

Land Use Element

LAND USE

INTRODUCTION

Purpose of the Land Use Element

The primary purpose of the Land Use Element is to define each land use by category as delineated on the plan map and to specify the number of acres dedicated to each use. The Land Use Element ties the city's land use policy to a graphic format to simplify application of the comprehensive plan.

What Does the Growth Management Act Require?

The Growth Management Act requires the city of Ephrata to consider the following in its land use element:

- The proposed distribution and general location and extent of the uses of land, where appropriate, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land uses.
- Population densities, building intensities, and estimates of future population growth.
- Provide for protection of the quality and quantity of ground water used for public water supplies.
- Where applicable the land use element shall review drainage, flooding and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state.
- The Land Use Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan.

Because the land use element is intended to provide a general overview of the distribution of land uses in the urban area, some of

the above requirements will receive more detailed attention in other elements of the comprehensive plan.

Existing Conditions The following is excerpted from a report prepared for the city by Gray & Osborne, Yakima.

Geography

The city of Ephrata is situated on State Route 28 near a major intersection of State Routes 28, 282, and 283. The city limits lay within Sections 9, 10, 15, 16, 21, and 22 Township 21 North, Range 26 East, Willamette Meridian. It is located at the north central boundary of the USBR Columbia Basin Irrigation Project.

Topographically, the majority of the city is situated on relatively flat ground with elevations ranging from about 1230 feet to about 1330 feet above mean sea level (MSL). The northwest section of the city is situated on 7 percent slopes and has an approximate upper elevation of 1500 feet MSL. The USBR West Main Canal essentially contours the foot of the Beezley Hills along the west portion of the city. The maximum elevation of the Beezley Hills is about 2,261 feet MSL.

Climate

Ephrata is located in the shrub-steppe environment of eastern Washington. The climate is greatly affected by the rainshadow cast by the Cascade Mountain Range. The semi-arid climate is characterized by hot summers and generally mild winters. In the last 62 years the mean annual temperature was approximately 52°F and the mean annual precipitation was approximately 11 inches, as recorded by the Washington Public Agriculture Weather System.

Soils

The soil types found in the Ephrata area are generally loams, with some rock outcrops and pits. The soils in the flat "valley" of the city are Cleman very Fine Sandy Loam, Esquatzel Silt Loam and Finley Gravelly Fine Sandy Loam. These soils were formed in alluvium.

The soil types on the western hills of the city are Taunton Silt Loam, Scoon Stony Silt Loam, and Taunton Stony Silt Loam. The Scoon

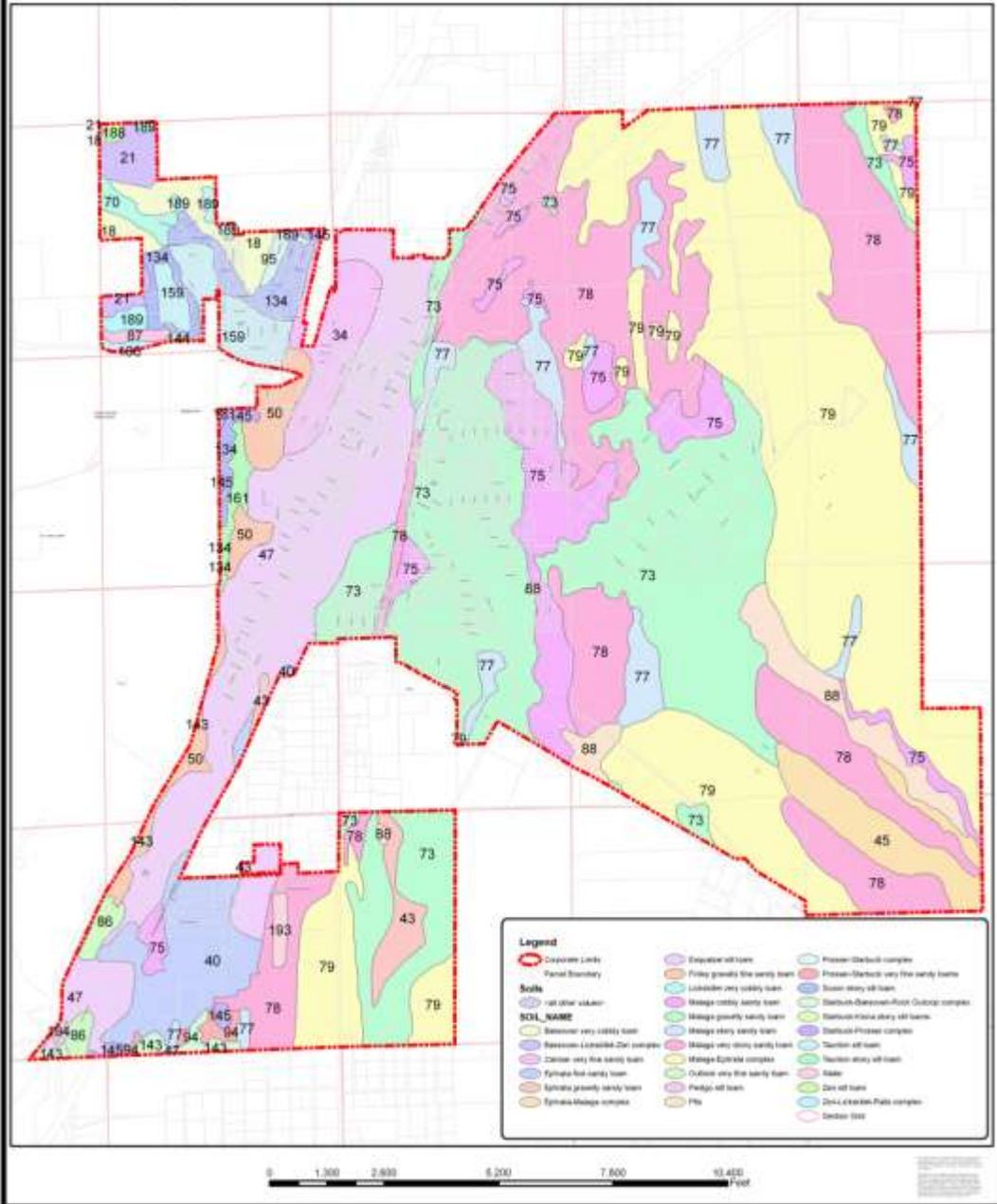
Stony Silt Loam was formed in loess and is found on terraces. The Taunton Loams were formed in loess and alluvium.

The soils in the eastern part of the city are Malaga loams, including Malaga Gravelly Sand Loam, Malaga Cobbly Sandy Loam, Malaga Stone Sandy Loam and Malaga Very Stony Sandy Loam. All of the Malaga soils were formed in glacial outwash.

Five soil types found in Ephrata would be considered as Prime or Unique Agricultural soils if they were not already characterized by urban growth. These include the Cleman VfsI (34), Ephrata (40), Esquatzel (47), which would be Prime soils, and the unique soils Outlook vfsI (86) and Taunton Sil (159).

The following Soil Survey of Grant County map shows the mapping units in the Ephrata area. The table lists the major soil types found within Ephrata.

Soils Map



Mapping Unit	Soil Name	Slope
18	Bakeoven very cobbly loam	0 - 35 %
21	Bakeoven-Lickskillet-Zen complex	5 - 25 %
34	Cleman very fine sandy loam	0 - 2 %
40	Ephrata fine sandy loam	0 - 2 %
42	Ephrata fine sandy loam	5 - 10 %
43	Ephrata gravelly sandy loam	0 - 2 %
45	Ephrata-Malaga complex	0 - 5 %
47	Esquatzel silt loam	0 - 2 %
50	Finley gravelly fine sandy loam	0 - 15 %
53	Finley-Taunton complex	5 - 10 %
70	Lickskillet very cobbly loam	35 - 65 %
73	Malaga gravelly sandy loam	0 - 5 %
75	Malaga cobbly sandy loam	0 - 15 %
77	Malaga stony sandy loam	0 - 15 %
78	Malaga very stony sandy loam	0 - 35 %
79	Malaga-Ephrata complex	0 - 15 %
86	Outlook very fine sandy loam	0 - 2 %
87	Pedigo silt loam	0 - 2 %
88	Pits	
94	Prosser-Starbuck very fine sandy loams	0 - 15 %
95	Prosser-Starbuck complex	15 - 45 %
134	Scoon stony silt loam	0 - 15 %
143	Starbuck-Bakeoven-Rock Outcrop complex	0 - 45 %
144	Starbuck-Kiona stony silt loams	30 - 65 %
145	Starbuck-Prosser complex	0 - 25 %
159	Taunton silt loam	10 - 15 %
160	Taunton silt loam	15 - 25 %
161	Taunton stony silt loam	0 - 25 %
188	Zen silt loam	5 - 25 %
189	Zen-Lickskillet-Ralls complex	5 - 45 %
193	Water	
194	Water	

Regional Geology and Hydrology

The regional geology consists of thick basalt flows and interbedded sediments of Tertiary age (1.5 to 66.4 million years ago) that dominate the geology of the Quincy Basin and surrounding areas. The basalt flows, which attain thousand of feet in thickness, are known regionally as the Columbia River Basalt Group. The Yakima Basalt

subgroup is the youngest subset of the Columbia River Basalts; in turn, this subgroup contains three formations, from youngest to oldest: Saddle Mountain, Wanapum, and Grand Ronde Basalts. The Wanapum Basalt crops out in the Ephrata area. The regionally important Ellensburg Formation is interbedded with the younger basalt formations and generally consists of layers of fluvial and volcanoclastic sediments. The youngest geologic units of widespread importance are the sand and gravel outwash deposits associated with Pleistocene (1.5 million to 10,000 years ago) glaciation and glacial lake drainage.

