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F O R E W O R D

Our expanding social, environmental, and economic needs have grown with an increasing force, to the point where we now realize that we do not have unlimited room or resources. We are beginning to see that many of our social, economic, and environmental problems stem from the same source; lack of comprehensive growth management. The consequences are inefficient use of human and physical resources, as well as economic hardship. We no longer live in a time when we can insulate ourselves from the impacts we visit upon the earth and its inhabitants, as the natural resources we once regarded to be so endlessly available and expandable, are now becoming increasingly scarce. It is therefore essential that sound growth management, which accommodates our wide diversity of values and concerns, be vigorously pursued as a means to a direct and judicious use of our resources, and as a means to maintain a high quality of life.

Local government is closest to the people and is best suited among all levels of government for the management of growth. It has the authority to regulate land use activities such as housing, recreation, industrial, and commercial development. It provides the major services that serve and influence growth; schools, sewer and water, fire protection, police protection, solid waste collection, and transportation. Therefore, local government must assume the initiative in growth management. By the adoption of this document, Cowlitz County accepts this responsibility.

In this context, the plan embodied in this document is established to foster prudent management by providing a guide for growth in Cowlitz County. The Plan is based on a review of human activities and environmental concerns as they relate to the county's resources. The Plan is a product of a citizen-planning process, lasting from January 1975 to November 1976. The County Planning Commission and those citizens participating on the Citizens' Task Force which laid the groundwork for this Plan, are highly commended for their dedication and hard work they put into the development of this Plan.

INTRODUCTION

The purpose of this Comprehensive Plan is to manage the county's growth in an orderly, positive, and constructive fashion. The goals and policies herein provide guidance to public and private agencies when making decisions about the future development of the county's resources. The Plan designates the future distribution and general location and extent of the uses of land for agriculture, housing, commerce, industry, community facilities, and other categories of public and private uses of land, including standards of population density, and estimates of future population and economic growth in the unincorporated area of Cowlitz County. The Plan also recommends growth management tools necessary to coordinate the various human activities towards furtherance of the Plan's general goals.

The development of this Plan is based on an increasing awareness that our resources are limited and subject to depletion and degradation, and that if they are to continue providing us with the high quality economic, social, and physical environment we now enjoy, we must manage them prudently. The county is expected to grow by 23,000 persons between 1975 and the end of the century. If the county is going to accommodate such growth, then the growth must be anticipated and planned.

This Plan is an accumulation of one and one-half years of public meetings and technical studies with many of the county's citizens participating. The technical studies address residential, commercial, and industrial development trends, timber land use trends, population growth, economic trends, cost of public services, and environmental concerns relating to soils, slope, and flooding.

The Comprehensive Plan consists of six elements.

1. County Growth and Development Goals - This element spells out the general framework within which the county will grow. All subsequent specific goals and policies are the tools by which the general goals are carried out.
2. Natural Resources Element - This element includes those goals and policies by which we can prudently manage the county's natural resources so that they continue to provide us with a high quality environment and a sound economy.
3. Land Use Element - This element designates the future location, density, and pattern of residential, commercial, industrial, agriculture, forestry and open space lands for the unincorporated areas of the county.
4. Community Facilities Element - This element establishes goals and policies guiding the general location and pattern of various community facilities, and utility corridors.

5. Transportation Element - This element sets forth the pattern of collector and arterial streets as necessary to serve and further the land use pattern as set forth in the Land Use Element. Following completion of a public transportation study, a section will be added addressing public transportation.

6. Implementation Element - This element identifies the various growth management tools available to the county to further the goals of this plan, and spells out how the various elements listed above, along with other methods, will be used to provide orderly growth.

GROWTH AND DEVELOPMENT GOALS

The growth and development goals below form the basic framework through which county growth is given direction. The goals set forth in the various elements of this Plan are the tools by which these general goals are carried out.

GROWTH AND DEVELOPMENT GOALS:

- A. PROVIDE FOR AN ADEQUATE DISTRIBUTION OF LAND USES TO ACCOMMODATE A MODERATE LEVEL OF ECONOMIC GROWTH IN THE UNINCORPORATED PORTIONS OF THE COUNTY.

Rationale - There is limited land available in Cowlitz County that is suitable for development, and a balance must be found among the several uses to which it must be put, both for the economic well-being of the citizens, and the need for management and preservation of our resources. This balance can best be achieved through careful planning and the efficient use of those lands so that all uses are given their suitable place.

- B. ENCOURAGE DIVERSIFIED, WELL-BALANCED ECONOMIC GROWTH IN ORDER TO ASSURE ALL CITIZENS OF OPPORTUNITIES TO ACHIEVE ECONOMIC WELL-BEING.

Rationale - The future growth and stability of Cowlitz County's economy must be based upon diversification to avoid an excessive dependence upon a few large industries.

- C. ACHIEVE A BALANCE BETWEEN THE NEEDS OF URBANIZATION AND ENVIRONMENTAL PROTECTION. NEW DEVELOPMENT SHOULD MINIMIZE DISTURBANCES OF THE COUNTY'S NATURAL ENVIRONMENT WHILE MEETING THE NEEDS OF THE COUNTY.

Rationale - The natural environment and the human environment should be in harmony, and both should be managed to provide a pleasant life which can be shared equally by ourselves and those who follow us.

- D. EMPHASIZE ENVIRONMENTAL IMPACTS REVIEW AS A DECISION-MAKING FACTOR IN THE APPROVAL OF NEW DEVELOPMENT AND THE MANAGEMENT OF NATURAL RESOURCES.

Rationale - Careful assessments must be made of proposals for new development to determine the balance of costs to the environment versus overall benefits to the community.

- E. PROMOTE THE PROPER MANAGEMENT OF THE COUNTY'S NATURAL RESOURCES, RENEWABLE AND NON-RENEWABLE, TAKING INTO CONSIDERATION THE ECONOMIC, ENVIRONMENTAL, AND SOCIAL NEEDS OF PRESENT AND FUTURE GENERATIONS.

Rationale - We must plan and manage the county's resources to provide for future economic and social needs, while at the same time, conserving the environment.

- F. ENCOURAGE A BALANCED TRANSPORTATION SYSTEM WHICH PROVIDES EFFICIENT MOBILITY OF PEOPLE, GOODS, AND SERVICES WITHIN THE COUNTY.

Rationale - Efficient transportation is essential to our way of living, and means must be found for all our citizens to move safely and economically throughout the area, and to assure that additional influxes of people and industry will be met with a modern and diverse system of travel for people and goods.

- G. ENCOURAGE THE ESTABLISHMENT OF REASONABLE DENSITIES FOR DEVELOPMENT.

Rationale - New developments should avoid undue concentrations of population and provide the requirements of a quality life enjoyed by other citizens of the county in terms of safety, adequate light and air, freedom from fire hazard, natural hazards, and excessive traffic.

- H. PLAN FOR THE PROVISION OF COMMUNITY SERVICES TO EACH NEW URBAN DEVELOPMENT.

Rationale - Adequate sewer, water, and roads are essential to provide a quality life in terms of the welfare and safety of those who occupy new development.

- I. MINIMIZE PUBLIC AND PRIVATE COSTS BY ENCOURAGING THAT NEW DEVELOPMENT BE LOCATED IN AREAS WHERE NEEDED PUBLIC FACILITIES ARE ALREADY AVAILABLE.

Rationale - Just as we must conserve our natural resources, we must conserve our monetary resources by assuring that new development occurs in areas where there are already utilities and other costly services, avoiding the unnecessary expense of providing them to undeveloped areas before existing areas have been developed. Very often, new development which occurs in an area removed from existing services will cost local government more in providing needed services than it can expect to recover in added revenues.

- J. ENCOURAGE DEVELOPMENT OF ADEQUATE HOUSING OPPORTUNITIES FOR ALL RESIDENTS WITHIN THE COUNTY.

Rationale - Housing must be provided to all our citizens which is adequate to their needs, in a variety which is consistent with the entire spectrum of income levels in the county. The future economic growth of Cowlitz County is dependent in part upon the presence of a healthy, balanced housing stock.

- K. PROVIDE FOR AN OPEN SPACE AND RECREATION NETWORK IN URBAN AND RURAL AREAS OF THE COUNTY. SUCH A NETWORK SHOULD SERVE TO ENCOURAGE CONSERVATION OF OPEN SPACES REQUIRED FOR HUMAN RECREATION, WATER QUALITY PROTECTION FROM FLOOD HAZARDS, MAINTENANCE OF NATURAL DRAINAGE CHANNELS AND FLOOD PLAINS, UTILIZATION OF THE COUNTY'S LAKES AND RIVERS, AND CONSERVATION OF AREAS WITH FRAGILE AND UNIQUE ENVIRONMENTAL CHARACTERISTICS.

Rationale - Just as our citizens need employment and other economic opportunities, they need recreation and cultural enrichment. In preserving the natural environment, we are also preserving those areas where our people fish, hunt, backpack, picnic, or simply enjoy the scenic quality of the landscape. In developing our parks, museums, historical sites and our other amenities, we are assuring the fulfillment of our basic need to keep in touch with our heritage and to interact with nature.

- L. PROVIDE FOR A DETAILED REVIEW OF THE COMPREHENSIVE PLAN EVERY FIVE YEARS TO ASSURE IT CONTINUALLY ACCOMMODATES THE NEEDS OF THE COUNTY. THE PLAN SHALL BE REVIEWED ANNUALLY AND AMENDED AS DEEMED APPROPRIATE TO REFLECT CHANGING CONDITIONS.

Rationale - Change occurs more quickly and in more varied ways than in the past, and if a document such as the Comprehensive Plan is to be effective, it must be capable of being changed to reflect new knowledge and insights in a growing county.

- M. ASSURE ADEQUATE CITIZEN'S PARTICIPATION IN THE REVIEW, UPDATE, AND REVISION OF THE COMPREHENSIVE PLAN.

Rationale - Planning does not occur in a vacuum, especially in a democratic society, and citizen's involvement with its fresh viewpoints and critical opinion, is vital to successful and meaningful plans for the future of an area.

NATURAL RESOURCES ELEMENT

The economic basis of industry in Cowlitz County has been, and will continue to be, its natural resources. In order to assure that these resources are not depleted, we must plan and manage them with a mind to both our present and future economic and social needs. The goals and policies below are the means by which we can implement the goal of management of the county's natural resources to assure long-term economic growth and stability.

GOAL:

TO PROMOTE THE WISE USE OF THE NATURAL RESOURCES OF THE COUNTY BY TAKING INTO CONSIDERATION THE ECONOMIC, ENVIRONMENTAL, AND SOCIAL NEEDS OF PRESENT AND FUTURE GENERATIONS.

GOAL RATIONALE:

The proper management of our natural resources will mean that they will continue to provide us with the basis for a pleasant environment and a sound economy.

RENEWABLE RESOURCES

A. FOREST LANDS

GOAL:

TO MAINTAIN AND PROMOTE AN ADEQUATE, COMMERCIALY PRODUCTIVE FOREST LAND BASE.

GOAL RATIONALE:

Our timber lands are the major resource of the county, and their continued productivity is vital to the economic success of the area.

POLICIES:

1. Identify suitable commercial forest lands by evaluating timber productivity, ownership patterns, and landowner desires.

Rationale - In order to properly plan for and manage the timber lands of the county, we must first have a knowledge of their extent, types, and uses to which they are being put.

2. To encourage the retention of highly suited commercial forest land for timber production and to discourage conversion of such land to other uses.

Rationale - Timber lands which are converted to uses other than the production of trees are often difficult, if not impossible to return to timber production.

3. To support the consolidation of federally, state, and privately owned forest land through land exchange whenever such exchanges contribute to the general welfare of its citizens and result in improved forest management opportunities.

Rationale - Forest lands are best managed in larger parcels, especially where scattered blocks of property can be brought into continuity, providing greater ease in the many functions necessary to manage the growth and harvesting of timber.

4. Support sound forest practices under the State Forest Practices Act.

Rationale - It is beneficial both to the private sector and to the public, to see that timber practices are consistent with sound, logical resource management principles.

5. Encourage timber land owners to take advantage of tax relief programs where taxation may force conversion of timber land to other uses.

Rationale - Taxation methods can be a primary means of assuring the continued preservation of our forest lands for their most productive uses.

6. The minimum lot size in forest lands should be five acres in area.

Rationale - A five acre minimum lot size is sufficient to better assure that the land will be utilized for long-term timber production, while discouraging rural residential development trends which tend to lessen timber production in favor of dwelling related uses.

B. OPEN SPACE

GOAL:

CONSERVE UNIQUE WILDLIFE HABITATS, NATURAL FEATURES, AND RECREATION AREAS OF COWLITZ COUNTY.

GOAL RATIONALE:

Important wildlife habitat and recreation lands need to be reserved now for future public benefit and use. Future development in Cowlitz County must be planned to use land in an efficient manner in order to conserve as much as possible the open space features unique to each development site.

POLICIES:

1. Open space areas within the Forestry/Open Space classification are those areas which are not managed for the production of timber.

Rationale - Certain areas of the county are not now used or needed for urban uses. For economic and other reasons, these lands are not used for such rural uses as low density residential, agriculture, or even timber production. However, many of these areas include unique wildlife habitats, natural features, and recreation areas which ought to be conserved until such time as a higher use is needed, benefiting the general public. Therefore, these areas should be deemed as open space.

2. From time to time, technical studies documenting unique wildlife and recreation areas will become available. This information should be periodically reviewed by the county, and its recommendations added to this classification as deemed appropriate.

Rationale - It is necessary to obtain more detailed scientific environmental information so that we are able to make more realistic resource management decisions, while at the same time, conserving the balance of wildlife.

3. Retain wherever possible, wetland and shoreland areas in their natural state, for the maintenance and production of wildlife and recreation uses.

Rationale - Wetland areas are very important to the environmental quality of the county and are critical to the continuance of a balanced wildlife habitat in the county, and specific guidelines should be provided regarding their future.

C. FISH AND WILDLIFE

POLICIES:

1. Documented unique fish and wildlife habitats and unique natural areas should be preserved. All appropriate state and local resource agencies and all other interested persons and agencies should participate in a study to define and identify these natural features.

Rationale - The fish and wildlife of the county form a valuable resource for recreational and educational purposes, and their preservation will mean the retention of an irreplaceable part of the quality of life in Cowlitz County.

2. The development and implementation of a Water Quality Control Program is necessary to protect the increased fish life in Cowlitz County. The implementation of such a program should be made through planning and planning implementation, and coordination with all public and private agencies involved in furtherance of fish life.

Rationale - Same as #1 above.

NON-RENEWABLE RESOURCES

GOAL:

TO PROVIDE FOR THE CONSERVATION AND WISE USE OF NON-RENEWABLE ENERGY, MINERAL RESOURCES, AND UNIQUE NATURAL FEATURES.

GOAL RATIONALE:

As with renewable resources such as timber, non-renewable resources provide the greatest long-term benefit to the county when they are utilized efficiently and with care for the preservation of the environment.

POLICIES:

1. The County should, with the assistance of land owners, resource developers, and governmental agencies, identify and protect for future development, energy, minerals, and building material resources.

Rationale - As a basis for planning for the use of non-renewable resources, information as to the location, types, and extent of these resources will provide the sound data necessary for wise decisions.

2. Where non-renewable resources are developed, they should be developed in accordance with prudent conservation and reclamation practices. The reclamation requirements set forth in the Washington State Surface Mining Act should be adhered to by all surface mining operators.

Rationale - Experience has shown that the removal and use of non-renewable resources can be either a process of scarring and ruining the land, or if done properly, a recoverable operation which leaves a pleasant and aesthetic setting.

DREDGE SPOILS

GOAL:

PLACEMENT OF DREDGE SPOILS IN THE SHORELAND AREAS OF COWLITZ COUNTY SHOULD BE MADE IN THE MANNER THAT IS CONSISTENT WITH THE GOALS AND POLICIES OF THIS PLAN. PLACEMENT OF DREDGE SPOILS SHOULD BE CONSISTENT WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL STANDARDS. ALL APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES AND OTHER INTERESTED PERSONS AND AGENCIES SHOULD PARTICIPATE IN A REVIEW OF THE DREDGE SPOILS PLACEMENT, AND DEVELOP FINDINGS, SPELLING OUT DESIRABLE AND UNDESIRABLE LOCATIONS FOR DREDGE SPOILS PLACEMENT IN COWLITZ COUNTY. THE FINDINGS OF THIS STUDY SHOULD BE REVIEWED BY THE COUNTY PLANNING COMMISSION, AND THE BOARD OF COUNTY COMMISSIONERS, FOR INCLUSION IN THE COUNTY COMPREHENSIVE PLAN. UNTIL SUCH TIME AS THIS DREDGE SPOILS PLACEMENT STUDY IS COMPLETED, DREDGE SPOILS SHOULD NOT BE PLACED ON DESIGNATED AGRICULTURAL LANDS.

GOAL RATIONALE:

Dredge spoils are a natural product of efforts to maintain a navigable channel in our rivers. Their misplacement can mean the loss of land which might otherwise be used for other purposes. Whereas, their careful management and placement can turn to a benefit to the County.

SHORELINES MANAGEMENT

The Shoreline Management Act of 1971 is based on the philosophy that the shorelines of the state are among the most valuable and fragile of its natural resources, and that there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. Much of the shorelines of the state are in private ownership and unrestricted construction on the privately owned or publicly owned shorelines of the state, is not necessarily in the best public interest. Therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state, while at the same time, recognizing and protecting private property rights consistent with the public interest.

The interest of all the people shall be paramount in the management of shorelines of statewide significance, and the public should have the opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state.

The purpose of the Shoreline Management Act and this section is to provide for the management of the county's shorelines in furtherance of the Act and the goals of the Comprehensive Plan, by fostering all reasonable and appropriate uses. Specifically, this section is directed at the enhancement of shorelines and to the protection against adverse effects to the vegetation and wildlife and waters of the state and their aquatic life. The goals, objectives, and policies in this section apply only to development of shoreline areas as defined in the Shoreline Management Act, (see Plate I). The County Shorelines Program is integrated with this Comprehensive Plan to the greatest extent possible, in order to avoid duplication of plan coverage and to foster a coordinated planning implementation program.

OVERALL GOALS:

This Shoreline Management section is developed in concert with the intent of the Shoreline Management Act of 1971, and reflects the aspirations of the citizens of Cowlitz County to:

1. Assure healthy, orderly, economic growth in the shorelines of the county.
2. Maintain a high quality environment along the shorelines of Cowlitz County.
3. Establish criteria for safe, orderly residential growth within the shorelines of Cowlitz County.
4. Preserve and protect those fragile and natural resources, and culturally significant features along the shorelines of Cowlitz County.
5. Provide safe and reasonable access for the public in the shorelines of Cowlitz County.

6. Preserve the rights of private ownership and property uses of the shorelines of Cowlitz County.

The Shoreline Management Act recognizes that certain water bodies are significant on a statewide level. Accordingly, those designated water bodies in Cowlitz County (~~see Plate I~~), are considered as deserving of consideration beyond that ascribed to other water bodies.

Since these specified shorelines are major resources from which all people in the state derive benefit, we must:

1. Recognize and protect statewide interest over local interest.
2. Preserve the natural character of the shoreline.
3. Address uses which result in a long-term over short-term benefit.
4. Protect the resources and ecology of the shorelines.
5. Increase public access to publicly owned areas of the shorelines.
6. Increase recreational opportunities for the public on the shorelines.

CIRCULATION

GOAL:

WHEN NECESSARY TO DEVELOP FACILITIES FOR ANY OF THE VARIOUS MODES OF TRAVEL ON THE SHORELINES OF COWLITZ COUNTY, THESE FEATURES MUST NOT ENDANGER THE LIFE, PROPERTY, OR RIGHTS OF OTHERS, NOR DEBILITATE THE QUALITY OF LIFE ENJOYED BY THE PUBLIC.

Those proposals of circulation and essential public facilities to be introduced to shorelines should further the following objectives, and be consistent with the following policies:

OBJECTIVES:

1. Ensure that the site selected is suitable for the use proposed.
2. Introduce development to the areas with a minimal adverse effect upon the natural features, scenic quality, and ecosystems existing in the shorelines.
3. The use should fulfill a need which can only be satisfied by such use on the shorelines as opposed to an upland use.
4. New development should protect the life, property, and rights of others, and sustain or improve the quality of life existing in the area.

5. Cowlitz County pedestrian, bicycle, and ATV trail plans should provide for scenic roads for slow moving traffic, and trails for non-motorized means of travel.
6. Upon completion of a regional trails system plan, shoreline circulation routes through designated scenic corridors and routes will be established, accommodating the various methods of travel.

POLICIES:

- (a) Whenever feasible, major highways, freeways, and railways should be located away from shoreline except in port and heavy industrial areas, so that shoreline roads may be reserved for slow-moving recreational traffic.
- (b) Roads located in wetland areas should be designed and maintained to prevent erosion and to permit a natural movement of ground water.
- (c) All debris, overburden, and other waste materials from construction should be disposed of in such a way as to prevent their entry by erosion from drainage, high water, or other means into any water body.
- (d) Road locations should be planned to fit the topography so that minimum alterations of natural conditions of the shorelines will be necessary.
- (e) Provision should be made for sufficient view points, rest areas, and picnic areas in public shorelines.
- (f) During the design and construction of major highways, freeways, roads, and railroads, care should be exercised whenever the topography of the area allows, to prevent the shoulder of any of the aforementioned elements from obstructing public access and/or use of the paralleling shoreline area.

CONSERVATION

Since the term "conservation" is frequently misused as synonymous with "preservation", the distinction should be understood. Conservation is applicable to those managed, replenishable resources utilized for the general good. Preservation implies a "hands off" attitude which may be necessary to sustain a feature, ecosystem or heritage which may be lost if attempts at yield management are introduced. Preservation, then, may be a factor of conservation practice. The conservation goal is stated as follows:

GOAL:

TO ENCOURAGE THE BEST MANAGEMENT PRACTICES FOR THE CONTINUED SUSTAINED YIELD OF REPLENISHABLE RESOURCES OF THE SHORELINES AND PRESERVE, PROTECT, AND RE-STORE THOSE UNIQUE AND NON-RENEWABLE RESOURCES.

The specific objectives which will implement the above goal are:

OBJECTIVES:

1. Preserve the scenic and aesthetic qualities of shorelines and vistas.
2. Contribute (as far as the state of the art allows) to a maximum utilization of the resources without harming other natural systems or the quality of life.
3. Re-store damaged features or ecosystems to a higher quality than may currently exist.
4. Preserve unique and non-renewable resources.
5. Consider the total upstream and downstream effect of proposed developments to ensure that no degradation will occur to the shoreline area.

The specific policies which will implement the above goals are as follows:

POLICIES:

1. Forest Management Practices - Forest management practices are those methods used for the protection, production, and harvesting of timber in the shoreline areas.
 - (a) Shoreline areas having scenic qualities, such as those providing a diversity of views, unique landscape contrasts, or landscape panoramas should be maintained as scenic views in timber harvesting areas. Timber harvesting practices, including road construction and debris removal, should be closely regulated so that the quality of the view and viewpoints in shoreline areas of the state are not degraded.
 - (b) Special attention should be directed in logging and thinning operations to prevent the accumulation of slash and other debris in contiguous waterways.
 - (c) Seeding, mulching, matting, and re-planting should be accomplished where necessary to provide stability on areas of steep slope which should be of a similar type and concentration as existing in the general vicinity.

- (d) Proper road and bridge design, location, and construction and maintenance practices should be used to prevent development of roads and structures which would adversely affect shoreline resources.
 - (e) Logging should be avoided on shorelines with slopes of such grade that large sediment run-off will be precipitated, unless adequate restoration and erosion control can be expeditiously accomplished.
 - (f) Local governments should ensure that timber harvesting on shorelines of statewide significance does not exceed the limitations established in RCW 90.58.150 except as provided in cases where selective logging is rendered ecologically detrimental or is inadequate for preparation of land for other uses.
 - (g) Logging within shoreline areas should be conducted to ensure the maintenance of buffer strips of ground vegetation, brush, alder, and conifers to prevent temperature increase adverse to fish populations, aesthetics, and erosion of stream banks.
 - (h) Areas of private ownership which are not allowed to be logged, should be inventoried and considered for a reduced tax assessment to encourage land owners to retain their shoreline timber.
2. Wildlife - Hunting and fishing are major recreational activities for residents of Cowlitz County. Also, a large number of non-residents from other areas of the state and neighboring Oregonians visit the county to hunt and fish. The wildlife resource of the county also provides a source of enjoyment for those who desire to observe and photograph wildlife. Since wildlife, which includes the fish in lakes and streams, constitutes a major use of the county's shorelines, consideration should be given to habitat requirements of wildlife in order to maintain and enhance this valuable natural resource.
- (a) The impact of proposed development should be considered in areas identified as harboring rare or endangered species.
 - (b) Professional expertise should be solicited and seriously regarded in matters of the impact developments and uses might have on spawning beds, rearing areas of fish, and seasonal feed areas of wildlife.
 - (c) Seasonal constraints upon uses proposed may be considered as necessary to protect a variety of wildlife resources in the shoreline areas.

ECONOMIC DEVELOPMENT

The philosophy which has guided the development of the Comprehensive Plan is based upon the need for diversified economy, and with recognition of existing natural impediments to county-wide industrialization and commercial developments. This is particularly true of the shorelines of the state. Our more recent awareness of the fragility of some of these natural features, such as the shorelines, necessitates a specific regard to the potential of economic developments on the shorelines of Cowlitz County.

Therefore, in order to assure a healthy, orderly, economic development on shorelines, the goal is stated as follows.

GOAL:

TO ENCOURAGE THE ESTABLISHMENT AND DEVELOPMENT OF INDUSTRIAL AND COMMERCIAL ACTIVITIES IN COWLITZ COUNTY ON SHORELINES THAT REQUIRE THE LAND-WATER INTERFACE FOR PRODUCTIVE EFFORTS.

