduce Sprawl** - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**Transportation** - Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

**Housing** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety

of residential densities and housing types, and encourage preservation of existing housing.

**Economic Development** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.

**Property Rights** - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**Permits** - Application for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

**Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.

**Open Space and Recreation** - Encourage the retention of open space and development of recreational opportunity, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

**Environment** - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**Citizen Participation and Coordination** - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

**Public Facilities and Services** - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

**Historic Preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

## **Urban Growth Area**

The Urban Growth Area identifies the planning area, and the direction in which the city expects to grow. The UGA includes areas already characterized by urban growth and areas where development that is urban in nature will be encouraged and where services are, or will be available during the twenty year planning period.

The intent of the designation of a UGA is to encourage growth in areas where public services and facilities are already present, or easily available. Additionally, GMA requires urban growth area designations:

- Include each city planning under the Act in an urban growth area. An urban growth area may include more than a single city.
- Consider including territory that is located outside a city if such territory is already characterized by urban growth or is adjacent to territory already characterized by urban growth.
- Be based on the population growth management planning projection made for the county by the Office of Financial Management, and include areas and densities sufficient to permit the urban growth that is projected to occur for the succeeding twenty-year period.
- Permit urban densities and include greenbelt and open space areas.
- Be located secondly in areas already characterized by urban growth and serviced by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.
- Recognize that urban government services are appropriately provided by cities and urban government services should not be provided in rural areas.

The County Wide Planning Policies (CWPP Appendix C) are the planning framework established by the Grant County Planned Growth Committee. The CWPP reiterate the GMA requirements mentioned above and the requirement of the County to consult with each city before designating the urban growth area associated with each city.

The CWPP further require the phasing of urban development. A short term boundary will be established within the UGA within which urban growth will occur over the next ten years. A long term urban growth boundary will then be established within the UGA where urban growth will occur over the next eleven to twenty years as growth expands beyond the short term boundary.

The purpose of an urban growth area designation is to reach the first two goals of the GMA (1) Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; and (2) Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

### **Critical Areas and Resource Lands**

Understanding that growth management, resource land conservation, and critical areas protection share problems related to governmental costs and efficiency, the state legislature, through the GMA, requires the city of Ephrata to designate and protect Critical Areas and Resource Lands. Urban sprawl and the unwise development of resource lands or critical areas susceptible to natural hazards may lead to inefficient use of limited public resources, jeopardize environmental resource functions and values, subject persons and property to unsafe conditions, and affect the perceived quality of life. The inherent economic, social and cultural values of resource lands and critical areas should be considered in the development of strategies designed to conserve and protect such lands. Recognizing the cost to remedy the loss of resource lands or critical areas is greater than conserving and protecting them from loss or degradation, the city of Ephrata has designated resource lands and critical areas in this chapter. The intent of this designation is not to deny a reasonable use of private property, but to assure that development on or near resource lands or critical areas is accomplished in a manner that is sensitive to the environment and resources of the community.

### **Siting Essential Public Facilities**

Certain public facilities, due to their size or function, may be difficult to site in a community. Typically these are airports, education facilities, transportation facilities, correctional facilities, solid waste handling facilities and in-patient facilities including substance abuse facilities, mental health facilities and group homes.

When considering such a facility for siting in a community, it is imperative there be a process for public involvement and input. The city of Ephrata will implement the process in this chapter should an essential public facility, as identified by the Office of Financial Management, be proposed within the Ephrata Urban Growth Area.

## **Process for Siting Essential Public Facilities**

Essential public facilities which are determined by the state Office of Financial Management will be subject to the following siting process. When essential public facilities are proposed the city will appoint an advisory Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups and expertise. The advisory committee may have representation from outside of the city. The committee is also required to include one individual with technical expertise relating to the particular type of facility. The committee will develop specific siting criteria for the proposed project and identify, analyze, and rank potential project sites. The Committee will establish a reasonable work schedule for completion of this task.

## **Considerations in Evaluating Project Sites**

The Site Evaluation Committee will at a minimum consider the following:

1. Existing city standards for siting such facilities.
2. Existing public facilities and their effect on the community.
3. The relative potential for reshaping the economy, environment, and the community character.
4. The proposed facility meets existing state laws and regulations which have specific siting and permitting requirements.
5. Essential public facilities shall be developed in a timely, orderly, and efficient arrangement and be so located so as to not adversely affect the safety, health or welfare of the citizens residing around or near the facility.
6. Essential public facilities sited near public water and sewer services shall be required to utilize such services.
7. Essential public facilities sited where public water and sewer services are not immediately available shall be required to be

constructed so as to be able to be serviced by public water and sewer services when they are available and, further, the essential public services shall be required to connect to such water and sewer services when they are available.

8. Land adjacent to existing and proposed essential public facilities which may be developed in the future shall be compatible with such uses.
9. Proposed essential public facilities shall be compatible with existing land uses.
10. Adequate fire protection water supplies shall be required in all developing areas where essential public facilities may be sited.
11. Undesignated landfills, dredging, waste discharges, and other activities with potential deleterious environmental impacts shall be controlled with appropriate rules and regulations adopted and enforced by the jurisdiction with authority.
12. Essential public facilities shall not locate in resource lands or critical areas if incompatible.
13. Essential public facilities shall not be located outside of UGA's unless they are self-contained and do not require the extension of urban governmental services.

## **Community Involvement**

The city will use timely press releases, newspaper notices, public information meetings, and public hearings to notify citizens in all relevant jurisdictions.

The city will notify adjacent jurisdictions and other governmental agencies of the proposed project and will solicit review and comment on the recommendations of the Site Evaluation Committee.

## **Consistency with Existing Plans and Regulations**

Although the city's comprehensive plan and development regulations will not preclude the siting of essential public facilities, the city will

adopt standards in order to ensure reasonable compatibility and consistency.

### **Essential Public Facilities**

Following is a list of Essential Public Facilities located within the City of Ephrata:

1. Ephrata Municipal Airport

### **Urban Growth Area**

The Growth Management Act requires counties planning under the Act to designate Urban Growth Areas and that each city in a county planning under the Act be included in an Urban Growth Area (RCW 36.70A.110). The city of Ephrata will review its comprehensive plan once the county's plan is adopted to insure consistency between plans.

The intent of the UGA designation is to encourage growth in areas where public services and facilities are already, or easily available. The GMA requires the UGA designation be able to accommodate population projections determined by the office of Financial Management for the county. Urban Growth Areas must include enough area to accommodate urban densities, and green belt and open space areas as well as the expected population growth.

### **Population Projection**

**RCW 36.70A.110 (2)-Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve.**

**Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve. An urban growth area determination**

**may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.**

**Within one year of July 1, 1990, each county that as of June 1, 1991, was required or chose to plan under RCW 36.70A.040, shall begin consulting with each city located within its boundaries and each city shall propose the location of an urban growth area. Within sixty days of the date the county legislative authority of a county adopts its resolution of intention or of certification by the office of financial management, all other counties that are required or choose to plan under RCW 36.70A.040 shall begin this consultation with each city located within its boundaries. The county shall attempt to reach agreement with each city on the location of an urban growth area within which the city is located. If such an agreement is not reached with each city located within the urban growth area, the county shall justify in writing why it so designated the area an urban growth area. A city may object formally with the department over the designation of the urban growth area within which it is located. Where appropriate, the department shall attempt to resolve the conflicts, including the use of mediation services.**

## **Ephrata**

<b>April 1, 1995 Population</b>	<b>5,715</b>
<b>OFM 20 year Projection</b>	<b>6,183</b>
<b>County Allocation</b>	<b>10,390</b>

The original Growth Management 20-Year Population Projection from OFM released in 1992 was determined to be 66,484. The allocation of population for each city and town in Grant County was determined through the County Wide Planning Policies, based on the OFM figures. The city of Ephrata's population projection was determined to be 6,183 for the year 2012.