Groundwater occurs regionally within portions of each regional geologic unit described above. For simplicity, the regional scale water-bearing horizons are grouped into three units: shallow aquifers, intermediate aquifers, and deep aquifers. Unconfined water-bearing horizons found within 100 feet of ground surface can be referred to as shallow aquifers. They are typically associated with modern alluvial valley sand and gravel deposits or Pleistocene glacial deposits. Groundwater flow in these shallow systems is closely related to local topographic and hydrologic features. Groundwater occurs chiefly under unconfined (water table) conditions, and may be found perched on the upper basalt surface. Aquifer recharge and discharge occur primarily on a local scale.

Semi-confined water-bearing zones found between 100-400 feet can loosely be referred to as intermediate aquifers. Intermediate depth aquifers are typically associated with permeable horizons in the Ellensburg formation or fractured layers in the upper Yakima Basalt. Groundwater flow in the intermediate systems depends on larger scale topographic and tectonic features (such as folding and faulting) of the host material. Groundwater occurs primarily under semi-confined (leaky artesian) conditions. Aquifer recharge and discharge occur on an expanded local to intermediate scale.

Water-bearing horizons beneath aquifers encountered at intermediate depths can be grouped as deep aquifers (which may be encountered from several hundred to several thousand feet below ground surface, below sea level, in some instances). Deep regional aquifers are confined within the great thicknesses of Yakima (and older) basalt units. Typical host units include sedimentary interbed or fractured "interflow" horizons. Aquifer thicknesses vary from a few feet to a few tens of feet. Groundwater occurs under confined conditions. Aquifer recharge and discharge mechanisms operate on a regional scale, and are related to large scale topographic and subsurface/surface

hydrologic features, such as the Cascade Mountains and the Columbia River.

Flood Plain

The city of Ephrata lies near the mouth of the Dry Creek drainage basin at the east end of the Beezley Hills. Dry Creek is the longest of a network of 10 major ravines draining the 27-square-mile basin within the Beezley Hills. In its 9-mile length the creek bed falls 1,400 feet from elevation 2,700 to 1,300 feet. The gradient is fairly uniform, averaging about 150 feet per mile. The Creek bed is about 20 feet wide with steep sides near its mouth at Ephrata.

Surface water runoff in the Dry Creek drainage basin takes place intermittently when a thunderstorm or rapid snow melt, combined with rainfall occurs. Often the water is absorbed into the hillside soil or stream beds. However, if the ground is frozen or wet, runoff in substantial quantities reaches the mouth of Dry Creek. Peak flow frequencies are estimated as follows:

Peak Flow (cfs)	Average Recurrence Interval (Years)
680	5
1,300	10
2,150	20
3,700	50
5,000	100

The most severe combination of weather and runoff conditions reasonably characteristic of the area, such as an intense thunderstorm centered over the drainage basin, could result in a peak flow of 15,000 cfs.

Flood waters are diverted at the mouth of the creek to the north by a corrugated metal arch culvert 10 feet high, 24 feet wide and 100 feet long. A steel sheet pile training wall, 250 feet long, turns the creek in the direction of the culvert. Creek waters are thence carried northward in a channel paralleling the adjacent West Irrigation Canal. About 3,500 feet north of 1st Avenue NW the channel turns eastward, releasing discharges into a ponding area north of Ephrata. The ponding area is 1.5 miles long and nearly one-half mile wide and has a capacity for storing about 1,800 acre-feet. A low embankment is intended to prevent the extension of ponding southward into Ephrata,

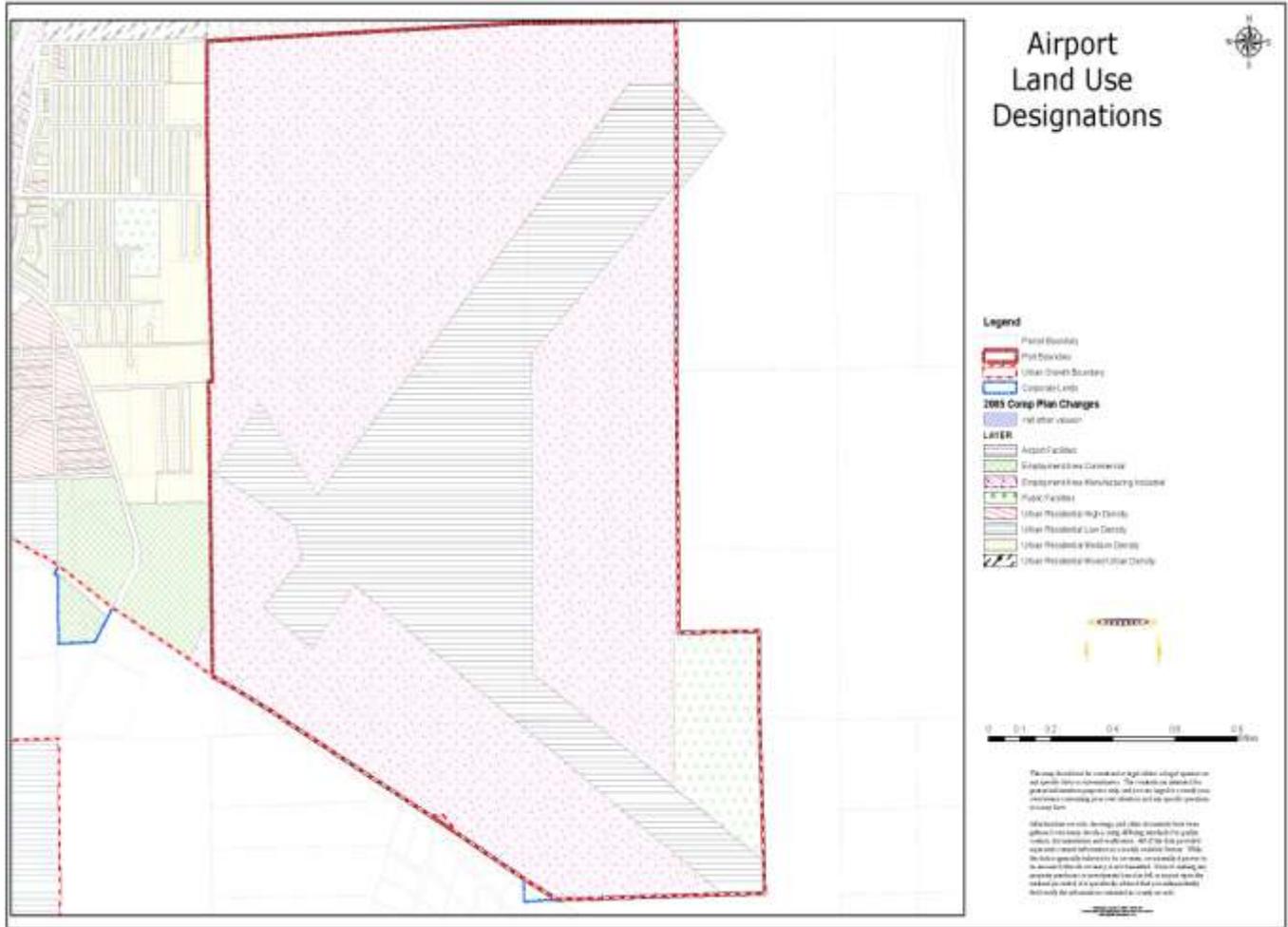
Port of Ephrata-Airport Land Use

The following charts show the current land use in the city by zone. The first chart shows the land available at the Port of Ephrata Industrial Park. The City of Ephrata does by reference adopt the Ephrata Airport Master Plan developed in 1992 by The Barnard Dunkelberg & Company and all updates as adopted by the Port of Ephrata for land use designations and existing and proposed uses. This plan is reviewed and approved for use by the Federal Aviation Administration and the Washington State Department of Transportation, Aviation Division for compatibility compliance for general use airports.

