

## **CHAPTER 5**

# **LAND USE ELEMENT**

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### **INTRODUCTION**

Most recognize that land, and the various uses put to it, is a major force in the economy. People operate businesses on it, build homes on it, and find employment on it. Without question, how land is used has a primary influence on community character.

Yet what many don't recognize is that growth and land development carry with it some significant public costs; not only cost to the developer, but to surrounding landowners and even the broader community. Once land is developed, an ongoing financial responsibility results for all taxpayers. Roads, water, sewer, police and fire protection, and other services all have costs associated with land development. Since the City's fiscal resources are and will always be limited, it is crucial that careful consideration is given to how and when land is developed. With thoughtful, long-term planning, the substantial investment of both the public and private sector can be better protected. The City recognizes that not only is the land supply limited, but so is the ability to serve it.

Just as land use drives the economy, this land use element can be considered the "driver" of this Comprehensive Plan. Each of the other elements is interrelated with the land use element. Yet, the simple allocation of available land among competing uses is rarely the sole factor in the land use decision processes. Even within the land use plan other variables significantly influence future land use patterns: population projections, critical areas, existing development patterns, etc. These factors all influence the type and intensity of the future development in Electric City.

Planning for the type and intensity of development within the community and UGA is intended to make good use of public funds, maximize economic benefit, and protect the environment and quality of place that Electric City resident's treasure.

The challenge of the comprehensive plan is to set forth a course for the City that will preserve its small-town character while encouraging growth. This growth must be sensitive to the environment with provisions for protecting ground and surface water and critical areas, while encouraging provision of the services necessary for Electric City to continue to be a wonderful place to live.

This land use element was originally prepared, and has been updated in accordance with the Growth Management Act (GMA) and County-Wide Planning Policies to address land uses in Electric City over the next 20 years (2020-2040). This element of the comprehensive plan addresses the different kinds of land uses, future

goals, and the process for implementing the goals through policies. Further, in addressing land uses such as commercial, industrial, agricultural, recreational and residential, the proposed general distribution, general location and extent of the uses are defined. This element also includes population densities, building intensities and estimates of future population growth.

## **RELATIONSHIP TO OTHER PLANS**

### ***Growth Management Act Requirements***

RCW 36.70A.070 establishes requirements for completing a land use element. The land use element must:

- Designate the proposed general distribution and general location and extent of uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open space, public utilities, public facilities, and other land uses.
- Include population densities, building intensities, and estimates of future population growth.
- Provide for the protection of the quality and quantity of groundwater used for public water supplies.
- Where applicable, review drainage, flooding, and stormwater runoff in the area and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

The GMA also requires comprehensive plans to address rural lands or those lands not designated for urban growth or resource lands.

## **ORGANIZATION OF THIS ELEMENT**

The Land Use Element contains five sections: residential land use; commercial land use; industrial land use; urban growth area; and, critical areas. Presented within each of the sections are the goals and policies related to that specific land use with overall land use goals and policies contained in Chapter 4 Policy Plan. It is the intent to promote a clearer and more complete view of the issues affecting development in each land use category.

The Land Use Element presents an analysis of existing conditions through an inventory of land use, area and ownership. This inventory data is used throughout the five sections as well as many other chapters of this Plan.

## COUNTY-WIDE PLANNING POLICIES

In addition to meeting requirements of the GMA, the land use element must be consistent with Grant County's adopted County-Wide Planning Policies (CWPPs). The policies address land use in a number of ways. The policies are presented in each of the sections as they relate to that particular land use category.

The CWPPs, taken together with the thirteen goals of the GMA, have been used to guide the Comprehensive Plan. Where the CWPPs clearly conflict with the most current goals or requirements of the GMA, the Comprehensive Plan follows the GMA. During the preparation and update of the Comprehensive Plan, the City has coordinated with the appropriate local governments and state and federal agencies such that each was informed and allowed opportunity to comment on any inconsistencies between the Plan and the CWPPs regarding population projections and allocation as well as more intensive rural development.

The Comprehensive Plan is consistent with and has been coordinated with the planning documents of regional planning bodies and local jurisdictions adjoining Electric City. The Comprehensive Plan: (1) conforms with the Quad County Regional Transportation Plan, (2) is internally consistent and (3) is, to the greatest extent practicable without compromising the requirements of the GMA, consistent with the Grant County Comprehensive Plan and county-wide planning policies<sup>1</sup> prepared by the Grant County Planned Growth Committee. The Plan meets the mandatory requirements of the GMA and furthers all of the goals of the GMA.

## EXISTING CONDITIONS

### ***Context***

A thorough discussion of the existing conditions in Electric City, including its land and people, is presented in Chapter 3 – Electric City Profile. Population, economic development, housing, settlement history, and the physical setting of the City can all be found in Chapter 3. Therefore, only a brief summary as it relates to land use is presented here.

As illustrated on Map 3.1 in the Map Appendix, the City is located in the northeast corner of Grant County and lies only a short distance from the City of Grand

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<sup>1</sup> - This Comprehensive Plan uses the CWPP's originally adopted in 2002 in compliance with the Eastern Washington Growth Management Hearings Board and revised in 2018.

Coulee and the Lincoln County line. With a land base of 1608.81<sup>2</sup> acres within the corporate limits and a 2018 OFM estimated population of 1,030 people Electric City is very much a small, rural community. Its location on Banks Lake and surrounding open lands—including farmland, basalt outcroppings, recreation areas and arid foothills—the City’s setting is one of its most attractive features.

### ***Land Ownership***

Of the 2830.42<sup>3</sup> acres of land in the City and its UGA, a significant percentage, approximately 77%, is owned and controlled to some extent by the City, Port District, state or federal government or other public institution (See Map 5.1 in the Map Appendix).

The City has no jurisdiction over federal land, unless the land is leased to a private party for development. Although the City has jurisdiction and responsibility for land use planning over State lands, planning must be coordinated with the appropriate state agencies.

### **Land Use Inventory**

This update to the Comprehensive Plan relies on an inventory prepared using 2017 data from the Grant County Assessor’s Office.