In considering the use of the OFM Growth Management Planning Population Projection at the beginning of this process, it was apparent that it would be of dubious use for planning purposes as the county had reached its projected population for the year 2000 in the year

1994. A technical advisory committee comprised of city and county planning staff reviewed the OFM projections, agricultural activities, industrial expansion, other planning studies, and recent growth that occurred since the OFM projections were made in 1992. It was determined that the county, and certain cities within the county, were experiencing a three percent growth rate. This growth is expected to continue, propelled by the increase in agricultural activities and employment opportunities in the county. Many new orchards have been planted, a labor intensive activity that will require many additional workers. The Ports of Moses Lake and Quincy have been very successful in attracting new industries, which will also increase employment opportunities. The City of Moses Lake's retail sector has greatly expanded. Spill over growth can be expected in the nearby communities, especially as the available housing decreases in those cities. The city of Ephrata's portion of the three percent growth is expected to be a 10,390 population in the year 2015, using the 1994 population as a base.

<b>Ephrata Population Projection 3% Growth</b>			
	<b>2000</b>	<b>6,669</b>	<b>6,808*</b>
	<b>2005</b>	<b>7,731</b>	<b>6,930*</b>
	<b>2006</b>	<b>7,963</b>	
	<b>2007</b>	<b>8,202</b>	
	<b>2008</b>	<b>8,448</b>	
	<b>2009</b>	<b>8,701</b>	
	<b>2010</b>	<b>8,962</b>	
	<b>2011</b>	<b>9,231</b>	
	<b>2012</b>	<b>9,508</b>	
	<b>2013</b>	<b>9,793</b>	
	<b>2014</b>	<b>10,087</b>	
	<b>2015</b>	<b>10,390</b>	
	<b>2016</b>	<b>10,702</b>	
	<b>2017</b>	<b>11,023</b>	
	<b>2018</b>	<b>11,354</b>	
	<b>2019</b>	<b>11,695</b>	
	<b>2020</b>	<b>12,046</b>	
	<b>2021</b>	<b>12,407</b>	
	<b>2022</b>	<b>12,779</b>	
	<b>2023</b>	<b>13,162</b>	
	<b>2024</b>	<b>13,557</b>	
	<b>2025</b>	<b>13,964</b>	
		<b>* denotes OFM Projection</b>	

In December of 1995, the Office of Financial Management released an amended Growth Management Act Population Projection. The new release includes a high, medium, and low projection series, identifying the medium projection as the most likely. The projection forecasts at five year intervals from 1995 through 2010, and annual projections from 2010 through 2025.

The Tables below show the OFM population projections through the year 2025. OFM projected populations only at the state and county level, not at the local city level. The Tables below show the percentage growth that would occur in Ephrata should growth occur at the OFM projected levels.

**Office of Financial Management  
 Official Growth Management Population Projections  
 Grant County  
 High Series 2000-2025**

<b>Grant County</b>				<b>Ephrata</b>			
<b>Year</b>	<b>Population</b>		<b>Percent Change</b>	<b>Year</b>	<b>Population</b>		<b>Percent Change</b>
<b>2000</b>	74,698			<b>2000</b>	6808		
<b>2005</b>	87,238	12,540	17%	<b>2005</b>	6930	122	7%
<b>2010</b>	96,502	9,264	11%	<b>2010</b>	7,666	736	11%
<b>2011</b>	97,959	1,457	2%	<b>2011</b>	7,782	116	2%
<b>2012</b>	99,631	1,672	2%	<b>2012</b>	7,916	134	2%
<b>2013</b>	101,283	1,652	2%	<b>2013</b>	8,049	133	2%
<b>2014</b>	102,914	1,631	2%	<b>2014</b>	8,180	131	2%
<b>2015</b>	104,523	1,609	2%	<b>2015</b>	8,310	130	2%
<b>2016</b>	105,665	1,142	1%	<b>2016</b>	8,403	93	1%
<b>2017</b>	107,024	1,359	1%	<b>2017</b>	8,513	110	1%
<b>2018</b>	108,372	1,348	1%	<b>2018</b>	8,622	109	1%
<b>2019</b>	109,706	1,334	1%	<b>2019</b>	8,730	108	1%
<b>2020</b>	111,029	1,323	1%	<b>2020</b>	8,837	107	1%
<b>2021</b>	112,286	1,257	1%	<b>2021</b>	8,938	101	1%
<b>2022</b>	113,558	1,272	1%	<b>2022</b>	9,040	102	1%
<b>2023</b>	114,843	1,285	1%	<b>2023</b>	9,143	103	1%
<b>2024</b>	116,144	1,301	1%	<b>2024</b>	9,247	104	1%
<b>2025</b>	117,459	1,315	1%	<b>2025</b>	9,352	105	1%

**Office of Financial Management  
 Official Growth Management Population Projections  
 Grant County  
 Medium Series 2000-2025**

<b>Grant County</b>				<b>Ephrata</b>			
<b>Year</b>	<b>Population</b>		<b>Percent Change</b>	<b>Year</b>	<b>Population</b>		<b>Percent Change</b>
<b>2000</b>	74,698			<b>2000</b>	6808		
<b>2005</b>	82,397	7,699	10%	<b>2005</b>	6930	122	10%
<b>2010</b>	88,331	5,934	7%	<b>2010</b>	7,429	499	7%
<b>2011</b>	89,128	797	1%	<b>2011</b>	7,496	67	1%
<b>2012</b>	90,103	975	1%	<b>2012</b>	7,578	82	1%
<b>2013</b>	91,043	940	1%	<b>2013</b>	7,657	79	1%
<b>2014</b>	91,946	903	1%	<b>2014</b>	7,733	76	1%
<b>2015</b>	92,806	860	1%	<b>2015</b>	7,805	72	1%
<b>2016</b>	93,326	520	1%	<b>2016</b>	7,849	44	1%
<b>2017</b>	93,966	640	1%	<b>2017</b>	7,903	54	1%
<b>2018</b>	94,580	614	1%	<b>2018</b>	7,955	52	1%
<b>2019</b>	95,163	583	1%	<b>2019</b>	8,004	49	1%
<b>2020</b>	95,715	552	1%	<b>2020</b>	8,050	46	1%
<b>2021</b>	96,294	579	1%	<b>2021</b>	8,099	49	1%
<b>2022</b>	96,852	558	1%	<b>2022</b>	8,146	47	1%
<b>2023</b>	97,388	536	1%	<b>2023</b>	8,191	45	1%
<b>2024</b>	97,903	515	1%	<b>2024</b>	8,234	43	1%
<b>2025</b>	98,395	492	1%	<b>2025</b>	8,276	41	1%