EPHRATA LAND USE INVENTORY			
Airport Industrial Park			
Zone	Total Acres	Vacant Acres	Percent Vacant
Airport Agriculture	0	0	0%
Airport Commercial	3	0	0%
Airport Facilities	0	0	0%
Airport Unclassified	23	11	46%
Airport Industrial-1	28	11	39%
Airport Enterprise	2225	1300	58%
Airport Industrial-2	1	1	100%
Residential-2	7	0	0%

Total	2287	1323	
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As discussed earlier, the Airport Industrial Park has experienced great difficulty attracting significant amounts of industry. Cooperative efforts between the city and Port District have improved the development potential of the area. Utility extensions to this area allowed the Port to develop 21 acres into four building lots with complete services. The Port District continues to be proactive in its development by recently producing a marketing strategy plan to maximize the attraction of businesses to the port. Increased interest and activity at the Port is evident. Existing businesses provide over 100 jobs, producing a total annual payroll in excess of \$1 million. The companies represent a diverse employment base from frozen food packing to organically grown herbs, and steel fabricators. Several businesses have recently expanded their operating space. Grant County in the past ten years constructed both a Public Works facility which continues to be expanded and a correctional work release facility or satellite jail at the port which will increase the amount of jobs to the Industrial Park.

Port District Directors have worked with the city to update the land use regulations at the port. Developments will now have a quicker turn around when starting new businesses and more consistent and predictable outcomes when looking to bring industrial uses to the Port.

City of Ephrata Land Use

Commercial

The purpose of commercial land use designation is to provide areas for commerce, employment, and other uses characterized by high traffic. Commercial areas can also provide for housing opportunities under mixed use and intense use of the land. Commercial areas should be compact to preserve the public and private investment in buildings and infrastructure. In-filling the existing stock of land and buildings promotes the efficient use of existing services.

The table below shows that 298 acres of land is designated for commercial use in Ephrata. Of that, 36% or 109 acres is vacant.

EPHRATA LAND USE INVENTORY Commercial Areas – Zoning Code			
Zone	Acres	Acres Vacant	Percent Vacant
C-1	28	1	3%
C-2	269	108	40%
C-3	1	0	0%
	298	109	36%

EPHRATA LAND USE INVENTORY Commercial Areas – Comprehensive Land Use Plan			
Zone	Acres	Acres Vacant	Percent Vacant
Employment Area Commercial	297	109	36%

Commercial Land Capacity inside the Urban Growth Area.

EPHRATA LAND USE INVENTORY Urban Growth Area			
Zone	Acres	Vacant Acres	Percent Vacant
Commercial	31	31	100%
Total	65	53	100%

Industrial

Industrial designations provide for employment area development with impacts which are difficult to control such as heavy truck traffic, noise, and odors. This designation should be well separated from residential areas to avoid conflicts.

The table below shows that 72% of the Industrial zoned land and 77% of the Industrial designated land (outside of the Port District) is vacant. Future industrial needs for the city could be supplied by both the large amount of available industrial land available at the Port of Ephrata and adjacent industrial lands. Grant County also maintains a Master Planned Industrial area adjacent to the city of Ephrata consisting of approximately 1,600 acres of underdeveloped land.

EPHRATA LAND USE INVENTORY			
Industrial Area			
Zone	Acres	Acres Vacant	Percent Vacant
I-1	387	42	11%
I-2	1003	956	95%
Total	1390	998	72%

EPHRATA LAND USE INVENTORY			
Industrial Area			
Zone	Acres	Acres Vacant	Percent Vacant
Employment Area Manufacturing and Industrial	1127	872	77%

Industrial Land Capacity inside the Urban Growth Area.

EPHRATA LAND USE INVENTORY Urban Growth Area			
Zone	Acres	Vacant Acres	Percent Vacant
Low Density	0	0	0
Total	0	0	0

Residential

The residential land use designation provides for a variety of housing needs including, single-family, multi-family, manufactured housing and special needs housing.

The table below shows that 51% of the total land designated for residential use is available.

EPHRATA LAND USE INVENTORY Residential Area			
Zone	Acres	Vacant Acres	Percent Vacant
R-1	740	200	27%
R-2	370	157	42%
R-3	22	1	4%
R-4	239	164	68%
R-R	667	525	78%
Total	2038	1047	51%

Residential Land Capacity inside the City of Ephrata

EPHRATA LAND USE INVENTORY Residential Area			
Zone	Acres	Vacant Acres	Percent Vacant
Low Density	611	486	79%
Medium Density	483	155	32%
High Density	356	160	45%
Mixed Density	284	245	86%
Total	1734	1046	60%

Residential Land Capacity inside the Urban Growth Area.

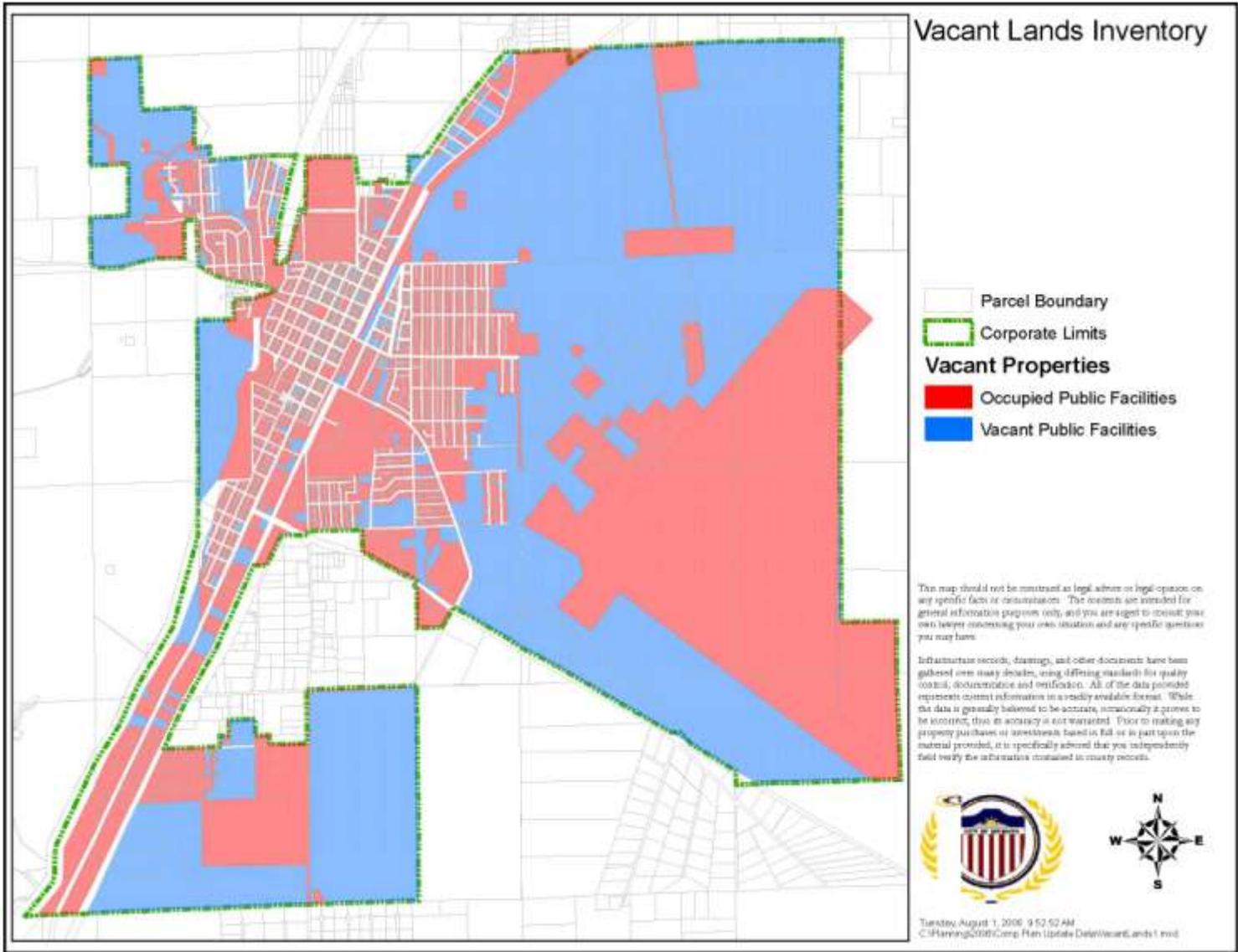
EPHRATA LAND USE INVENTORY Urban Growth Area			
Zone	Acres	Vacant Acres	Percent Vacant
Low Density	27	25	92%
Medium Density	12	3	25%
High Density	26	25	96%
Total	65	53	81%