Much of the land in Electric City serves multiple uses and thus is often difficult to classify in a single category. For planning purposes, the current use recorded by the Assessor was grouped based on the predominant use into the following major land use categories:

- **Residential**  
Land occupied by single-family residences, multi-family residences and apartments, condominiums, manufactured home parks and other types of residential uses
  
- **Trade and Services**  
Land occupied by buildings for the primary purpose of retail sale of goods and services and by buildings, materials, or equipment for the purpose of storage, manufacture, or transport of a product. Such uses are predominately privately owned and operated.
  
- **Agriculture**  
Land currently in use for the production of commercial crops or related activities.

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<sup>2</sup> - figures on size of City and UGA derived from 2017 Grant County Assessor’s parcel records.

<sup>3</sup> - figure includes water areas of federal and state-owned parcels on Banks Lake and Osborn Bay.

- **Recreation and Cultural Land**

Public and private land currently used for some form of recreational or cultural activity, including parks and open space.

- **Undeveloped**

Public and private land currently listed as undeveloped by the County Assessor.

The major existing land uses are tabulated in Table 5-1. It is important to note that Table 5-1 does not illustrate the proposed future land use (i.e., the Plan), but represents an inventory of existing land use in the City and its UGA. This inventory provides a snapshot of land use at the present time.

The Existing Land Use Map (See Map 5.2 in the Map Appendix), as well as Table 5.2, illustrate the distribution of existing land uses throughout the City and UGA based on the DEPARTMENT CODE (See Appendix A) assigned by the Grant County Assessor in compliance with WAC 458-53-030.

The "Residential" category includes DEPARTMENT CODEs 11 through 19. DEPARTMENT CODE 11 represents single-family dwelling units, 12 represents 2–4 dwelling units, 13 five or more dwelling units, 14 condominiums, 15 manufactured home parks, 16 motels/hotel, 17 institutional housing, and 19 seasonal or vacation homes. Table 5.2 includes DEPARTMENT CODE 11 and 19 as Single-Family Residential, 12, 13 and 17 as Multi-Family residential, 15 as Manufactured Home Parks, and 18 as Residential Other, a category that represents residential uses of commercial structures and structures accessory to residential uses. There are no parcels with DEPARTMENT CODEs 14, 16, 17 and 19 listed within the City and its UGA.

The DEPARTMENT CODE system uses numbers 21 through 39 for various manufacturing-oriented land uses. There are no parcels with these DEPARTMENT CODEs listed within the City and its UGA.

DEPARTMENT CODE numbers 40 through 49 denote parcels used for utilities or transportation infrastructure which are primarily public-owned lands (e.g. SR 155). Table 5.2 includes parcels with these codes under Transportation and Utilities.

DEPARTMENT CODE numbers 50 through 59 represent "trade" oriented land uses. Table 5.2 includes parcels with these codes under Trade.

DEPARTMENT CODE numbers 61 through 69 are included in Table 5.2 under Services with a split between public and private based on land ownership. This category also includes some churches.

DEPARTMENT CODE numbers 71 through 79 represent cultural, entertainment and recreational land uses and are applied to both public and private uses. The data in

Table 5.2 under the heading of Recreation splits the category into private and public-owned parcels (Coulee Playland included in private category).

The final two series of DEPARTMENT CODEs include 81 through 89, resource production and extraction and 91 through 99, undeveloped. Table 5.2 includes parcels with DEPARTMENT CODEs 81 through 89 under the Agriculture heading and 91 through 99 as Undeveloped with the category split between private and public-owned parcels.

**Table 5-1  
Existing Land Use Inventory**

Type of Land Use	Incorporated Area				UGA			
	# of Parcels	% of Total Parcels	Acres	% of Total Acres	# of Parcels	% of Total Parcels	Acres	% of Total Acres
<b>Residential</b>	618	83.97%	225.35	14.01%	3	33.33%	3.26	0.27%
Single-Family	590	95.47%	175.98	78.09%	0	0.00%	0	0.00%
2-4 units	3	0.49%	0.42	0.09%	0	0.00%	0	0.00%
Multi-Family	2	0.32%	0.32	0.14%	0	0.00%	0	0.00%
Manufactured Home Parks	7	1.13%	2.44	1.08%	0	0.00%	0	0.00%
Other	16	2.59%	46.19	20.50%	3	33.33%	3.26	0.27%
<b>Transportation and Utilities</b>	11	1.49%	3.50	0.22%	0	0.00%	0.00	0.00%
<b>Retail Trade</b>	64	8.70%	17.44	1.08%	0	0.00%	0	0.00%
<b>Services</b>	25	3.40%	75.70	4.71%	0	0.00%	0	0.00%
Public	16	64.00%	74.57	99.83%	0	0.00%	0	0.00%
Private	7	1.20%	1.13	1.49%	0	0.00%	0	0.00%
<b>Agriculture</b>	2	0.27%	139.24	8.65%	2	22.22%	237.04	19.40%
<b>Recreation</b>	10	1.36%	720.98	44.81%	1	11.11%	0.07	0.01%
Public	7	1.07%	720.26	99.90%	1	100.00%	0.07	100.00%
Private	3	0.27%	0.72	0.10%	0	0.00%	0	0.00%
<b>Undeveloped</b>	8	1.09%	431.65	26.83%	3	40.00%	980.61	80.93%
Public	7	87.50%	367.01	86.10%	3	100.00%	980.61	100.00%
Private	1	12.50%	59.27	13.90%	0	0.00%	0	0.00%
<b>TOTALS</b>	<b>738</b>	<b>100%</b>	<b>1608.81</b>	<b>100%</b>	<b>9</b>	<b>100%</b>	<b>1217.72</b>	<b>100%</b>

## **POPULATION GROWTH AND FUTURE LAND USE NEEDS**

The average annual rate of population growth in Electric City between 1990 and 2000 was .975% and from 2000 to 2010 was .48%. which was under the low growth projected for Grant County by the State Office of Financial Management.

The Electric City Urban Growth Analysis completed in 2007, used an annual growth rate of 1% to project the community's population through 2028, with the addition of growth expected to occur at Osborne Bay, which was estimated to be 460 persons. The result was a 2028 population estimate of 1,650. Due to a decline in economic conditions the projected growth did not materialize with the City's 2016 population estimated at 1,010 by the State Office of Financial Management. Grant County released new population growth estimates and allocations in late 2017 which again projects Electric City's population to grow at an annual rate of 1%. If such growth occurs the City can expect a 2040 population of 1,282.