Since economic enterprise may manifest itself in many ways, the proposed Economic Development goal should be attained by adherence to the following objective and policies:

OBJECTIVES:

1. Those economic developments proposed on the shorelines must effectively operate without reducing the environmental quality of the surrounding and adjacent shoreline area, or the quality of life of county residents.

POLICIES:

1. General Commercial Development - Commercial developments are those uses which are involved in wholesale and retail trade or business activities. Commercial developments range from small business within residences, to high-rise office buildings.
 - (a) Although many commercial developments benefit by a shoreline location, priority should be given to those commercial developments which are particularly dependent on their location and/or use of the shorelines of the state and other developments that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state.
 - (b) New commercial developments on shorelines should be encouraged to locate in those areas where current commercial uses exist.
 - (c) An assessment should be made of the effect a commercial structure will have on a scenic view significant to a given area or enjoyed by a significant number of people.

- (d) Commercial developments must be aesthetically compatible with the site or so buffered as to lessen the visual impact of such development.
2. Agriculture Practices - Agricultural practices are those methods used in animal husbandry, vegetation, and soil management, such as tilling of soil, control of weeds, control of plant diseases and insect pests, soil maintenance and fertilization.
- (a) Buffer strips of permanent vegetative cover should be maintained between agricultural use lands and bodies of water to retard erosion, siltation, leaching of animal wastes and dangerous chemicals and to avoid increasing water temperatures by virtue of removing shade from the shorelines.
- (b) To establish criteria for the location of confined animal feeding operations, retention and storage ponds for feedlot wastes, and stockpiles of manure solids in shorelines of the state so that water areas will not be polluted. Control guidelines prepared by the U. S. Environmental Protection Agency should be followed.
- (c) To encourage the use of erosion control measures.
3. Aquaculture - Aquaculture (popularly known as fish farming) is the culture or farming of food fish, shellfish, or other aquatic plants and animals.
- (a) Aquacultural enterprises should be located in areas where the navigational access of upland owners and commercial traffic is not significantly restricted.
- (b) Recognition should be given to the possible detrimental impact aquacultural development might have on the visual access of upland owners and on the general aesthetic quality of the shoreline area.
- (c) As aquaculture technology expands with increasing knowledge and experience, emphasis should be placed on underwater structures which do not interfere with navigation or impair the aesthetic quality of Washington shorelines.
4. Outdoor Advertising, Signs and Billboards - Signs are publicly displayed boards whose purpose is to provide information, direction, or advertising.
- (a) Off-premise outdoor advertising signs should be limited to areas of high intensity land use, such as commercial and industrial shoreline areas.
- (b) Vistas and viewpoints should not be degraded and visual access to the water from such vistas should not be impaired by the placement of signs.

- (c) Outdoor advertising signs should be located on the upland side of public transportation routes which parallel and are adjacent to rivers and water bodies (unless it can be demonstrated that views will not be substantially obstructed).
 - (d) When feasible, signs should be constructed against existing buildings to minimize visual obstructions of the shoreline and water bodies.
 - (e) Signs and billboards shall conform to all state and county regulations.
5. Ports and Water-Related Industry - Ports are centers for water-borne traffic and as such, have become gravitational points for industrial/manufacturing firms.
- (a) Port facilities shall be designed to permit viewing of harbor areas from viewpoints, waterfront restaurants and similar public facilities which would not interfere with port operations or endanger public health and safety.
 - (b) Sewage treatment, water reclamation, de-salinization and power plants shall be located where they do not interfere with, and are compatible with recreational, residential, or other public uses of the water and shorelands. Waste treatment ponds for water-related industry shall occupy as little shoreline as possible.
 - (c) The cooperative use of docking parking, cargo handling, and storage facilities shall be strongly encouraged in waterfront industrial areas.
 - (d) Land transportation and utility corridors serving ports and water-related industry in the shoreline area shall follow the guidelines provided under the sections dealing with utilities and road and railroad design and construction. Where feasible, transportation and utility corridors shall be located upland to reduce pressures for the use of waterfront sites.
 - (e) Prior to allocating shorelines for port uses, local government shall consider statewide needs and coordinate planning with other jurisdictions to avoid wasteful duplication of port services within port-service regions.
 - (f) Since industrial docks and piers are often longer and greater in bulk than recreational or residential piers, careful planning must be undertaken to reduce the adverse impact of such facilities on other water-dependent uses, aesthetics, and shoreline resources. Because heavy industrial activities are associated with industrial piers and docks, the location of these facilities must be considered a major factor determining the environmental and aesthetic compatibility of such facilities.

- (g) Because a large impact cannot be avoided due to ports and port-related uses, preference will be given to develop and re-development of existing port areas.
 - (h) Ports and water-related industries are encouraged to locate in urban environments, but in exceptional cases, may locate under natural, conservancy, and rural environments, subject to conditional use and specific performance standards. An exception is log storage and rafting which may be permitted in conservancy, rural, urban, and is considered as a conditional use on natural shorelines.
6. Utilities - Utilities are services which produce and carry electric power, gas, sewage, communication, and oil.
- (a) Upon completion of installation/maintenance projects on shorelines, banks should be restored to pre-project configuration, re-planted with native species and provided maintenance care until the newly planted vegetation is established.
 - (b) Whenever these facilities must be placed in a shoreline area, the location should be chosen so as not to obstruct or destroy scenic views. Whenever feasible, these facilities should be placed underground, or designed to do minimal damage to the aesthetic qualities of the shoreline area.
 - (c) To the extent feasible, local government should attempt to incorporate major transmission line rights-of-way on shorelines into their program for public access to, and along water bodies.
 - (d) Utilities should be located to meet the needs of future populations in areas planned to accommodate this growth.
7. Log Storage and Rafting - Rafting is where logs are brought in from the woods and dumped into water storage areas and made up into rafts for towing to wood processing mills. These areas are commonly referred to as log dumps. Log rafts are individual or bundled logs which are contained by very long logs known as boom sticks. Logs are deposited into the water by several methods including direct vertical dump, sloped slide and cable hoist. Log raft storage areas are those areas where piling has been driven to tie up log rafts for storage prior to shipment and utilization at the mills. In addition to water storage, many mills utilize land storage for logs at mill sites and huge decks of logs are a common site. Log debris, bark, and wood leachates resulting from log handling operations and storage of logs in water and dry land, can adversely affect the environment and water quality.
- (a) Log rafting and storage areas should be located so as not to interfere with the small craft navigation and recreational water uses.

- (b) The free-fall, violent dumping of logs into water should be prohibited since this is the major cause and point source of loose bark and other log debris. Easy let-down devices should be employed for placing logs in the water, thereby reducing bark separation and the generation of other wood debris.
 - (c) Positive bark and wood debris controls, collection, and disposal methods should be employed at log dumps, raft building areas, and mill-site handling zones. This would be required for both floating and sinking particles.
 - (d) Log dumps should not be located in rapidly flowing waters or other water zones where positive bark and debris controls cannot be made effective.
 - (e) Accumulations of bark and other debris on the land and docks around dump sites should be kept out of the water.
 - (f) Whenever possible, logs should not be dumped, stored, or rafted where grounding will occur.
 - (g) The inventory of logs in public water for any purpose should be kept to the lowest possible number for the shortest possible time.
 - (h) To reduce accumulation of bark in log storage areas, log rafts should not be stored in public waters for longer than twelve months unless the bark has been peeled from the logs prior to being placed in the water.
 - (i) On land storage, where sprinkling systems are used to prevent end checking of logs, drainage systems should be installed to prevent the excess runoff from sprinkled log decks containing leachate which may be detrimental to water quality.
8. Mining - Mining is the removal of naturally occurring materials from the earth for economic use. The removal of sand and gravel from shoreline areas of Washington usually results in erosion of land and silting of water.
- (a) When rock, sand, gravel, and minerals are removed, and geo-thermal activities are conducted along shoreline areas, adequate protection against sediment and silt production should be provided.
 - (b) Excavations for the production of sand, gravel, and minerals should be done in conformance with the Washington State Surface Mining Act, and from the least sensitive biophysical areas.

- (c) Since mining developments may have a lasting effect on the visual quality of the shorelines by leaving permanent scars, prudent judgement should be exercised in permitting areas to be developed for this particular use.
- (d) Removal of rock, sand, gravel, and minerals shall be strictly controlled or prohibited where the scenic and aesthetic qualities of the shorelines will be degraded and in areas having historical geological, cultural, educational, and/or scientific values.

HISTORICAL/CULTURAL

As time passes and the culture, society, and general life style of a people changes, evidence of early life ways become significant to the subsequent residents of the area. In order to protect these cultural resources, the following goal must be realized.

GOAL:

PROTECT, PRESERVE, AND RE-STORE THOSE HISTORICAL, CULTURAL, EDUCATIONAL, AND SCIENTIFIC SITES IN THE SHORELINES OF COWLITZ COUNTY FOR THE GENERAL PUBLIC.

The general history of Cowlitz County has a rich Indian past. The county was a route between fur trading centers. There are a few sites presently identified; however, it is reasonable to presume that other sites will be considered in the shorelines.

In order that the above goal may be realized, these objectives must be attained.

OBJECTIVES:

1. Such sites should be regarded with the same concern for protection as an endangered or fragile species or ecosystem.

POLICIES:

Archaeological areas, ancient villages, military forts, old settlers homes, ghost towns, and trails were often located on the shorelines because of the proximity of food resources and because water provided an important means of transportation. These sites are non-renewable resources and many are in danger of being lost through present day changes in land use and urbanization.

1. Where possible, sites should be permanently preserved for scientific study and public observation. In areas known or suspected to contain archaeological data, local government should attach a special condition to a shoreline permit, providing for a site inspection and evaluation by an archaeologist to ensure that possible archaeological data are properly salvaged. Such a condition might also require approval by local government before work can commence or resume on the project following such an examination.
2. Shoreline permits, in general, should contain special provisions which require developers to notify local governments if any possible archaeological data are uncovered during excavations.
3. The National Historic Preservation Act of 1966 and Chapter 43.51 RCW provide for the protection, rehabilitation, restoration, and reconstruction of districts, sites, buildings, structures, and objects significant in American and Washington history, architecture, archaeology, or culture. The State Legislation names the Director of the Washington State Parks and Recreation Commission as the person responsible for this program.
4. Development which might destroy an archaeological or historic site may be delayed for six months until the appropriate agency or organization can be given the opportunity to purchase the site or obtain the desired data. Such delays will not be prolonged if little or no interest is shown, or if a group wanting protection tends to cause delay.

RECREATION

The shorelines in Cowlitz County are recognized as an extremely important recreational resource. Once shorelines become occupied with permanent urban development, the number and quality of recreational experiences available to the public often become severely limited.

GOAL:

TO ASSURE THAT RECREATIONAL OPPORTUNITIES, ADEQUATE TO SATISFY THE DIVERSITY OF DEMANDS FROM THE REGION'S POPULATION, ARE PROVIDED.

To assure that the supply of recreational opportunities outlined in this goal are maintained, the following objectives will apply:

OBJECTIVES:

1. Those recreational pursuits should be encouraged in a manner such that the balance of the natural systems is not adversely affected.
2. A variety of recreational uses should be encouraged in order to meet the demands of the region without infringing on the rights to privacy and property of individuals.

3. Recreational and other uses should be compatible when proposed for the same or adjacent area of shoreline.
4. To encourage private enterprise and/or state and local government cooperation/coordination in the acquisition of additional shoreline property for public recreation uses.

POLICIES:

1. General Recreation Uses -

- (a) Priority will be given to developments, other than single family residences which are exempt from the permit system of the act, which provide recreational use and other improvements facilitating public access to shorelines.
- (b) Access to recreational locations such as fishing streams and hunting areas should be a combination of areas and linear access (parking areas and easements, for example), to prevent concentrations of use pressure at a few points.
- (c) This shoreline program should encourage the linkage of shoreline parks and public access points through the use of linear access. Many types of connections can be used such as hiking paths, bicycle trails, and/or scenic drives.
- (d) Attention should be directed toward the effect the developments of a recreational site will have on the environmental quality and natural resources of an area.
- (e) To avoid wasteful use of the limited supply of recreational shoreland, parking areas should be located inland away from the immediate edge of the water and recreational beaches. Access should be provided by walkways or other methods. Automobile traffic on beaches, dunes, and fragile shoreland resources should be discouraged.
- (f) Recreational developments should be of such variety as to satisfy the diversity of demands from groups in nearby population centers.
- (g) The supply of recreation facilities should be directly proportional to the proximity of population and compatible with the environment designations.
- (h) Facilities for intensive recreational activities should be provided where sewage disposal and insect control can be accomplished to meet public health standards without adversely altering the natural features attractive for recreational use.

- (i) In locating proposed recreation facilities such as playing fields, and golf courses, and other areas which use large quantities of fertilizers and pesticides in their turf maintenance programs, provisions must be made to prevent these chemicals from entering the water. If this type of facility is approved on a shoreline location, provisions should be made for protection of water areas from drainage and surface runoff.
 - (j) State and local health agencies have broad regulations which apply to recreation facilities, recreation watercraft, and ocean beaches, which should be consulted in preparing use regulations and issuing permits.
 - (k) Regional, as well as local needs shall be considered where recreational development takes place.
2. Marinas - Marinas are facilities which provide boat launching, storage, supplies, and services from small pleasure crafts.
- (a) In locating marinas, special plans should be made to protect the fish and shellfish resources that may be harmed by construction and operation of the facility.
 - (b) Marinas should be designed in a manner that will reduce damage to fish and shellfish resources and be aesthetically compatible with adjacent areas.
 - (c) Special attention should be given to the design and development of operational procedures for fuel handling and storage in order to minimize accidental spillage and provide satisfactory means for handling those spills that do occur.
 - (d) Shallow-water embayments with poor flushing action should not be considered for overnight and long-term moorage facilities.
 - (e) The Washington State Department of Fisheries has prepared guidelines concerning the construction of marinas. These guidelines should be consulted in planning for marinas.
 - (f) State and local health agencies have standards and guidelines for the development of marinas which shall be consulted.
 - (g) Proposed marina sites shall be located near high-use or potentially high-use areas. Local as well as regional "need" data shall be considered as input in location selection.

RESIDENTIAL

The overall goal of this program addresses safe, orderly residential growth. In implementation of the above, the following goal should be attained:

GOAL:

ESTABLISH CRITERIA FOR SAFE, ORDERLY RESIDENTIAL GROWTH IN SUITABLE AREAS OF SHORELINES OF COWLITZ COUNTY.

The topography and geology of Cowlitz County in combination, have served to limit past major growth trends to the stream valley areas. Continued population growth is expected to occur in these same areas. Not all stream valleys are amenable to development, due to flood situations. The modification of floodplains and shorelines can increase the intensity of damage to downstream and upstream resources and private property. Realization of the following objectives should prevent haphazard growth patterns and assure safe habitation on the shorelines for present and future developments.

OBJECTIVES:

1. To determine the suitable density of residential development with regard to natural features, necessary supportive facilities, utilities, and sanitary requirements.
2. To assure that proposed residential developments are compatible with or enhance the aesthetic quality of the area.
3. To ensure that such proposed residential developments do not serve as focal points of environmental degradation by wastes generated or as a magnet for unwarranted other developments in the shorelines.
4. To the extent possible, planned unit development should be encouraged within the shoreline area.

POLICIES:

The following guidelines should be recognized in any residential development on the shorelines of the state. To the extent possible, planned unit developments should be encouraged within the shoreline area.

1. Subdivisions should be designed at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water.
2. Subdivisions should be designed so as to adequately protect the water and shoreline aesthetic characteristics.
3. Residential development over water should not be permitted.

4. Subdividers should be encouraged to provide public pedestrian access to the shorelines within the subdivision.
5. Floating homes are to be located at moorage slips approved in accordance with the guidelines dealing with marinas, piers, and docks. In planning for floating homes, local governments should ensure that waste disposal practices meet local and state health regulations, that the homes are not located over highly productive fish food areas, and that the homes are located to be compatible with the intent of the designated environments.
6. Residential developers should be required to indicate how they plan to preserve shore vegetation and control erosion during construction.
7. Sewage disposal facilities, as well as water supply facilities, must be provided in accordance with the appropriate state and local health regulations. Storm drainage facilities should be separate, not combined with sewage disposal systems.
8. Adequate water supplies should be available so that the ground water quality will not be endangered by overpumping.
9. Strictly regulate new residential development in problem areas such as steep slopes, floodplains, and ecologically fragile areas to assure minimum disruption of environment.
 - (a) Each residential development proposal shall contain a restoration element which details the expected destruction of shoreline foliage and the proposed rehabilitation.
10. The relationship of introduced impervious surfacing (paving, roofing, etc.) to the open ground areas to be retained in a proposed development must be indicated and regarded for the potential impact on surface water runoff and groundwater recharge.

PUBLIC ACCESS

Since the water bodies of the state have been defined as a resource available to all citizens, and since those shorelines of statewide significance must incorporate an element of public access, the goal for this element which will attain satisfaction of the general goal statement, is:

GOAL:

TO ASSURE THE SAFE AND REASONABLE ACCESS FOR THE PUBLIC TO PUBLIC PROPERTY IN THE SHORELINES OF COWLITZ COUNTY.

To assure this reasonable and safe access, the following objectives may be ascribed to the above goal.

OBJECTIVES:

1. To retain existing public access and develop additional access where such will not endanger life or property nor interfere with the rights inherent with private property.
2. Such access should not have an adverse effect on unique or fragile natural features, nor alter ecological systems of the area.
3. Future roads when built paralleling shorelines, shall provide multiple point access to the shoreline wherever possible to each concentration.

OTHER GENERAL SHORELINE USES

The general goal of this section is:

GOAL:

DEVELOPMENTS WITHIN THE SHORELINES OF COWLITZ COUNTY MUST BE FOR THE BETTERMENT OF THE LIFE STYLE OF THE CITIZENS OF COWLITZ COUNTY, AND SO LOCATED AS TO PREVENT ECOLOGICAL DEBILITATION FROM OCCURRING.

OBJECTIVES:

1. To encourage those uses which are necessary to maintain or improve the health, safety, and welfare of the citizens when such uses must occupy shorelines.
2. To locate those necessary uses and design facilities on the shorelines in such a manner as to retain or improve the physical aesthetic quality of the natural environment.
3. To encourage multiplicities of use in proposed shoreline area developments.
4. To retain or improve the degree of public access to shorelines.

POLICIES:

1. Dredging - Dredging is the removal of earth from the bottom of a stream, river, lake, bay, or other water body for the purposes of deepening a navigational channel or to obtain use of the bottom materials for landfill.

- (a) Dredging operations shall be so controlled as to minimize damage to existing ecological values and natural resources of both the area to be dredged, and the area for deposit of dredged materials.
 - (b) This program must include long-range plans for the deposit and use of spoils on land. Spoil deposit sites in water areas shall also be identified by local government in cooperation with the State Departments of Natural Resources, Game, and Fisheries. Depositing of dredge material in water areas shall be allowed only for habitat improvement, to correct problems of material distribution adversely affecting fish and shellfish resources, or where the alternatives of depositing material on land is more detrimental to shoreline resources than depositing it in water areas.
 - (c) Dredging of bottom materials for the single purpose of extending ones property shall be discouraged.
 - (d) Navigation channels, turning and moorage basins shall be identified. Future channel and basin areas which would be used in conjunction with potential future ports and marinas should be identified as non-deposit areas for spoils from other dredging operations.
2. Landfill - Landfill is the creation of dry upland area by the filling or depositing of sand, soil, or gravel into a wetland area.
- (a) Shoreline fills or cuts shall be designed and located so that significant damage to existing ecological values or natural resources, or alteration of local currents will not occur, creating a hazard to adjacent life property, natural resources systems, and aesthetics.
 - (b) All perimeters of fills shall be provided with vegetation, retaining walls, or other mechanisms for erosion prevention. However, the use of unused automobile or parts of, including tires, shall be prohibited.
 - (c) Fill materials shall be of such quality that it will not cause problems of water quality standards established by the Department of Ecology. Shoreline areas are not to be considered for sanitary landfills or the disposal of solid waste.
 - (d) Priority shall be given to landfills for water-dependent uses and for public uses.
 - (e) In evaluating fill projects and in designating areas appropriate for fill, such factors as total water surface reduction, navigation restriction, impediment to water flow and circulation, reduction of water quality, and destruction of habitat shall be considered.

(f) All landfill materials and erosion control methods shall be subject to approval of the program administrator or his designee.

3. Shoreline Protection Works - Shoreline protection works shall include bulkheads, breakwaters, jetties, groins, levees, berms, retaining walls, riprapping, dikes, and the like.

NOTE: SPW Means "Shoreline Protection Works"

(a) SPW should be located and constructed in such a manner which will not result in adverse effects on "wetlands" and will minimize alterations of the natural shoreline.

(b) Consider the effect of a proposed SPW on public access to publicly owned shorelines.

(c) SPW should be designed to blend in with the surrounding and not to detract from the aesthetic qualities of the shoreline.

(d) The construction of SPW should be permitted only where they provide protection to upland areas or facilities, and not for the direct purpose of creating land by filling behind the SPW. Landfill operations should satisfy the policies under "Landfills".

(e) Riprapping and other bank stabilization measures should be located, designed, and constructed so as to avoid the need for channelization, and to protect the natural character of the streamway.

(f) The use of non-rock riprap materials should be strongly discouraged. The use of abandoned automobiles for SPW is to be prohibited.

(g) Planned flood protection measures, such as dikes, should be placed landward of the streamway, including associated swamps and marshes, and other wetlands directly interrelated and interdependent with the stream proper.

(h) Flood protection measures which result in channelization should be avoided.

(i) Special attention should be given to the effect these structures will have on fish and wildlife propagation, habitat, and movement.

4. Piers - A pier or dock is a structure built over or floating upon the water, used as a landing place for marine transportation or for recreation purposes.

- (a) The use of floating docks should be encouraged in those areas where scenic values are high and where conflicts with recreational boaters and fisherman will not be created.
 - (b) Open-pile piers should be encouraged where shore trolling is important, where there is significant littoral drift, and where scenic values will not be impaired.
 - (c) Priority should be given to the use of community piers and docks in all new major waterfront developments. In general, encouragement should be given to the cooperative use of piers and docks.
 - (d) In providing for boat docking facilities in the Master Program, local governments should consider the capacity of the shoreline sites to absorb the impact of waste discharges from boats including gas and oil spillage.
 - (e) The risk and potential damage of contaminants must be determined for piers and the ability of the shoreline area to recover from such spills must be known. Where appropriate, contamination prevention and abatement measures will be required as part of any proposal to erect a pier.
5. Restoration - Past developments and the uses made of some areas have proven to be beyond the maintenance capability of the owners. Frequently, abandonment of the site has occurred leaving unsightly debris and dilapidated structures. Restoration to a natural state, or aesthetic new uses of such areas may be desirable. The cost of removal of dilapidated structures remains and recontouring of land may present financial prohibitions to such restoration. Some method of financial compensation for rehabilitation for these areas should be considered.
- (a) Those existing nonconforming uses in shorelines which are not currently active for the use intended, or pose a hazard to health, safety, or public welfare should be considered as potentially restorable sites.
 - (b) Restoration of such areas to satisfy public needs within the physical parameters of the highest environmental classification possible should be considered.
 - (c) In order that area improvements do not become an issue of public agencies in competition with free enterprise, all efforts toward a partnership between government and private enterprise for development should be regarded.
 - (d) Compensation for the financial expenditures by private citizens involved in restoration and reclamation of derelict land areas should be made through (1) tax relief over time to private enterprise or (2) public acquisition procedures and subsequent resale or public facility development, or (3) public acquisition of use access.

6. Solid Waste Disposal - Generally, all solid waste is a possible source of much nuisance. Rapid, safe, and nuisance-free storage, collection, transportation, and disposal are of vital concern to all persons and communities.
 - (a) This program and use regulations must be consistent with approved county or multi-county comprehensive solid waste management plans and regulations of jurisdictional health agencies.
 - (b) Local government must regulate sanitary landfills and solid waste handling in accordance with regulations for solid waste handling adopted by the Department of Ecology.
7. Utilities - Utilities are services which produce and carry electric power, gas, sewage, communications, and oil.
 - (a) Upon completion of installation/maintenance projects on shorelines, banks should be restored to pre-project configuration, replanted with native species and provided maintenance care until the newly planted vegetation is established.
 - (b) Whenever these facilities must be placed in a shoreline area, the location should be chosen so as not to obstruct or destroy scenic views. Whenever feasible, these facilities should be placed underground or designed to do minimal damage to the aesthetic qualities of the shoreline area.
 - (c) To the extent feasible, local government should attempt to incorporate major transmission line rights-of-way on shorelines into their program for public access to and along water bodies.
 - (d) Utilities should be located to meet the needs of future populations in areas planned to accommodate this growth.

SHORELINES MANAGEMENT DISTRICTS

A system of categorizing shoreline areas is required by the State Shorelines Management Act, in order to plan and effectively manage our shoreline resources. The shorelines of the county are divided into the four environments below, (see *Plate I*). These environmental designations are based on the capabilities of the various shoreline areas to accommodate human activities, while at the same time, furthering the goals of the Shorelines Management Act and this section. Developments must be planned and constructed so that the objectives of the environments are achieved.

1. NATURAL DISTRICT - Those shoreline areas with unique natural features which would be severely affected by human intrusions.

OBJECTIVE:

To preserve those defined areas which should be relatively free of human impact.

2. CONSERVANCY DISTRICT - Those shoreline areas endowed with resources which may be harvested and naturally replenished. Also, those areas which, through flooding, slide prone soils, or other natural parameters are not suitable for intensive agriculture or high density human use.

OBJECTIVE:

To maintain those defined areas for a sustained yield philosophy of resource management, establish suitable areas for non-intensive agriculture uses, non-intensive recreation uses, and limited intensive public access.