**Office of Financial Management  
 Official Growth Management Population Projections  
 Grant County  
 Low Series 2000-2025**

Grant County				Ephrata			
Year	Population		Percent Change	Year	Population		Percent Change
2000	74,698			2000	6808		
2005	77,762	3,064	4%	2005	6930	253	4%
2010	80,602	2,840	4%	2010	7,183	13	4%
2011	80,745	143	0%	2011	7,196	29	0%
2012	81,069	324	0%	2012	7,225	25	0%
2013	81,351	282	0%	2013	7,250	21	0%
2014	81,589	238	0%	2014	7,271	17	0%
2015	81,785	196	0%	2015	7,289	-16	0%
2016	81,609	-176	0%	2016	7,273	-3	0%
2017	81,577	-32	0%	2017	7,270	-5	0%
2018	81,524	-53	0%	2018	7,265	-7	0%
2019	81,451	-73	0%	2019	7,259	-8	0%
2020	81,358	-93	0%	2020	7,250	-14	0%
2021	81,198	-160	0%	2021	7,236	-14	0%
2022	81,038	-160	0%	2022	7,222	-14	0%
2023	80,879	-159	0%	2023	7,208	-14	0%
2024	80,720	-159	0%	2024	7,194	-14	0%
2025	80,561	-159	0%	2025	7,179	253	0%

**Joint City and County Planning**

**RCW.36.70A.110(2). Within one year of July 1, 1990, each county required to designate urban growth areas shall begin consulting with each city located within its boundaries and each city shall propose the location of an urban growth areas. The county shall attempt to reach agreement with**

**each city on the location of an urban growth area within which the city is located...**

The city of Ephrata began discussions with county officials on the designation of the UGA in 1992, one year after Grant County was mandated to plan under the Growth Management Act. The county and city reached an informal agreement on the proposed Interim Urban Growth Area. The city held public hearings on the proposed IUGA, to inform the public and gather input. The Council formally approved the IUGA to be proposed to the County Commissioners in June 1993. Grant County Commissioners reviewed the Interim Urban Growth Area and received public comment during a public hearing. With a minor amendment, the commissioners adopted the Interim Urban Growth Area on November 6, 1995. In September of 1999 the County adopted its Comprehensive Plan setting the final Urban Growth Boundary area for the city of Ephrata and that boundary is included in this document.

## **Public Participation**

**RCW 36.70A.140 Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans...**

The city of Ephrata has historically made genuine efforts to obtain early and continuous public participation to guide the future growth of the city. The Greater Ephrata Economic Development Task Force launched a public participation and visioning process for the city of Ephrata between 1989 and 1991. The Task Force is comprised of representatives from the Port of Ephrata, Ephrata School District, Grant County P.U.D., the city council and private businesses and the general public was notified and present. The Task Force gathered opinions and ideas from an extensive community survey and numerous town meetings. The information gathered by the Task Force was the basis for the Vision Statement that was produced by the Comprehensive Planning Committee.

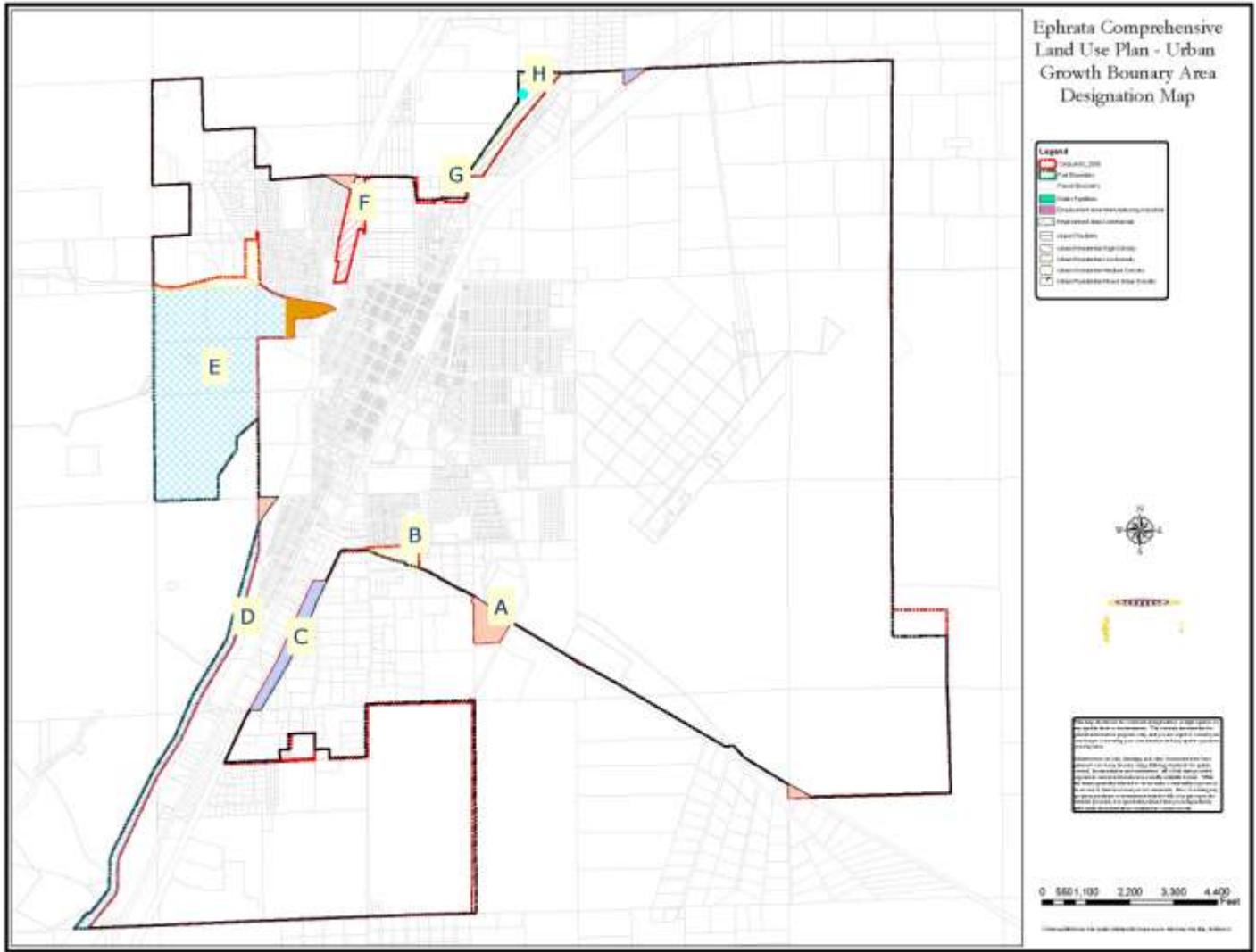
The Ephrata Comprehensive Planning Committee (ECPC) was formed in January of 1993 to guide the planning process to meet the

requirements of the Growth Management Act. The make up of this committee was intended to represent a broad spectrum of the community by including representatives of the Ephrata Port District, Ephrata School District, the Hospital and Public Utilities District, the city council, planning commission and local businesses.

The ECPC provided opportunities for public participation by designating the first committee meeting of each month open to the public. Also, the first meeting each month of the Ephrata City Council would specifically provide an open forum for comprehensive planning discussion in which the public would be invited to participate. The city newsletter would provide an additional avenue for communication as it would carry updates of the planning process and request comments from citizens. The ECPC would also issue press releases as warranted. This process began in February of 1993.