## **LAND USE DESIGNATIONS**

### ***Overview***

The GMA requires that the City "designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses" (RCW 36.70A.070(1)). Population densities, building intensities and estimates of future population growth must also be included. This Land Use Element summarizes each of the land use designations depicted on the Future Land Use Map (see Map 1.1 in the Map Appendix). Each land use designation includes a statement of purpose and a description of characteristics typifying lands developed under each designation. The total land area within each of the designations is provided in Table 5-3.

### ***Land Use Designations***

Electric City provides eight land use designations for lands within the corporate limits and UGA:

- Low Density
- Medium Density Residential
- High Density Residential
- Central Business
- Tourist Commercial
- Commercial/Light Industrial

- Public Use
- Open Space

***Residential Land Use Designations:***

There are three residential designations proposed for inclusion in the Comprehensive Plan: Low Density, Medium Density and High Density. The following policies are applicable in all Residential Land Use Designations:

*Policies*

- RLUD 1.1: Manufactured, modular and factory-built homes, which meet or exceed the requirements of the adopted building code, should be considered the same as single family dwelling units and their placement should comply with comprehensive planning goals and objectives.
- RLUD 1.2: Encourage a mixture of housing types and densities.
- RLUD 1.3: Establish development standards for residential development including, but not limited to: residential and accessory structure footprints, lot coverage, building height, off-street parking, storm water management, utility connections, fencing and pedestrian access.
- RLUD 1.4: Establish standards for home occupations, nightly rentals and other similar commercial uses in residential designations.
- RLUD 1.5: Limit regulation of all types of day care and residential care facilities to the minimum required to protect public health, safety and welfare. Such regulation shall be based on the number of children in the case of day care facilities and the number of beds in the case of residential care facilities.

The following section contains purpose statements and specific polices for each residential designation. (Residential uses are also permitted in the Central Business and Commercial/Light Industrial designations subject to limitations)

***Low Density Residential***

The purpose of this designation is to provide for larger lot single-family residential development. Areas with this designation typically contain a mixture of existing subdivisions with lots large enough to accommodate horses and other large domestic animals and larger parcels that have not been platted.



*Policies:*

- LDR 1.1: Low density residential uses consist exclusively of detached single-family houses on larger parcels.
- LDR 1.2: Low density shall mean from one to two dwelling units per acre.
- LDR 1.3: Commercial uses should be limited to approved home occupations and nightly rentals.
- LDR 1.4: Horses and other large domestic animals should be allowed.

*Medium Density Residential*

The purpose of this designation is to provide for medium lot single-family residential development. Areas with this designation primarily contain existing and planned subdivisions with a variety of lot sizes and housing styles.

*Policies:*

- MDR 1.1: Medium density residential uses consist primarily of detached single-family homes and duplexes.
- MDR 1.2: Medium density shall mean from two to eight dwelling units per acre.
- MDR 1.3: Commercial uses should be limited to approved home occupations and permitted low intensity tourist accommodations (e.g. nightly rentals, bed & breakfasts).

*High Density Residential*

The purpose of this designation is to provide smaller lots for single and multi-family residential uses as well as tourism oriented commercial uses. Areas with this designation typically contain a wide range of housing types and styles and limited tourist oriented commercial development.

*Policies:*

- HDR 1.1: Future high-density residential development should occur so as to allow maximum utilization of the land while retaining adequate open space for recreational and aesthetic interests.
- HDR 1.2: High density shall mean from eight to thirty-six dwelling units per acre.

- HDR 1.3: Multi-family developments should provide screening or appropriate buffers when adjoining existing single-family uses.
- HDR 1.4: Commercial uses should be limited to approved home occupations and permitted low intensity tourist accommodations (e.g. nightly rentals, bed & breakfasts, small inns and lodges).

**Commercial Land Use Designations:**

There are three commercial designations proposed for inclusion in the Comprehensive Plan: Central Business, Tourist Commercial and Commercial/Light Industrial. The following policies are applicable in all Commercial Land Use Designations:

*Policies*

- CLUD 1.1: Residential Uses in Commercial Land Use Designations should be limited to dwellings existing at the time of adoption of this plan, dwellings included in mixed use developments, dwellings located in second stories or above, approved multi-family developments and permitted tourist accommodations.
- CLUD 1.2: Encourage development and redevelopment of a mixture of commercial uses compatible with each Commercial Land Use Designation.
- CLUD 1.3: Establish development standards for commercial development including, but not limited to: lot coverage, building height, off-street parking, storm water management, landscaping, utility connections, and pedestrian access.
- CLUD 1.4: Limit regulation of all types of day care and residential care facilities to the minimum required to protect public health, safety and welfare. Such regulation shall be based on the number of children in the case of day care facilities and the number of beds in the case of residential care facilities.
- CLUD 1.5: Establish standards screening and buffering from adjoining single-family uses.
- CLUD1.6: Limit light industrial, manufacturing and uses with no or little retail potential to reuse of existing structures within the appropriate commercial designation.

The following section contains purpose statements and specific polices for each commercial designation.

**Central Business**

The purpose of this designation is to provide an identifiable “downtown” area suitable for present and future retail commercial activities. In general, this includes such uses as retail stores, professional offices, laundromats, and eating and drinking establishments.

*Policies:*

- CB 1.1: The Central Business designated area should be redeveloped to have a well-defined streetscape providing residents and visitors with convenient services in an attractive setting.
- CB 1.2: Encourage strategies to fully utilize existing structures and buildable lots.
- CB 1.3: Encourage residential uses on second stories and below street level in commercial buildings
- CB 1.4: Encourage projects that bring existing structures up to current building, plumbing, health, and mechanical codes.
- CB 1.5: Strive to develop a downtown that is safe and attractive for pedestrian traffic.
- CB 1.6: Encourage business owners and business organizations to develop design guidelines for new construction and major renovation in the downtown area.
- CB 1.7 Commercial storage (indoors and out), equipment yards and repair, large sales floors such as car and boat dealerships, machine and repair shops and light industrial uses should not be allowed in the Central Business District.
- CB 1.8: High intensity tourist accommodations such as hotels and motels should not be allowed in the downtown area.