3. RURAL DISTRICT - Those shoreline areas with soil and land areas suitable for intensive agriculture, capable of recreation site development, public access, and limited residential development.

OBJECTIVE:

To establish open spaces which will satisfy positive human needs for recreation, limit urban sprawl into areas beyond service capabilities, and preserve the limited agricultural resource base.

4. URBAN DISTRICTS - Those shoreline areas suitable for intensive recreation, residential, industrial, and commercial development.

OBJECTIVE:

To identify those defined areas which are currently in such use and potentially capable of such use to satisfy the socio-economic needs of the present and future population of the county.

LAND USE ELEMENT

The patterns of settlement in the unincorporated portions of Cowlitz County are extremely diverse. There are large uninhabited forest and wilderness areas. There are extensive areas with scattered rural homes, marked with occasional small farms and rural community centers. The rural landscape is in sharp contrast to the intense urban activity of the county's cities. Management of the county's natural and man-made resources requires a system of classification, even though boundary lines may not be sharply defined in reality. For the purpose of the county land use planning, today's settlement pattern trend is seen from the perspective of the following sub-areas:

Urban Areas

1. Longview-Kelso
2. Woodland, Kalama, Castle Rock
3. Associated fringe areas of active urbanization
4. Non-contiguous communities with their own services, such as Toutle and Ryderwood.

Suburban Areas

1. Areas on the fringe of urban areas which are evolving from a rural character to an urban character. Such areas are logical for expansion of the urban area.

Non-Urban Areas

1. Rural Residential Areas
2. Small Farm Areas
3. Large Agriculture Areas
4. Forestry Areas
5. Undeveloped Open Space and Recreation Areas

For management purposes, the varying land settlement patterns have been traditionally viewed as largely independent of one another. This has worked well as long as the supply of resources has been well in excess of all needs.

Increasing competition for all resources, brought on by economic and population growth, is heightening the realization that the growth of one sub-area may have vital implications in other areas, and that meaningful planning of these areas is essential.

The categories of land use in the Comprehensive Plan are intended to give order to the broad classes of uses to which land is put, and to aid in the identification, preservation, and enhancement of each of them.

The land is called upon to serve us in many capacities, some of them widely divergent, and an overall order must be brought to the patterning of the several uses so they will not conflict, but will contribute to the integrity of each other and to the county at large.

Since the classifications are necessarily broad and general, they are also somewhat vulnerable to the exceptional situation where none seems to fit. They are not intended to preclude unforeseen uses or combinations of uses, but merely to serve as an organizing device in structuring the rural and urban settlement pattern of the county. Densities have been applied with caution and in the spirit of providing the maximum benefit to the whole county.

Certain uses have been restricted or discouraged only where such uses are deemed to create serious health or safety problems or substantially detract from the basic character of the predominant land use. Uses permitted subject to special approval are those which may or may not be appropriate in a given situation, but must be judged on their individual merits and overall compatibility to the surrounding use.

RESIDENTIAL CLASSIFICATIONS

There are four classifications of residential land use, reflecting the specialized housing needs of: (1) high density dwellings such as apartments, (2) single family residential areas, (3) transitional, suburban areas which are at the edge of the urban expansion perimeter, and (4) rural residential areas where densities are low and the provision of services limited. (Plates II through IX identify the various residential land use classifications.

A. Urban Low Density Residential Classification

This classification is intended primarily for single family development in urban areas where the need for urban services is not as intensive as for multiple family developments. As with High Density Residential, the Low Density Classification allows greater densities in the case of a planned unit development (PUD's), because of their capacity to provide a suitable, overall distribution of dwellings and open space. Region-serving commercial and industrial development are discouraged because of their incompatibility with the character of residential living, and their different utility and service needs.

Densities are reflective of the desire to encourage single-family neighborhoods as an essential element of our land use pattern, while discouraging undue encroachment by conflicting uses.

The following factors are the basis for the planned Urban Low Density settlement patterns:

1. The areas are near or adjacent to an existing community.
2. The areas are near or adjacent to a sewer system.
3. The areas are near or adjacent to an area served by community water.
4. The areas are near existing or planned job centers.
5. The road system is well developed and able to accommodate urban low density residential use.
6. Fire protection is available to the area.
7. Existing land use trends indicate the area is developing into predominantly single family dwelling uses.

The following guidelines apply to new development locating in designated Urban Low Density Residential areas:

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Density |
|-------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------|
| Urban Low Density Residential | Single Family Residential | Neighborhood serving retail outlets, All residential uses Home Occupations, Community Facilities Duplexes ² Mobile Home Parks | Industrial Uses | 6 dwellings per acre 8 dwelling units per acre for duplexes |

B. Urban High Density Residential Classification

This classification is intended to accommodate apartment houses. The purpose of the classification is to provide certain areas in which appropriate supporting services and utilities and other requirements are planned.

Neighborhood-serving commercial areas, planned unit developments, home occupations, and community facilities are allowed in these areas if they are deemed to be compatible with high density residential uses. Region-serving commercial and industrial developments are discouraged in these areas because of their large land requirements, and these uses should be located in planned areas. In addition, the activities and appearances of industrial activities are not compatible with residential uses.

Density requirements are based on the formula contained in the Land Use Ordinance for Cowlitz County, and reflects minimum requirements for adequate light and air for residents, and the desire to keep high density development from becoming excessively crowded. Additionally, soils in many low-laying areas where the water table is high, cannot support high-rise structures.

The following criteria is the basis of the recommended urban high density settlement pattern:

1. The area is near or adjacent to an existing urban community.
2. The area is near or adjacent to an existing sewer system.

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*
2. *Duplex dwellings are permitted in this classification without special approval. Duplexes resemble conventional single family dwellings, and require essentially the same level of public services as single family dwellings.*

3. The area is near existing or planned job centers.
4. The road system is well developed and able to handle a planned high density residential use.
5. Fire Protection is available.
6. The area is near commercial areas to serve the occupants of high density residential uses.
7. It is deemed to be desirable to distribute high density residential uses throughout the urbanizing area near job centers. Therefore, there is planned high density uses in South Kelso, north of Longview, west of Longview, and Woodland.

The following guidelines apply to new development locating in designated Urban High Density Residential areas:

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Densities |
|--------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------|
| Urban High Density Residential | All Residential Uses | Neighborhood serving retail outlets, ² Residential PUD's, Home Occupations, Community Facilities Mobile Home Parks | Industrial Uses | 36 dwellings per acre 36 dwellings per acre for multiple family PUD's |

C. Suburban Residential Classification

Suburban Residential areas are planned transitional areas where expansion of the urban boundary will occur, serving as the leading edge of residential growth. The compatible mixed uses allowed subject to special consideration are somewhat more diverse than in the Low Density Classification, providing some latitude in how these areas will develop. These include duplexes, triplexes, quadplexes, and community facilities.

In keeping with the residential nature of these transitional areas, industrial development is discouraged. The densities are variable depending on the presence or absence of sewer facilities; these areas being planned for the provision of sewers when there is sufficient development to assure the greatest cost efficiency in providing them.

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*
2. *Permitted through the zoning process.*

The following criteria is the basis for the designation of Suburban Residential areas:

1. The area is considered to be desirable for future development as an urban community because it is near or adjacent to existing urbanizing communities.
2. The area is near an existing sewer system, or the area is planned to be served in the near future.
3. The road system is well developed and can accommodate a suburban residential density.
4. Fire protection is available to the area.
5. Existing settlement trends indicate that this area is evolving from a rural character to an urban character in terms of more housing and supporting utilities.

The following guidelines apply to new development locating in designated suburban residential areas:

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Densities |
|---------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suburban Residential (SR) | All single family residential | Duplexes ² Triplexes, Quadplexes, Community Facilities Neighborhood serving commercial, Residential PUD's, Home Occupations, Region serving commercial, Mobile Home Parks | Industrial | 16 dwelling per acre for apartments only ³ 2 dwellings per acre without sewer 4 dwellings per acre with sewer 8 dwelling units per acre for duplexes |

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*
2. *Duplex dwellings are permitted in this classification without special approval. Duplexes resemble conventional single family dwellings, and require essentially the same level of public services as single family dwellings.*
3. *Two dwellings per acre if sewer is not available.*

D. Rural Residential - 1

The recommended density in the RR-1 classification is one single family dwelling per one (1) acre. The purpose of this classification is to encourage more compact well-defined residential areas which discourage sprawl and where future public facilities such as sewers may be available some time in the future, but are not within the present plans of the county; however, public water systems may already serve portions of these areas, providing fire protection and domestic water services. In the meantime, the more rural character of the area can be maintained in those areas which have minimal development limitations and are unsuited for natural resource management.

The following criteria are the basis for the designation of Rural Residential - 1:

RR-1 (one acre minimum)

1. The sites are suitable for septic tank or approved alternate sanitary waste disposal system that meets State Health Regulations.
2. Public water may be available, or the area may be within the planned service area of a municipal water supply.
3. Public sewer services are not available.
4. The area is served by major and minor collector roads capable of handling the traffic.
5. The area is considered desirable for long-range suburban and urban development.
6. The area is located within fire protection district boundaries.
7. Existing uses are primarily low-density rural residential mixed with forestry and agricultural uses. The parcels in this classification are generally larger than one acre.

E. RURAL RESIDENTIAL - 2:

The recommended density in the RR-2 classification is one single family dwelling per two (2) acres. The purpose of this classification is to encourage land parcels where municipal facilities and services will not be required at this time, and which provide a buffer between higher intensity uses and low density agricultural and forestry uses. The following criteria are the basis for the classification of Rural Residential - 2.

RR - 2 (2 acres)

1. The sites are suitable for septic tank or approved alternate sanitary waste disposal system that meets State Health Regulations.

2. Public water facilities are limited and plans do not exist to develop new substantial community water services. Privately owned community water resources may be available.
3. The roads serve as minor collectors and local access routes.
4. The area is located within fire protection district boundaries.
5. Existing uses are primarily large lot residential, forestry uses, and agricultural (small farm) uses. Most parcels in this classification are two or more acres in area.

F. RURAL RESIDENTIAL - 5:

The recommended density in the RR-5 classification is one single family dwelling per five (5) acres. These areas located beyond the existing public road systems, or in areas that may have numerous physical limitations for development, such as steep slopes; soils that are characterized by high erosion potential, high shrink-swell or high silt-clay content; or are suitable for resource management. The purpose of this classification is to encourage and maintain small farming, timber management lands and natural resources.

The following criteria are the basis for the designation of Rural Residential - 5.

RR-5 (5 acres)

1. The sites are suitable for septic tank or approved alternate sanitary waste disposal system that meets State Health Regulations.
2. No municipal water supplies are available or are planned to serve the area.
3. No municipal sewer facilities are planned for the area.
4. The roads are designed primarily as local access roads.
5. The existing uses are primarily large lot residential, forestry uses, and agricultural (farm) uses. Most of the existing parcels in this classification are five acres or more in area.

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval ² | Discouraged Uses | Recommended Densities |
|-----------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------|
| Rural Residential - 1 | Single Family Residential Uses; ¹ Agriculture; Timber Management; Sale of Seasonal Produce | Neighborhood-serving Commercial; Home Occupations; Public & Private Outdoor Recreation & Accessory Uses; Tourist Commercial; Residential PUD's; Community Facilities; Surface Mining | Industry Region-Serving Commercial uses | 1 dwelling per one acre minimum lot size; Minimum lot width 120' ³ |
| Rural Residential - 2 | Single Family Residential Uses Agriculture; Timber Management; Sale of Seasonal Produce | Neighborhood-serving Commercial; Home Occupations; Public & Private Outdoor Recreation & Accessory Uses; Tourist Commercial; Residential PUD's; Surface Mining | Industry Region-serving Commercial uses | 1 dwelling per two acre minimum lot size; Minimum lot width 180' ³ |
| Rural Residential - 5 | Single Family Residential uses; Agriculture; Timber Management; Sale of Seasonal Produce | Neighborhood-serving Commercial; Home Occupations; Public & Private Outdoor Recreation & Supporting Accessory Uses; Tourist Commercial; Recreational Residential PUD's; Surface Mining | Industry Region-serving Commercial uses | 1 dwelling per more than five acres minimum lot width 300' ³ |

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*
2. *Permitted through the zoning process.*
3. *Extra width lots may be required at intervals consistent with County Engineer recommendations, to provide access to rear property.*

RESIDENTIAL LAND USE GOALS AND POLICIES

The Land Use Maps provide a variety of housing opportunities and environments so that the residents of the county can secure housing in a neighborhood which is satisfying to them.

The goals and policies below, together with the Land Use Maps, are the means by which the overall goals of this Plan are implemented. The effectiveness of these goals and policies lie in the extent to which they are accepted and implemented.

GOAL:

- I.
 - A. ENCOURAGE A LAND DEVELOPMENT PATTERN WHICH PROVIDES FOR DIVERSIFIED AND SUFFICIENT HOUSING OPPORTUNITIES WITHIN THE UNINCORPORATED COMMUNITIES OF THE COUNTY.

GOAL RATIONALE:

Housing must be provided for all our citizens which is adequate to their needs, in a variety which is consistent with the entire spectrum of income levels in the county. The future economic growth of Cowlitz County is dependent in part, upon the presence of a healthy, balanced housing stock.

POLICIES:

1. Encourage housing that average income persons can buy.

Rationale - Our current dilemma in housing is not only one of providing adequate housing for low income persons, it is a problem of the middle-income family as well. Housing costs are beyond the acceptable limits for middle-income families, and a low vacancy rate combined with the high cost of housing creates a problem for new residents of the county and threatens its attractiveness to new industry.

2. Continuously plan for sufficient area to accommodate the various housing needs.

Rationale - In order to plan for the extent and location of future residential development, it is necessary to monitor the current permit approvals to determine the extent, location, and types of housing being built.

3. Provide additional areas for high density development such as apartment houses, mobile home parks, and condominiums.

Rationale - The County must plan positively for the location of needed high density housing such as apartments or mobile home parks. If these areas are not planned, future development of high density dwellings will occur in random fashion.

High density development would be allowed on a case-by-case basis subject, in part, to the pressures of adjacent land owners and developers, rather than sound comprehensive planning principles.

4. Retirement housing should be encouraged to locate near medical, transportation, and shopping facilities.

Rationale - Retirement housing which has been located away from urban centers of the county has created problems for residents in gaining access to needed services, especially where the housing is located far from public transportation routes.

5. Encourage multiple family housing and mobile home parks that permit families with children.

Rationale - It is often the case that apartments and mobile homes will not permit families with children. However, given the makeup of the county, and the need among young families for economical housing, provision must be made for these people to find suitable dwellings at prices they can afford. The reservation of a portion of new developments for families with children has been a workable solution in other areas of the country.

6. Attempt to rehabilitate and revitalize the already developed portions of the urban areas.

Rationale - Approximately 41% of the housing in Cowlitz County is thirty years old or older. While age is not necessarily an indicator of the overall condition of a housing stock, it does suggest a substantial amount of housing which will require maintenance or rehabilitation to maintain quality standards, especially in a situation where the cost of replacing old housing with new is increasingly expensive.

GOAL:

- B. CONCENTRATE ADDITIONAL GROWTH WITHIN OR ADJACENT TO EXISTING COMMUNITIES.

GOAL RATIONALE:

The cost of providing services to new developments is in direct proportion to their proximity to existing services. These costs include not only the initial cost of providing road, sewer, and water lines, and other utilities, but also include the continuing costs of providing fire protection, maintenance, and other expenses which combine to produce the overall cost to the community. A focused pattern of growth, rather than a scattering of developments in a sprawling pattern appears to be the most efficient way of managing growth within the ability of the community to meet costs.

POLICIES:

1. Urban housing should locate near existing community facilities.

Rationale - There is currently substantial vacant land within the urban sphere which is either provided with, or is close to existing utilities. The cost of providing utilities increases on a per mile basis. For example, the per mile costs (1975) of providing sewers in an area having only moderate slope is \$300,000 to \$600,000 per mile for extensions to existing systems only, assuming there will be no need for lift stations. Paved roads can cost between \$100,000 and \$200,000 per mile, according to the degree of slope in the area.

2. Residential development should occur on public or private roads that meet county standards.

Rationale - Over-development on an inadequate road(s) destroys the rural characteristics of an area and may create noise pollution, traffic hazards, and unnecessary private and public costs.

3. New subdivisions should be encouraged in areas served by community sewer and water or where such services are planned to be provided in the near future.

Rationale - Same as 1 above.

4. Public water systems are permitted in rural areas.

Rationale - Water resources are limited in many areas of the county, and it may provide for more economical development if private water resources can be shared. A water system is considered public if two or more parties share the resource.

5. Urban density single family housing should be encouraged in those platted areas which have improvements.

Rationale - Same as 1 above.

6. High density rural and suburban residential housing may be permitted in those areas which have public water services, and which are contiguous to a sewer service area. These transitional areas encourage residential growth in areas that may be served economically by extending sewer services at some time in the future.

Rationale - An overall plan for the provision of sewer and water systems is a key tool in achieving a rational and orderly pattern of urban growth. Transitional areas provide for higher density residential growth in areas which are planned for the extension of sewer and water services at some time in the future, when the costs and benefits can be justified. Alternate service systems should be developed in some areas.

7. High density rural residential and suburban growth should occur in those areas identified as being suitable for the expansion of urban services.

Rationale - Same as 6 above.

8. Encourage the fuller utilization of land resources by permitting increased densities where public facilities are provided, without making a commitment of public funds to subsidize the project.

Rationale - In filling of vacant areas within existing classifications provides a more efficient use of land, and often does not require the extensive upgrading of public facilities.

9. The cost of the improvement and establishment of public facilities for the express purpose of upgrading service areas to provide higher densities should be borne by the proponent, or through the establishment of local improvement districts.

Rationale - All efforts should be made to reduce the burden of paying for public services by those who do not directly benefit from the service.

GOAL:

- C. RETAIN SUITABLE OPPORTUNITIES FOR NEW HOUSING IN RURAL AREAS NOT SERVED BY COMMUNITY SEWERS.

Rationale - People are different, and so are their preferences. The provision of both urban and rural environments for housing furthers the goal of providing a balanced housing pattern based upon the needs of the whole community. However, over-development in rural areas on private wells and individual on-site sewage disposal systems is contrary to the spirit of maintaining the public health and preserving the rural character of the area. Inappropriate development in these areas may create unnecessary private and public costs.

GOAL:

- D. RESIDENTIAL DEVELOPMENT SHOULD BE LOCATED AND CONSTRUCTED IN SUCH A MANNER THAT MAINTAINS THE COUNTY'S ENVIRONMENTAL QUALITY.

GOAL RATIONALE:

It is assumed that development which is done according to the characteristics of the land and with a concern for the overall environmental impact, will be the most pleasant, and in the long run, the most beneficial to the community. We want to avoid development which endangers the resources that make life here enjoyable and economically stable.

POLICIES:

1. Engineering feasibility of residential development locating in slide prone areas should be demonstrated prior to approval. The buyer would be advised of the safety of the ground.

Rationale - Slides resulting from development in areas without special engineering safeguards have caused hazards to life and substantial public and private costs. Such hazards and costs can be avoided through development planning, and good engineering practices.

2. Development of residential dwellings to urban densities on potentially hazardous slopes or soils is discouraged.

Rationale - Slide prone areas which are developed to urban densities may pose problems that would otherwise not occur if the densities were kept to a minimum. Lacking positive information of the actual hazards present, the most prudent choice in developing known slide areas would seem to be keeping densities low.

3. Housing development should comply with all health standards.

Rationale - A safe and healthy residential environment is essential to the maintenance of a high quality of life in Cowlitz County.

4. Engineering feasibility for on-site sewage disposal systems should be demonstrated prior to development or subdivision approval.

Rationale - Over-development on improperly prepared sites has, in the past, resulted in septic tank drainfield failures, and has jeopardized the public health, necessitating the construction of costly water and/or sewer systems to overcome the hazards.

5. Attractive natural features of a residential site should be used to full advantage in the design and construction of the dwelling. Environmentally sensitive areas should be protected.

Rationale - By designing with the natural features of a site, rather than arbitrarily forcing the site into a predetermined mold, the aesthetic quality of the development is increased and the beauty of the landscape preserved, providing a more suitable living environment.

6. Some land has been identified as being in environmentally sensitive areas (i.e., fish and wildlife areas, shorelines, floodplains, potential slide areas, etc.). Any development which may occur in these areas should be done in a manner which is not detrimental to their environment.

Rationale - Protecting and preserving the existing ecosystem is necessary to protect the livability of the county for both present and future residents.

In addition, providing for the safe occupancy of potentially hazardous sites may reduce future expenditures of public funds to overcome the effects of unanticipated natural disasters such as flooding or land slides.

7. Special development procedures should be required for all identified environmentally sensitive areas.

Rationale - In order to protect some environmentally sensitive areas, it may be necessary for a qualified engineer, soils scientist, and/or geologist or other qualified person to certify that the plans submitted by the applicant meet county criteria.

GOAL:

- E. SITES TO ACCOMMODATE TEMPORARY HOUSING SHOULD BE PROVIDED TO ACCOMMODATE INDIVIDUALS WHO VACATE THEIR HOMES AS A RESULT OF A CATASTROPHE.

GOAL RATIONALE:

There are natural hazards such as flooding and earthquakes which cannot be completely controlled, and for which there must be plans and facilities to provide temporary relief for victims.

POLICIES:

1. Temporary housing sites should be encouraged in areas free from natural hazards such as periodic flooding or landslides.

Rationale - Emergency situations have occurred in the past where there was inadequate provision for temporary housing sites located in areas free from the hazards which created the emergency.

2. These sites should be encouraged in areas where potable water and sewage disposal can be made readily available in conformance with the State Health Regulations.

Rationale - It is of little use to set aside sites for emergency housing unless they are convenient to potable water, safe sewage disposal systems, and are accessible to medical and transportation facilities.

3. All sites should be accessible by road to facilitate temporary transportation services and access to medical facilities.

Rationale - Same as 2 above.

4. Publicly owned land should be given first consideration when selecting temporary housing sites.

Rationale - The simplest and least costly way to assure the timely utilization of emergency housing sites is to select ones that are in public ownership.

GOAL:

- F. HOME OCCUPATIONS IN RESIDENTIAL AREAS ARE PERMITTED IF THEY ARE DESIGNED AND LOCATED SUCH THAT THEY ARE COMPATIBLE TO ADJACENT RESIDENTIAL LAND USES.

GOAL RATIONALE:

Opportunities for home occupations must be provided without endangering the residential character of the neighborhoods in which they are located.

POLICIES:

1. The home occupation should be incidental to the dwelling activities of the dwelling structure.

Rationale - The residential character of a neighborhood surrounding a home occupation site is better maintained if the home occupation remains incidental to the use of the home as a dwelling.

2. One sign associated with a home occupation should be restricted to a notification sign as opposed to an advertising sign and should not exceed an area of three (3) square feet.

Rationale - Poorly designed signs and other displays can also have a negative effect on the aesthetic quality of a neighborhood. Signs are likely to be more compatible to the health and welfare of persons residing in the immediate neighborhood.

3. The activities associated with a home occupation should not generate nuisances which are detrimental to the health and welfare of persons residing in the immediate neighborhood.

Rationale - Home occupations such as cabinet shops or repair shops which create noise or attract volumes of traffic, can create nuisances or outright hazards if not controlled.

GOAL:

- G. HIGH DENSITY HOUSING DEVELOPED ADJACENT TO EXISTING OR PLANNED LOW DENSITY RESIDENTIAL AREAS SHOULD BE DESIGNED AND CONSTRUCTED IN A MANNER THAT ENCOURAGES HARMONY BETWEEN THE TWO RESIDENTIAL ENVIRONMENTS. SUCH NEW HIGH DENSITY HOUSING SHOULD BE DEVELOPED PURSUANT TO THE FOLLOWING GUIDELINES.

GOAL RATIONALE:

Among the essential responsibilities of planning is insuring that various types of land use do not create mutual conflicts. The problem of locating low and high density residential areas to the benefit of both is among those responsibilities.

5. The following, or similar uses, may be acceptable home occupations, provided the use operates in conformance with adopted standards: dressmaker and tailor; bookkeeper; licensed day-care centers; artists and sculptors; homecrafts such as model making, weaving, lapidary work, and wood working; home office for clergy, salesman, broker, engineer, insurance agent, land surveyor, lawyer, musician, and fine arts and crafts studies in which are created only individual works of art or craft. Home occupations should not include those uses which are provided for in specific zone districts such as professional offices or clinics, barber or beauty shops. Other occupations may be acceptable through special use approval process.

Rationale: The uses listed are a partial representation of activities which have little potential for changing the character of a residential neighborhood, when operated in conformance with minimal performance standards

6. Home occupations should not be permitted if adequate off-street parking is not provided.

Rationale: On-street parking can generate noise, traffic conflicts and visual impacts that can become nuisances in residential neighbor-hoods.

7. Occupation identification on-site should be limited to a single non-moving, non-lighted sign having dimensions no more than one foot by one foot (1' x 1') in area, and be mounted flat against the wall of the residence.

Rationale - Lighted signs can create glare onto adjacent residences, and larger signs may be considered advertising rather than identification. When the home is more than fifty feet from the street an identification sign could also be mounted on the mailbox.

GOAL:

- G. HIGH DENSITY HOUSING DEVELOPED ADJACENT TO EXISTING OR PLANNED LOW DENSITY RESIDENTIAL AREAS SHOULD BE DESIGNED AND CONSTRUCTED IN A MANNER THAT ENCOURAGES HARMONY BETWEEN THE TWO RESIDENTIAL ENVIRONMENTS. SUCH NEW HIGH DENSITY HOUSING SHOULD BE DEVELOPED PURSUANT TO THE FOLLOWING GUIDELINES.

GOAL RATIONALE:

Among the essential responsibilities of planning is insuring that various types of land use do not create mutual conflicts. The problem of locating low and high density residential areas to the benefit of both is among those responsibilities.