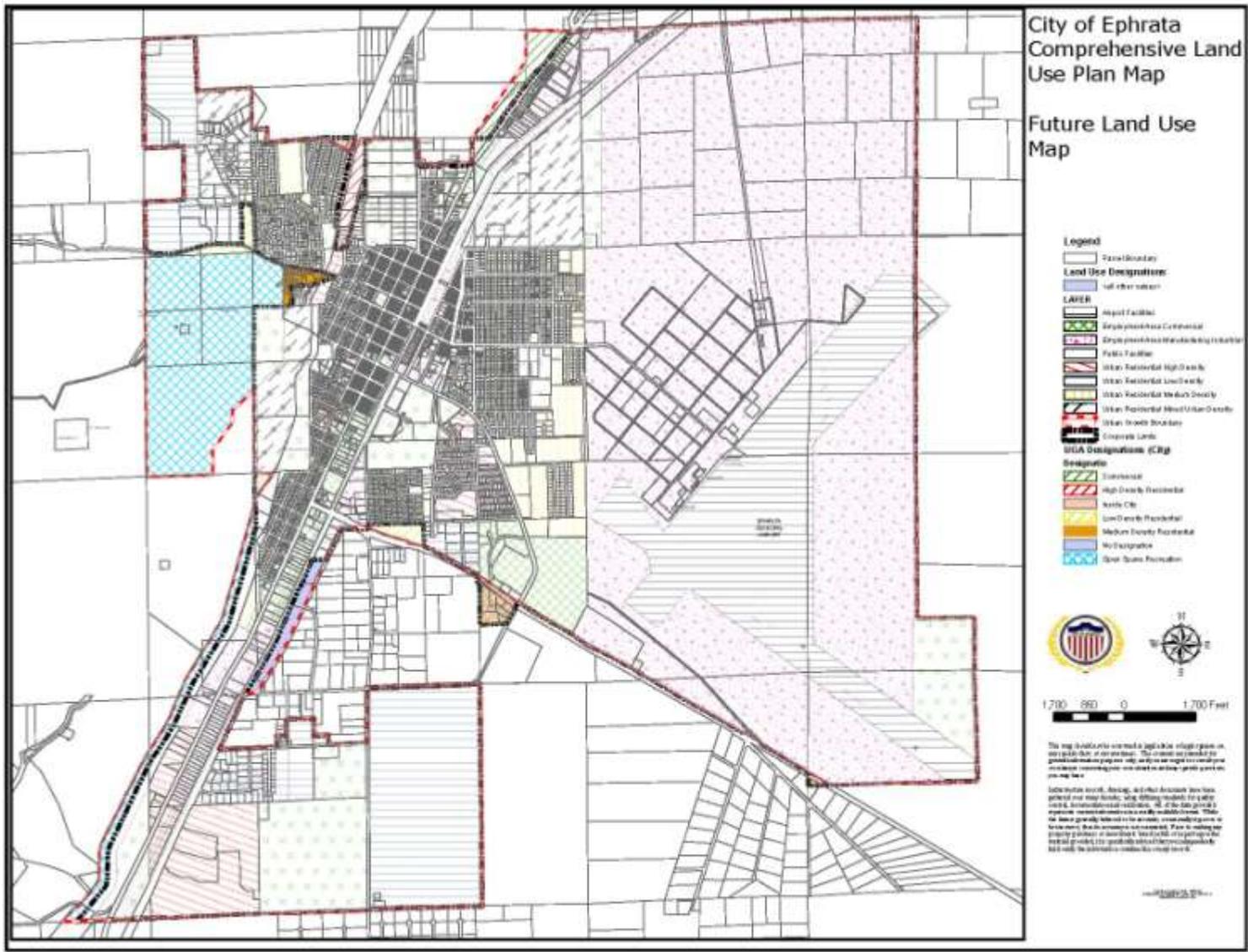
Open Space and Public Facilities

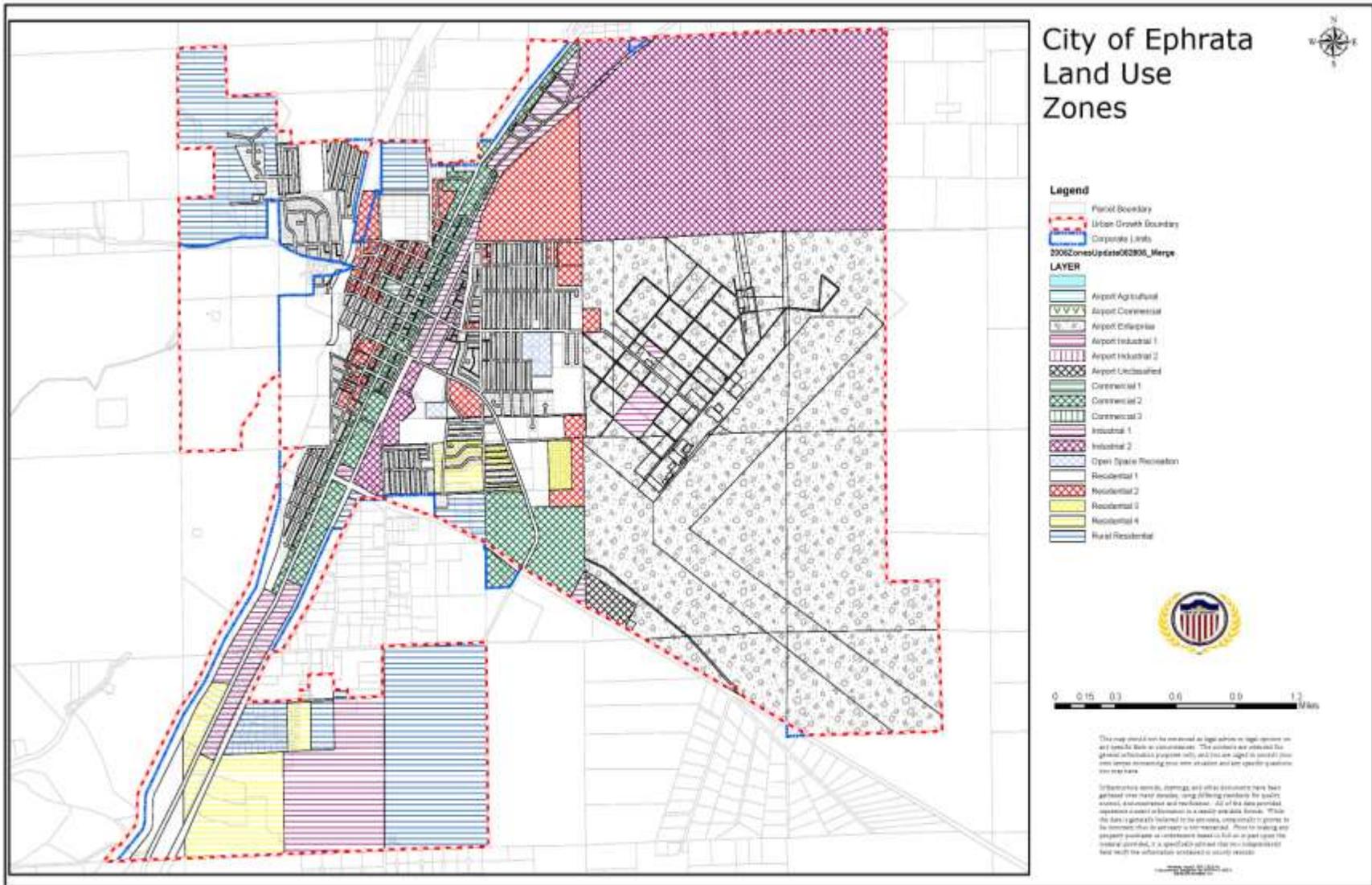
The purpose of the Public Facilities designation is to provide areas for utilities and corridors, sewage treatment facilities, storm-water treatment facilities recreational uses, schools and other public and governmental uses. In-filling the existing stock of land and buildings promotes the efficient use of existing services.