**Tourist Commercial**

The purpose of this designation is to provide existing and future areas for motels, recreational vehicle parks, resorts and other tourist- oriented businesses while at the same time assuring that development is compatible with existing residential uses. In addition to tourist accommodations, this district allows for such uses as retail stores which are tourist oriented, eating and drinking establishments, antique shops, book stores, clothing stores and beauty shops.

*Policies:*

- TC 1.1: Encourage “destination point” uses – hotels, recreational opportunities, conference center - which would attract visitors year-round
- TC 1.2: Strive to develop Tourist Commercial areas that are attractive to pedestrian traffic.
- TC 1.3: Commercial storage (indoors and out), equipment yards, large sales floors such as car and boat dealerships and light industrial uses should not be allowed in the Tourist Commercial Designation.

***Commercial/Light Industrial***

The purpose of this designation is to provide for a mixture of light industrial, commercial and limited residential uses. In general, this includes such uses as retail stores, professional offices, eating and drinking establishments, services, along with machine shops, manufacturing, data mining and storage facilities, commercial storage and auto/equipment repair facilities.

*Policies:*

- CLI 1.1: Provide flexibility in land use regulations that allow for the development of all types of commercial, industrial and limited residential uses with varying densities and intensities.
- CLI 1.2: Encourage development and redevelopment of the area with this designation to project a positive and aesthetically pleasing entrance into the community.
- CLI 1.3: Limited storage for hazardous materials and waste may be permitted in establishments that use, produce, process, or store such materials.
- CLI 1.4: Industrial uses should be buffered from residential and public uses in a manner that will minimize any adverse impacts.
- CLI 1.5: Require Landscaping and other appropriate buffers on properties bordering roads and residential areas.
- CLI 1.6: Encourage commercial uses that require large parking areas to locate in this designation.
- CLI 1.7: Efforts should be made to limit and/or control noise, fumes, discharges, and heavy traffic by industrial uses.

CLI 1.8: Hazardous materials shall be handled, stored, and used according to applicable state and federal regulations.

CLI 1.9: Require visual screening for industrial, manufacturing and service uses.

**Public Use Designations:**

**Public Use**

The purpose of Public Use land use designation is to identify land which is under public ownership, management and use. Public lands in Electric City are comprised of city, state, federal and Port District owned properties.

PU 1.1: Priority uses of City-owned properties include public utilities, transportation facilities (motorized and non-motorized), community facilities, parks and open space.

PU 1.2: City-owned properties should be evaluated for future uses prior to the vacation or surplus disposal.

PU 1.3: City-owned properties should be large enough to accommodate planned uses in order to minimize potential impacts on adjoining private properties.

PU 1.4: Sites for future City-owned and managed uses should be identified and acquired well ahead of anticipated needs.

PU 1.5: Uses of City-owned properties should be consistent with shoreline and critical areas regulations.

PU 1.6: City-owned and managed uses should provide State or federally inspected safe storage and treatment for hazardous materials and wastes where needed.

PU 1.7: State and federal lands should be managed for open space, public access, dispersed recreation and, where appropriate, for commercial recreation development.

**Open Space**

The purpose of Open Space is to preserve land in its natural state within the city and its UGA. Open space land should include public access and or trails for public enjoyment. The Natural character of this land is meant to provide recreational, aesthetic, and ecological benefits to the community.

PU2.1 Provide Public access to Open Space land.

PU 2.2: Preserve the character of natural areas containing threatened or endangered plant or animal habitat.

- PU 2.3: Provide a quality open space system that is efficient to administer and economic to maintain.
- PU 2.4: Where appropriate, attempt to link open space lands into an interconnected system, with the purchase of contiguous land or with trails.
- PU 2.5: Give added consideration to open space lands which enhance the value of other protected abutting or neighboring parks, natural areas, or other open spaces.

## ***Urban Growth Areas***

### **General**

The UGA for Electric City has been designated by Grant County and was expanded in early 2007 at the request of the Port of Grant County, City of Electric City and private parties. Designation of the Urban Growth Area recognizes both the historical and existing urbanizing development pattern in the county as well as an emerging trend for resort communities on and near the many large bodies of water in the County. Grant County recognizes that while these areas are characterized as “urban” for Grant County, they are nonetheless to be distinguished from the type of “urban” development that is found in many cities in the Puget Sound region of Washington State. By designating UGAs, GMA requirements and countywide planning policies are being satisfied. Expansion of urban services will be provided to encourage infill where logical and economical and discouraged where not.

Due to steep slopes, public ownership and other practical limitations to development within the UGA, this update applies land use designations to the former UGA area consistent with the zone applied at the time of annexation. In addition, this update removes the Delano area from the UGA to eliminate conflicts with the UGA established for the City of Grand Coulee.

Continued slow growth is expected to occur in Electric City’s UGA. There are two entities which anticipate future development, Sun Banks Resort and Osborne Bay which lies across the causeway off SR155. These two areas are expected to make up the majority of future growth in Electric City.

The remaining UGA consists of two parcels currently in agricultural use where urban services are planned to be provided. Development in the UGA will address environmental constraints, concentrations of existing development, and existing infrastructure and services.

**Urban Growth Area Rural Land Use Designations**

There are no lands with Rural Land Use Designations within the City's UGA.

**Table 5-3**  
**Land Use Designations**

<b>Land Use Designation</b>	<b>Gross Area (Acres)</b>
Low Density Residential	123.11
Medium Density Residential	280.55
High Density Residential	3.35
Central Business	8.45
Tourist Commercial	3.23
Commercial/Light Industrial	4.87
Public	388.11
Open Space	845.90
<b>TOTAL CITY</b>	<b>1707.58</b>
Residential Low Density	241.60
Residential Medium Density	0.75
Public	1029.25
<b>UGA TOTAL</b>	<b>1271.59</b>
<b>Overall Total</b>	<b>2979.18</b>

Base parcel data provided by Grant County (2017), land use designation data added by Highlands Associates

***Commercial and Industrial Areas***

Commercial and industrial uses are generally not allowed in the City's UGA. Rather, existing and new commercial and industrial land uses will be subject to this Plan's land use policies and subsequent development regulations.