GOAL:

- F. HOME OCCUPATIONS ARE PERMITTED IF THE USE IS CLEARLY INCIDENTAL AND SECONDARY TO THE RESIDENCE AND COMPATIBLE WITH THE NEIGHBORHOOD.

GOAL RATIONALE:

The residential neighborhoods must be protected from fabrication and sale of goods or services that are obvious within the neighborhood.

There are many occupations conducted from homes that are not disruptive to residential neighborhoods that can operate within some minimal standards and should not require extensive public hearings in order to be approved. Acceptable home occupations avoid generating traffic, noise, dust, odors or other nuisances.

POLICIES:

1. Home occupations should be limited to operation by members of the immediate family occupying the dwelling.

Rationale - Compatibility with the neighborhood is vital and the arrival and departure of employees may be disruptive to adjacent residents.

2. The home occupation should be carried on entirely within the dwelling unit or accessory building. Stock, storage, and products sold or produced on site should not be visible from the street, or be apparent to adjacent residents.

Rationale - Home occupations are intended to be compatible with other permitted uses and with residential character of the existing and planned neighborhood.

3. The area devoted to a home occupation should not exceed twenty-five percent (25%) of the floor space in a dwelling.

Rationale: Limiting the floor area helps to assure the neighbors a home occupation is secondary to the residence. Home occupations that are retail or need additional area to operate, should be located in commercial areas.

4. No alteration to the principal building should be necessary, nor any changes in the outward appearance of the dwelling should be allowed to accommodate a home occupation.

Rationale - Same as No. 2 above. If additional alterations are required, the use is obviously more than incidental to the primary (residential) use of the property.

POLICIES:

1. High density development should be located and designed so as to provide direct access to a primary, secondary, or arterial and collector street to minimize traffic hazards and congestion on other streets.

Rationale - One of the problems of multi-family residential development is that by concentrating people, they also concentrate traffic, thus causing potential problems of congestion, parking, and other problems that attend large numbers of cars in a limited space.

2. Vegetation or structure screening should be encouraged where multiple family lots are adjacent to single family dwelling lots.

Rationale - Screening, landscaping, and other physical means are available to provide a buffer between low and high density developments and reduce their effect upon one another.

3. Sufficient off-street parking to accommodate automobile and recreation vehicle storage is encouraged to minimize traffic hazards and congestion. Such areas are encouraged to be screened by either structure or vegetation.

Rationale - The provision of off-street parking is a primary means of reducing the nuisance and hazard of large volumes of cars generated by high density development. Screened or landscaped parking lots greatly improve the quality of high density residential environment.

4. Refuse collection areas should be screened by site obscuring vegetation of structure.

Rationale - Large refuse cans or containers commonly used in high density residential areas are unsightly if not screened.

GOAL:

- H. A PLANNED UNIT DEVELOPMENT APPROACH TO LAND DEVELOPMENT IN COWLITZ COUNTY IS ENCOURAGED.

GOAL RATIONALE:

Under this approach, certain mixes of residential land uses may be permitted if the land development provides certain amenities relating to unique structure designs, special screening, aesthetic landscaping, common open spaces or recreation areas, additional off-street parking, and unique and innovative site design. Such special features should produce a development which would be as good or better than that resulting from the application of conventional regulations to the traditional lot development while fulfilling the objectives of the Comprehensive Plan.

This approach should not be used solely to circumvent conventional land use regulations. Amenities and special features beyond the normal requirements shall be provided in lieu of the allowable deviation from the normal requirements.

"Planned Unit Development" approach to zoning, which allows certain unconventional mixes of land uses under defined conditions, has proven to be a practical method of providing the needed flexibility in the zoning process to assure that new ideas will be encouraged.

POLICIES:

1. Under no circumstance should a planned unit development be permitted to exceed twice the normal density requirements of the land use classification in which it is located.

Rationale - A density deviation of twice the normal density requirement is allowed for planned unit development in the belief that this will give developers a maximum amount of leeway in producing overall designs without risking the integrity of the surrounding areas. It is appropriate that land not suitable for any good use should be excluded from average density calculations.

2. A parcel of land ten acres or larger is considered to be adequate to design and develop an innovative planned unit development.

Rationale - Planned unit developments are in effect, small planned communities, and ten acres is felt to be a minimal amount of land on which a true community can be designed, consistent with the concept that a P.U.D. can perform as well or better than conventional development plans.

3. Commercial activity serving only the occupants of the development is permitted if such activity is designed to be compatible with the residential character of the development and adjacent land uses.

Rationale - Certain limited commercial activities such as small grocery stores or barber/beauty shops may be designed into planned unit developments for the express purpose of serving their residents. These are normally not intended to serve the public at large, and do not normally advertise their services beyond the limits of the development itself.

4. Land devoted to commercial use should be excluded when calculating residential density.

Rationale - Same as 3 above.

GOAL:

1. RESIDENTIAL DEVELOPMENT SHOULD BE ENCOURAGED TO LOCATE PURSUANT TO THE FOLLOWING POLICIES TO ASSURE IMPLEMENTATION OF RESIDENTIAL GOALS AND POLICIES OF THIS PLAN.

GOAL RATIONALE:

Implementation Policies - Certain goals and policies cannot be realized unless more specific means are set forth to guide elected officials when making planning decisions.

POLICIES:

1. Industrial land uses should not locate in residential areas and residential land uses should not locate on land reserved for industrial uses.

Rationale - Residential and industrial land uses are largely incompatible and locating them in close proximity to one another can create numerous difficulties.

2. Residential development should be discouraged from locating on land planned for agricultural purposes.

Rationale - There are only a few prime agricultural areas in the county, and their loss is threatened by the fact that agricultural land generally is easiest of all lands to develop for residential use.

3. Residential subdivisions should be encouraged close to job areas to reduce travel requirements.

Rationale - There is currently an energy shortage nation-wide, and it is anticipated that there will be a continuing need to conserve energy resources. The development of new housing within a reasonable distance from jobs and services will further the national goals of conserving energy.

4. High density residential developments should be located adjacent to and/or near arterials. Screening and buffering should be provided between the various housing types and between adjacent non-residential urban land uses.

Rationale - Definite guidelines relating to the locations of high density developments assures their location in the most suitable places and prevents development subject to case by case pressures resulting in a pattern contrary to sound Comprehensive Plan perspectives. Screening or buffering should be provided at those boundaries separating differing land use in order to minimize the negative impacts that one use has upon the other.

5. New residential developments should be compatible with existing housing in an area. Incompatible uses should not be permitted in well-developed housing areas.

Rationale - Where dissimilar forms of development have occurred together, without planning for the provision of services or the design integrity of the whole area, property values have been noted to diminish, and burdens upon the service network has resulted in excessive public costs.

6. High density residential development should be discouraged from over aggregating in any portion of Cowlitz County. Over aggregation of high density residential development has the potential to add excessive burdens to all supporting community facilities involved. These burdens should be equitably distributed throughout the urbanizing area. In addition, such over aggregation has a potential detrimental impact to adjacent low density residential land uses.

Rationale - Excessive aggregations of multi-family and mobile home developments has a potentially negative impact in creating excessive traffic and overburdening sewer or water systems. The character of adjacent low density residential environments may be significantly altered due to these effects. At the same time, the quality of the high density residential environment may be reduced as a result of having too many people in one area and thereby place an excessive burden on available amenities such as open space, aesthetics, recreation facilities, etc.

7. New development locating in an area having a minor drainage problem may be allowed subject to solving the drainage problem. An area having major drainage problems or is subject to periodic flooding, may be developed subject to the development and implementation of an area-wide drainage plan.

Rationale - In keeping with the policy of designing our future growth according to the characteristics of land, the location of residential development on well-drained ground assures the least problems from floods, septic system failures, or other problems attending inadequate drainage.

8. Mobile home parks should be permitted in designated residential areas, subject to special approval, and subject to meeting the residential density requirements of the specific land use classification in which they are located.

Rationale - Properly planned and managed mobile home park developments can be compatible with all other residential developments if established locational criteria and adjacent property uses are considered.

9. Single family dwelling lots should be large enough to avoid overcrowding.

Rationale - There is a reasonable density for single family development beyond which the loss of basic amenities such as light and air and basic privacy are threatened.

10. New residential development should be provided with adequate off-street parking.

Rationale - Utilities and services should be geared to the density to which an area is developed. Urban densities necessitate certain additional facilities to maintain the safety and health of more concentrated populations.

11. New urban residential development having an average density of one dwelling per half acre or greater should be provided with paved streets. The street width should be of sufficient size to handle pedestrian and bicycle use. If the average lot size in a residential subdivision is 10,000 square feet or less, paved sidewalks should be provided for pedestrian use.

Rationale - Same as 10 above.

12. Street lighting should be provided in urban residential development where the average lot size in the development is one dwelling per 10,000 square feet or less.

Rationale - Same as 10 above.

13. All utilities in new subdivisions should be placed underground.

Rationale - The aesthetics of a residential area increase dramatically with the underground location of utilities in favor of overhead lines.

14. All building codes should be strictly enforced so a buyer is assured proper housing construction and proper installation of utilities.

Rationale - Deviations from building codes are potentially costly and hazardous.

15. Each subdivision lot should be provided with satisfactory access by means of a public street connecting to an existing and developed highway or by some other legally sufficient right of access which is permanent and inseparable from the lot to be served.

Rationale - There are several problems which attend the practice of selling and/or developing "landlocked" parcels of property. This practice is not usually evident in properly designed developments, and suitable legal access should be provided at the time a parcel of land is sold.

COMMERCIAL CLASSIFICATIONS

This classification provides for the orderly and efficient allotment of commercial uses in balance with other land uses. Three commercial environments are set forth for the unincorporated area of Cowlitz County, and are as follows: Regional commercial areas, Neighborhood-serving commercial areas, and Tourist-serving commercial areas.

A. Regional Commercial

This classification is designed to provide areas for region-serving commercial activities, the larger developments which involve a greater commitment in land space, utility services, and a variety of business. Industrial activities are discouraged, and compatible residential development and community facilities are allowed under special conditions. The minimum district size is felt to be the smallest amount of land that can be practically devoted to a full range of commercial enterprises.

The following criteria is the basis for the designation of commercial areas on the Comprehensive Plan maps;

1. Sewer and water services are available to serve the areas.
2. The areas include substantial vacant land.
3. The area surrounding these sites is presently developing into residential uses, thereby enhancing the convenience of commercial facilities for residential areas.
4. The sites are presently developing with region-serving commercial uses.
5. The sites front on arterial roads capable of handling the traffic flow. Most sites are oriented toward major intersections so that access to the commercial area is facilitated.

The guidelines below apply to the development of designated regional Commercial areas:

| Classification | Recommended Uses ² | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Densities |
|---------------------|-------------------------------|----------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------|
| Regional Commercial | All Commercial | Residential, Community Facilities | Industry | Depends on performance standards such as off-street parking and setbacks, Minimum district size - 3 acres |

B. Neighborhood Commercial

This classification includes those commercial activities within residential areas which are limited to serving the immediate locale. Their importance lies in their convenient locations and the reduced travel requirements to local residents. Region-serving commerce is discouraged in these areas, as well as industry. The requirements of region-serving commercial activity in terms of services, congestion, noise, and safety are in conflict with the maintenance and the desirable characteristics of residential areas. Therefore, such activities are discouraged in neighborhood commercial areas.

The following criteria is the basis of the designation of neighborhood commercial areas:

1. The area surrounding these sites is presently developing into residential uses and is planned for residential use.
2. The sites are presently developing with neighborhood-serving commercial uses.
3. The sites include substantial vacant land for the expansion of neighborhood-serving commercial uses.
4. Existing roads and sewer and water services are sufficient to accommodate expansion of neighborhood-serving commercial activities.

C. Tourist Commercial

The purpose of this classification is to provide for the special needs of travellers such as gas stations, motels, and similar forms of development.

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*

They will normally be located near major highways, and will be designed and planned for the convenience of the tourist rather than the local resident. Industry is discouraged in these areas because of limited land area at interchanges.

The basis for the designation of tourist commercial facilities is as follows:

1. The site is near an interchange along the I-5 Highway interstate facility.
2. The site is located in an area where substantial tourist commercial facilities have been developed.
3. The site is located adjacent to heavily travelled state arterials.

The guidelines that following apply to the development of designated Neighborhood and Tourist Commercial areas.

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Densities |
|-------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Neighborhood Commercial | Neighborhood-serving commercial | Residential, Community Facilities | Industry, Region-serving commercial | Depends on performance standards such as off-street parking and set-backs, Minimum district size - 1 acre |
| Tourist Commercial | Commercial uses providing goods and services to the travelling public, Neighborhood-serving commercial | Community Facilities | Industrial | Depends on performance standards such as off-street parking and set-backs, |

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*

COMMERCIAL LAND USE GOALS AND POLICIES

The land use maps provide for an adequate distribution of commercial activities to accommodate a moderate level of economic growth in the unincorporated portions of the county. The goals and policies below, together with the land use maps, are the means by which the overall goals of this Plan are implemented. The effectiveness of these goals and policies lies in the extent to which they are accepted and implemented.

GOAL:

- I.
- A. PROVIDE FOR ORDERLY ALLOTMENT AND DEVELOPMENT OF LAND FOR COMMERCIAL USE IN BALANCE WITH OTHER LAND USES IN ORDER THAT THE COMMERCIAL NEEDS OF THE COUNTY ARE EFFICIENTLY AND EFFECTIVELY MET.

GOAL RATIONALE:

Judicious planning of development can assure that all areas are served with utilities according to need, that no one area is overdeveloped, and that travel requirements will be reduced for the public, among other benefits.

POLICIES:

1. Plan needed neighborhood commercial areas to serve neighborhood's needs. Such neighborhood commercial areas should not be larger than three acres. New neighborhood commercial uses should be encouraged in those locations where there presently exists neighborhood commercial activity.

Rationale - Neighborhood commercial areas are convenience-oriented, and serve the community by reducing travel requirements for minor purchases or personal services. However, where they have been allowed to grow without limits, they have often grown into de facto shopping centers, without regard for the desirability of the location or to the problems they create for the surrounding neighborhood. In addition, without limits, they will locate in scattered fashion along arterials, thereby bypassing the advantages of clustering.

2. Encourage clustering of commercial activities near major intersections or near existing commercial areas. Discourage location of commercial activities along arterials and highways in a strip fashion

Rationale - Strip development of commercial areas can cause safety and congestion problems. Clustering of commercial activities minimizes these problems and also makes pedestrian shopping more practical, while reducing travel requirements.

3. New commercial development should be encouraged in areas where

community sewer and water services are available or will be available pursuant to adopted sewer and water plans.

Rationale - There is a net savings to the community when commercial activities are planned for areas already served by utilities and other services.

4. Adult entertainment commercial activities are encouraged to develop in region-serving commercial areas. Such activities are not encouraged in a neighborhood commercial area.

Rationale - Taverns and other forms of adult entertainment are potential nuisance uses and are inappropriate in residential areas.

5. Existing region-serving commercial areas in Cowlitz County should be efficiently used before new areas are developed. Region-serving commercial areas should be located near population centers and are discouraged from developing in low density areas. Such centralized areas provide a better proximity to urban public transportation and furthers the conservation of energy and land consumption.

Rationale - Commercial activities have the same tendency as residential developments to sprawl if not managed for the efficient utilization of existing areas. This sprawl creates additional demands on transportation and the provision of utilities, and lessens the convenience enjoyed by the shopping public.

GOAL:

- B. NEW COMMERCIAL DEVELOPMENT SHOULD BE CONSTRUCTED IN HARMONY WITH THE PHYSICAL AND HUMAN ENVIRONMENT.

GOAL RATIONALE:

It is beneficial to the community at large and the business community as well, to provide shopping areas which are visually pleasing and designed for maximum convenience. They also contribute to the quality of the area when they are designed to minimize environmental problems.

POLICIES:

1. New commercial developments should be designed and constructed to further the public safety. Such considerations as lighting, information signing, access and special improvements to accommodate the handicapped should be included as part of commercial area development.

Rationale - Commercial areas by nature attract large volumes of people and automobiles.

They are safest and contribute most to the community when they are designed to further the public safety by providing adequate lighting, parking, and other amenities.

2. Commercial activities located in commercial clusters should provide for common off-street parking areas to reduce the amount of land used for automobile parking. Off-street parking should be designed for maximum public safety.

Rationale - Same as 1 above.

3. All commercial developments should comply with state health requirements.

Rationale - Compliance with health codes assures the public and employees safety and sanitary conditions in establishments which prepare and/or store food.

4. Commercial signs should be regulated to limit unnecessary signs, insure adequate spacing to facilitate line-sight vision and public safety, and to encourage aesthetic signs.

Rationale - Where signs have been allowed to proliferate without regulation, the effect has often been to create a "jungle" which is both unsightly and dangerous, due to obstruction of traffic signs and roadways. Good design and proper location of commercial signs can enhance rather than detract from the county's urban environment.

5. Development of commercial activities in areas having severe or potentially severe environmental problems relating to drainage or slope is discouraged unless there is a compelling necessity to use a particular location, and engineering studies have demonstrated that the development is feasible in terms of preserving the public safety and minimizing costs and environmental problems.

Rationale - Certain areas of Cowlitz County are subject to drainage and/or flooding, while others have steep slopes, with attending hazards from slides. Development of these areas without safeguards can be hazardous to people and property. In those unique instances where commercial development is allowed, proper engineering safeguards can minimize the hazard.

6. Open space areas should be encouraged in developing commercial areas. Landscaping is strongly encouraged in these open space areas. Such areas should also be used as pedestrian ways. Open space area will enhance the quality of the commercial shopping environment.

Rationale - Landscaping and open space in shopping areas can mean the difference between a monotonous and a pleasant, attractive environment.

7. Structures or landscaping should be provided between commercial areas and adjacent residential areas in order to provide buffering between these potentially incompatible land uses.

Rationale - Where commercial areas have not been properly buffered

from surrounding residential areas, problems from noise and traffic, excessive lighting, and other difficulties, have lessened the livability of homes nearby, in some cases to the point of threatening property values and in turn, may threaten the condition of the housing.

8. Positively screen eyesore commercial developments such as automobile junk yards and commercial storage yards.

Rationale - Some forms of commercial activities such as wrecking yards and warehouses are potentially harmful to the visual environment unless they are buffered from view by trees, fences, or other forms of screening.

INDUSTRIAL CLASSIFICATION

The purpose of this classification is to assure the presence of adequate amounts of land for industrial growth in the county.

It is also designed to prevent the encroachment by other uses on these lands which would make conversion to industry difficult and perhaps impossible. Agriculture is a desirable interim use of these lands prior to conversion to industry since it causes few problems in conversion and retains open space in the interim. For these reasons, residential development and commercial development not directly supportive of industrial activity are discouraged.

The Comprehensive Plan identifies industrial uses by the following types:

Light - Basically, wholesaling, warehousing, light manufacturing or processing which serves large equipment and heavier storage or processing activities; for example, welding, warehousing, sheet metal, machine, upholstering, printing, cabinet shops, truck repair, lumber storage, bottling plants, wrecking yards.

Heavy - Basically, heavy industrial uses; for example, lumber and plywood mills, metal manufacturing, sand and gravel operations, foundry or iron works, quarries.

Agricultural - Industrial - Basically, agricultural activities, except that light industrial uses can be allowed if they are clustered, and developed adjacent to service and communication networks, such as rail, highways, airport, sewer, water, fire protection. Ag-Industrial is a classification that allows for transitioning light-industrial activities into agricultural areas.

Minimum lot sizes on agricultural land in planned industrial areas are the same as the agricultural areas, again as a means of preserving the land intact prior to development. The proliferation of small land ownerships in industrial areas discourages potential industry due to the costs of acquisition.

The following factors are the basis for the location of light and heavy industrial activities:

1. The area is located near or adjacent to major road, railway and/or shipping facilities.
2. The areas are located where they can be adequately served by necessary utilities and communication facilities.
3. The areas are located near existing industrial areas.
4. The areas are located near or adjacent to existing communities where employee housing and other services are available.

AGRICULTURE - INDUSTRIAL CLASSIFICATION

The Ag-Industrial Classification is designed to encourage agriculture and related uses of the land until an industrial need is demonstrated. When residential, or other more intensive uses encroach into agricultural areas, it is difficult to continue to use the adjacent lands for raising crops and livestock. The same applies to areas found suitable for long-range industrial activity. It is important to protect land adjacent to major transportation and communication systems from encroachment from potentially conflicting land uses. The classification also encourages an orderly progression of industrial development outward from the urban area. For those reasons, this classification limits the interim use of the land to agriculture and associated activities; and light industrial activity is permitted by special use only.

The maximum density for residential use of one dwelling per thirty-eight (38) acres is intended to prevent development of large farms into small residential lots where the potential for industrial growth exists.

The following criteria are the basis for the recommendation regarding planned Ag-Industrial areas:

1. The land is adjacent to rail, highway and other transportation and communication systems;
2. Urban services are nearby;
3. The area generally has been managed for agricultural purposes;
4. The land ownership pattern has been toward large contiguous tracts;
5. The demand for industrial property probably will be in small lots over a prolonged period of time;
6. During the transition period, agriculture is a desired activity;
7. Growth should occur as an orderly progression outward from the urban area.

The guidelines below apply to new development locating in designated Industrial areas:

| Classification | Recommended Uses ¹ | Recommended Uses ² Subject To Special Use Approval | Discouraged Uses | Density ⁴ |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------|
| Light Industrial (ML) poten- | Non-residential commercial; industry; generating noise, dust, smoke and other tial nuisances; Agri- culture; Forest Management | Motels | Heavy industrial; Residential culture | 1 dwelling/38 acres if land used for agri- culture |
| Heavy Industrial (MH) | Heavy industry; agri- culture; non-resi- dential commercial; Forest Management & Processing | Power Substations; Power generating facilities ³ | All resi- dential uses | 1 dwelling/38 acres if land used for agri- culture |
| Ag-Industrial (Ag-I) | Agriculture; Sale of produce | Light Industrial ^{4,5} | Heavy Industry; Power genera- ting facilities | 1 dwelling/38 acres |

1. In all classifications, structures and uses accessory to encouraged uses are allowed.
2. Permitted through the special use process.
3. Since the safety of power generating facilities in the long-run is not assured, and because of recent problems associated with nuclear power generating facilities, it is necessary that the County be directly involved in the detailed review of the siting of such facilities in Cowlitz County.
4. Lots may be smaller when used for industrial activity.
5. Industrial growth should occur as an orderly contiguous progression outward from the urban area, this encourages: (a) efficient use of land; (b) orderly extension of

INDUSTRIAL AND AG-INDUSTRIAL LAND USE GOALS AND POLICIES

The Land Use Maps provide for an adequate distribution of industrial activities to accommodate a balanced moderate level of economic growth in the unincorporated portions of the county.

The goals and policies below, together with the Land Use Maps are the means by which the overall goals of the Plan are furthered. The value of these goals and policies lies in the extent to which they are not only accepted, but implemented.

GOAL:

- A. PROVIDE FOR ADEQUATE LAND TO ACCOMMODATE A MODERATE LEVEL OF ECONOMIC GROWTH IN COWLITZ COUNTY.

GOAL RATIONALE:

As with other land uses, industrial development must occur in balance with other uses and with the growth requirements of the county to provide an orderly overall land use pattern.

POLICIES:

1. Industrial parks should be planned and provided for the accommodation of industrial growth. Planned industrial parks have the advantage of providing for the orderly development and efficient use of required public and private supporting facilities and services. They are also potentially more compatible with non-industrial land uses.

Rationale - Planned industrial parks have the advantage of providing for orderly efficient use of required supporting utilities and services. In addition, they utilize the limited land resources in a more efficient manner, leaving more space to attract future industry.

2. Undeveloped industrial land should be banked for a 10 to 15 year industrial growth period.

Rationale - It is recognized that in the past, there has been a tendency on the part of governments to over-plan for industrial growth, often with negative results such as the filling of wetlands or agricultural lands with dredge spoils in anticipation of development which never occurs. As a result, important wildlife habitat is unnecessarily destroyed and agriculture production lost.

3. Encroachment by incompatible non-industrial land uses should be discouraged in those vacant areas banked for industrial use. Agriculture activities, forestry uses, or open space should be encouraged as the appropriate interim land use for areas banked for industrial use.

Rationale - It is economically difficult, perhaps impossible to convert already developed land into industrial use.

GOAL:

- B. ENCOURAGE DEVELOPMENT OF THE NECESSARY SUPPORTING SERVICES AND FACILITIES TO SUPPORT A MODERATE LEVEL OF INDUSTRIAL GROWTH CONSISTENT WITH THE RESPECTIVE GENERAL SERVICE AND FACILITY PLANS FOR THE AREA.

GOAL RATIONALE:

It is far more reasonable to plan industrial growth and then plan and develop supporting services, rather than the other way around.

GOAL:

- C. ENCOURAGE INDUSTRIAL DEVELOPMENT THAT WILL MAINTAIN OR ENHANCE THE COUNTY'S ENVIRONMENT. INDUSTRIES REQUIRING SHORELINE LOCATIONS SHOULD BE DEVELOPED CONSISTENT WITH THE SHORELINES MANAGEMENT SECTION OF THIS PLAN.

GOAL RATIONALE:

Industrial growth need not be attended by the degradation of the physical environment, but can be planned and designed to complement or enhance the overall image of the community.

POLICIES:

1. Industrial activities which discharge pollutants shall adhere to all federal, state, and local pollution abatement requirements.

Rationale - The maintenance of a quality environment can be a factor in attracting new industries into the area and contribute generally to the desirability of the county as a place to live.

2. Non-nuisance industrial growth should be encouraged. A "nuisance" industry is one having a pollution problem including odor, noise, or visual pollution which, because of the nature of the industrial activity, cannot be adequately controlled.

Rationale - The health of the county's citizens and the maintenance of the county's environment are too important to sacrifice for the sake of attracting economic growth which is unable to solve its pollution problems.