The table below shows that 640 acres of land is designated for Public Facilities and Open Space use in Ephrata. Of that, 48% or 304 acres is vacant.

EPHRATA LAND USE INVENTORY Public Facilities –Comprehensive Land Use Plan			
Zone	Acres	Acres Vacant	Percent Vacant
Public Facilities	640	304	48%







Ephrata has approximately 1734 acres of residentially designated land. Sixty percent of the land is vacant (1046 acres). The R-1 and R-3 zones provide a medium density development. The R-2 and R-4 designated lands provide a high-density development. The R-R designation provides for low-density development.

Density	Vacant Acres	DU/ Acre	Potential DU	Average Person/DU	Potential Population Served
High	160	8	1,280	2.8	3,584
Medium	155	5	775	2.8	2,170
Low	486	4	1,944	2.8	5,443
Mixed	173 173	4 8+	692 1,384	2.8	1,938 3,875
	974		4,691	2.8	13,135 to 17,010

The table above shows the development potential for existing vacant land within Ephrata. The following density estimation includes the quantity of land that will be needed for utility and transportation corridors.

Ephrata's high density land typically supports eight dwelling units per acres. The 160 vacant acres could potentially support 1280 new dwelling units that could serve an additional 3,584 population.

The medium density land in Ephrata typically supports 5 dwelling units per acre. The 155 acres of land designated for medium density use could potentially support an additional 775 new dwelling units. This could serve an additional 2,170 population.

The low density designation typically supports four dwelling units per acre. The 486 acres available for development could support an additional 692 dwelling units. The potential population served would be 4,082.

The mixed density designation supports a range of densities crossing from low to high density designations. The low potential of 4 dwelling units per acre could support 692 dwelling units on 173 acres of vacant land. The potential population served would be 1,938. On the high end of the mixed density designation the potential on the 173 acres land at an 8 dwelling unit per acre capacity could support 1,384 potential dwelling units for a population range of 13,135 to 17,010 population.

The total 974 vacant acres available for residential development could support an additional 4,691 dwelling units and 13,135 to 17,010 population.

Land Use Designation

The following map depicts the land use designations for the future growth of Ephrata. The urban land uses are divided in three major categories: Residential, Employment Areas, and Open Space.

Residential

Urban Residential-Low Density Single Family-Low density residential development provides open space and transitional areas, and protects environmentally sensitive areas by limiting residential development in critical areas and areas identified as part of a city-wide open space network. Minimum land use designation of four (4) units per acre.

Urban Residential-Medium Density-Medium density residential areas protect and enhance the character of single-family residential neighborhoods. These areas improve opportunities for better transportation systems, and make more efficient use of urban services and infrastructure. Development densities in this area are typically five to seven units per acre.

Urban Residential-High Density-High density areas provide for areas of infill development in existing multi-family districts with compatible projects. High density areas also provide opportunities for affordable housing developments. High density residential development is typically greater than eight dwelling units per acre.

Urban Residential-Planned Neighborhoods with Mixed Urban Densities- The Urban Residential-Planned Neighborhood designation provides a method that encourages innovative land use management

techniques such as, but not limited to clustering. An additional bonus of the Planned Neighborhood designation is that it provides for the preservation of open spaces and other mitigation design measures that are most appropriate for topographically and otherwise unique areas of the city.

Employment Areas

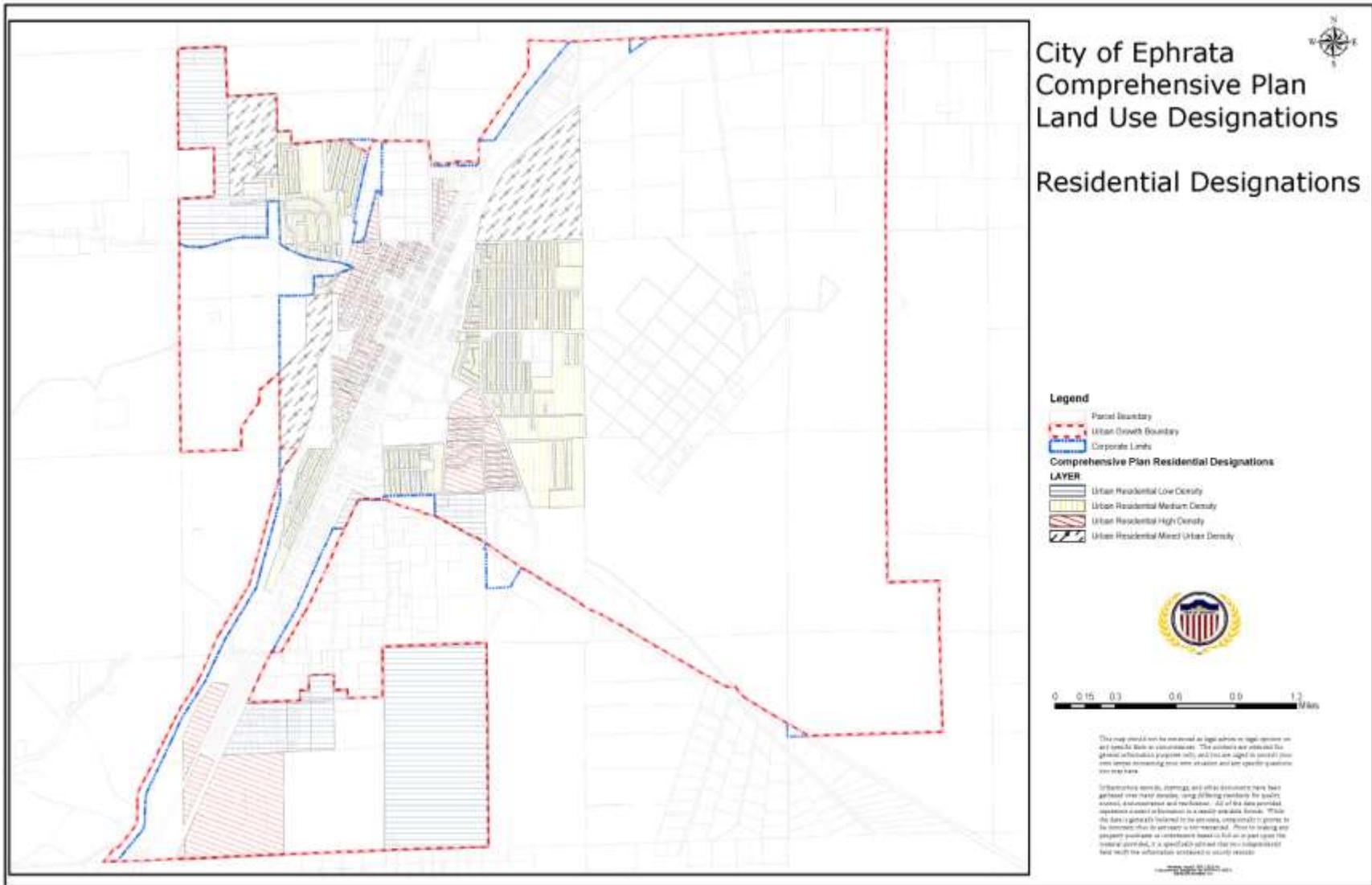
Commercial- Provides for primarily retail and service commercial businesses. Commercial areas in Ephrata are two distinct categories. The city center has a major concentration of commercial, office, and limited multi-family residential development. The outlying commercial area serves businesses which require large amounts of land and/or high visibility and access to large volumes of traffic in areas outside the city center.