### **Determination of Proposed Urban Growth Area**

As noted earlier, the city of Ephrata once supported a population of 8,500 people. The primary considerations for establishment of the proposed Urban Growth Area (UGA) for the city were the existing conditions, the inclusion of land characterized by urban growth, the need for preservation and protection of open space and the rights of private property owners.



## **Designation of Land Use in the UGA**

The Ephrata Comprehensive Plan Urban Growth Area Designation Map as attached includes those areas included in the official Urban Growth Area as adopted by Grant County.

Area A is now included in the Urban Growth Area due to its temporary inclusion by the County and its subsequent annexation at the request of the property owners. Area A is flanked on three sides by existing commercial operations. With the Walmart store to the North and its location at a major intersection of the City the commercial designation is both fitting and appropriate. This location is along the path of a planned expansion of infrastructure to the Ephrata Wastewater Treatment Facility and the continuation of Nat Washington Way to Dodson Road.

Area B is maintained in the UGA since its acceptance in the Interim Urban Growth Area as is designated Low Density Residential. Existing sewer infrastructure is adjacent to the property and water facilities are located on the property and continue across the highway to land outside the Urban Growth Boundary. Given the proximity to urban services Area B is appropriately included in the UGA.

Area C currently does not contain a designation by the County as this area was misidentified as being inside the City. Because of its location adjacent to small farmettes and the railroad tracts this designation is Low Density Residential similar to adjacently zoned lands within the city.

Area D is designated as Open Space Recreation due to its entirety being within the Bureau of Reclamation canal right-of-way. This area has potential for future trail purposes and canal maintenance and expansion only. There is no residential capacity allowed for this land.

Area E is made up of three different designations. The Northernmost portion is located on either side of Sagebrush Flats Road and is designated as Low Density Residential. These properties are located along areas with distinct relief and the building potential is low due to the changes in topography and there long narrow shapes. Access is also limited in this area due to the topography and speeds associated with Sagebrush Flats Road. The area on the east is designated as Medium Density Residential, however future growth in this area is limited due to its near build out. It is unlikely that within the scope of

this plan that rejuvenation to a higher density as allowed by this designation will happen as these properties are in relatively good shape and are well maintained. The balance of Area E is designated Open Space Recreation as this land is owned by state and local agencies. This land being on the slopes of the Beezley Hills has very limited potential for residential development due to topography and to its limited access. The City is currently working with both local and state agencies to take ownership of this land and develop it for recreational uses.

Area F is designated as High Density Residential but is located for predominately in the Bureau of Reclamation right-of-way giving it very limited potential for residential development. Those lands that are developable within this area also fall within a frequently flooded area designation which is a critical area and are thus further limited for development potential. Inclusion of Area F was functionally to clean up the irregular lines of the city than to increase the residential development potential of the city.

Area G is similar to Area F in that its function is to clean the irregular lines and inconsistency with ownership/lot lines in the area.

Area H is an area that has been maintained since its inclusion from the Interim Urban Growth Area. Its designation is commercial and it is adjacent along much of its frontage to the State Highway and water service within the highway right-of-way. The location of this land is of concern to the City as this is the main entrance to Ephrata from the north. Joint planning between the City and County in this area is a must as the areas potential could have a significant beneficial or detrimental effect depending on the type of uses allowed in this location.

Recognizing the need to develop in areas where adequate public facilities and services exist, and to reduce the inappropriate conversion of undeveloped land into sprawling low-density development, the city will encourage growth first within the existing corporate limits, where public services may be extended in the immediate future. Growth will then be directed into the adjacent Urban Growth Area. Industrial growth will be encouraged within the corporate limits, especially at the Port of Ephrata before expanding into the urban growth area.



# City of Ephrata Comprehensive Plan Wetland Areas Map



### Legend

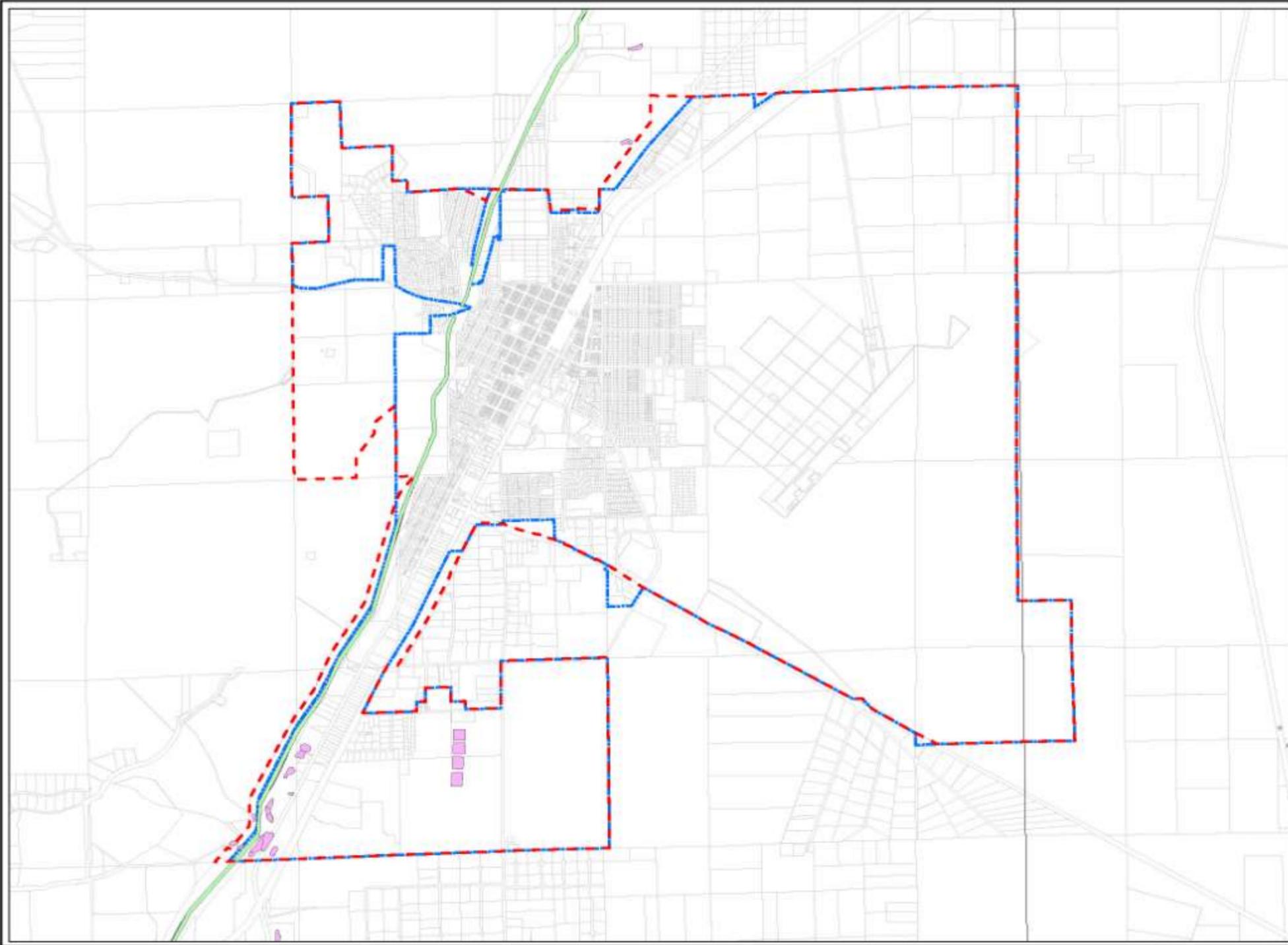
-  Corporate Limits
-  Urban Growth Boundary
-  Parcel Boundary