Development regulations will more specifically identify commercial and industrial development opportunities and limitations, and through ordinance and code language will explain how the Comprehensive Plan policies will be put into practice. Those regulations will expand upon the policies describing how existing uses can continue, under what circumstances they can expand, and under what circumstances they can change from one commercial or industrial use to another.

The zoning map to be adopted with the implementing development regulations will illustrate where such commercial and industrial zoning districts will be located consistent with the Future Land Use Map (See Map 1.1 in the Map Appendix).

**Master Planned Resorts**

A master planned resort as defined by the GMA is a “self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational activities.” Other residential uses may be included within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

Master planned resorts may be allowed only if:

- The City and County’s comprehensive plan identifies policies to guide the development of master planned resorts;
- The comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the master planned resort, except in areas within the City and UGA;
- The City and County include a finding in the plan approval process that the land is better suited, and has more long-term importance, for the master planned resort than for commercial agricultural production, if the resort is located on land designated as an agricultural resource;
- Critical areas are protected; and
- On-site and off-site infrastructure impacts are considered and mitigated.

The intent of this Plan is to allow Master Planned Resorts having urban characteristics, subject to certain criteria specified in this plan. It is the policy of City to allow the development of fully integrated destination resorts at appropriate locations within the community and it’s UGA to promote tourism and take advantage of the area’s scenic and natural amenities. Provisions will be made in the development regulations of the City and County that provide for the review and approval with conditions of master planned resorts.

There will be at least one planned resort In Electric City Sun Banks Resort was opened in 2000 and continues to slowly improve and expand. Another potential resort at Osborne Bay spurred the 2008 annexation of the entire southern portion of the UGA including Sunbanks and the area south of Osborne Bay.

**Sun Banks Resort**

Located on leased US Bureau of Reclamation and state Department of Natural Resources lands, Sun Banks is a seasonal resort that draws tourists interested in water



sports, fishing and boating. The resort also hosts two “Blues Festivals” each year. There are currently 120 RV sites and 46 residential units available on a nightly rental basis, along with a restaurant and small convenience store. They expect to build approximately 200 units over the next decade. There are no individually owned units and none are planned, thus Sun Banks is expected to house zero permanent residents in this planning period.

### Osborne Bay

In the winter of 2006 Electric City requested Grant County to expand the UGA to the Southwest across the causeway to include room for a master planned resort along the existing golf course. Banks Lake Residential, LLC holds 180 acres in the annexed area, and was planning to build 550 to 600 residential units before 2014. The economic downturn in 2008 halted planning for the project and it is not known whether the effort will be restarted within the life of this plan.

### **Major Industrial Developments**

No major industrial developments are designated in the Electric City area.

## ***RESOURCE LAND SUB ELEMENT***

### **Agricultural Lands**

The GMA (RCW 36.70A.160) requires counties to identify, classify, and designate agricultural lands of long-term commercial significance. In addition, the GMA directs the Washington State Department of Commerce to provide guidelines to counties for designating such resource lands.

The City classifies Agricultural Lands of Long-term Commercial Significance as:

- Dryland Agricultural Land;
- Rangeland; and
- Irrigated Agricultural Land.

There are no Agricultural Lands of Long-Term Commercial Significance within Electric City or it's UGA.

### **Mineral Lands**

The Growth Management Act (RCW 36.70A.170) states that "...each county...shall designate where appropriate...mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals." Mineral lands in the City and Grant County are identified as land that has

long-term significance for the extraction of minerals. Mineral lands are further classified as any area in the City or Grant County presently covered under a valid DNR surface mining permit, excluding those that are located within:

- any designated Urban Growth Area boundary in Grant County; and
- any designated boundary of a Rural Village, Rural Community, Shoreline Development, Recreational Development, Agricultural Service Center, Commercial Area, Industrial Area, or any other area designated as a “Rural Area of More Intensive Development” in Grant County.

Given the preceding classification, there are no Mineral Lands within Electric City or its UGA.

### **Forest Lands**

For the purposes of classification of Forest Lands for timber production and harvest, the City of Electric City designates Land grades 1 through 5 pursuant to WAC 458-40-530 (as it now exists or hereinafter amended), as forest lands of long-term commercial significance.

The Washington State Department of Natural Resources Private Forest Land Grading Productivity maps are used to designate Forest Resource Lands in Okanogan County. No forest resource lands of long-term commercial significance have been identified within the City of Electric City and its Urban Growth Area.

### **Maps and References**

No resource lands exist within the present corporate limits of Electric City or the UGA.

## **OPEN SPACE AND RECREATION**

### ***Introduction***

Since World War II, Americans have become increasingly active and expectant of convenient, outdoor recreational opportunities. This trend grew in the 1960's as the environmental movement signaled a shift in our view of man's relationship to natural systems. And the health and fitness boom of the 1980's saw more Americans than ever recognizing the personal benefits of physical exercise. Today, federal, state, and regional parks, trails, and playgrounds help meet the demand to "get back to nature," stay physically fit and find relief from urban surroundings. As Electric City's population grows, the need for more open space and recreational opportunities will grow proportionately.

Although the City has no traditional parks (construction of the City's first official

park is slated for 2020), the area is blessed with vast areas of open space and an abundance of natural outdoor recreation opportunities. There are numerous state parks in the area, including Summer Falls State Park, and Steamboat Rock State Park. There are also a large number of privately-owned resorts and recreational destinations associated with the water bodies and other outdoor opportunities.

The Columbia River, Crab Creek drainage area, Grand Coulee recreational area, Banks Lake, Lake Roosevelt, trails, farmlands, riparian corridors, lakes, and shorelines contain the natural beauty and character of the region's landscape. This setting, in the heart of the Ice Age Floods National Scenic Trail, contributes greatly to the quality of life enjoyed by City residents who value its elements of environmental quality, scenic beauty and recreational opportunities. Open spaces are essential components to the health and well-being of individuals and communities.

With its unique range of outdoor recreational opportunities, Electric City has much to offer outdoor recreationists. Climate, unique geological formations, and large holdings of public land have made this area an increasingly popular place in which to recreate. Here, residents and visitors alike can enjoy many outdoor activities. Fishing and hunting, boating, camping, hiking, biking, and simply walking are some of the more popular types of outings.