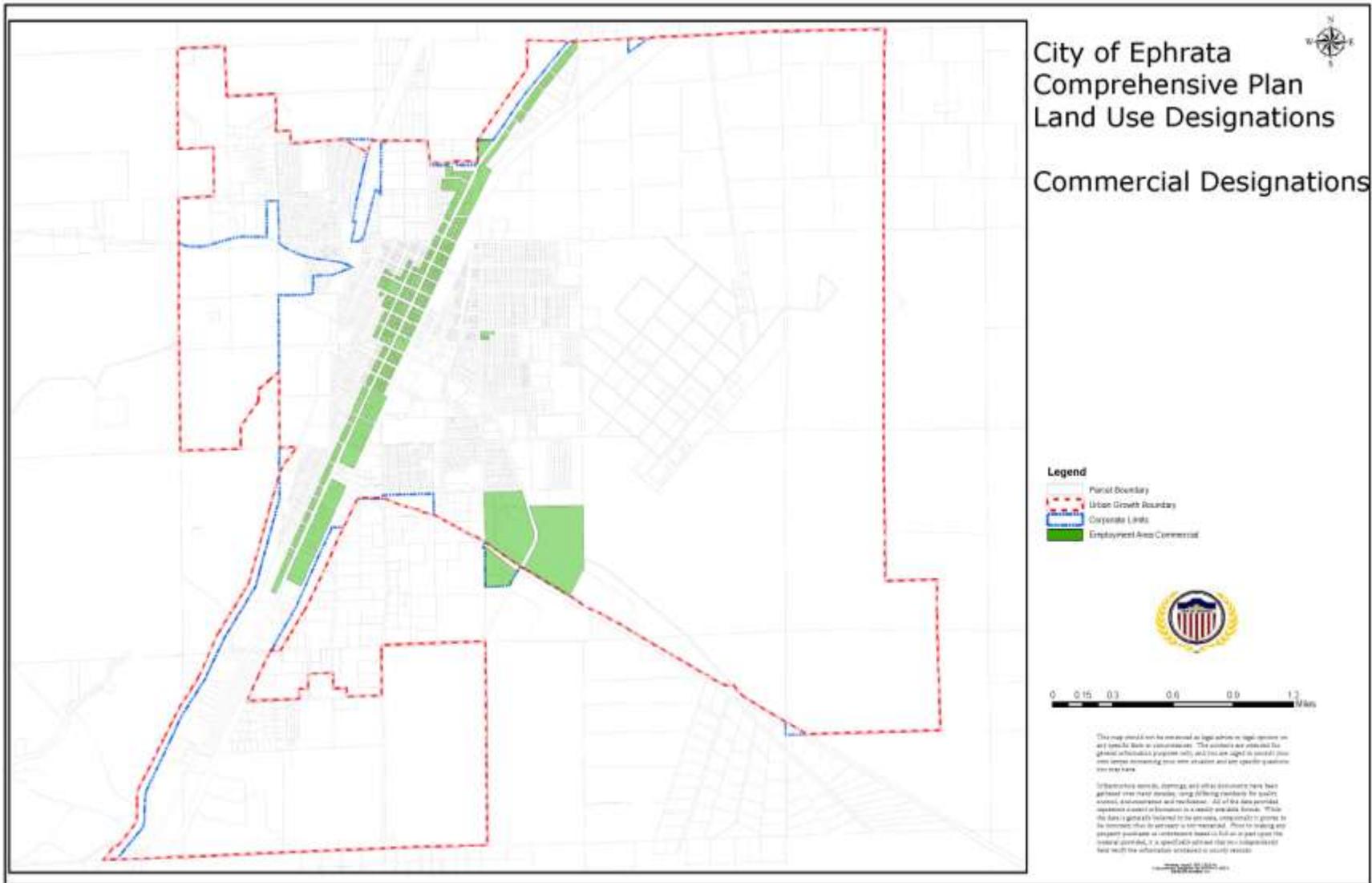
Industrial-Provides for the creation and support of industrial areas which function as integrated employment activity areas. This includes a core of industrial uses and other related businesses and services, transit facilities and amenities.