### Legend

natlwetlandinv

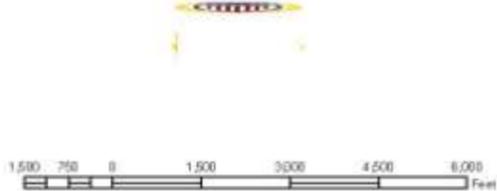
### ECOLOGICAL

-  Lacustrine
-  Palustrine
-  Riverine
-  Unknown
-  Urban Growth Boundary



This map should not be construed as legal advice or legal opinion on any specific facts or circumstances. The contents are intended for general information purposes only, and you are urged to consult your own lawyer concerning your own situation and any specific questions you may have.

In preparing records, drawings, and other documents have been gathered over many decades, using skills and standards for quality control, documentation and verification. All of the data provided represents current information in a readily available format. While the data is generally believed to be accurate, occasionally it proves to be incorrect; this is arbitrary in not warranted. Even to making any property purchase or investment based in full or in part upon the material provided, it is specifically advised that you independently field verify the information contained in county records.



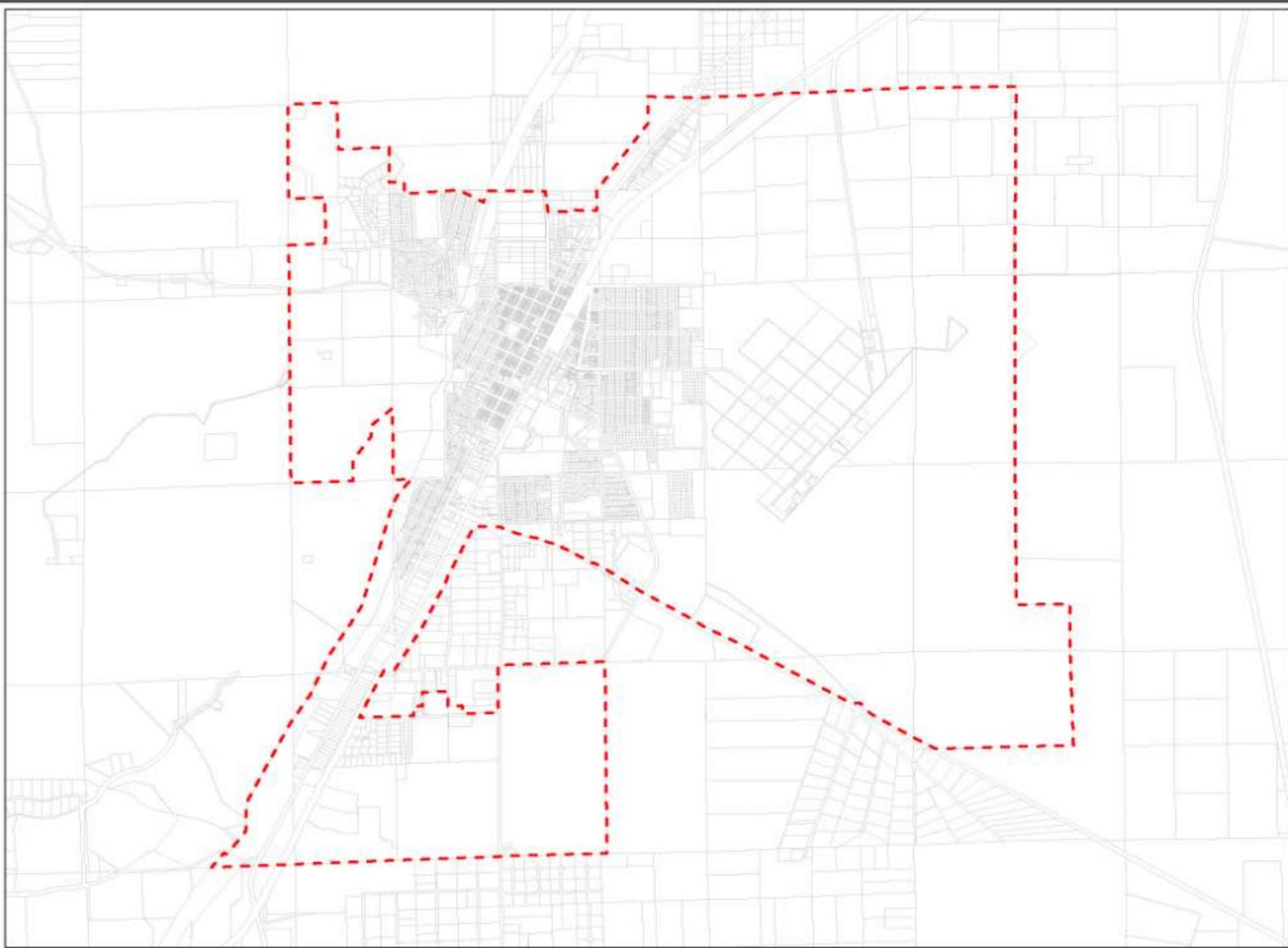
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# City of Ephrata Comprehensive Plan Aquifer Recharge Area Map