3. Industrial growth should be evaluated for its environmental impact.

If adverse environmental impacts exceed the beneficial environmental impacts, the activity should be re-designed such that the beneficial environmental impacts equal or exceed the adverse environmental impacts.

Rationale - Industries which are willing and able to solve their adverse environmental problems are more desirable and beneficial to a community and the resources which are its means of economic existence.

4. Industrial activities located on the county's rivers should be encouraged to maintain existing public access to the shoreline which will not conflict with the industrial activity.

Rationale - Continued development of the shorelines of the county by industry can result in serious reduction in the amount of public access available.

5. New industry not requiring a shorelines location should locate inland from the shoreline.

Rationale - There are certain industries requiring shoreline locations because of needed shipping or storage functions along the river. Industrial sites along the shoreline which are reserved for these industries will maintain the county's overall attractiveness to industry.

6. Industrial activities located on the Columbia River should be designed to utilize the shoreline as efficiently as possible.

Rationale - The shoreline of the Columbia River is a limited natural resource, suitable for several competing uses including industry, and where there is not careful management of its allocation, there is the danger of wasteful industrial land usage. If we can conserve this shoreline area, more beneficial uses can be accommodated.

GOAL:

- D. INDUSTRIAL DEVELOPMENT SHOULD BE ENCOURAGED TO LOCATE IN AREAS WHERE ENVIRONMENTAL CONSTRAINTS RELATING TO SOILS, SLOPES, AND GEOLOGY AND DRAINAGE ARE MINOR.

GOAL RATIONALE:

The most careful consideration of environmental constraints in selecting sites for industrial development will result in the greatest long-term benefits and savings to both the public and private sector in the development of supporting facilities.

GOAL:

- E. INDUSTRIAL DEVELOPMENT SHOULD BE LOCATED NEAR EXISTING INDUSTRIAL ACTIVITIES SO THAT SPECIAL FACILITIES AND SERVICES REQUIRED TO SUPPORT INDUSTRIAL ACTIVITIES CAN BE MORE EFFECTIVELY AND EFFICIENTLY PROVIDED, THEREBY MINIMIZING PRIVATE AND PUBLIC COSTS.

GOAL RATIONALE:

The clustering of industrial activities means that the total cost to the public of providing utilities and other needed services can be minimized.

POLICIES:

1. New industries should be located in those areas of the county where existing housing is in close proximity and where such housing may be easily expanded to meet the housing requirements of the industries.

Rationale - When housing is available near industry, the costs to employees is reduced. Existing housing areas near a proposed industrial site is attractive to potential industry.

2. New services and facilities necessary to support industrial development shall be provided in accordance with the general plans for the area applicable to such services and facilities

Rationale - The provision of services and utilities to industry is expensive, and the greatest savings are possible when they are provided subject to careful planning.

3. Industrial development should be provided with fire protection as required by the fire district serving the activity. All new industrial development should be located in a fire district.

Rationale - It is beneficial to both the public and to industry to have adequate fire protection in industrial areas. The risk of fire is more real in industrial areas where there exists a variety of highly flammable materials.

4. Industrial growth in the area of the Woodland bottoms designated Ag-Industrial should occur as an orderly, contiguous progression outward from the urban area.

Rationales:

- a. It is consistent with and furthers the urban focus concept of the Comprehensive Plan and the Urban Growth Management Program.
- b. The efficient utilization of land and future urban services infra-structure is encouraged.
- c. The orderly extension of urban services is encouraged.
- d. Large contiguous tracts of land are preserved for industries which may require large land areas.
- e. In the interim, large, contiguous tracts of land are available for agricultural production.

Should this policy not be adhered to, the probable result is a haphazard scattering of predominantly small industries throughout this zone.

This will make it extremely difficult, if not impossible, to provide in the future for a workable transportation network and urban services. Also, the land ownership and use pattern would become so fragmented that it could not accommodate a large industrial use nor could the land be farmed efficiently, if at all. It may also place greater pressure on surrounding agricultural lands for conversion to industrial uses.

GOAL:

- F. ENCOURAGE INDUSTRIAL DIVERSIFICATIONS SO THAT THE COUNTY'S ECONOMY IS LESS VULNERABLE TO THE CYCLICAL FLUCTUATIONS OF ONE OR TWO DOMINANT INDUSTRIES.

GOAL RATIONALE:

The county's economy is presently based on the presence of a few large industries; a broader industrial base is desirable to provide a buffer against poor performance by any one industry.

GOAL:

- G. THE LOCATION OF NEW INDUSTRIAL ACTIVITIES IN PRIME AGRICULTURE AREAS SHOULD BE AVOIDED.

GOAL RATIONALE:

Agricultural lands are easily converted to other uses. Their return to food production is almost economically impractical, even if highly desirable.

GOAL:

- H. INDUSTRIAL GROWTH IN SHORELAND AREAS OF THE COUNTY SHOULD BE PLANNED SO THAT UNIQUE RECREATION AND ENVIRONMENTAL FEATURES COMMON TO THESE AREAS ARE PROTECTED.

GOAL RATIONALE:

It is recognized that much of our shoreland area includes unique and fragile wildlife habitats, existing and potential public recreation areas, and unique natural features. Therefore, great care must be taken when planning industrial activities in some of these areas so that these unique features are conserved as much as possible.

POLICIES:

1. The following shoreline areas require special industrial development planning in furtherance of the above goal:

- a. Cottonwood Island
- b. The area north of the mouth of the Kalama River as designated on the Land Use Element Map.
- c. Austin Point as designated on the Land Use Element Map.
- d. A portion of the Woodland Bar located north of Austin Point as designated on the Land Use Element Map.

AGRICULTURE CLASSIFICATION

The agricultural classification is designed to give substance to the goal of maintaining prime agricultural land for the production of crops, and of limited incursions by other uses not directly related to crop production. Agricultural land, once it has been converted to other more intensive uses, is difficult to re-convert to agricultural, while in its original state, it is easily transferred to other uses if needed. For that reason, the only other uses allowed on agricultural lands besides the direct growing of crops, livestock, or other farm products, are supportive accessory uses such as processing plants, wholesale or retail outlets for farm products, and compatible community facilities except schools and sewer and water systems.

The maximum density of one dwelling per forty acres is intended to prevent the disintegration of large tract production farms into a patchwork of small unproductive and unmanageable farm lots.

The following criteria is the basis for the recommendation regarding planned agriculture areas:

- A. These areas have good soils for the production of food and fiber as specified by the U. S. Soil Conservation Service.
- B. The existing use of the land is predominately agriculture.
- C. The land is in large contiguous land ownerships.

The guidelines below apply to the use of designated Agriculture areas:

| Classification | Recommended Uses ¹ | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Density |
|-----------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------|-------------------------|
| Agriculture (A) | Agriculture, Sale of Seasonal produce, agriculture, and dairy products processing industry. | Community Facilities ² Storage and handling of forest products | All other uses | 1 dwelling per 38 acres |

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*
2. *Except sewer, water, and schools.*

AGRICULTURAL LAND USE GOALS AND POLICIES

There were about 8,000 acres of producing agriculture land in 1969¹. Between 1964 and 1969, the amount of land devoted to farming uses dropped 47%, while statewide, the decline was about 8%. With the world's population doubling by the end of the century, it is especially critical that we maintain our prime agriculture land for crop and livestock production. The goals and policies below, together with the land use maps are the tools to be used to maintain a productive agriculture base.

GOAL:

A. MAINTAIN A PRODUCTIVE AGRICULTURAL LAND BASE.

GOAL RATIONALE:

If our large agricultural lands are to be preserved for food or fiber production, we must plan for their continued dedication to agriculture uses.

POLICIES:

1. Protect prime agricultural soils for crop and livestock production and to discourage land use activities which conflict with agricultural production.

Rationale - The encroachment of non-agricultural uses into farm-lands not only reduces the amount of land available for farm activities, in many cases such uses make it harder for existing operations to continue livestock production due to nuisance complaints.

2. The minimum tract size in these areas should be approximately forty acres.

Rationale - The minimum amount of land in these areas on which a productive agricultural operation can succeed is considered to be forty acres. Preservation of the large tract character of these areas better assures the integrity of the area for large agriculture operations.

GOAL:

- B. THAT PORTION OF THE WOODLAND BOTTOMS ADJACENT TO THE WOODLAND URBAN AREA SHOULD NOT BE UTILIZED FOR RESIDENTIAL AND COMMERCIAL LAND USE UNTIL SUCH TIME AS THE VACANT AREAS WITHIN THE CITY, EAST OF THE CITY, AND ALONG THE LEWIS RIVER ARE OCCUPIED BY THESE URBAN ACTIVITIES.

GOAL RATIONALE:

As noted above under letter "A", encroachment on agricultural lands by conflicting uses is detrimental to the maintenance of a productive farm land base. Additionally, it is not in keeping with the "urban focus" concept that is stressed in other portions of the Plan.

GOAL:

- C. PROCESSING ACTIVITIES HANDLING AGRICULTURAL PRODUCTS PRODUCED IN THE WOODLAND BOTTOMS AREA SHOULD BE ENCOURAGED TO LOCATE IN THE WOODLAND AREA NEAR OR IN THE CITY OF WOODLAND. SUCH ACTIVITIES SHOULD BE CONSIDERED ACCESSORY TO THE AGRICULTURE USE OF THE AREA.

GOAL RATIONALE:

Processing activities in the Woodland Bottoms area and elsewhere in the county have existed in the past. The development in the future of new operations would mean a return of local markets for farmers, availability of locally produced foods for the residents of the county, and an overall benefit to the local economy.

GOAL:

- D. THE ESTABLISHMENT OF AREAS NEAR OR ON AGRICULTURE LANDS WHERE FARMERS MAY SELL THEIR CROPS DIRECTLY TO THE PUBLIC AND RETAILERS SHOULD BE ENCOURAGED.

GOAL RATIONALE:

As with processing operations, retail and wholesale outlets which locate near farm areas of the county will mean a local source of produce, meat, and other products of agriculture which are produced locally.

GOAL:

- E. SMALL FARMS THROUGHOUT COWLITZ COUNTY SHOULD NOT BECOME URBANIZED UNTIL SUCH TIME AS AREAS SERVED BY EXISTING URBAN SERVICES ARE OCCUPIED AND TRANSITIONAL AREAS ARE RAPIDLY DEVELOPING.

GOAL RATIONALE:

As with the large block agricultural areas, smaller farms should be preserved as farms as long as possible, in keeping with the goal of maintaining a productive agriculture base.

POLICIES:

1. The minimum lot size in the small farm areas should be 2.5 acres in area. This minimum lot size is sufficient to better assure that the land will be utilized for agriculture purposes and discourage low density rural residential tracts.

Rationale - Two point five (2.5) acres appears to be the minimum amount of land which can be considered as "small farm" size. This size will tend to discourage unplanned development of residential tracts in rural areas, and at the same time, preserve the agricultural integrity of the land.

2. Single family dwellings and agriculture uses and accessory uses are the only land use activities encouraged in agricultural areas.

Rationale - These areas are essential to the viability of a farm. Other uses of the land would likely detract from the primary agriculture use.

GOAL:

- F. SMALL FARMS ARE ENCOURAGED TO UTILIZE THE LAND FOR THE PRODUCTION OF LIVESTOCK, FOOD, OR FIBER TO PROVIDE FOR THE NEEDS OF THE COUNTY. OWNERS OF AGRICULTURAL LAND SHOULD TAKE ADVANTAGE OF LOCAL AND STATE LAWS WHICH PROVIDE FINANCIAL INCENTIVES TO MAINTAIN THE LAND IN AGRICULTURE USES. (EXAMPLE: OPEN SPACE TAXATION ACT)

GOAL RATIONALE:

Owners of agricultural land will be more willing to preserve their farms if there are incentives such as tax relief plans, which make it more financially feasible to continue farming.

POLICIES:

1. The use of pesticides, herbicides, and fertilizers on farm lands located near residential areas should be carefully managed so that such pesticides and herbicides do not encroach in the residential areas.

Rationale - Where there has not been judicious management of the use of pesticides and herbicides by farmers, there have been substantial infiltration of lakes, rivers, and streams and residential gardens. Seepage of these materials into adjacent residential areas can bring about contamination of the air and vegetation, which in turn, could be harmful to persons and animals.

2. The owners of homes located adjacent to agriculture lands should carefully control and manage the use of pesticides, herbicides, and fertilizers on their lots such that the application of these chemicals will not be detrimental to the adjacent agriculture activities.

Rationale - Likewise, the indiscriminant use of these agents by homeowners could affect the safety of animals and crops of adjacent farmlands.

3. The development of programs to abate tansy ragwort plants or any other noxious plant on and near grazing land is encouraged.

Rationale - Tansy ragwort is among the most destructive plants in the area, because of its toxicity to cattle, and where it has not been abated or controlled, it has resulted in loss of valuable stock to cattle owners.

FORESTRY OPEN SPACE CLASSIFICATION

Approximately 88% of Cowlitz County's land area is classified commercial forest land, and it is of primary importance to the economy of the area that these lands be preserved for the growing and harvesting of trees. Permitted uses are those which relate directly to timber management, or to recreational uses which do not conflict with tree production. There are no other uses allowed by special approval, and minimum lot sizes are designed to retain the integrity of timber lands and prevent their disintegration into units too small for practical timber management. Lots smaller than five (5) acres are not eligible for current use assessment under the Open Space Taxation Act, and such lots being less economical for tree production are more likely to be used as homesites. If a dwelling is located on the site, 20 acres is deemed to be the appropriate parcel size to economically manage the land for timber production.

The following factors are the basis for the location of planned forestry uses:

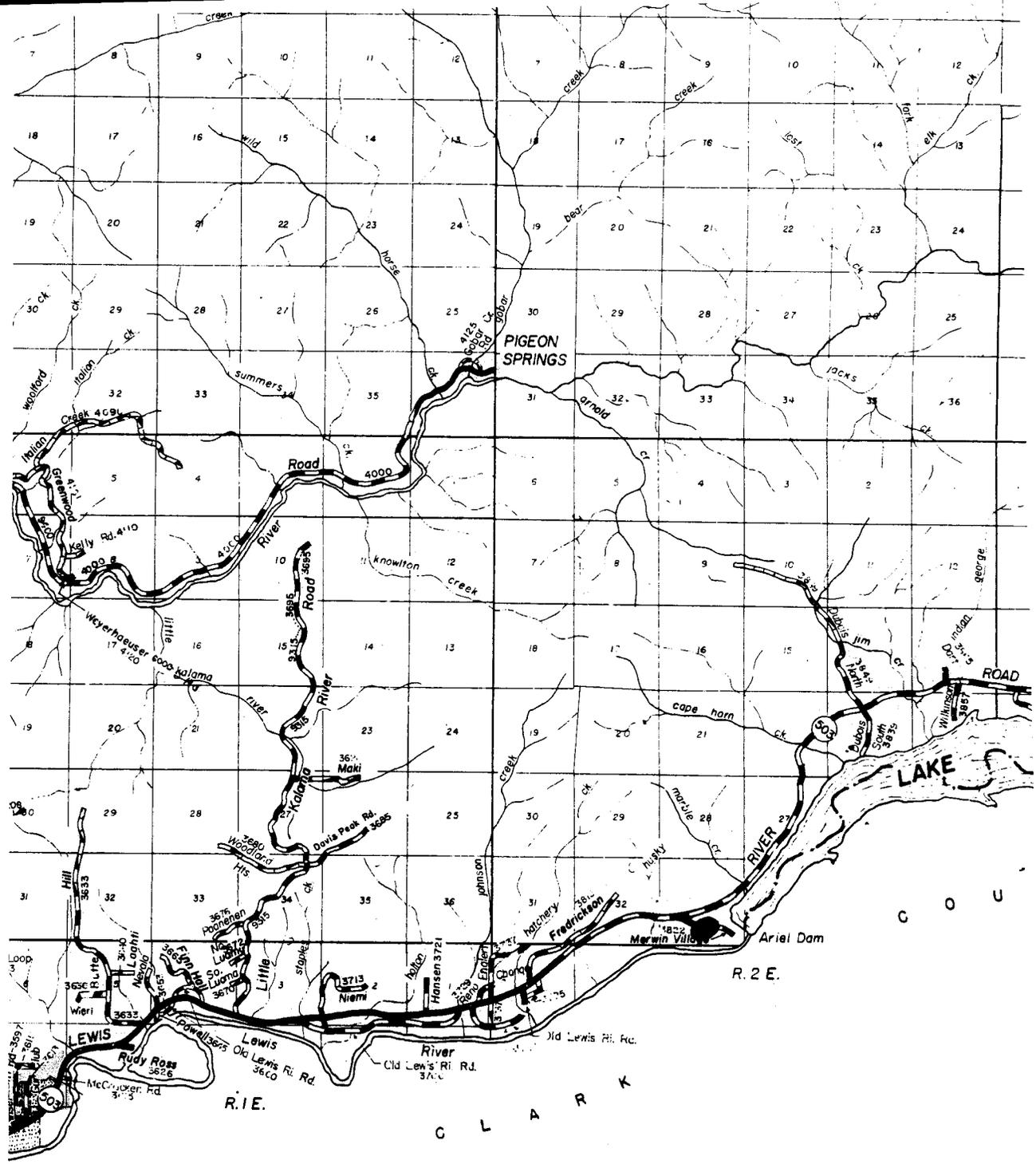
1. The road system in these areas is not adequate to handle residential uses.
2. Urban services are not available and are not planned to serve the area.
3. The primary use of the land in these areas are farms, timber production, and open space.
4. The Open Space portion of the Forestry/Open Space Classification is intended to conserve unique wildlife habitats, natural features, and recreation areas to be enjoyed by posterity and to assure a balance of wildlife common to this area.

The guidelines below apply to the use of designated Forestry/Open Space lands. See pages 4 and 5 for Forestry/Open Space goals and policies.

| Classification | Recommended Uses | Recommended Uses Subject To Special Approval | Discouraged Uses | Recommended Densities |
|---------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Forestry/Open Space | Timber Management Agriculture, Residential, Outdoor recreation complementary to other encouraged uses | | Industrial not related to timber Commercial uses not directly supporting timber production | 5 acres without a dwelling 20 acres with a dwelling |

1. *In all classifications, structures and uses accessory to encouraged uses are allowed.*

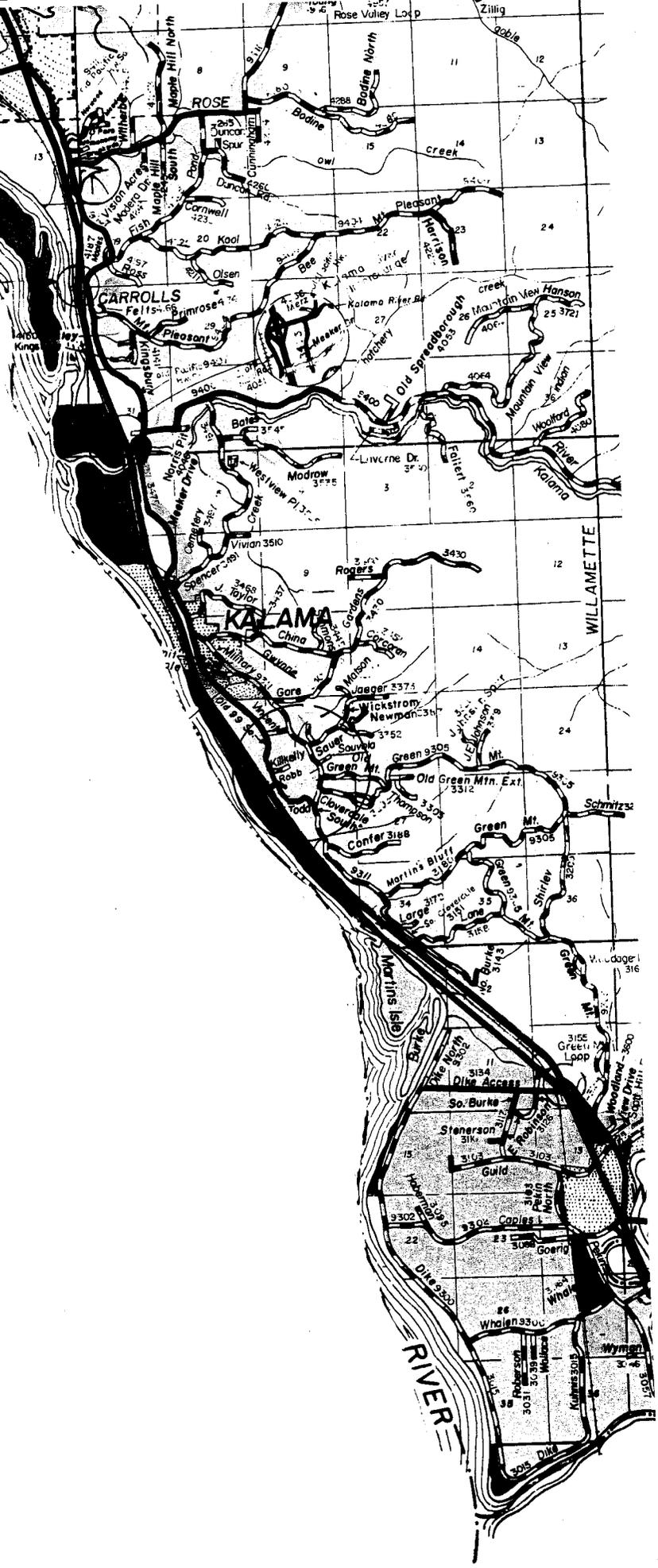
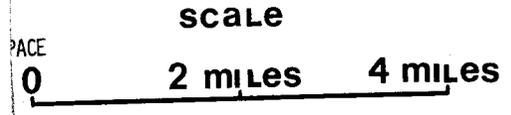




UNTY PLAN

- HIGH DENSITY
- LOW DENSITY
- AL

BORHOOD
 INAL
 IST



R. 2 W.

R. 1 W.

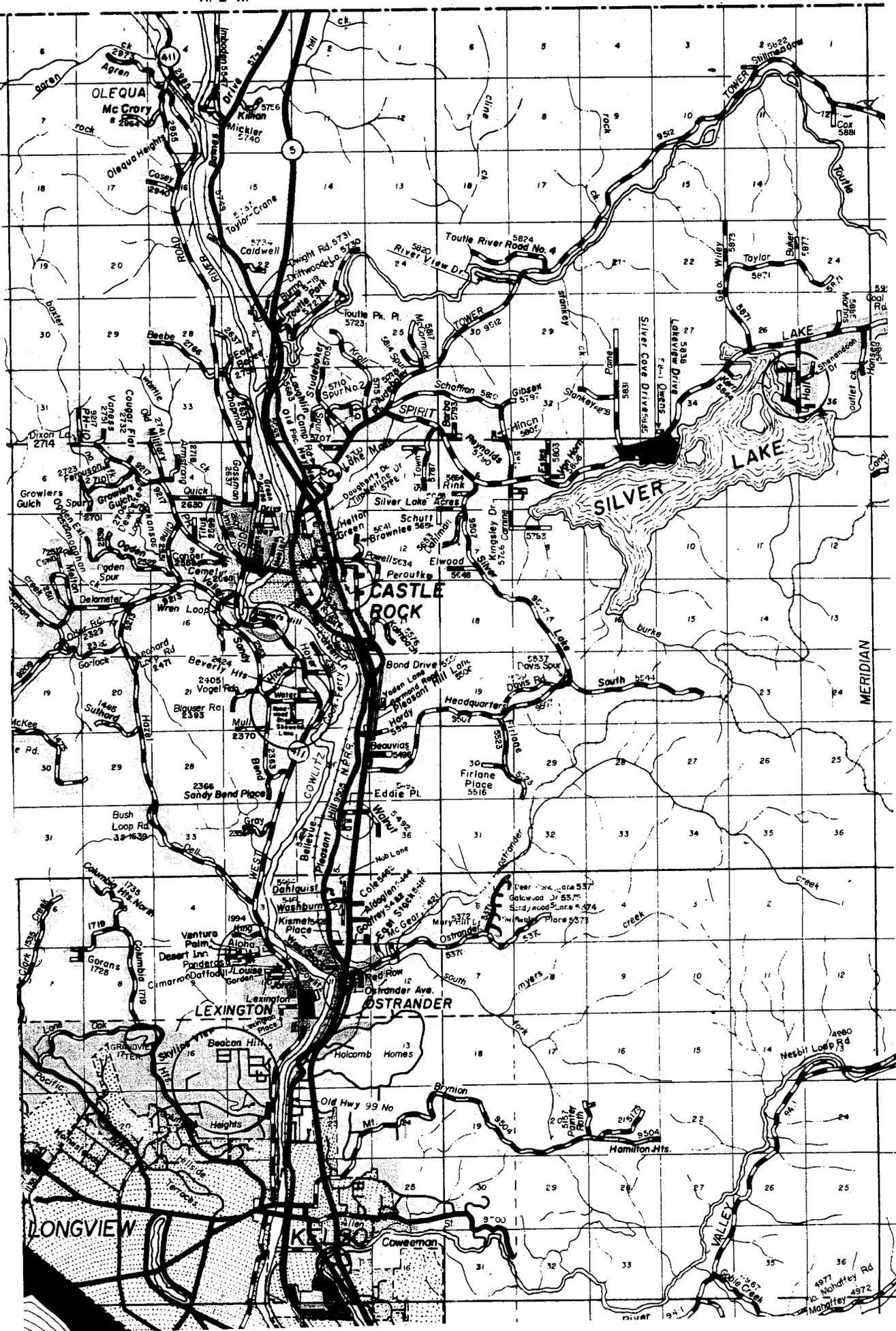
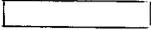