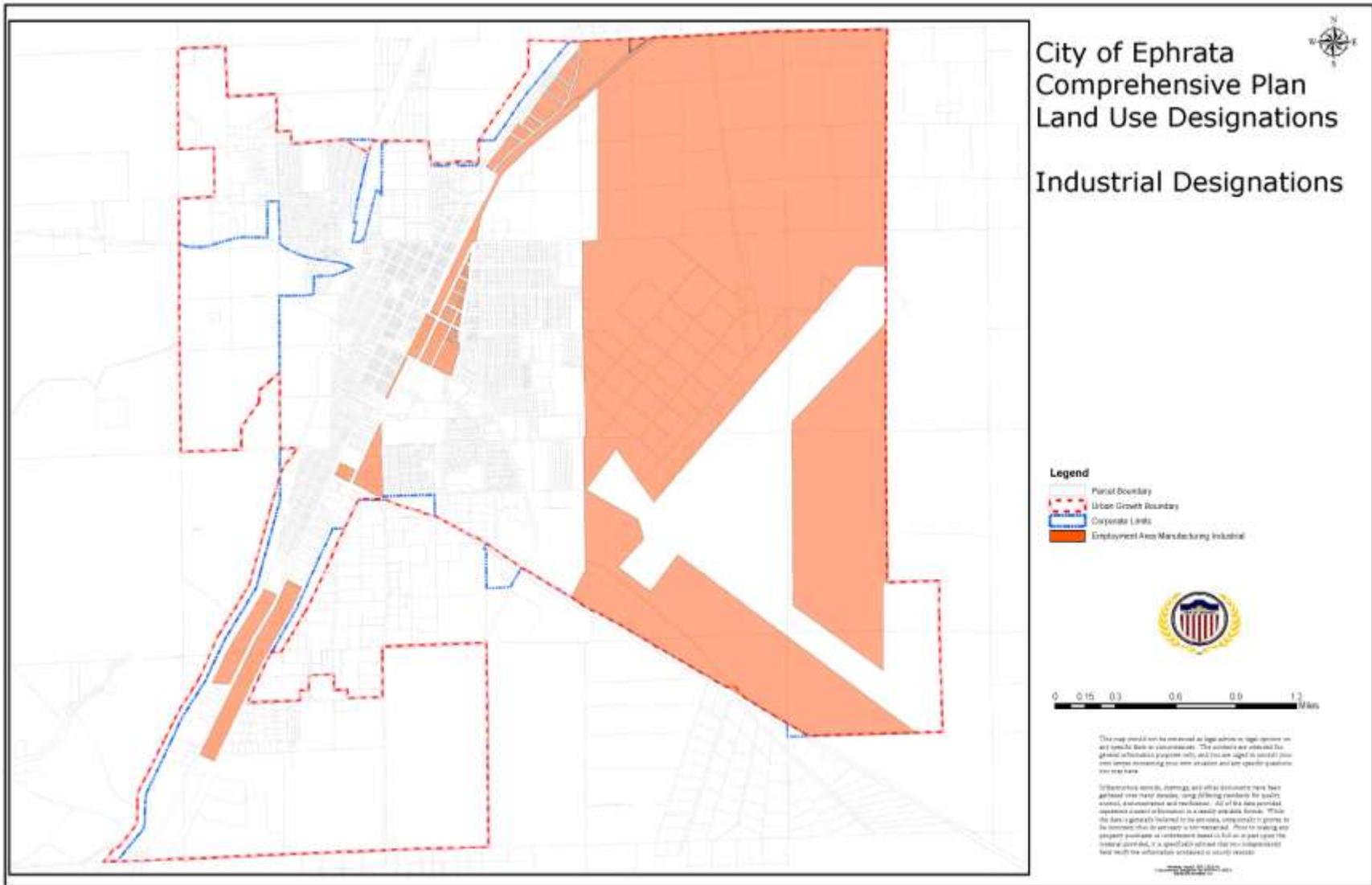
Public Open Space

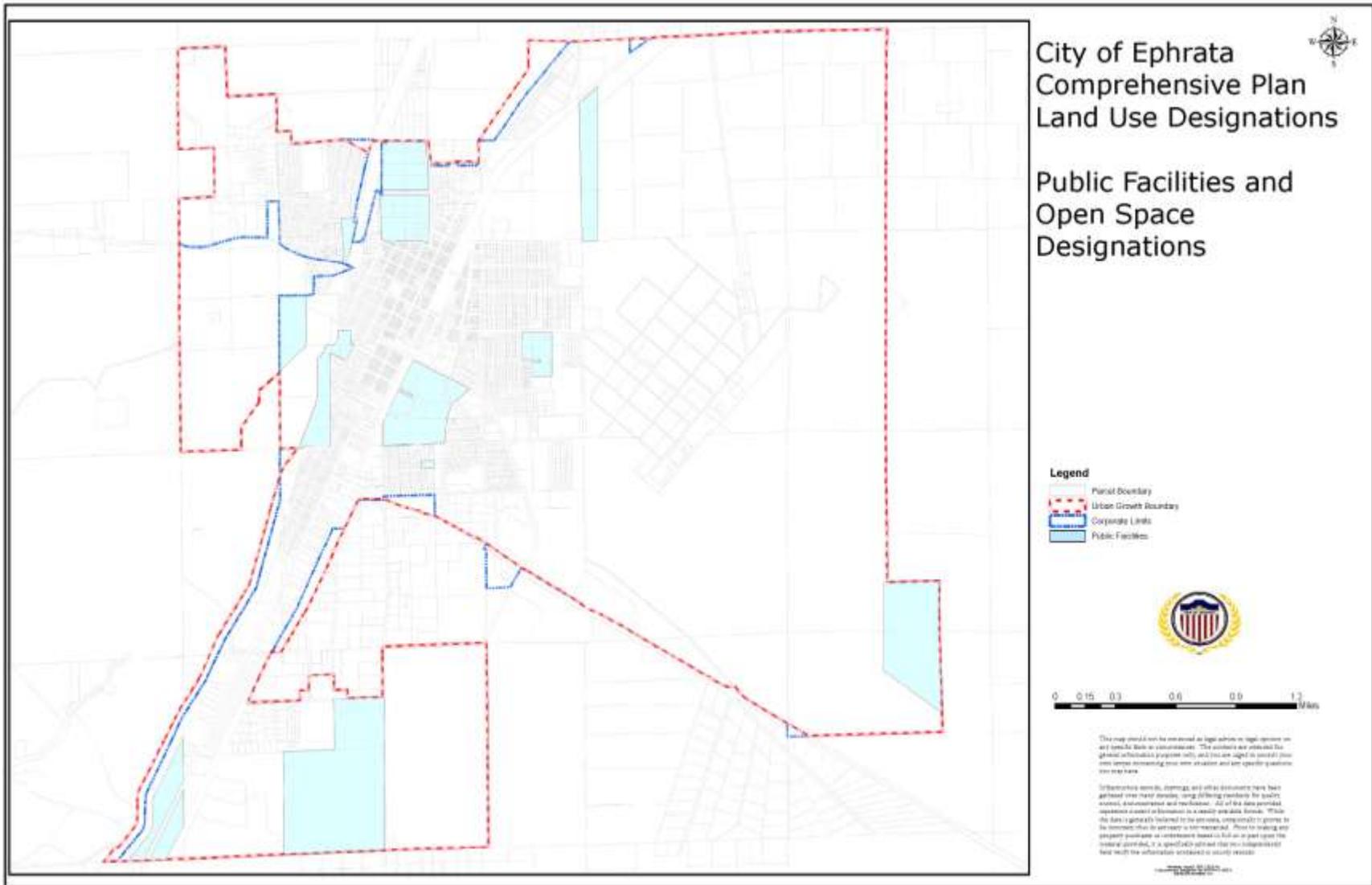
Open Space/Public Facilities-Open Space/Public Facilities areas provide for public facilities, public parks and recreation areas, and wildlife preservation areas. Open space also includes corridors which connect open space uses and undevelopable portions of environmentally sensitive land.

Airport Facilities -Airport facilities are those protected areas of the Ephrata Municipal Airport which are protected from development and incompatible uses.











LAND USE GOALS AND POLICIES

Tourism and Recreation (Resolution 00-814, June 21, 2000)

Goal 1: To maintain the general appearance and aesthetic quality of the community, and provide for a variety of recreational opportunities through the retention of open space and development of parks and access trails to natural resource lands.

Economic Development

Goal 2: To encourage economic stability for existing and potential businesses within the community by creating a predictable and consistent atmosphere.

Goal 3: To effectively direct and time public investment to best take advantage of the City's development authority to boost local economic development.

Community Development

Goal 4: To manage development of the community so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment of the City.

Goal 5: To encourage efficient use of resources by discouraging the inappropriate conversion of undeveloped land into sprawling, low density development.

Goal 6: To ensure that safe and quality housing is available for all economic strata of the community.

Goal 7: To provide flexibility in mixing certain types of uses within an area or development while minimizing negative impacts of potentially incompatible uses.

Goal 8: To ensure that all development proposals and public policy are considered within the broad framework of the comprehensive plan.

Environment

Goal 9: To protect the natural and built environment through preservation, conservation and enhancement.

Goal	Policy	Program
1. To maintain the general appearance and aesthetic quality of the community, and provide for a variety of recreational opportunities through the retention of open space and development of parks and access trails to natural resource lands.	1.a. Encourage the development of bike paths and pedestrian linkages to connect existing and planned open space and recreation areas.	1.a.1 Design a network of trails that would provide pedestrian linkages between recreation areas.
		1.a.2. Develop funding priorities.
		1.a.3. Hold community meetings
	1.b. Seek funding mechanisms to assist the City and the Port of Ephrata to develop open space and recreation areas.	1.b.1. Create and fund a recreation and tourism department.
	1.c. Coordinate with Ephrata School District and Big Bend Community College to provide sports and community extension classes.	1.c.1 Include community class listings in promotional material for tourists and newcomers.
	1.d. Coordinate efforts with the Ephrata Economic Task Force, Chamber of Commerce and Grant County Tourism to attract visitors to the city.	1.d.1. Create tourism brochure.
		1.d.2. Update or modify community web site to include tourism and travel information.
	1.e. Assist in the planning and research necessary for the development of a municipal golf course and recreation complex on City property.	1.e.1. Determine feasibility of a municipal golf course and recreation complex.
	1.f. <u>Where feasible, extend the City's grid street pattern into areas newly annexed and over infill projects.</u>	
2. To encourage economic stability for existing and potential businesses within the community by creating a predictable and consistent atmosphere for development.	2.a. Seek economic development assistance from the Grant County Economic Development Council (EDC), State Department of Community Trade and Economic Development (DCTED), and other entities in the economic development arena.	2.a.1. Implement a procedure that ensures application for local government permits be processed in a timely and fair manner to promote predictability and consistency.

		2.a.2. Coordinate efforts with the Port of Ephrata to attract small, non-polluting industries.
3. To effectively direct and time public investment to best take advantage of the City's development authority to boost local economic development.	3.a. Look for opportunities to facilitate development.	3.a.1. Maintain and fund an economic development department.
		3.a.2. Network with regional and statewide economic development agencies, such as the Department of Community Trade and Economic Development (DCTED) and local Economic Development Council.
4. To manage development of the community so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment of the City.	4.a. Cooperate with Grant County in development plans for the lands within the urban growth area but outside the city limits in accordance with countywide planning policies.	4.a.1. Define an urban growth area beyond which no annexations will occur.
		4.a.2. Create an inter-local agreement between Ephrata and Grant County to establish jurisdictional responsibilities for the provisions of services outside the city limits but within the urban growth area.
		4.a.3. <u>Revise subdivision regulations to permit phasing of major plats.</u>
5. To encourage efficient use of resources by discouraging the inappropriate conversion of undeveloped land into sprawling, low density development.	5.a. Encourage the location of new residential development in existing platted areas and vacant lots in preference to expansion at the urban fringes.	5.a.1 Consider offering incentives to encourage in-fill development.
		5.a.2. Create a "wish list" of land preferences for development within existing platted areas.
	5.b. Encourage future industrial development to locate at the Port of Ephrata.	5.b.1. Permit extension of utilities within the designated urban growth area as needed to accommodate industrial development at the Port.

		5.b.2. Require future industrial development to meet expressed environmental quality standards developed by the City.
	5.c. Coordinate with Grant County Historical Society to identify and preserve historically significant property.	5.c.1. Take appropriate measures to preserve and protect historically significant property.
	5.d. Retain and enhance the character of the Central Business District.	5.d.1. Enforce existing land use controls.
	5.e. Identify areas in need of redevelopment	5.e.1. Seek funding sources for rehabilitation.
	5.f. Periodically update land use and zoning codes to designate land for uses and densities that are compatible with the available utilities, roads and services.	
	5.g. Provide city services and utilities to locations where zoning encourages development at densities which will support the cost of providing those utilities or services	
	5.h. City sewer service may be provided to properties within the urban growth boundary where service could help to protect the quality and quantity of ground water supplies.	
	5.i. Encourage use of land development planning techniques such as planned unit developments to obtain development goals while protecting critical areas or to provide separation between non-compatible uses.	
6. To ensure that safe and quality housing is available for all economic strata of the community.	6.a. Develop additional incentives to encourage affordable housing.	6.a.1. Encourage adaptive reuse of historic and other structures for mixed-use development in order to provide for alternative housing options.
		6.a.2. Consider offering incentives to encourage in-fill development.
		6.a.3. Permit alternative