### Legend

- Urban Growth Boundary
- Parcel Boundary

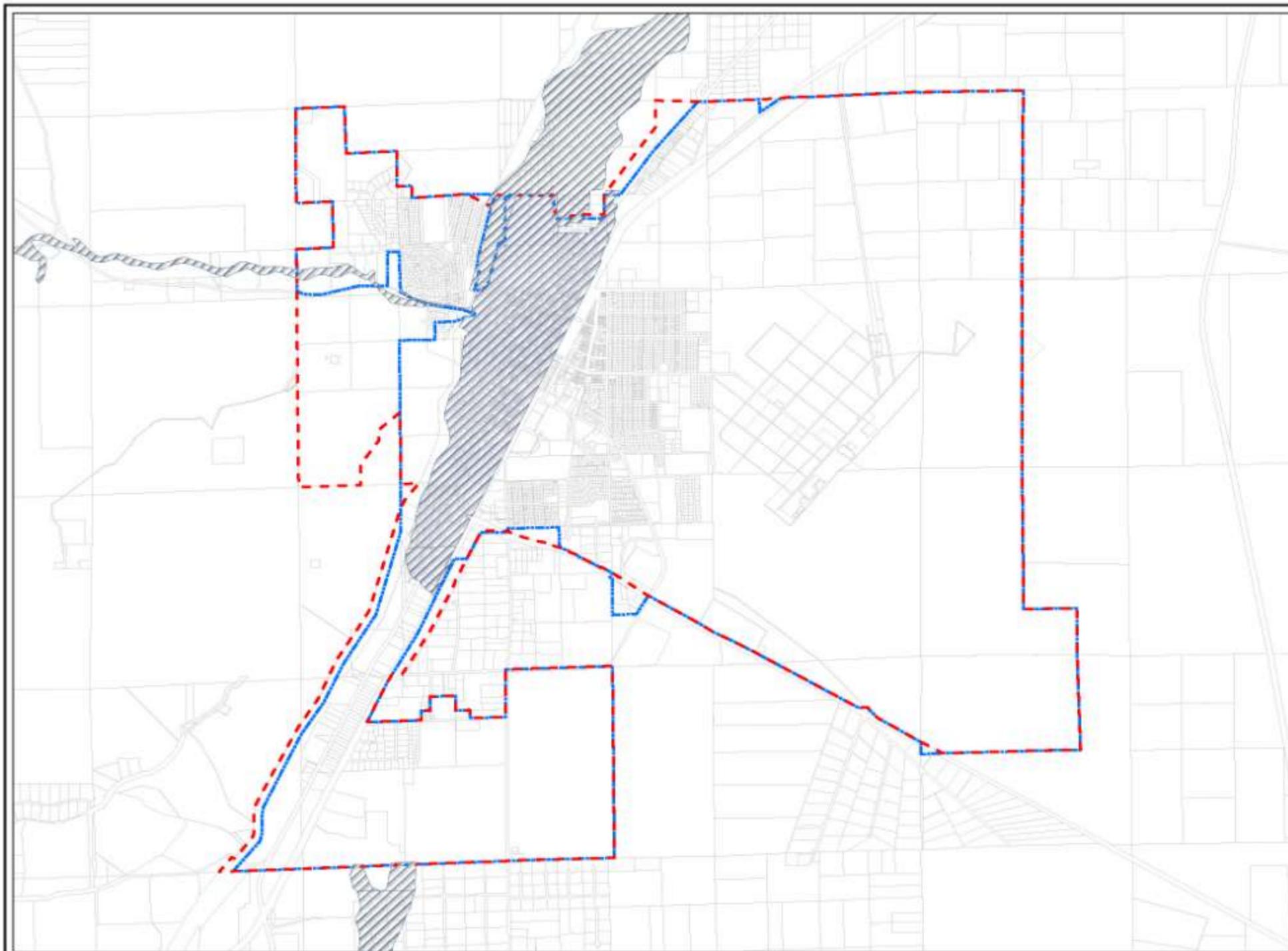


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# City of Ephrata Comprehensive Plan Frequently Flooded Area Map



## Legend

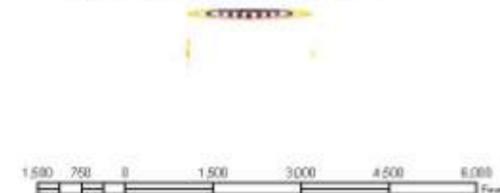
- Corporate Limits
- Urban Growth Boundary
- Parcel Boundary

## Frequently Flooded Areas

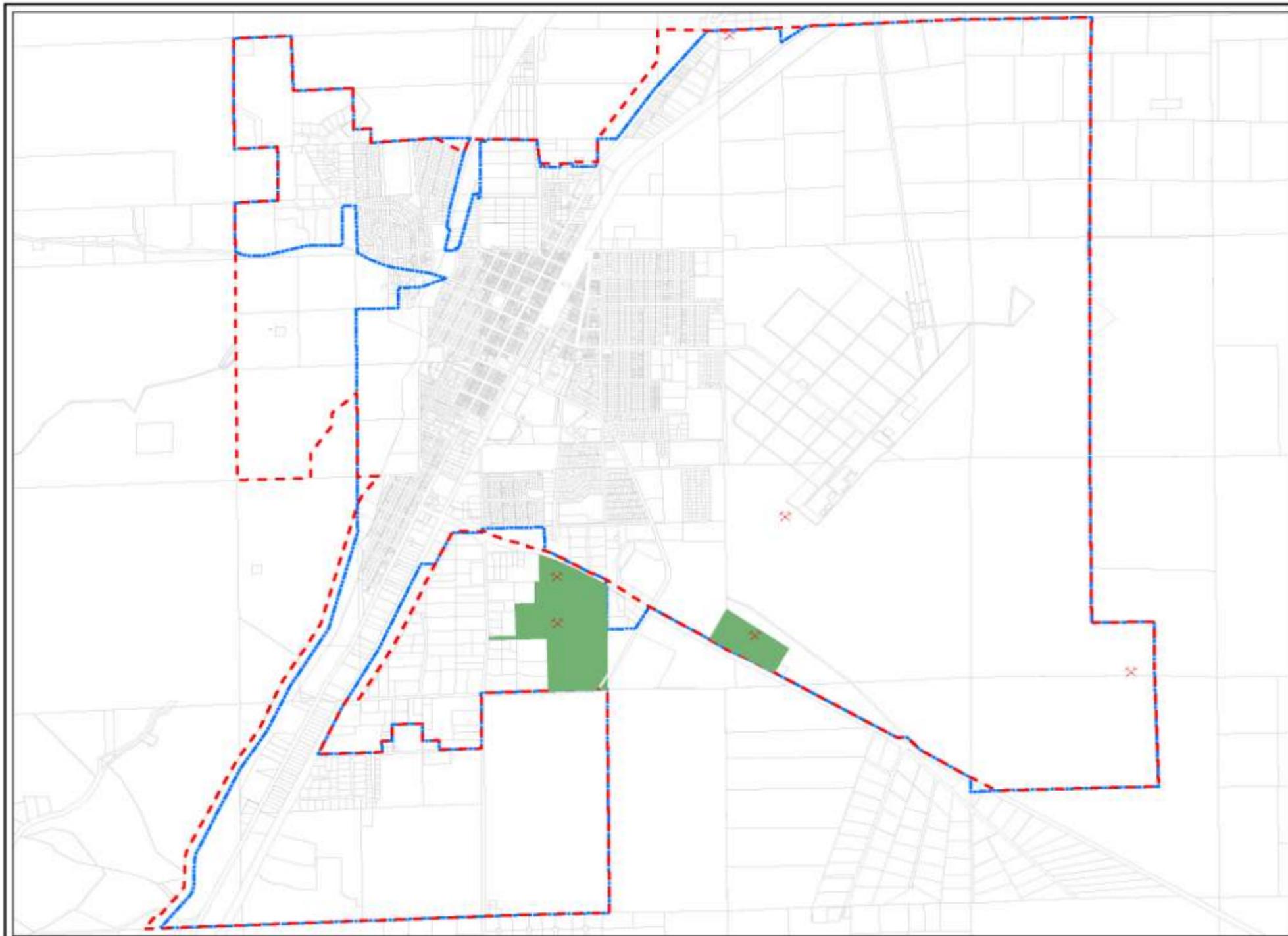
- ZONE\_**
- A
  - AO
  - X

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# City of Ephrata Comprehensive Plan Mineral Resource Area Map



### Legend

-  MinesMap1
-  Corporate Limits
-  Urban Growth Boundary
-  Parcel Boundary
-  DNR Permitted Mines

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1,000 2,000 3,000 5,000 Feet

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## **CRITICAL AREAS AND RESOURCE LANDS**

The Growth Management Act legislation requires (Resolution 04-859, February 4, 2004) cities and counties to classify and designate critical areas and resource lands of long-term commercial significance. Local governments required to plan under RCW 36.70A.040 must also adopt regulations to ensure the conservation of agricultural, forest and mineral resource lands and development regulations precluding land use or development that is incompatible with critical areas designated under RCW 36.70A.170. Legislation adopted in 1995 added a new section to the GMA to ensure that counties and cities consider reliable scientific information when adopting policies and development regulations to designate and protect critical areas. The new GMA section, RCW 36.70A.172, requires all counties and cities in Washington to include the Best Available Science (BAS) in developing policies and development regulations to protect the functions and values of critical areas. (Resolution 04-859, February 4, 2004)

The purpose of this requirement is to protect the public, health, safety, and general welfare in areas associated with specific resource lands and critical areas. It is further intended to promote the conservation of resource lands and protect the public and environment by avoiding or minimizing adverse environmental impacts from construction and development in critical areas. The designation and classification of resource lands and critical areas will also implement the goals and policies of the Growth Management Act as will the development and implementation of regulations to conserve resource lands and protect critical areas in the public's interest and welfare.