### ***Purpose***

This Open Space and Recreation section of the Land Use Element serves two related purposes: (1) to identify the City's unique and important natural areas, open spaces and corridors, and scenic and natural resource lands, and (2) to clarify the broader functions and benefits of the City's open spaces. Open space, in this instance, includes resource lands, greenbelts, wetlands, geologically hazardous areas and other areas covered under the City's Critical Areas Ordinance. All these areas contribute to the City's appearance but are not parks in the traditional sense.

This section defines which open space lands should be designated and protected now, and how it should be done. It also establishes a framework for considering other lands for future designation and protection.

### ***GMA Requirements***

The Growth Management Act (GMA) requires Electric City to address the following related goals (RCW 36.70A.020):

**Goal (1) Urban Growth** – Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**Goal (2) Reduce Sprawl** – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**Goal (8) Natural Resource Industries** – Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

**Goal (9) Open Space and Recreation** – Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and discourage incompatible uses.

**Goal (10) Environment** – Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**Goal (13) Historic Preservation** – Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Beyond these planning goals, the Growth Management Act (GMA) also requires local jurisdictions to designate five types of environmentally sensitive or "critical" areas and adopt development regulations to protect them (RCW 36.70A.170(1)(d)). The GMA also requires that before approving subdivisions or short plats, written findings must be made which show that appropriate provisions are made for a wide range of public facilities including open spaces, parks and recreation, and playgrounds (RCW 58.17.060 & 58.17.110).

Communities planning under the GMA must also designate greenbelt and open space areas within and between each urban growth area, and identify land useful for recreation, wildlife habitat, trails, and connections of critical areas (RCW 36.70A.110(2) and RCW 36.70A.160). Comprehensive plans are to consider the use of innovative land use management techniques that help retain open space, such as clustering development and the transferring of development rights (RCW 36.70A.090).

To plan for recreation and open space, the City recently completed its first Park and Recreation Plan<sup>4</sup>. The plan included a survey of area residents, an inventory of recreation opportunities in the area and a prioritized list of projects including traditional parks and urban and scenic trails geared toward an Ice Age Flood theme. The City is

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<sup>4</sup> - "City of Electric City Park and Recreation Plan" June 2017.

also fortunate to have open space or water on nearly every side, most owned by the Federal and/or State governments. These lands protect wetlands, shorelines, steep slopes and other geologically hazardous areas within and around the community.

### ***Relation of Open Space to Critical Areas***

The Growth Management Act requires the designation and protection of environmentally sensitive lands (critical areas) and commercially significant resource lands (forest, agricultural and mineral lands). As noted, there are no resource lands designated within the City and its UGA. Besides meeting other GMA planning goals, the protection and retention of critical areas help fulfill our open space requirements. Enforcement of the City's Critical Areas Ordinance produces open spaces through the establishment of vegetative buffers where appropriate. Vegetative buffers support the functional properties of these natural features including flood water storage, shoreline stabilization, erosion control and wildlife habitat.

If we are unable to sustain critical areas, we lose their open space values as well. Critical areas, such as steep slopes, need to be regulated to protect public health and safety. Inappropriate use can destroy wildlife habitat or destabilize steep slopes, leading to property damage. It also removes their chance to provide high-quality recreational opportunities that link people within and between communities.

### ***The Cost of Open Space***

Open space is not free. Except for public lands critical areas on private property, open space cannot be simply regulated into existence. Tax incentives, such as Grant County's Open Space Tax Program, encourage private landowners to keep their land in open space through tax reductions based on the current use of the land, rather than its potential value. Other tools, such as the purchase of development rights, require a substantial commitment of public funds. Even when open space is donated to the County, it has a public cost. Removing the property from the tax rolls means the County loses that tax revenue source while gaining the responsibility of supervising and maintaining the land.

Under the provisions of the Open Space Taxation Act (RCW 84.34), Grant County will designate as "Open Space" farms, forests, and beneficial open lands upon request by individual private land owners when such lands meet adopted criteria and policies. Properties which qualify under the county's Open Space program are granted partial relief from property taxes in exchange for maintaining their land in open space use as defined by state law and county policies. Some open space categories require that a landowner provide public access provisions to the property while other categories

do not have this requirement. In Grant County, the predominate use of this tax relief mechanism is for Open Space (Current Use) Agriculture. No land within Electric City and its UGA is currently enrolled in any open space programs through the County.

### ***Needs and Opportunities***

This section describes the types of recreation and open space that Electric City is participating in and the development criteria that will be considered in the development process. In addition to the open space functions and values created through the Critical Areas Ordinance, the City, as noted, undertook a significant parks and recreation planning effort focused on the development of recreational opportunities and recreational trails.

### **Recreational Open Space**

Recreational Open Space means undeveloped land primarily left in its natural condition and used for passive recreational purposes, to create separate and secluded areas, or as buffers between urban uses. It is usually owned or managed by a governmental agency and may have limited public access. This type of land is different from other open space categories whose primary objective is to preserve wildlife habitat or agricultural farmland. Typical recreation open space includes wetlands, steep hillsides, river corridors, viewpoints or linear areas primarily designed to accommodate trail systems.

Development in open space areas is typically limited to access points and trails. These access points may have parking, restrooms, picnic units, and similar facilities. Depending upon management objectives for this type of area, public access may be limited to certain sections or points of the site.

***Development Criteria:*** Public access and use should be encouraged in these areas, but the level will depend upon the resource values and ability to withstand public use. Improvements should be kept to a minimum with emphasis placed on the natural environment. These areas should be designed and managed to maintain a sense of solitude and separation from nearby communities. Before acquiring an open space site, a thorough site analysis should be prepared to decide whether the City is the appropriate manager.

Considerations should include:

- Topographic and/or ecological diversity;
- Ability to connect to other protected areas;
- Potential for solitude and scenic views;
- Large enough to provide recreational and conservation value;

- Consist of relatively natural condition;
- Unique natural features;
- Reasonably accessible;
- Currently or potentially threatened by development; and
- Wildlife corridors.