		developments such as planned unit developments (PUDs), cluster, and zero lot lines.
7. To provide flexibility in mixing certain types of uses within an area or development while minimizing negative impacts of potentially incompatible uses.	7.a. Encourage mixing of complementary or reciprocal uses downtown.	7.a.1. Revise zoning to allow mixed uses downtown.
	7.b. Review projects to ensure compatibility	7.b.1. Revise zoning to establish discretionary site plan review for all non-residential and attached housing projects.
		7.b.2. Require landscaping buffers and other design mechanisms to minimize potentially negative impacts.
8. To ensure that all development proposals and public policy are considered within the broad framework of the comprehensive plan.	8.a. Review all projects to ensure conformance with the comprehensive plan.	8.a.1. Mandate findings of comprehensive plan conformance for all quasi-judicial actions.
		8.a.2. Include findings of comprehensive plan conformance in legislative actions as appropriate.
	8.b. <u>Consider comprehensive plan land use designation boundaries conceptual, using zoning districts to more specifically define permitted land uses, district boundaries and development regulations.</u>	
	8.c. <u>Consider the comprehensive plan the guiding document when resolving conflicts between the comprehensive plan and development regulations.</u>	
9. To protect the natural and built environment through preservation, conservation and enhancement.	9.a. Promote the public health and safety by identifying and protection all resource lands and critical areas in the City.	9.a.1. Adopt appropriate ordinances and development regulations for identified resource lands and critical areas.
		9.a.2. Require new development to be serviced by city water and sewer systems.
		9.a.3. Require that any potentially polluting activities be located and

		operated in ways that will avoid potential discomfort and health hazards in the community.
		9.a.4. Promote recycling services.
		9.a.5. Adopt policies for the city to purchase supplies made from recycled materials.
		9.a.6. Establish and enforce environmental quality standards for all development.
	9.b. Ensure proper operation and maintenance of existing and private storm water systems.	9.b.1. Adopt appropriate ordinances or standard to control storm water runoff from new development and redevelopment.
		9.b.2. Review current maintenance and inspection procedures.
		9.b.3. Inventory and catalog public and private storm water systems.
	9.c. Direct all new development away from flood-prone areas and discourage <u>development on parcels less than one acre in size in flood prone areas.</u>	9.c.1. Ensure FEMA flood insurance maps are up to date and accurate.
		9.c.2. Provide information and resources to residents living in or near existing floodplains to help minimize threats to life or property.
		9.c.3. Coordinate with local weather serviced to provide early warning to people living in low-lying areas.
		9.c.4. Sponsor flood preparation and prevention workshops.

(Resolution 00-814, June 21, 2000)

Goal	Policy	Program
10. Research the financial feasibility of providing a Municipal Golf Course facility	10.a. Research the financial feasibility of providing a Municipal Golf Course facility	10.a.1. Research the financial feasibility of providing a Municipal Golf Course facility

(Resolution 04-859, February 4, 2004)

Goal	Policy	Program
11. Encourage development in areas where adequate city utilities are readily available (close proximity) or can be provided in a cost efficient manner.	11.a. Allow annexation of land where city services and utilities are readily available or can be made available in a specified period	
	11.b. When city services are not readily available, annexations may be approved only after a plan to provide the necessary service has been accepted by the city council.	
12. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time it is available for occupancy and use without decreasing current service levels below locally established minimum standards.	12.a. Coordinate review of new developments for fire protection, and emergency response, transportation and utility concerns.	
	12.b. Prepare for major development proposals a budget indicating proportioned costs, responsible parties, and timing of payments.	
13. Recognize that housing density and structural style of residential development are important considerations in compatibility with adjoining residential developments.	13.a. Offer a variety of housing densities, yet avoid mixing densities within a neighborhood.	
14. Recognize the unique attributes of older neighborhoods where existing homes have been constructed on lot sizes less than the current city standard in area.	14.a. Designate existing single-family (SF-1) and multi-family (MF--1) residential neighborhoods which shall be devoted to maintaining the existing structures through remodel or reconstruction to preserve the characteristics of an existing neighborhood and structures shall not be replaced with manufactured housing.	
15. Allow for a variety of housing to meet all economic segments of the community.	15.a. Establish minimum housing quality standards for all land use zones that promote affordable housing that is safe and conforms with	

	surrounding residential developments. All new or substantially improved (50% or more remodeled) housing or manufactured homes must be constructed to meet the most recent state and local building codes/manufactured housing standards and the policies of the Housing Element of this plan.	
16. Identify areas for special populations and housing needs.	16.a. Identify sufficient multi-family residential area to accommodate the types of residential developments typically funded under government housing programs.	
	16.b. Establish provisions to allow for group homes, foster care facilities, emergency shelter, nursing home care and supervised housing, while protecting the integrity of the established neighborhood.	
17. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	17.a. Improve the ability of new and existing businesses to make cost effective improvements to existing properties and buildings.	
18. Promote industrial development in areas where utilities, roads, and public services are available with capacity to adequately serve intensive activity.	18.a. Locate industrial activities where roads have capacity to provide for the heavy demands of industrial traffic.	
19. Encourage conditions that benefit existing and new industries and result in economic development benefits to the community.	19.a. Protect industrial areas from encroachment by other uses that could result in conflicts or diminished industrial operating viability.	
20. Protect the environment and enhance Ephrata's high quality of life, including air quality, water quality, and the availability of water.	20.a. Ensure that land use and development regulations promote protection of environmental quality.	
	20.b. 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.	
	20.c. Development proposals in wetlands, steep and unstable slopes shall be critically reviewed for environmental impacts and approval may be made only when other reasonable alternatives cannot be found.	
21. Protect geologically critical areas from development that could adversely impact adjacent properties.	21.a. 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.	
	21.b. Verify and update as needed policy and standards to protect geologically hazardous areas using best available sciences.	21.b.1. Review and update EMC 20.08 to included best available sciences.
22. Protect ground water aquifers from depletion and or pollution.	22.a. Promote conservation for recharging and protecting the ground water aquifer from overuse.	
	22.b. 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.	
	22.c. Verify and update as needed policy and standards to protect ground water aquifers using best available sciences.	22.c.1. Review and update EMC 20.08 to included best available sciences.
23. Encourage intergovernmental cooperation when developing flood control plans between Ephrata and Grant County.	23.a. Develop a plan to maintain and manage potential flooding and drainage plans with Grant County.	
24. Compliance with the statutory requirement that no comprehensive plan will preclude the site of essential	24.a. Establish standards for the siting of public facilities within zones in the city.	24.a.1. Develop criteria within each zone to require compatibility of essential facilities to the

public facilities.		surrounding land uses.
	24.b. City staff will periodically request updates from OFM for the six year list of Essential State Public Facilities.	
25. Avoid regulatory actions that cause an unconstitutional taking of private property.	25.a. It is the intent of the City to review and avoid unconstitutional takings by reviewing projects subject to the guidelines outline in the “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property “ published by the Attorney General of Washington. (see appendices)	
26. Encourage the future viability of the Port of Ephrata	26.a. Adopt the Port of Ephrata Master Plan and updates for direction in allowing future uses at the airport.	
	26.b. Consider the Ephrata Airport Master Plan as the guiding development tool for directing infrastructure.	
27. Recognizing the Ephrata Municipal Airport is an Essential Public Facility, the City of Ephrata will discourage land uses that may promote incompatible development adjacent to the airport.	27.a. Ephrata shall protect the Ephrata Municipal Airport from adjacent incompatible uses and/or activities that could impact the present or future use of the airport as an essential public facility.	
	27.b. A notice to title or disclosure shall be required for new or substantial redevelopment of lots, buildings, structures, and activities located adjacent to Ephrata Municipal Airport. The notice should indicate that the property is located adjacent to the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.	27.b.1. Require aviation easements on all plats developed within the city.
	27.c. Protect the Ephrata Municipal Airport from height hazards by developing a height overlay district that will prohibit buildings or structures from	27.c.1. Reevaluate existing Airport Enterprise Overlay District and Airport Clear Zone standards as adopted in the Ephrata Municipal

	penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces”.	Code for concurrency with current state and federal standards for general aviation airports.
		27.c.2. Review existing zoning districts to evaluate which zones are compatible with the airport and which zones need to be amended to promote compatible development.
		27.c.2. Examine airport over-flight areas, aircraft accident safety zones, topography, etc. to identify which areas are adjacent to the airport and the types of effects they are likely to experience. Develop a map and adopt as a part of the comprehensive plan.
28. Adopt a clearing and grading ordinance to assure consistent and coordinated review of land modification activities.	28.a. Enact a clearing and grading ordinance that includes provisions for environmental review and critical and resource land protection.	