PLATE II

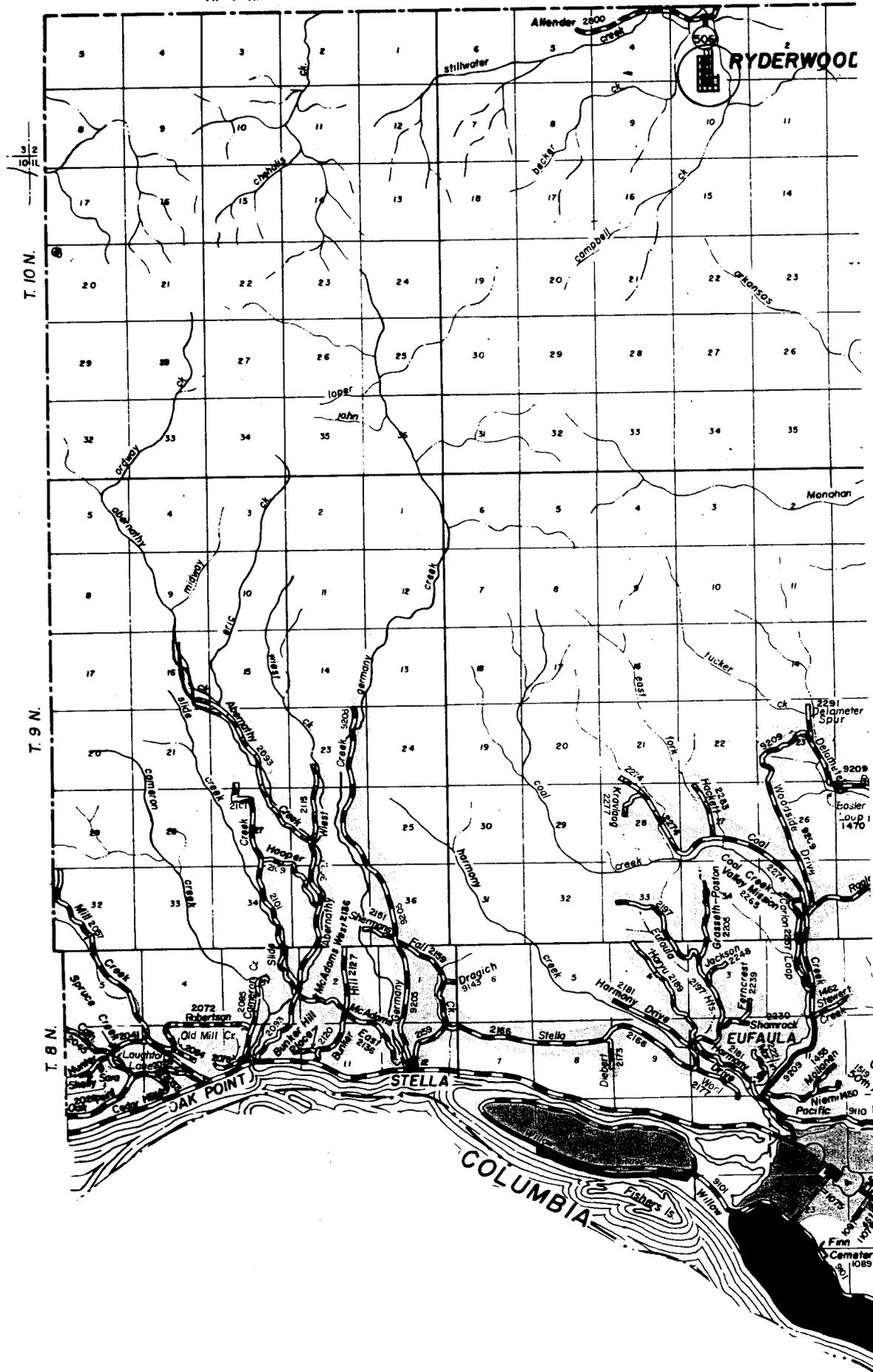
COWLITZ CO COMPREHENSIVE



| | |
|---------------------------------------------------------------------------------------|----------------------|
|  | URBAN RESIDENTIAL |
|  | URBAN RESIDENTIAL |
|  | SUBURBAN RESIDENTIAL |
|  | RURAL - SMALL F. |
|  | AGRICULTURAL |
|  | COMMERCIAL - NE |
|  | COMMERCIAL - RE |
|  | COMMERCIAL - TO |
|  | INDUSTRIAL |
|  | FORESTRY - OPEN |

R. 4 W

R. 3 W



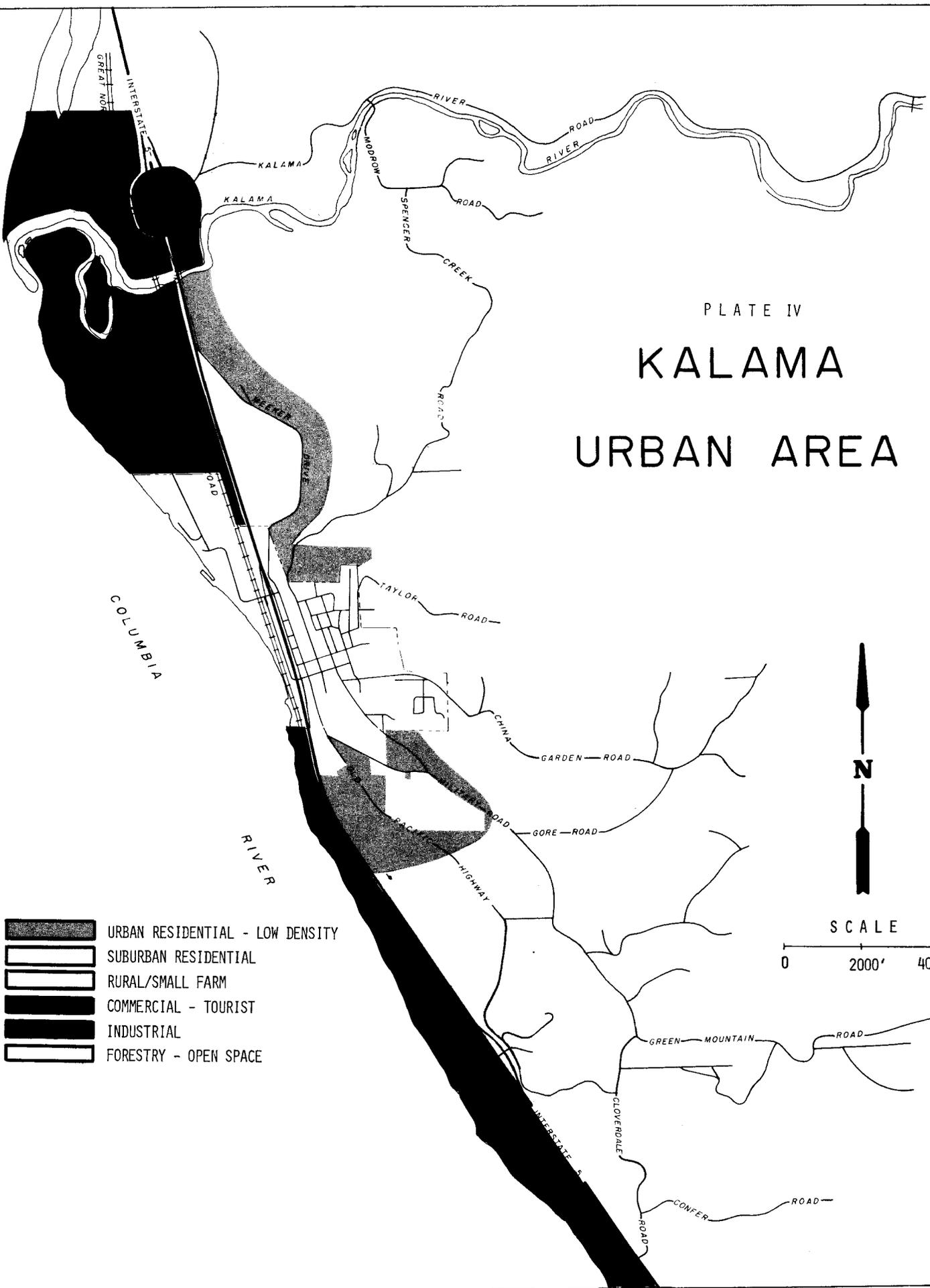


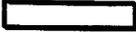
-  URBAN RESIDENTIAL - HIGH DENS
-  URBAN RESIDENTIAL - LOW DENS
-  SUBURBAN RESIDENTIAL
-  RURAL/SMALL FARM
-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  FORESTRY - OPEN SPACE

Longview - Kelso

PLATE III

PLATE IV
KALAMA
URBAN AREA



-  URBAN RESIDENTIAL - LOW DENSITY
-  SUBURBAN RESIDENTIAL
-  RURAL/SMALL FARM
-  COMMERCIAL - TOURIST
-  INDUSTRIAL
-  FORESTRY - OPEN SPACE

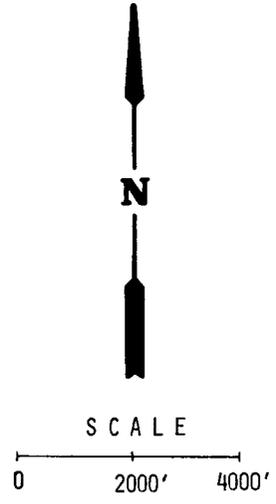
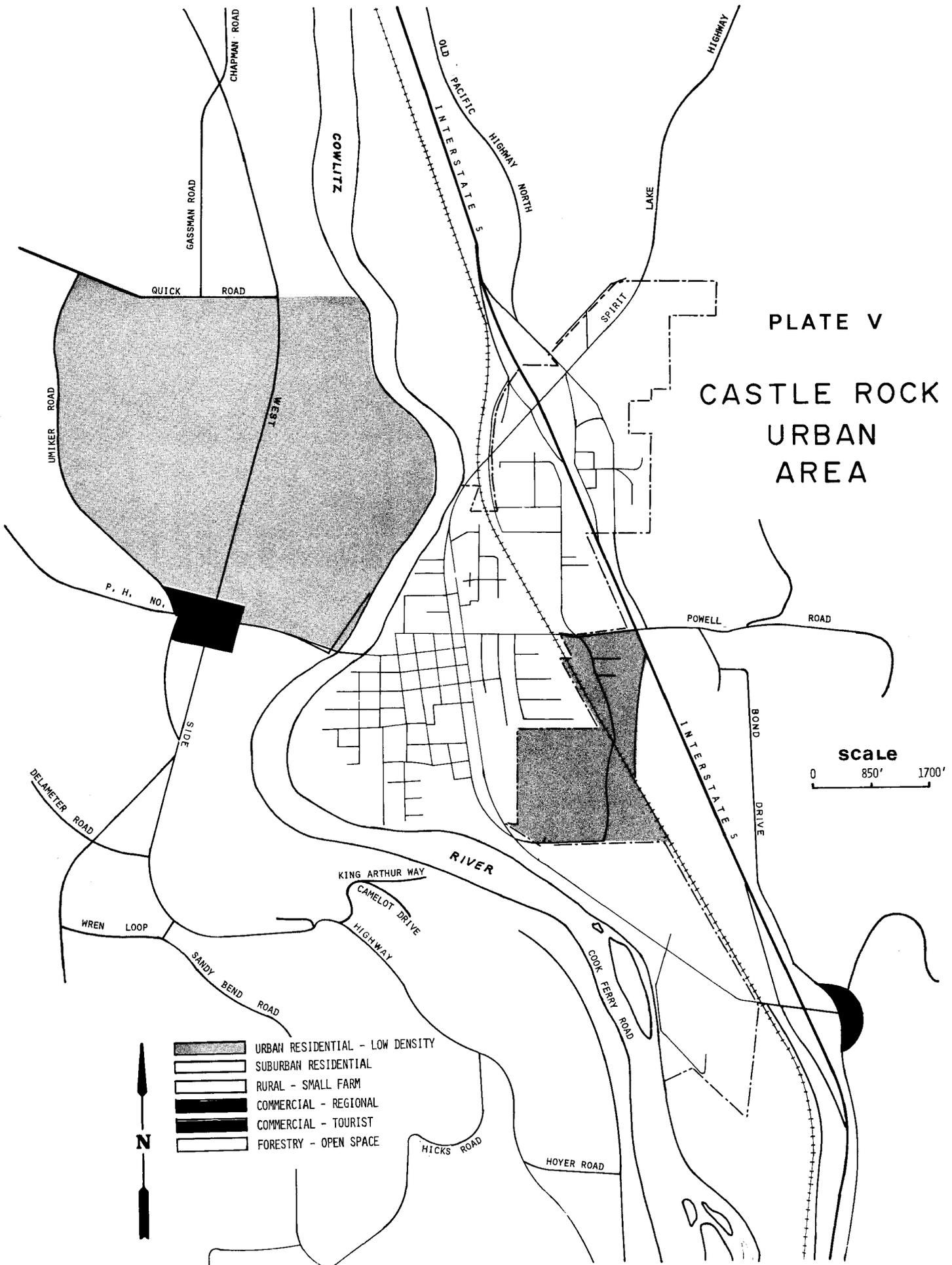


PLATE V

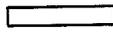
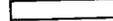
CASTLE ROCK
URBAN
AREA



scale

0 850' 1700'

N

-  URBAN RESIDENTIAL - LOW DENSITY
-  SUBURBAN RESIDENTIAL
-  RURAL - SMALL FARM
-  COMMERCIAL - REGIONAL
-  COMMERCIAL - TOURIST
-  FORESTRY - OPEN SPACE

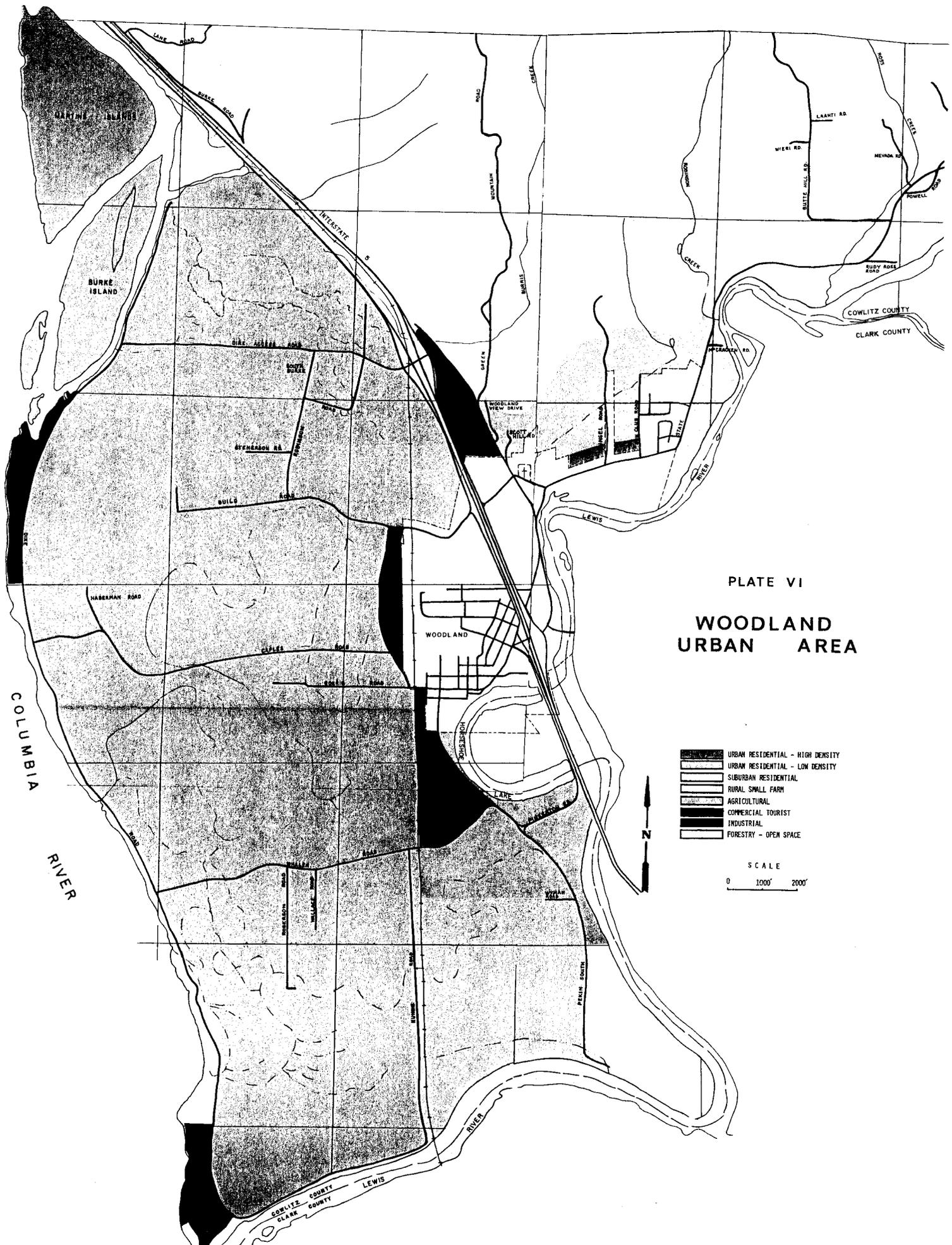


PLATE VI
**WOODLAND
 URBAN AREA**

- URBAN RESIDENTIAL - HIGH DENSITY
- URBAN RESIDENTIAL - LOW DENSITY
- SUBURBAN RESIDENTIAL
- RURAL SMALL FARM
- AGRICULTURAL
- COMMERCIAL TOURIST
- INDUSTRIAL
- FORESTRY - OPEN SPACE

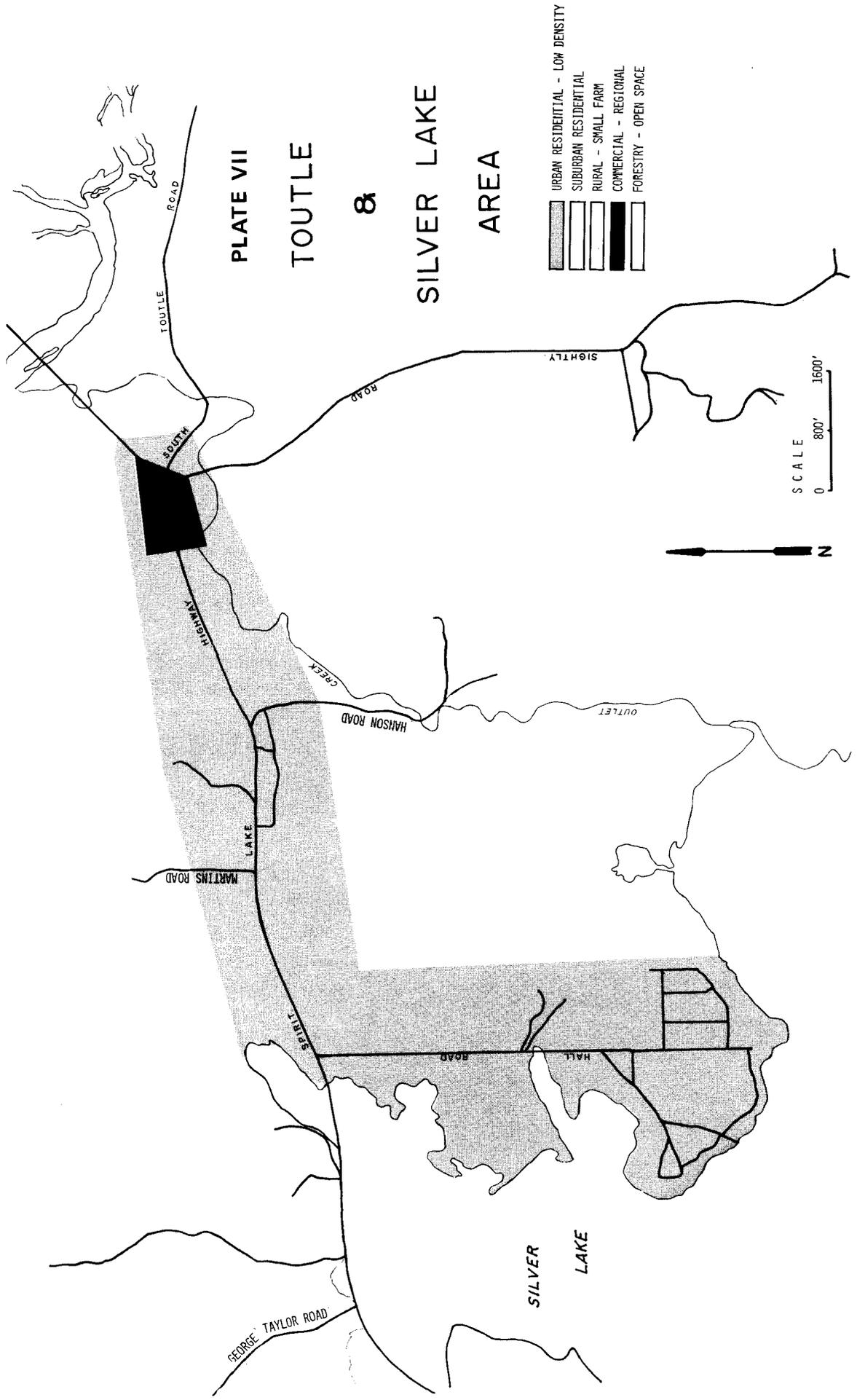
SCALE
 0 1000' 2000'



COLUMBIA
 RIVER

COWLITZ COUNTY
 CLARK COUNTY

COWLITZ COUNTY
 CLARK COUNTY



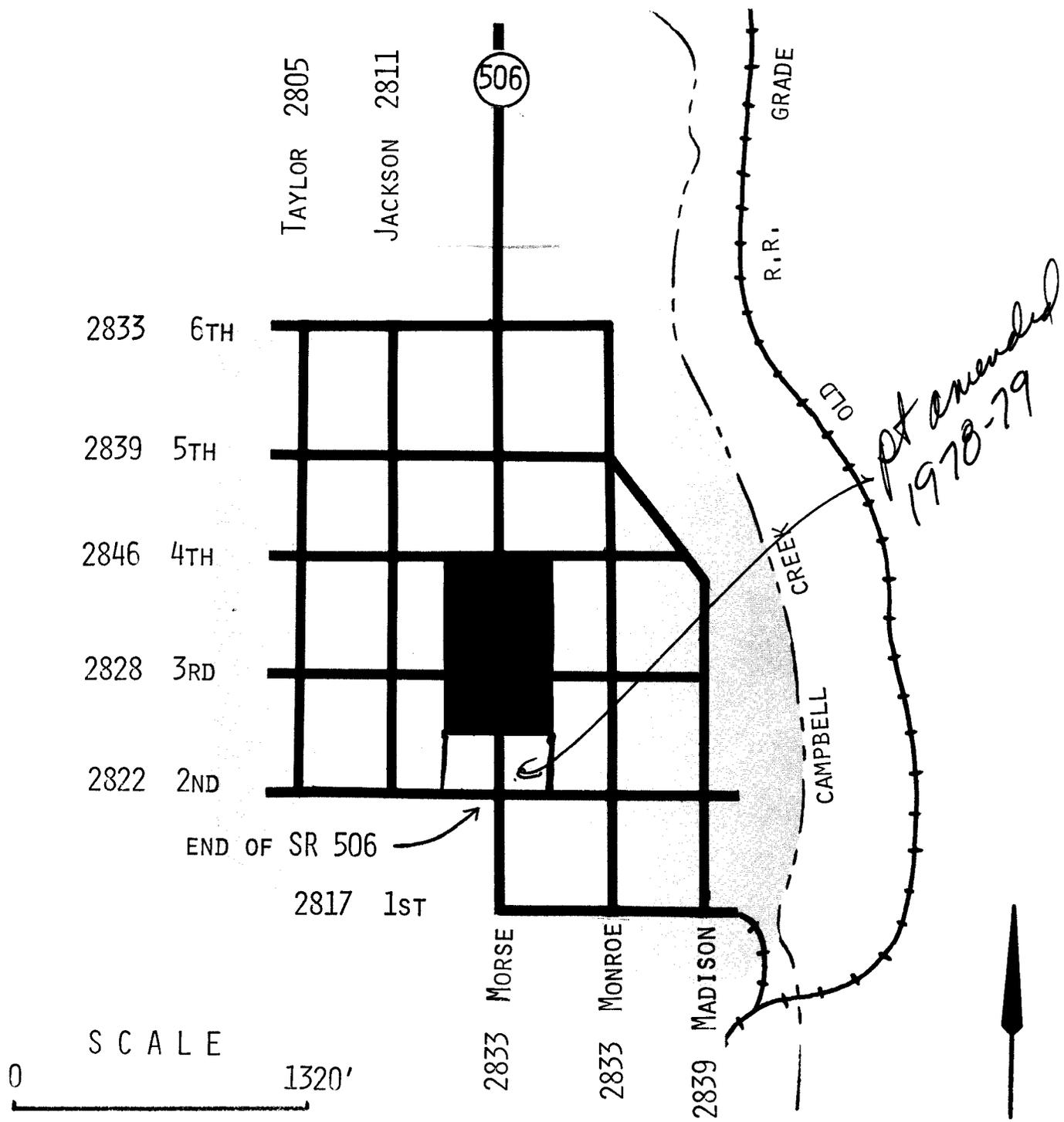
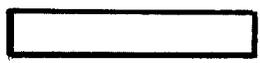
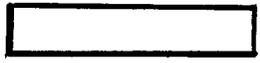
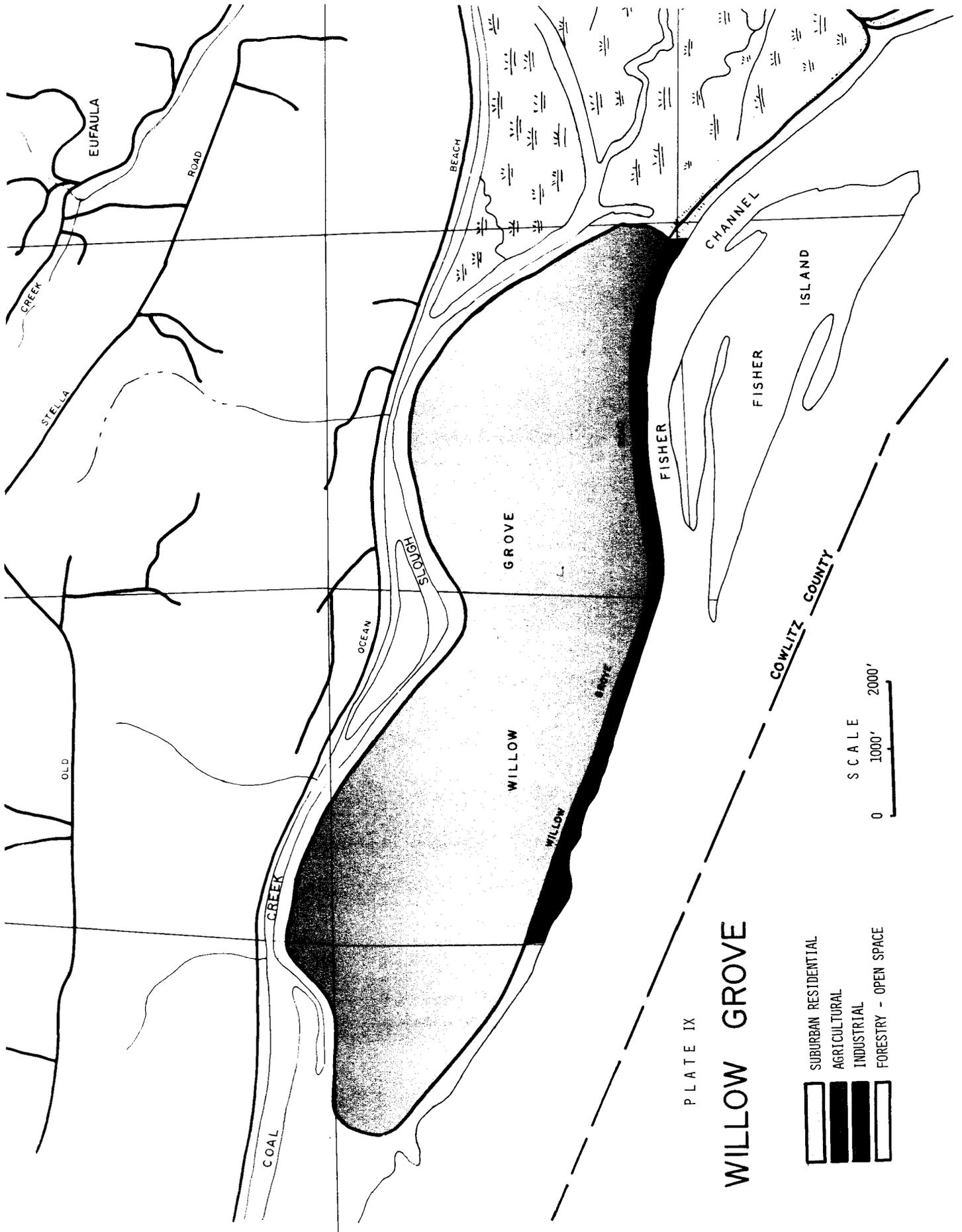