Emphasis on acquisition should be on those areas meeting the above criteria. Lower priority should be given to sites that, because of development restrictions, such as presence of critical areas, are not likely to be developed anyway. Those sites that cannot handle a reasonable amount of public use should be considered for land trust or foundation protection, or protection by another agency.

### **Recreational Trail System**

Recreation trails and pathways are designed to provide off-street routes for walking, bicycle riding, horseback riding and other non-motorized recreation activities. While these trails are designed primarily to serve recreational purposes, they may also serve valuable non-motorized transportation purposes as well. While the primary emphasis is to separate these types of trails and pathways from automobile traffic, occasionally they may need to be developed within street rights-of-way in order to complete a section or route.

***Development Criteria:*** The primary purpose of recreation trails is to provide a recreation experience. Transportation to another community or other parts of the City should be a secondary objective. Whenever possible, recreation pathways and trails should be kept separate from streets and highways.

Considerations should include:

- Trails should be interesting and attractive to the user. Trails that follow shorelines, traverse interesting scenery or cross areas of outstanding beauty provide interesting and enjoyable experiences for the trail user.
- Trail alignments should take into account land ownership, soil conditions, steep slopes, surface drainage, and other physical limitations that could increase construction and/or maintenance costs.
- Trails should be planned, sized, and designed for multiple uses except for dedicated nature trails.
- Trail design standards should be coordinated with adjoining landowners, all public agencies in the City and area so that trails have common widths, signage is similar, and surfacing materials are compatible.

- Centralized and effective trail heads should be provided for trail access. They should include parking, trail orientation and information, and provide necessary unloading features. Primary trailheads should have restrooms and trash receptacles. Secondary trailheads may need only a small unpaved parking area and signage.
- Trails should be looped and interconnected to provide a variety of trail lengths and destinations. They should link various parts of the City, schools, parks, and other destination points.

### ***Open Space Designation***

The purpose of the Open Space land use designation is to identify and protect unique and outstanding examples of publicly-owned areas pertaining to recreation, fish and wildlife habitat conservation, or unique geologic features. This land use designation also acknowledges the ongoing responsibility of the City, county, state and federal government to protect critical areas and other valued resources on lands within this designation. These lands are owned by a federal, state or local governmental entity and are maintained as closely as possible to their natural state.

The Future Land Use Map (Map 1.1 in the Map Appendix) shows those areas designated in this Plan as Open Space. Areas designated as Open Space include those lands owned and/or managed by the state and/or federal agencies.

### **FUTURE LAND USE NEEDS**

To project future land use in the City, a land use analysis consisting of a land, parcel, and housing inventory was conducted for each land use category. For purposes of this Land Use Element, only a brief discussion and summary are provided. In the winter of 2007 Grant County expanded Electric City's UGA by 504 acres which was subsequently annexed in 2008, to make room for the development of Osborne Bay. This represented a doubling of the previous city limits, however much of the land in the original UGA is unsuitable for residential use due to steep slopes and rock outcrops.

Analysis was conducted using soil data from the Natural Resources Conservation Service, to determine potential residential build out. The study found that 26.75% of the land in the City is rated as having very limited build out potential with 31.20% having somewhat limited build out potential. With an additional 23.67% not rated. This leaves only 18.37% of land in the City limits without restrictions. It is important to note that some of those areas identified as having somewhat limited build-out potential are presently occupied by a variety of structures including residential, commercial and recreational uses.



## Suitability of land for residential dwellings

Rating	Acres	Percent
Not Rated	470.56	23.67%
Not limited	365.24	18.37%
Somewhat Limited	620.30	31.20%
Very Limited	531.83	26.75%
Total	1987.93	100%

\*Data from 2008 Web Soil Survey for Grant County, Natural Resources Conservation Service.

For the UGA, a land use inventory was compiled from land use data included in the comprehensive plan and is summarized in Table 5-3.

While the 2007 UGA expansion and subsequent annexation appears to represent an increase in land available for urban type of development by over double the existing area, much of the land within the area is under state or federal ownership and thus not available for most types of urban development.

While relatively large residential growth was anticipated at Osborne Bay, current population projections find that the City has enough land within the existing corporate limits and reduced UGA to accommodate the projected population for at least the next 20 years.

### **PRE-EXISTING, NON-CONFORMING USES**

As a general rule, new development regulations should apply prospectively. Land development, land use, and/or land activities that existed immediately prior to the enactment of development regulations, but are inconsistent with the provisions of those regulations, should be “grandfathered”, provided that:

- the scope of the non-conforming use or inconsistent land development, land activity, and/or land use does not substantially expand;
- the non-conforming use or inconsistent land development, land activity, and/or land use is not abandoned for an extended period, which in most cases should be deemed to be one year. Non-conforming structures which are destroyed by fire, earthquake, flood, or other natural or manmade event may be reconstructed so long as a building permit for such reconstruction is approved within a reasonable period of time, which in most cases should be deemed to be one year; and
- the non-conforming use does not threaten the health and safety of residents.

“Grandfathering” shall be taken to mean the recognition of existing development approvals, such as subdivisions, short plats, territorial plats, Planned Unit Developments, special use permits, and rezones, that have been granted but may not have yet been constructed or acted upon. “Non-conforming Uses” shall be taken to mean land use approvals that do not conform to the land use designations shown on the Future Land Use Map and/or the goals and policies of this Plan.

If the scope of the non-conforming use or inconsistent land development, land activity, and/or land use diminishes for an extended period, which in most cases should be deemed to be one year, the lesser scope of the inconsistency should not be allowed to subsequently expand. In addition, certain special types of non-conforming land development, land activities, and/or land uses that may create a nuisance or negatively affect public health, safety and welfare should only be “grandfathered” for a fixed period of time. This period of time shall generally equal the useful life reasonably expected of the non-conforming use. Existing illegal uses should not be grandfathered. Details of such “grandfathering” will be included in subsequent development regulations.

### **HISTORIC PLATS**

Historic plats are those that were platted prior to enactment of a new State platting code in 1969 (Laws of 1969, Ex. Sess., Chapter 271, Codified as Chapter 58.17 RCW). Historic plats are often referred to as "paper plats," because many have never been developed. Many of these historic plats are comprised of very small lots, often too small to construct a house to meet current land use laws, such as zoning requirements, on-site septic, and other land development requirements. In Grant County, there exist a number of historical plats, many of which are undeveloped and others that are partially developed.