It is not the intent of this designation to deny a reasonable use of private property, but to assure that development on or near resource lands or critical areas is accomplished in a manner that is sensitive to the environment and resources of the community.

The city of Ephrata has found that:

- Growth management, resource land conservation, and critical areas protection share problems related to governmental costs and efficiency;
- Urban sprawl and the unwise development of resource lands or areas susceptible to natural hazards may lead to inefficient use of limited public resources, jeopardize environmental resource

functions and values, subject persons and property to unsafe conditions, and negatively affect the quality of life;

- The cost to remedy the loss of resource lands or critical areas is greater than conserving and protecting them from loss or degradation;
- The inherent economic, social and cultural values of resource lands and critical areas should be considered in the development of strategies designed to conserve and protect such lands;
- The development regulations will implement the goals and policies of the Resource Lands and Critical Areas Element of the Comprehensive Plan.

**Goal:** In order to preserve and enhance the quality of life, the city of Ephrata will implement a Resource Lands and Critical Areas program that:

- Classifies and designates critical areas and resource lands.
- Conserves the inherent economic, social, and cultural values of resource lands.
- Protects environmentally sensitive critical areas and the functions they perform.
- Protects aquifer recharge areas.
- Preserves natural forms of flood and storm water control.
- Protects human life and health from damage due to geologically hazardous areas.
- Protects and maintains fish and wildlife habitat conservation areas.
- Develops appropriate regulatory and non-regulatory options and strategies.

The City of Ephrata uses a combination of regulatory and non-regulatory approaches to protect the functions and values of critical areas. Regulatory approaches include low-density zoning in significantly environmentally constrained areas, limits on total impervious surface and storm water control regulations.

## **Resource Lands**

**Agricultural Lands-** Agricultural Lands are lands that are not already characterized by urban growth and are of long term significance for commercial agricultural production. Agricultural Resource lands are classified as follows:

1. **Prime Farmland** - Land with the best combination of physical and chemical characteristics for production as determined by the USDA Soil Conservation Service and is available for agricultural use.
2. **Unique Farmland** - Land other than prime farmland that is used for the production of specific high value food and fiber crops as determined by the Natural Resources Conservation Service (USDA Soil Conservation Service).
3. **Additional Farmland of Local Importance** - land in addition to prime and unique farmland that is of local importance for agricultural production.

**Designation** - There are no agricultural lands of long-term commercial significance within the City of Ephrata or its Urban Growth Area.

**Forest Lands-**Forest lands of long-term commercial significance are identified by the Washington State Department of Revenue land grades scheme (WAC 458-40-530).

**Designation** - There are no forest lands of long-term commercial significance within the City of Ephrata or its Urban Growth Area.

**Mineral Lands-**Lands that are not already characterized by urban growth and are of long term commercial significance for the extraction of aggregate and mineral resources including: sand, gravel and valuable metallic substances. Other minerals may be classified as appropriate. Both known and potential deposits may be classified. The Mineral Resource Areas (MRA) and Scientific Resource Sites (SRS) categories determined by the Washington Department of Natural Resources will be used in classifying lands. Ephrata will maintain a list of sites with approved mineral extraction permits issued by the Washington Department of Natural Resources (WDNR) and will

periodically review the standards as established by WDNR and update the mapping and critical areas ordinance to comply with any changes.

1. **MRA-1** - Areas where adequate information indicates that no significant mineral deposits (sand and gravel) are present, or where it is judged that there is little likelihood for their presence. This area shall be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.
2. **MRA-2** - Areas where adequate information indicates that significant mineral (Sand and gravel) deposits are present or where it is judged that there is a high likelihood for their presence. This area shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
3. **MRA-3** - Areas containing mineral (sand and gravel) deposits the significance of which cannot be evaluated from available data.
4. **MRA-4** - Areas where available information is inadequate for assignment to any other MRA.
5. **SRS** - containing unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance.

**Designation**

Several areas have been identified as potentially having deposits of long-term commercial significance for production of sand and gravels. The areas are identified on the Critical Areas and Resource Lands map. These areas as designated will continue to be valid mineral resource areas, however in the event that a landowner would have an interest in developing his/her non-designated property for mineral extraction purposes it will be that owner's responsibility to show proof that the property does logically fit within a designation listed above and the use of the land will not be

detrimental to surrounding properties and or uses.

## **Critical Areas**

The state Growth Management Act (“GMA”) requires the adoption of development regulations that protect the functions and values of critical areas, including wetland, fish and wildlife habitat conservation areas, critical groundwater recharge areas, frequently flooded areas and geologically hazardous areas.

RCW 36.70A.172 requires local governments to include the best available science (“BAS”) in developing policies and development regulations to protect the functions and values of critical areas, and to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

The GMA requires all local governments to designate and protect resource lands, including agriculture lands and mineral resource lands. The City of Ephrata uses a combination of regulatory and non-regulatory approaches to protect the functions and values of critical areas. Regulatory approaches include low-density zoning in significantly environmentally constrained areas, limits on total impervious surface and storm water control regulations.

It is the purpose of the Comprehensive Plan to protect the public, health, safety, and general welfare in areas associated with specific resource lands and critical areas. It is further intended to promote the conservation of resource lands and promote the enhancement and preservation of critical areas by avoiding or minimizing adverse environmental impacts from construction and development. This plan is intent upon implementing the goals and policies of the State of Washington Growth Management Act(s) of 1990 and 1991 through the classification and designation of resource lands and critical areas and the development and implementation of regulations to conserve resource lands and protect critical areas in the public’s interest and welfare. It is not the intent of this plan to deny a reasonable use of private property, but to assure that development on or near resource lands or critical areas is accomplished in a manner that is sensitive to the environmental and resources of the community.

**Wetlands-** Wetlands are areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and

similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, grass-lined swales, canals, detention facilities, waste-water treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetland areas created to mitigate conversion of wetlands, if permitted by the City. (RCW 36.70A.030 (17)).

Wetlands will be rated according to the Washington 4-Tier Wetlands Rating System developed by the State of Washington Department of Ecology.

Wetlands are classified into category I, category II, category III and category IV based on the adopted Washington State Wetland Rating System for Eastern Washington, Washington state department of ecology publication number 04-06-015, published August 2004. In order to meet the requirements to use best available science practices in the development of policies and regulations that will protect the functions and values of critical areas the City of Ephrata contracted with Ecological Land Services. Ecological Land Services is a natural resource consulting firm with expertise in wetland delineation. The consultant did not find any areas within Ephrata that met the criteria for protected wetlands.