PLATE VIII
RYDERWOOD AREA

-  URBAN RESIDENTIAL - LOW DENSITY
-  COMMERCIAL - NEIGHBORHOOD
-  RURAL - SMALL FARM
-  FORESTRY - OPEN SPACE



-  SUBURBAN RESIDENTIAL
-  AGRICULTURAL
-  INDUSTRIAL
-  FORESTRY - OPEN SPACE

SCALE
0 1000' 2000'

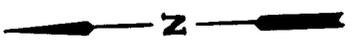


PLATE IX
WILLOW GROVE

COMMUNITY FACILITIES ELEMENT

Community facilities are an integral part of the overall pattern of land use in the county, and have the potential to alter the direction of future development. The location of schools and fire stations, the management of sewer and water utility developments, and other facilities, can determine where and how residential, commercial, or industrial uses will be established, and must therefore be planned in accordance with those uses to assure a rational design for growth.

It is especially evident with this class of land use that judicious planning can mean the difference between an area which grows up without adequate fire protection, for example, and must struggle with the hazards and expense that follow, or an area which is provided with protection as it grows, and may save lives, property, and certainly the expense of higher insurance rates and added costs of locating a fire station in an area where property values have increased with development.

The Community Facilities Element, therefore is designed to aid in the orderly growth of the county as a whole, avoiding the expensive and haphazard alternative of continually adding important services after substantial development has occurred, and in a manner which is very costly to the community at large, or at variance with the development of other public facilities.

SCHOOLS

School site planning is most beneficial and economic when it is done with consideration not only of future educational needs, but of safety, energy, and monetary conservation, and multiple use by the community. Schools represent a substantial investment to the public, one that should provide the maximum return to the students and to the community. The following school development goals and policies further the overall goal of planning for community services to developing areas of the county.

GOAL:

- A. SCHOOL SITES SHOULD BE LARGE ENOUGH TO PROVIDE FOR ALL THE NEEDS OF USERS OF THE FACILITIES. SCHOOLS SHOULD BE LOCATED WHERE ADEQUATE ROADS AND UTILITIES ARE AVAILABLE OR PLANNED TO BE AVAILABLE TO SERVE THE FACILITY.

GOAL RATIONALE:

Site selection for schools is most beneficial and economical when it is done with consideration not only of present, but future needs as well.

Adequate size often means provision for the non-student community use of school facilities as well as normal curricular activities. The public also benefits by the planning of school sites where there are already existing utilities, sites, and roads through reduced costs of development.

POLICIES:

1. Schools should be provided with good fire protection.

Rationale - The safety of schools can only be assured where there is good fire protection. Fire stations and schools should be located near each other.

2. School sites should be large enough to provide sufficient recreation area for students, adequate off-street parking areas and room for future expansion.

Rationale - Where school sites in the past have been large enough only for their original needs, additional space requirements has often meant that expensive property has had to be required, when instead, a large enough parcel could have been acquired initially, resulting in long-term savings to the public.

3. Community use of school facilities is encouraged.

Rationale - Schools represent a substantial investment to the public, one that should provide the maximum return to the students and to the community at large through multiple use.

4. Schools should be centrally located to minimize transportation costs, energy use, and student travel.

Rationale - In an energy-conscious age, we recognize that the central placement of schools as other facilities will result in overall savings to the public, both in money and overall convenience.

5. School sites should be provided with adequate sewage disposal and water service. Following site acquisition supporting utilities relating to sewage disposal, water services, and transportation should be planned to serve the site.

Rationale - In the past, schools have been built without regard to soil suitability, producing cases of periodic septic system failure, and attending hazards to the health and welfare of the students. Sites which can reasonably be served by sewer and water services at some future date should be acquired. Once a site is acquired, facilities planning would better assure provision of necessary services in a timely and efficient manner.

6. Sufficient land for school sites in growing residential areas should be acquired and set aside to assure availability of an adequate and centrally located site when the need for a school develops. Reserving school sites would maximize the economics of attaining the best possible sites.

Rationale - As noted in number 2 above, early and careful planning for the acquisition of school sites means savings to the public, as well as assuring that the best possible sites will be acquired before they are developed to another use and forever lost or before they become prohibitively expensive.

7. School districts should be involved in the planning process to better coordinate residential and school planning.

Rationale - Coordination among agencies involved in planning for schools will assure the best implementation of goals and policies relating to school site acquisition and development. Such coordination will assure schools are planned in areas reserved for future residential growth.

8. An elementary school should not front on a major arterial road in order to maximize the safety to young children travelling to the school site.

Rationale - Major arterials are heavily travelled and generally allow higher speed limits than small roads, and pose a safety problem, especially for elementary age school children.

9. Schools should not be located in existing or designated commercial and industrial areas because these areas are not suitable for school facilities.

Rationale - Schools and commercial or industrial uses are incompatible for a variety of reasons, among which are the problems of traffic congestion, noise, and other mutual nuisances which render them unsuitable in close proximity to one another.

10. School sites should be located on relatively flat sites having a minimum drainage problem. School sites should not be planned in potentially hazardous areas.

Rationale - As with other forms of development, schools are much more expensive to build and maintain in areas having steep slopes or poor drainage characteristics.

11. New school sites should be located in a manner that minimizes encroachment on prime agricultural land.

Rationale - Schools have substantial land area requirements, and their location in agricultural areas would contradict the goal of maintaining prime agriculture land.

12. Schools should be located and designed to minimize noise nuisances and to maximize an aesthetic setting.

Rationale - Homes which are located immediately adjacent to schools suffer from noise created by school traffic and playing children. Where they are well screened from each other, a more restful residential area is assured.

PARKS AND RECREATION

Cowlitz County has been quite successful in implementing its park plans, and has made substantial investment in public parks and recreation areas. Cowlitz County has responsibility for seeing that many of the proposed recreation facilities are developed, perhaps more so than any other governmental agency. The County may not be the sponsor of most of these projects but the County should be involved in the planning stages.

The recreation facilities listed on pages 82/86 are deemed to further the citizen's need to fish, hike, swim, boat, etc., and enjoy and communicate with nature and its unique scenic features. Plate X depicts those proposed recreation facilities that have specific locations. Some of these sites require further study to determine what specific recreation activities should be encouraged at that location. The recreation sites outlined below are not the only good sites within Cowlitz County. There are many others that could be added to the list, but it is felt that these sites best meet the recreation needs of the county. Please refer to Pages 30 and 31 of the Comprehensive Park Plan of Cowlitz-Wahkiakum Counties dated October of 1975 for a summary of the recreation needs of the county. The goals and policies below insist that recreation activities be planned and developed in furtherance of the goals of this plan and in accordance with sound comprehensive planning principles.

GOAL:

- I.
 - A. RECREATION OPPORTUNITIES SHOULD BE PROVIDED IN URBAN AND RURAL AREAS. PARK DEVELOPMENT IS EMPHASIZED IN HIGH GROWTH.

GOAL RATIONALE:

Just as our citizens need diversified opportunities for work and economic gain, they need a variety of recreational outlets and opportunities for cultural enrichment, to fulfill man's psychological need to fish, hunt, hike, boat, etc., and enjoy and communicate with nature and its unique scenic features.

POLICIES:

1. Park sites should be acquired and set aside in order to better assure that sites are available when they are needed to reduce the cost of purchasing sites to preserve adequate open space and park lands in urbanizing areas.

Rationale - As with the acquisition of school sites, advance site acquisition for park and recreation facilities means greater savings to the public and assured availability of sufficient lands to accommodate future needs.

2. Scenic sites and water resources should be preserved for all to enjoy.

Rationale - See #4 below.

3. Documented historical and archeological sites should be preserved.

Rationale - Historical and cultural resources such as buildings and archaeological sites are irreplaceable, and if not preserved, are easily lost forever. The availability of such resources will enlighten posterity of man's nature.

4. Existing public access to the county's shorelines should be maintained. Provision for additional public access to the shorelines is encouraged.

Rationale - Water-related recreational activities are the primary source of leisure in this county, and access to shorelines by the general public is essential to the continuation of this resource.

5. Parks should be centrally located in developing and planned residential areas. Centrally located parks would be convenient to a maximum number of citizens.

Rationale - The utility of a park is partly related to its location, and since our population is growing, proper location means anticipating planned centers of population.

6. Public agencies responsible for providing parks are encouraged to vigorously develop new parks and maintain existing ones.

Rationale - At present, park and recreation facilities are underdeveloped compared with the present and potential demand placed upon them.

7. Encourage the protection or acquisition of outstanding scenic vistas and areas of unique features for their recreational value.

Rationale - Early selection assures their preservation for posterity to enjoy. Such resources might otherwise be forever lost to other forms of development, or become prohibitively expensive to preserve with the passage of time.

8. Park planning should be coordinated with school site planning for the development of joint park/school facilities in order to maximize the economics of acquisition, utilization, and maintenance.

Rationale - Wherever multiple use can be made of a public facility, there is a net increase in value received, and a reduction in the total costs involved.

9. The safeguarding of the environmental features of a recreational facility should be a continuing management and patron responsibility.

Rationale - Examples such as Yosemite Park have shown that the continuing quality of a recreational resource is dependent upon the attitudes both of the managers of the resource, and the people who enjoy it.

10. Areas near rivers, streams, and lakes should be given high priority for the development of new parks.

Rationale - Same as #4 above.

11. Encourage support for the conservation of biotic communities and unique and fragile features for scientific, educational, and aesthetic purposes.

Rationale - The value of nature as a textbook is such that the preservation of unique biotic features of the county will mean the opportunity for our citizen's present and future to gain knowledge and pleasure from the conservation of these resources.

12. To encourage private enterprise to provide recreational facilities of a commercial nature.

Rationale - The private sector is often capable of providing forms of recreational development which it is impractical for the public to provide.

13. To encourage federal, state, and private forest landowners to allow outdoor recreational opportunities under the multiple-use concept where recreation is deemed a suitable use and is compatible with other resource values.

Rationale - As noted in the Introduction, 88% of the county is classified as commercial forest land. There is an enormous potential for recreation on these lands if proper management is established to insure the continuing value of the land for all its potential uses.

14. To explore avenues which may provide recreation opportunities for the elderly, handicapped, and underprivileged.

Rationale - Those recreational facilities serve best which serve all of our citizens, providing locations and amenities, which means that no one will be excluded from their use.

15. To develop recreational sites with a minimum of disturbance to the environmental quality and natural resources of an area.

Rationale - It has often been the case in the past that in the very act of developing a recreational resource, its intrinsic value has been reduced. As with other land developments, the environmental impact evaluation process will assure that disruption of the recreational resource to be enjoyed is minimized.

16. Established public access over private land to publicly owned land should be maintained where such public access will not be substantially detrimental to the main use of the private land involved.

Rationale - There is considerable public land in Cowlitz County, and sometimes a development activity inadvertently eliminates an established public access to the public land.

The recreation sites and activities listed on the following two pages are based on a study of the recreation needs of the county by a committee of interested citizens. Please refer to the study entitled "Comprehensive Park Plan Cowlitz-Wahkiakum Counties" dated October 1975 for more detailed information on each recreation proposal.

II.

1. The following sites are considered to be deserving of study or action by state and federal agencies:
 - a. Hump Island on the Columbia River - Washington State Parks and Recreation Commission should build a marina park.
 - b. Woodland airport property - develop a shoreland oriented day use recreation facility.
 - c. Modrow Bridge on Kalama River - expand a boat launch facility (State Game Commission).
 - d. Sequest State Park - build more trails, add camping spaces.
 - e. Cottonwood Island - Washington State Parks and Recreation Commission should study the site for development of a public regional park.
 - f. Hollywood Gorge Canyon - Burma area on Toutle River - maintain this scenic resource.
 - g. Spirit Lake Highway - maintain and protect the scenic landscape as seen from the road.
 - h. Merrill Lake, Cougar Road - build viewpoints to view outstanding scenic areas.
 - i. Cowlitz River Corridor - should be considered a scenic and recreation corridor of regional significance.

- j. Ocean Beach Highway, Coal Creek to Cathlamet - designate as a state scenic and recreation road. Protect scenic quality.
 - k. National Forest - Horse Camp - Toutle River - Forest Service should build a new Horseman Camp west of Spirit Lake.
 - l. Mt. St. Helens scenic area - Forest Service should manage the area for protection of scenic and recreational park uses.
 - m. DNR, Cold Water Campground - build a campground.
2. The following sites are of interest but require further study:
- a. Mouth of Cowlitz River - develop a public marina and boat launch facility.
 - b. Woodland Bottoms, Woodland Bar - develop a day use facility and boat launch.
 - c. Man-made Lake, I-5, Kalama River Road - develop a day use swimming development.
 - d. Fishers Island - study environment for the possibility of marina development.
 - e. River front property, South Lexington - has potential for large multiple use riverfront park.
 - f. Lewis River Road - develop scenic vistas to view Merwin and Yale reservoirs.
 - g. Upper Coweeman River Corridor - develop day use facilities and protect scenic quality.
 - h. Camp Coweeman Boy Scout Camp - re-activate old camp for group uses.
 - i. Kalama River Corridor - study river for possibility of recreation development.
3. The following sites appear to be better suited for development by private enterprise.
- a. Mouth of Coweeman River - potential for development of a marina.
 - b. Silver Lake - develop day uses, camping, and resort facilities.
 - c. Coweeman Area Swimming - develop a swimming and picnicking area along lower Coweeman River.
 - d. Big Slough at Stella - potential for future marina development.

- e. Kalama Falls - improve visitor facilities.
- f. Crescent Bay on Merwin Reservoir - develop a regional park.
- g. Cowlitz River, east shoreline north of Ostrander - develop regional park.
- h. Marble Creek Falls, Merwin Reservoir - maintain scenic values.

The following are specific recreation development proposals that are appropriate for the County to undertake in the near future.

County Line Park Development: The project is a joint effort between several state and local agencies. Completion of development in 1975 and 1976 is the top County priority. Upon completion, Cowlitz and Wahkiakum counties will jointly manage the park. This project is rated the number one priority for freshwater shoreland and access areas.

River Access and Public Fishing Areas - Acquisition: An on-going effort of the County is to obtain public access to all rivers in the county as opportunities are presented. Estimates of the total costs of this effort could not be made.

Riverside Park - Re-development: Plans for re-development are intended to increase the visitor capacity and better distribute users on the site. Development actions will include relocating road systems, expanding parking capacity, expanding picnicking units, development of a bicycle and walking path system, new toilets and playground areas, expansion of open field play area, development of a new restroom, and additional landscaping. The Regional and Scenic Resources Subcommittee rated this the second priority regional recreation area.

Kalama River Mouth/Columbia River Site Acquisition: The area is rated the number three priority potential site for freshwater shorelands and access areas. The first priority (County Line Park) is under construction and the second priority (Port of Kalama Marina) is already planned by the Port. Therefore, this area is in effect the highest priority potential new acquisition freshwater shoreline area. Acquisition is proposed for 1976-1977 with development of a multiple use park to follow in 1979-1980.

Urban Area Recreational Land Acquisition: It is programmed for 1976 to locate and acquire approximately forty acres within or near the Kelso-Longview urban area for future park development.

Westside Highway Bicycle Trail/Greenbelt: Considered the top priority trail development for Cowlitz County, the greenbelt and bicycle trail would extend from the Allen Street Bridge in West Kelso northward along Westside Highway to the point where it enters south of Lexington.

The trail would then either follow the river dike into Riverside County Park or continue along the Westside Highway to the park entrance. In either case, it would then join with a trail system planned within the park.

Harry Gardner Park Addition: The proposal is to acquire an adjacent 59 acre parcel for park expansion.

Abernathy Creek Park Development: Phase I is scheduled for 1979 and will include development of day use facilities including picnic areas, boat launch, trails, restroom, and parking. Phase II is scheduled for 1981 and will include expansion of day use facilities and development of overnight camping areas.

Coal Creek Landfill Park Development: The existing County-operated sanitary landfill is scheduled for closure during 1976. After a five year settling period, a regional day use park will be developed on the site.

COWLITZ COUNTY
SIX YEAR CAPITAL IMPROVEMENT
PROGRAM FOR OUTDOOR RECREATION

| YEARS PROGRAMMED | PRIORITY | ACRES | TOTAL ACQUISITION | COST DEVELOPMENT | ANTICIPATED FUNDING SOURCE | | |
|------------------|----------|---------------|-------------------|------------------|----------------------------|--------|--------------------------|
| | | | | | LOCAL SHARE | SOURCE | MATCHING STATE & FEDERAL |
| 1975-76 | 1 | 6 | - | \$ 150,000 | - | - | \$ 150,000 |
| 1975 | 2 | Approx 40 | \$120,000 | - | County | County | 90,000 |
| 1975 Ongoing | 3 | - | - | - | - | - | - |
| 1976 | 1 | 46 | - | 250,000 | 62,500 | County | 187,500 |
| 1976-77 | 2 | - | 120,000 | - | 30,000 | County | 90,000 |
| 1976 Ongoing | 3 | 15 | 30,000 | 10,000 | 10,000 | - | 30,000 |
| 1977 Ongoing | 1 | Approx 4.5 mi | 40,000 | 80,000 | 30,000 | County | 90,000 |
| 1977 | 2 | 20 | 120,000 | - | - | - | - |
| 1978 | 1 | 59 | - | 200,000 | 50,000 | County | 150,000 |
| 1979 | 1 | 138 | - | 200,000 | 50,000 | County | 150,000 |
| 1979-80 | 2 | - | - | 400,000 | 100,000 | County | 300,000 |
| 1981 | 1 | 138 | - | 200,000 | 50,000 | County | 150,000 |
| 1982-84 | 1 | 30 | - | 375,000 | 75,000 | County | 300,000 |
| TOTALS | | | \$430,000 | \$1,865,000 | \$507,500 | | \$1,687,500 |

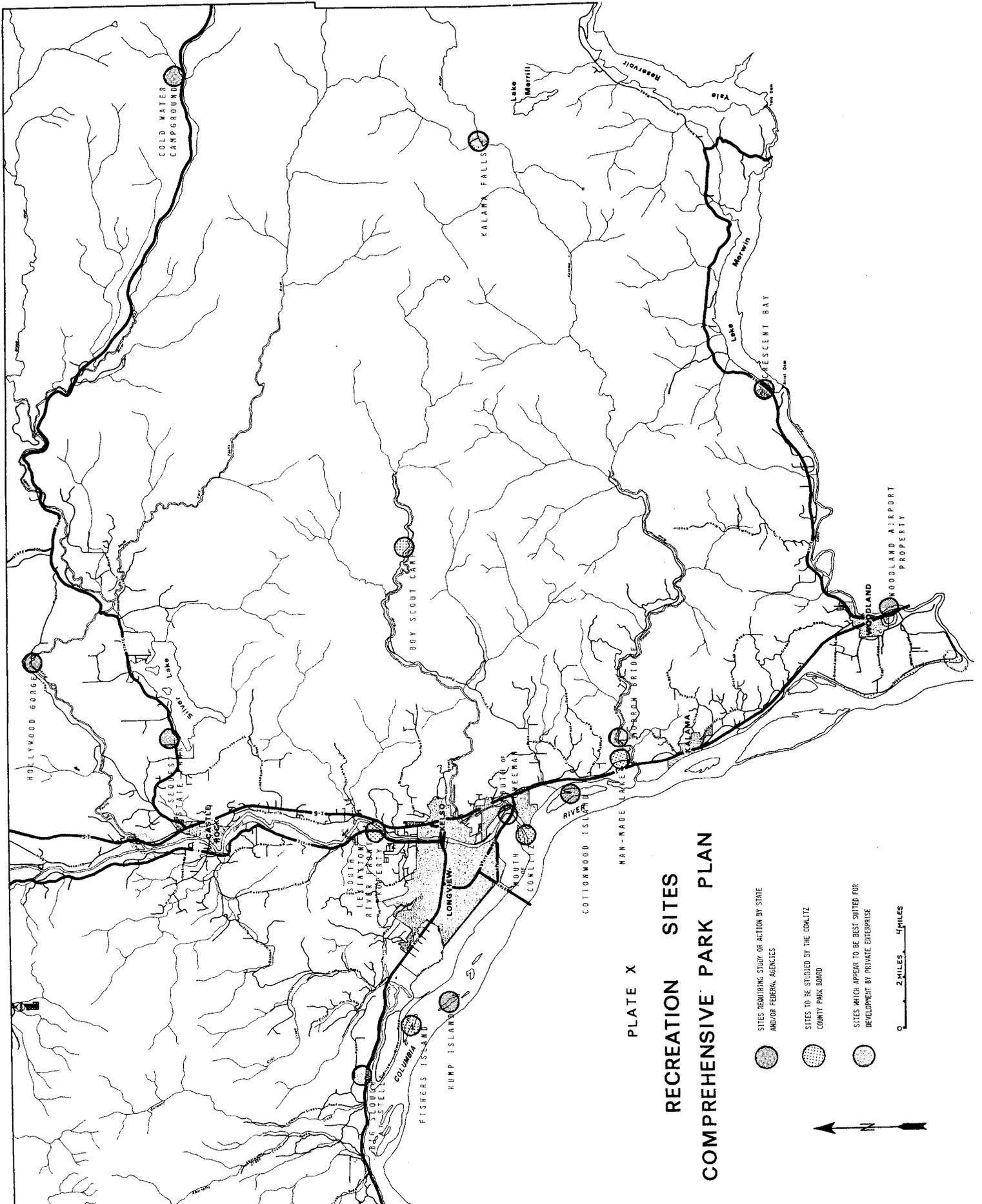
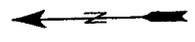


PLATE X
RECREATION SITES
COMPREHENSIVE PARK PLAN

- SITES REQUIRING STUDY OR ACTION BY STATE AND/OR FEDERAL AGENCIES
- ◐ SITES TO BE STUDIED BY THE COMALZ COUNTY PARK BOARD
- SITES WHICH APPEAR TO BE BEST SUITED FOR DEVELOPMENT BY PRIVATE ENTERPRISE



0 2 MILES 4 MILES

FIRE PROTECTION

It is essential to the health and welfare of the citizens of the county that all existing and planned residential areas of the county be provided with adequate fire protection facilities. The overall goals of providing community services including fire protection to developing areas of the county, is furthered by the following goals and policies relating to the fire protection.

GOAL:

- A. FIRE PROTECTION SHOULD BE PROVIDED TO ALL DEVELOPING AREAS OF THE COUNTY.

GOAL RATIONALE:

Fire protection should be provided concurrently with new development, so there is no time in which an area does not have adequate protection. It is essential to the health and welfare of the citizens of Cowlitz County that all planned residential areas of the county be provided with fire protection facilities.

POLICIES:

1. Fire stations could be constructed in any location so long as each facility is properly designed and aesthetic landscaping provided. Fire stations should be designed to be compatible with adjacent residential or community facility land uses.