Pursuant to the provisions of the Attorney General Opinion 1996 No. 5, the City Council of Electric City finds that development of lots located within undeveloped historic plats where more than five years has passed since approval, filing and recording of the final plat map shall be subject to development regulations, including zoning requirements and densities, lot size, access requirements, requirements regarding on-site septic system design and approval, and other design and performance standards in effect at the time a building permit application is determined to be complete. To meet current land use and public health requirements may require consolidation of two or more platted lots.

Development of lots located within undeveloped historic plats where less than five years has passed since approval, filing and recording of the final plat map shall be subject to development regulations in existence at the time of approval or recording of

the final plat map, unless the City Council or other legislative body having jurisdiction finds that a change in conditions creates a serious threat to public health or safety.

In order to appropriately reflect the GMA goal of protection of private property rights, development of lots located within developed historic plats shall be subject to development regulations in existence at the time of approval or recording of the final plat map, unless the City Council or other legislative body having jurisdiction finds that a change in conditions creates a serious threat to public health or safety. An historic plat shall be considered as developed if one-half or more of the platted lots contain an existing structure suitable for occupancy.

Application of current development regulations to undeveloped historic plats taken together with other limiting factors on development, including limited water availability, sufficiently limits the ultimate development of historic lots in the interest of the GMA goal of reducing urban sprawl.

An historical lot and lot consolidation ordinance should be adopted as part of the process of establishing development regulations to implement the Comprehensive Plan.

#### **SPECIAL USES, CONDITIONAL USES, VARIANCES AND ADMINISTRATIVE PERMITS**

When specific classes of new land development, new land activities, and or new land uses may or may not be compatible with the intent of particular sections of development regulations, those sections of the development regulations should allow specific classes of new land development, new land activity, and or new land use to be subject to a review process by the appropriate hearing or decision body.

For specific classes of new land development, new land activities, and or new land uses, the appropriate hearing or decision body should have the authority to approve, to approve conditionally, or to deny potentially incompatible new land development, new land activities, and or new land uses. The appropriate hearing or decision body also should have the authority to grant variances based on the criteria that are contained in the ordinances that will be adopted to effectuate this Comprehensive Plan. As a general proposition, the decision of the appropriate hearing or decision body should be based on whether a specific proposal is likely to negatively affect the surrounding area in a significant manner.

A particular proposal that is likely to negatively affect the surrounding area in a significant manner should be denied unless specific conditions, for example, restrictions, can be placed on the proposal to mitigate the potential negative impacts. Depending on the nature of the application in question, the appropriate hearing body may be the City Council, the Planning Agency, the Board of Adjustment, Administrator or a hearing examiner.

**INTERPRETING LAND USE MAPS**

Boundaries and identification of land use boundaries established under this Comprehensive Plan are shown on the Future Land Use Map. Land use designations are generally shown using colored shading superimposed on lighter lines designating platted lot lines, streets, and other physically identifiable ground features. In some cases, specific distances or other references to a boundary line are specified. When the exact location of a land use designation boundary line is not clear, it shall be determined by the City Clerk, with due consideration given to the location as indicated on the Future Land Use Map, Urban Growth Area (UGA) mapping, parcel mapping and other data contained in the County's Geographic Information System (GIS).

To the greatest extent possible, boundaries of land use designations were drawn so as not to bisect parcels. Except for parcels divided by UGA or Resource Land designation boundaries, where a land use designation boundary shown on the Future Land Use Map divides a lot of record at the time of adoption of this Comprehensive Plan, the property owner shall have the option of choosing either of the two designations to apply to the entire parcel area, or may subdivide the lot to retain both designations as mapped, provided that all of the standards and requirements, including relevant density and dimensional requirements, and performance standards can be met.

Where a UGA boundary divides a lot of record at the time of adoption of this Comprehensive Plan, the entire parcel area shall be deemed to lie within the UGA boundary. During future annual updates of the Comprehensive Plans of the City, County, the property owner may petition for removal of the entire parcel from the UGA in accordance with the plan amendment process specified in Chapter 2 of the Comprehensive Plan. Alternately, the property owner may subdivide the lot to retain both designations as mapped, provided that all of the standards and requirements, including relevant density and dimensional requirements, and performance standards can be met.

It may be possible that an individual's property receives a land use map designation based on a technical mapping error or by inadvertent application of designation or classification criteria to the subject property. To address inadvertent mapping errors in the first year of comprehensive plan review, a property owner may present the City with information indicating that its property did not meet the land use designation criteria and was therefore designated in error. The City shall review this information as part of its first annual review of the comprehensive plan. The property owner shall not be required to pay fees otherwise required for a Comprehensive Plan amendment, if the sole reason for the request is to correct an error in applying the designation criteria.

This Comprehensive Plan land use designation review process is not intended to change any of the land use designation criteria adopted as part of the Comprehensive Plan, including, but not limited to those criteria that allow inclusion of some parcels that may not individually meet a land use designation criteria if they are contained within a larger area of parcels that do meet the designation criteria. The procedures and timelines for processing the amendments will follow those as prescribed in the Chapter 2, except as stated above.

Parcels of land determined to be mapped in error as agricultural resource lands shall be redesignated as the next least intensive land use designated for parcels contiguous to the subject parcel, as determined by the City Clerk, with due consideration given to the location as indicated on the Future Land Use Map, parcel mapping and other data contained in the County's Geographic Information System (GIS).

### **GOALS AND POLICIES**

Goals and policies follow the shared vision for the future of Grant County for sustaining and improving our quality of life. Goals and policies are also consistent with the Planning Goals of the Growth Management Act. Goals are broad statements of a community's aspirations. Policies express a commitment to a course of action. Policies provide overall direction for implementation of a strategy. Policies provide clear guidance for decision-making subject to this Plan, and form the basis for development regulations. Goals and policies do not apply to incorporated cities, but rather, only to unincorporated areas of the County, including the unincorporated portions of UGAs.

The goals and policies for the Land Use Element of the Comprehensive Plan are contained in Chapter 4 Policy Plan. Specific goals and policies related to urban, rural and resource lands are presented in the respective sub-elements.