**Goals-** Avoid impacts to wetlands when found, where such avoidance is feasible and reasonable. Where such impacts are unavoidable, minimize impacts on wetlands as a result of land development by:

- Maintaining and enhancing the biological and physical functions and values of wetlands.
- Maintaining the natural value of wetlands to control flooding and storm water runoff through the storage and regulation of natural flow.
- Providing opportunities for recreation, scientific study and natural resources education.
- Providing for reasonable buffers around wetlands in order to stabilize soil, filter suspended solids and excess nutrients, moderate impacts from storm water runoff, provide a local habitat for wetland plant and animal communities, and to reduce or minimize intrusions from humans and domestic animals.

- Implementing the goals, objectives and policies of the State of Washington Growth Management Act, the State Environmental Policy Act.
- Protect the public from adverse impacts from construction and development in a wetland area.

**Designation-** Wetlands will be rated according to the Wetlands Rating System for Eastern Washington developed by the Department of Ecology. In order to meet the requirements to use best available science practices in the development of policies and regulations that will protect the functions and values of critical areas the City of Ephrata contracted with Ecological Land Services. Ecological Land Services is a natural resource consulting firm with expertise in wetland delineation. The consultant did not find any areas within Ephrata that met the criteria for protected wetlands.

**Aquifer Recharge Areas-** Critical Aquifer Recharge Areas include but are not limited to areas with soils with rapid permeability, and the presence of potential sources of contamination. Discharge in to the groundwater of the City shall not contribute contaminants nor facilitate degradation of recharge areas. Development approvals shall ensure that all best management practices are employed to avoid contributing pollutants in to aquifer recharge areas.

**Designation-** In order to meet the requirement to use best available science practices in the development of policies and regulations that will protect the functions and values of the aquifer recharge areas, the city of Ephrata contracted with Gray & Osborne Consulting Engineers. Gray & Osborne produced a wellhead protection Plan (WPP) for the city of Ephrata. "The purpose of the plan is to identify potential sources of contamination near the City's groundwater supplies, implement management strategies to prevent contamination of those supplies, and

develop a contingency plan for the contamination mitigation in the event that groundwater does become contamination.” (City of Ephrata Wellhead Protection Plan. May 1999). The Wellhead Protection Plan is published as a separate document from this comprehensive land use plan. As the WPP is part of the city’s overall planning strategies, it is adopted as part of this comprehensive plan to classify, designate and classify the critical aquifer recharge area by reference, and as amended. (Resolution 04-859, February 4, 2004

**Fish and Wildlife Habitat Conservation Areas-** Fish and wildlife habitat conservation means land management for maintaining species in a wild state in suitable habitats within their natural geographic distribution ensuring isolated sub-populations are not created. Fish and wildlife habitat conservation areas shall be managed for the following categories:

1. Category 1:PHS Endangered, PHS Threatened, PHS Sensitive
2. Category 2:Candidate
3. Category 3:PHS Monitor
4. Category 4:PHS Game/Non-game
5. Category 5:All other wildlife

**Designation-** Fish and wildlife habitat areas are identified as follows:

1. Areas with which federal or state endangered, threatened, and sensitive species of fish, wildlife, and plants have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.
2. Habitats and species of local importance, including areas with which state listed monitor or candidate species or federally

listed candidate species have a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

3. Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat.
4. Lakes, ponds, and streams planted with game fish by a governmental agency.
5. State natural area preserves and natural resource conservation areas.

**Frequently Flooded Areas-** Areas that are subject to a one percent or greater chance of flooding in any given year as identified by the Federal Emergency Management Administration.

Designation- Frequently flooded areas identified as Areas of Special Flood Hazard by Flood Insurance Rate Map, as amended. The SFHA covers the land generally between the West Canal to the west, the railroad tracks to the east, about 10<sup>th</sup> Avenue NW to the north, and 18<sup>th</sup> Avenue SW to the south. All development within flood hazard areas shall be subject to city municipal code 19.04.140 Flood Damage Prevention. (Resolution 04-859, February 4, 2004)

**Geologically Hazardous Areas-** General Geologically hazardous areas are susceptible to erosion, sliding, earthquake, or other geologic events which pose a threat to the health, safety, and welfare of citizens when construction or incompatible uses are permitted in areas of significant hazard. These areas include steep slopes, landslide, erosion hazard, and seismic hazard areas. The siting of residential, commercial, or industrial development within these areas is a potential hazard. Development proposals within a geological area must develop a geotechnical report.

Designation- Geological Areas are identified as hillsides of fifteen percent (15%) slope and greater,

landslide or erosion hazard areas and seismic hazard areas.

### **Critical Area Goals and Policies**

Critical lands when found to be present within the City which include wetlands, shorelines, geologically unstable soils, ground water aquifers, and significant habitat for fish and wildlife will be protected. To accomplish this, the goals A, B, C, D and E listed below, of the City of Ephrata shall make use of the best available science and information as required by RCW 36.70A.172 as it provides for the critical areas within city limits.

**GOAL – A:** Protect the environment and enhance Ephrata's high quality of life, including air quality, water quality, and the availability of water.

Policy A-1 Ensure that land use and development regulations promote protection of environmental quality.

Policy A-2 Utilize site planning, setbacks, buffers, erosion control, and knowledge about soils, hydrology, fish and wildlife habitat to promote development that is compatible with the natural environment.

Policy Q-3 Development proposals in wetlands, shorelines, steep and unstable slopes shall be critically reviewed for environmental impacts and approval may be made only when other reasonable alternatives cannot be found.

**GOAL – B** Protect geologically critical areas from development that could adversely impact adjacent properties.

Policy B-1 Identify areas of geologic problems such as land slides and unstable soils. Require geological investigations and certification prior to approval of any developments in these areas.

Policy B-2 Establish standards associating minimum lot size and building density to degree of slope and stability.

GOAL – C Protect ground water aquifers from depletion and or pollution.

Policy C-1 Promote conservation for recharging and protecting the ground water aquifer from overuse.

Policy C-2 Establish a standard for development that protects ground water aquifers from pollution caused by failed septic systems, industrial, agricultural or commercial activities or improper disposal of chemicals or hazardous wastes.

GOAL -D Recognize that wetlands are dynamic areas that respond to natural forces with consequences to other natural areas, fish and wildlife and to other property owners.

Policy D-1 Protect wetlands and shorelines from encroachment, land filling, or other alterations that could result in adverse impacts to upstream or downstream properties.

Policy D-2 Development within the floodway portion of a floodplain that would alter the course and flow of flood waters and result in damages to other property owners or natural areas shall be prohibited.

Policy D-3 Incorporate considerations for surface water runoff, flood plain issues and maintaining water quality during the design and construction of new developments, including roads and utility corridors.

GOAL - E Protect fish and wildlife habitat from adverse impacts associated with new developments.

- Policy E-1 Encourage use of "planned unit development" as a method to obtain new development and provide protection to critical fish and wildlife habitat.
- Policy U-2 Consider participation in the Tree City USA program, and other efforts to promote planting and maintaining native vegetation useable for habitat.