Rationale - As with other forms of development, fire stations can add to or detract from the general aesthetic quality of its surrounding environment. A well designed and landscaped facility improves the community's appearance.

2. Extend Fire districts to include developing parts of the county to assure protection and more equitably distributed costs.

Rationale - Fire protection equipment and manpower is expensive, and the cost is best absorbed when distributed as broadly as possible.

CHURCHES AND COMMUNITY HALLS

New churches and community halls require much forethought prior to location. It is important that new facilities be planned and constructed in a manner that assures compatibility with other uses, especially residential uses in the area. This compatibility can be better realized by the implementation of the following goals and policies.

GOAL:

III.

- A. THE SITE FOR COMMUNITY HALLS AND CHURCHES SHOULD BE LARGE ENOUGH TO PROVIDE FOR ALL THE CURRENT AND FUTURE NEEDS OF THE USERS OF THE FACILITIES.

GOAL RATIONALE:

Advance planning of churches and community halls will mean a greater likelihood that the site and the facility will not become inadequate for its intended use. Considerations should include needs for expansions and additions to the buildings, as well as, future parking and other accessory uses.

POLICIES:

1. Churches and community halls should be provided with adequate off-street parking and the parking ratio should relate directly to the use capacity of the structure.

Rationale - Most facilities of this nature are limited use facilities, and the periods of peak use can involve large volumes of traffic and parking demands, which if not handled properly, can result in congestion

2. Any dwelling locating in conjunction with a church should comply with zoning and other applicable standards relating to residential uses of the district or classification in which it is located.

Rationale - Same as #3 below.

3. Churches and community halls should be located adjacent to streets designed to handle the increased traffic and provide good circulation; dead-end streets should be avoided.

Rationale - Most facilities of this nature are limited-use facilities, and the periods of peak use can involve large volumes of traffic, which if not handled properly, can result in congestion. Dead-end streets are usually narrow and do not provide alternate travel routes for residents during these peak traffic periods.

GOAL:

- B. COMMUNITY HALLS AND CHURCHES SHOULD BE LOCATED IN AREAS WHERE THE LIVING ENVIRONMENT OF THE NEIGHBORHOOD WILL NOT BE ADVERSELY AFFECTED.

GOAL RATIONALE:

It is important that a community hall or church locating in a residential area make every effort to be a good neighbor. These facilities often serve more than the immediate area and special considerations may protect the character of the neighborhood.

POLICIES

1. No existing building or structure should be converted to a community hall or church unless the building, or structure, complies or is brought into compliance with all building, zoning or other applicable standards.

Rationale - The codes for residential occupancy are very different from those for more intensive uses. The public health and safety could be jeopardized if adequate provisions are not made for fire and life safety.

2. Any new community halls or church buildings may have to exceed the yard requirements of the district or classification in which it is to be located, and any addition to an existing structure should not encroach upon the required yard. Parking should not be allowed within the setback areas.

Rationale - Churches and community halls are quasi public uses. When there are public uses in single family areas, the public use needs sensitivity in design to assure compatibility with the residences. Additional setbacks may be needed to enhance aesthetics, reduce noise, and to define the public and private spaces.

3. Church or other community group-sponsored uses such as day-schools, auditoriums for social and sports activities, health centers, pre-school facilities, convalescent homes and other similar natures should be considered as separate uses, and should be reviewed under the special use process.

Rationale - While a single purpose structure may be compatible with the residential character of an area, expanding to include other uses may create an increase in noise and nuisance potential for neighbors.

4. A landscaping buffer with sight-obscuring screening should be provided along any border of a community hall or church parking lot that is located across the street from or that abuts upon a residential use.

Rationale - Fences or sight-screening vegetation provide abutting properties with privacy; these buffers may also protect the properties and improve aesthetics.

5. Any signs identifying a church or community hall should be made a part of the design of the building, or built as a landscaping structure.

Rationale - A well-designed sign can further neighborhood compatibility. By avoiding large lettering and lighted plastic signs, the beauty of the architectural lines of the meeting place will not be diminished.

POWER SUBSTATIONS

Power substations are facilities which are a necessary part of economic growth in the county. Since they are potential nuisances in terms of noise, aesthetics, and safety, they need to be carefully located. The following goals and policies insist on good design and proper location, in furtherance of the goals of this Plan.

GOAL:

IV.

- A. POWER SUBSTATIONS SHOULD BE DESIGNED AND LOCATED TO MINIMIZE CONFLICTS WITH ADJACENT LAND USES AND THE ENVIRONMENT.

GOAL RATIONALE:

Power substations are necessary facilities for conducting electrical power, however, they are potential nuisances which must be planned for location and design to minimize conflicts with adjacent land uses.

POLICIES:

1. Encourage the location of power substations in non-residential areas due to nuisances that are part of such facilities such as noises which interfere with home entertainment equipment.

Rationale - It is in the nature of high voltage systems to cause interference with television and radio reception.

2. Screening and landscaping are encouraged in power substation design in order to enhance their appearance and make them compatible with the community in which they are located.

Rationale - Power substations are not by design, pleasant appearing facilities, and landscaping and screening can help maintain the appearance of the community.

3. Cowlitz PUD power substations planning should be coordinated with the County's long-range plans.

Rationale - Better coordination with utility agencies serving the growth of the county will mean a more successful planning process.

4. Power substations should be planned for location in industrial areas as much as possible.

Rationale - As noted above, power substations are a nuisance in residential areas. Industrial areas are more suited for substations because they do not, in most cases, conflict with industrial activity.

UTILITY CORRIDORS

Utility corridors in Cowlitz County already occupy 5,062 acres of valuable development and forest lands. Timber production is the backbone of the economy of Cowlitz County. As each new corridor is constructed through the county, more valuable timberland is taken out of production. In addition, utility corridors are ideal environments for the growth of noxious weeds. The following goals and policies provide planning and development guidelines for the construction of major utility lines in the county.

GOAL:

- V.
- A. MAJOR INTRA-COUNTY AND INTRA-STATE UTILITY TRUNK LINES SHOULD BE DESIGNED AND CONSTRUCTED TO MINIMIZE ENVIRONMENTAL PROBLEMS. EFFICIENT USE OF EXISTING UTILITIES SHOULD BE MAXIMIZED BEFORE NEW UTILITIES ARE CONSTRUCTED IN NEW OR EXPANDED CORRIDORS.

GOAL RATIONALE:

Powerline rights-of-way represent a large investment in land area, and the most efficient use of that land will mean the least amount of land which must be taken up. Excessive land consumption conflicts with maintaining our vital forestry and agriculture base.

POLICIES:

1. Encourage all required corridor expansion to minimize impact on adjacent land uses.

Rationale - Same as #4 on below.

2. Encourage utilization of corridor areas for agriculture and small tree production.

Rationale - When properly designed and managed, secondary uses can be made of utility corridors which will mean that the land need not lie fallow.

3. All expansion of utility corridors should adhere to the County's long-range plans.

Rationale - As with planning in other areas of concern, the planning of utility corridors in conjunction with the general plans for the county, will assure the most efficient overall development of the county.

4. The design, construction, and maintenance of major utility lines should be developed in a manner that minimizes environmental problems.

Rationale - Where the design and construction of utility corridors has proceeded without regard for environmental considerations, problems such as erosion, tree wastage, tansy ragwort, generated land management problems, trespassing problems, etc.

5. The following guidelines should be adhered to in the development of the new utility lines and pipelines in Cowlitz County:

a. Establish double or triple deck lines on which small corridors would be used.

Rationale - The doubling of uses will mean that additional corridors will not be required.

b. Establish common or jointly used corridors and place utility lines closer together.

Rationale - Same as (a) above.

c. Utility companies seeking new rights-of-way in Cowlitz County should make arrangements, where practical, to use existing rights-of-way.

Rationale - Same as (a) above.

6. Establish a noxious weed control program. All utility companies shall be responsible for the control of noxious weeds on their rights-of-way.

Rationale - Among the environmental problems of utility corridors is that they are prime habitats for weeds such as tansy ragwort, due to the lack of existing vegetation.

TRANSPORTATION ELEMENT

The Transportation Element is intended to: (1) define the relationship of transportation facilities with planned land uses and other major utility developments; (2) identify the specific improvements to existing transportation facilities that continued moderate growth will make necessary; (3) establish overall concepts guiding the development of arterials and streets within the unincorporated portion of Cowlitz County; and (4) identify in a generalized manner, the appropriate location for the county's arterial and collector streets. This element of the Plan is divided into three parts: (A) Overall Goals; (B) Goals and Policies relating to the development of arterials and streets and other forms of transportation; and (C) Goals and Policies relating to the development of public transportation facilities.

GOAL:

- A. THE DEVELOPMENT OF TRANSPORTATION FACILITIES MUST BE COORDINATED CLOSELY WITH PLANNED LAND USES, PARTICULARLY THOSE SERVING INTENSIVE ECONOMIC ACTIVITIES.

GOAL RATIONALE:

Priority should go to maintaining and improving roads in those areas experiencing growth and/or heavy use. Areas not planned for urban development should be protected from growth pressures by limiting transportation access to the minimal amount necessary to meet the needs of the non-urban areas outlined in the Land Use Element.

GOAL:

- B. THE CONTINUED IMPROVEMENT OF PUBLIC TRANSPORTATION SERVICES IS ESSENTIAL SO THAT THE PUBLIC IS PROVIDED WITH AN ALTERNATIVE TO THE AUTOMOBILE AS A MEANS OF URBAN AND INTER-URBAN TRAVEL.

GOAL RATIONALE:

There is a need for developing a more balanced transportation system to link the small communities in the county with the Kelso-Longview urban area where most employment opportunities and specialized services are located.

Because of the energy shortage, it is essential that we encourage those modes of transportation which efficiently utilizes energy resources. Continued heavy reliance on limited petroleum and other limited resources, will increase, or at least continue pressure for improvements to the freeway and arterial system to relieve congestion, use of additional land for parking, and increasing problems with noise and lowered air quality. A possible means of conserving energy as well as dealing with traffic congestion and air pollution, should be addressed as part of the Transportation Element of the Plan.

GOAL:

- C. ENHANCE THE EFFECTIVENESS OF THE TRANSPORTATION SYSTEM BY DEVELOPING AND IMPROVING COORDINATION AMONG VARIOUS TRANSPORTATION MODES.

GOAL RATIONALE:

The inter-relationship between transportation modes is important to assure continued efficient movement of goods and people. Well integrated rail and highway facilities permit the development of rail/trucking terminals which can transfer goods quickly. Similarly, these facilities need to be effectively linked to the county's industries and ports. The local transportation system must tie into the transportation system serving the areas beyond the county.

GOAL:

- D. THE DEVELOPMENT OF TRANSPORTATION FACILITIES SHOULD BE COORDINATED WITH THE CONSTRUCTION OF OTHER UTILITIES.

GOAL RATIONALE:

In the past, government and utility purveyors have separately planned and constructed streets and utilities in the same right-of-way areas. This independent approach to road and utility development has been realized at considerable expense. [To illustrate: A road is built (paved), and then the adjacent land is developed over a period of time, causing a need for construction of utilities. A portion of the road is torn up as each utility is placed, thereby compromising the structural soundness of the road.] Road rights-of-way should be large enough to accommodate future utilities and thereby minimize incursion into the roadbed.

GOAL:

- E. FUNCTIONAL EFFICIENCY AND SAFETY OF THE COUNTY'S STREETS THROUGH GOOD STREET DESIGN AND ACCESS CONTROL, IS ESSENTIAL TO THE EFFECTIVE MOVEMENT OF PEOPLE, GOODS, AND SERVICES IN THE COUNTY.

GOAL RATIONALE:

Without good street design and access control guidelines, additional automobiles randomly entering and leaving the traffic stream will increase congestion which in turn, reduces the efficiency of a street. By allowing each property direct access on an arterial, all access to other properties are thereby reduced. The purpose of access control is thus: not to limit access to property, but to improve it. Good street alignment and minimal jogs will further the overall safety and efficiency of the county's road system.

Good street design is also essential to provide safe and convenient access for medical, fire, and police emergency vehicles.

POLICIES:

1. Commercial and industrial uses generate heavier traffic both in weight and numbers, than any other land use.

Rationale - Streets must be designed to safely accommodate heavy trucking serving commercial and industrial uses. Ingress and egress in commercial and industrial areas must be carefully planned and developed to assure the safety and efficiency of the county's commerce.

2. Future street development should have sufficient right-of-way to provide for multiple transportation uses.

Rationale - Many times a street accommodates more than the two way movement of automobile traffic. Public streets are also utilized for the movement of pedestrians and bicycles. In some cases, mass transit vehicles utilize the road as terminal points for the boarding and disembarking of people.

3. All street developments in steep areas should be designed to avoid excessive street gradients to assure the effectiveness and safety of the road as a conveyor of vehicular traffic and to reduce public and private costs associated with the long-term maintenance of such roads.

Rationale - Excessive gradients have proved difficult to negotiate in inclement weather, especially snow. In addition, steep streets are difficult to maintain. The overall safety of very steep streets diminishes as the slope increases.

4. Subdivision street patterns and street design must be coordinated with existing and planned street patterns of the surrounding area to assure effective and safe circulation.

Rationale - Past experience has shown that where subdivision streets are designed to meet only the needs of the subdivision, effective area-wide circulation suffers in the long term.

GOAL:

- F. TO ENCOURAGE AIRPORTS AND PRIVATE LANDING STRIPS TO DEVELOP IN A MANNER THAT AVOIDS CONFLICTS WITH ADJACENT LAND USES.

GOAL RATIONALE:

Among the common conflicts and hazards associated with all airports are the landing approach and airplane noise.

POLICIES:

1. Airports and private airstrips should be located where approach and noise nuisances are minimized to reduce hazard potential to adjacent land uses. In general, approach zones should be over water, open space land, or non-intensive uses such as agriculture, commercial forests, green belts and industrial areas. Flight tracks should not be located above residential areas.
2. Land uses which would attract large concentrations of people must be discouraged from locating within approach zones of existing airports and airstrips.
3. New airstrips should avoid locating adjacent to residential uses.
4. Operators of airport facilities should consider acquisition of development rights, air rights (avigation easements) and land within approach and noise impacted areas to minimize encroachment problems.
5. Private airstrips should be restricted to non-commercial passenger and agricultural uses.

ARTERIAL AND STREET PLAN

STREET CLASSIFICATION SYSTEM;

1. Interstate Highways:

The Federal Interstate Highway System serving interstate and state-wide traffic. Interstate Highway No. 5 is the only highway in this classification.

2. Principle Arterials:

- a. Rural - serving interstate and state-wide traffic.
- b. Urban - provides through trips between major traffic generators; connects with freeway system.

Allen Street - from I-5 to Ocean Beach Highway
Cowlitz Way - 7th Avenue in Kelso to Ocean Beach Highway
Highway 432 - from Longview Wye to Ocean Beach Highway; from Cowlitz Way to Industrial Way (via Washington Street)
Ocean Beach Highways - from Cowlitz Way to West County Line

All highways in this classification are state highways. These streets are subject to necessary regulation and control of parking, turning movements, access restrictions, etc.

3. Minor Arterials - (100 feet or more right-of-way)

- a. Rural - provides for inter-regional trips; connects with freeway system.
- b. Urban - provides through trips between major traffic generators; connects with freeway system.

This classification of streets provides for traffic movement between major traffic generators and connects with the freeway system. These streets are subject to necessary regulation and control of parking, turning movements, access restrictions, etc. Director access to abutting property is controlled, and within subdivisions is limited to the most extenuating circumstances only, and may be entirely prohibited. The location and designation of this class of street shall be by special determination.

Pacific Way
Industrial Way
38th Street
West Side Highway from Industrial Way to King Street
Talley Way
South Pacific Avenue (Kelso)
North Pacific Avenue (Kelso)
Industrial Way
Lewis River Road from Pekin Road east to Amboy turnoff
Spirit Lake Highway

4. Major Collector - (60 to 80 feet right-of-way)

- a. Rural - provides for inter-regional and inter-county traffic
- b. Urban - provides trips within developed areas and between minor arterials and minor collectors, and local access streets.

Serves approximately 1,500 lots or units in urbanizing areas. It provides for traffic movement within developed areas and between major arterial streets and collector and local access streets. It serves traffic between neighborhoods and may provide direct access to abutting property when conditions warrant.

46th Street / Olympia Way
Coal Creek / Delameter
Hazel Dell Road
West Side Highway from Lexington Avenue to North County Line
Stella / Germany Creek Roads
Nevada Drive
Olson Road
Columbia Heights Road
Beacon Hill Drive
Alpha Drive
Mt. Brynion Road to Johnson Lane
Virginia Way
Laurel Road
Rose Valley Road
Mt. Pleasant Road
Old Pacific Highway from Longview Wye to Kalama River Road
Kalama River Road to west boundary of Section 8, Township 6
North, Range 1 East
Headquarters / South Silver Lake Road
South Toutle River Road
Lewis River Highway from Amboy turnoff to the east county
line
Fish Pond Road

5. Minor Collectors - (60 foot right-of-way)

Serves about 350 lots or units in urbanized areas. It collects and distributes traffic between arterials and local access streets. It serves as a neighborhood traffic generator and provides direct access to abutting property.

Abernathy Creek Road
Eufaula Heights Road
Willow Grove Road
Mt. Solo Road from Industrial Way to Baker's Corner
Mt. Brynion Road from Johnson Lane east to Pointer Rock Road
Allen Street east of the city limits of Kelso
Ostrander Road
All I-5 Frontage roads
Barnes Drive to the north county boundary
Hall Road
Sightly Road

Spencer Creek Road
China Garden Road to Gore Street
Military Road
Green Mountain Road
Whalen Road
Caples Road
Dike Access and Kuhn's Roads
Little Kalama River Road
Kalama River Road from west boundary of Section 8, Township 6
North, Range 1 East to Pigeon Springs 10

6. Local Access Streets - (60 foot right-of-way)

Provides for local traffic movement and connects to collector and/or arterial streets. These streets are normal residential streets serving about 200 lots in urbanizing areas. These streets provide direct access to residential, commercial, industrial uses, and connect to collector and/or arterial streets.

7. Local Service Streets - (50 foot right-of-way)

This street serves less than 100 lots or units. It provides direct access to residential land for local traffic and connects to major and minor collector streets or local access streets. To assure safe and convenient access, these roads should not exceed 600 feet.

RECOMMENDED NEW FACILITIES:

1. Approximately one mile of road extending from the north end of the Little Kalama Road to the Kalama River Road.
2. A bridge extending from the West Side Highway in the South Lexington area, across the Cowlitz River and connecting to Rocky Point interchange, south of Ostrander Road.
3. Since the Ocean Beach Highway and the West Side Highway will continue to be vital arteries serving the county, such facilities should be expanded to four lanes to assure that they remain effective conveyors of people, goods, and services. This expansion plan applies to the West Side Highway from Main Street in Kelso to Castle Rock and all of Ocean Beach Highway to the western county boundary.

PUBLIC TRANSPORTATION SECTION

This section will be included following completion of public transportation studies now under way.

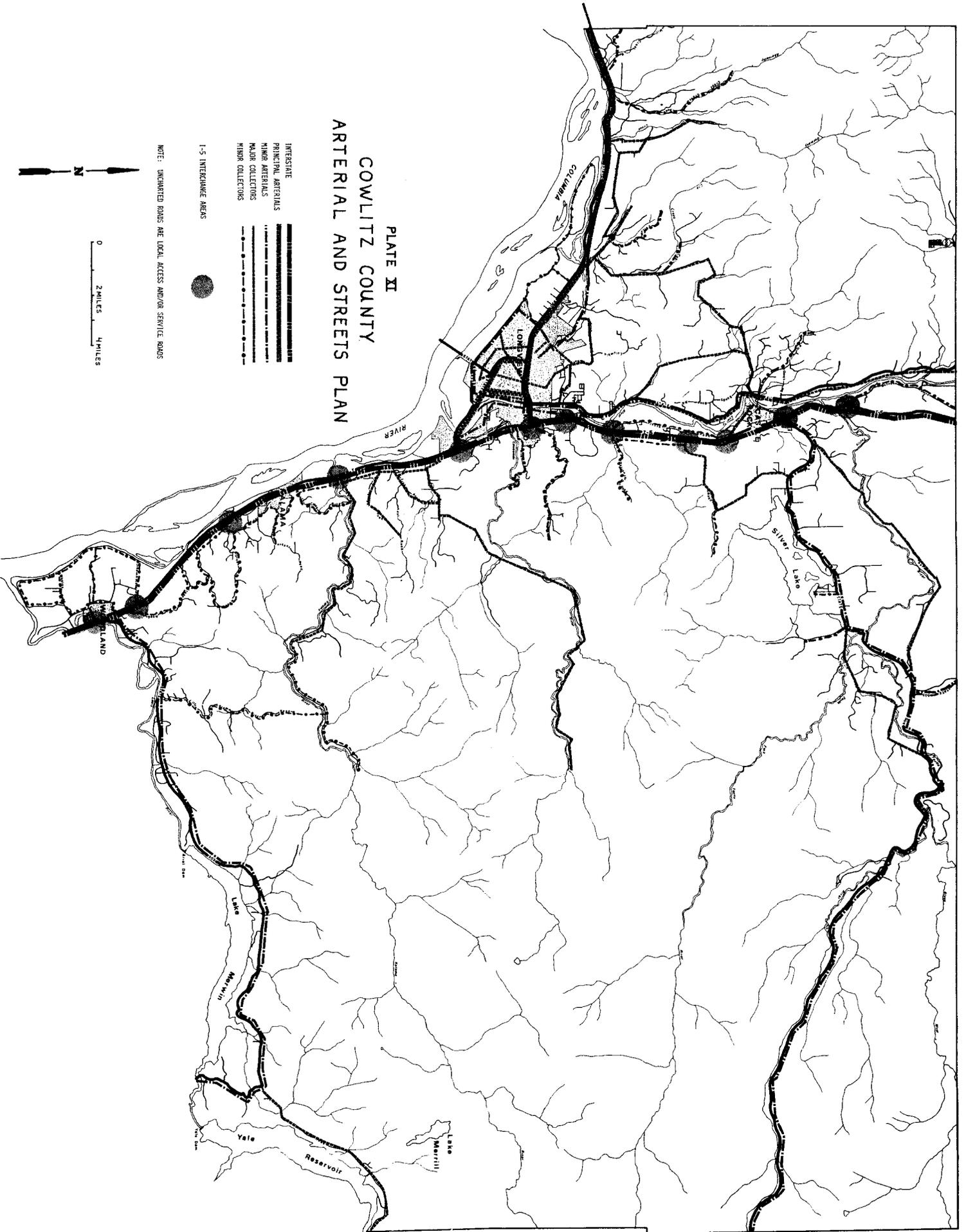
PLATE XI
 COWLITZ COUNTY
 ARTERIAL AND STREETS PLAN

- INTERSTATE
- PRINCIPAL ARTERIALS
- MINOR ARTERIALS
- MAJOR COLLECTORS
- MINOR COLLECTORS

I-5 INTERCHANGE AREAS

NOTE: UNPAVED ROADS ARE LOCAL ACCESS AND/OR SERVICE ROADS

0 2 MILES 4 MILES



IMPLEMENTATION ELEMENT

This element is not the same as a land use ordinance backed by the police power of the county. Rather, it is essentially a proposed management program to be used as a means of implementing the Comprehensive Plan to assure to the greatest extent possible the orderly growth and development of the unincorporated area of Cowlitz County.

It establishes the general framework of management tools necessary to effectively carry out the general goals and those growth patterns set forth in the Land Use Element.

Basically, there are three approaches that may be utilized: regulatory ordinances, capital improvement, budgeting, and the monitoring of new development in the long term to determine the effectiveness and efficiency of the planning process.

To accomplish plan implementation, all three methods are necessary. Additionally, it is vital that the governmental agencies of the county coordinate their decisions relating to new public and private developments. In this context, cooperation between the private sector and county government is essential if we are to be successful.

GOAL:

- A. EXISTING COUNTY LAND USE REGULATIONS WHERE INCONSISTENT WITH THIS PLAN SHOULD BE AMENDED TO FURTHER THE GOALS AND POLICIES OF THIS PLAN.

GOAL RATIONALE:

The Comprehensive Plan is a guide to the future growth and development of the county, rather than a regulatory document. Ordinances and other regulatory tools are the "official controls" without which the plan cannot be implemented.

POLICIES:

1. The entire county should be included in the County Land Use Ordinance in order to directly guide development and implement this plan.

Rationale - From 1966, when the Comprehensive Plan was first adopted, until April of 1975, there was not a land use control ordinance in effect to aid in implementing the goals and policies of the plan. At present, the County Land Use Ordinance still does not extend to all parts of the county, resulting in an incomplete pattern of developmental guidance and control.

2. Developers and regulatory and service agencies must work together to assure that the county is developed consistent with this plan.

Rationale - Coordination among public agencies and developers assures expediting needed development and better assures furtherance of long-range plans.

3. All re-classifications granted under the County Land Use Ordinance should further the Comprehensive Plan.

Rationale - As the overall guide for decision-making, the ordinances must be in agreement with long-range plans. Recent court rulings have stated that comprehensive plans should be the standard, against which are measured for their agreement with overall county goals.

4. Enforcement of the County Sanitation Ordinance is encouraged to further the Comprehensive Plan.

Rationale - The County Sanitation Ordinance is an important tool in assuring the safety of rural residents because its purpose is to prevent hazards from improper development of septic tank systems.

5. The County Subdivision Ordinance should be amended to require that a subdivision lot be occupied only if all required services and improvements serving the lot are constructed.

Rationale - Without assurances that service systems are functioning at the time a subdivision lot is occupied, lot buyers are subject to difficulties in obtaining required services so that they may use the lot for the intended dwelling purpose.

6. Regulate all land divisions intended for dwelling sites.

Rationale - The subdivision of property for the purpose of human occupation requires careful planning to assure that all services and improvements are adequate to the needs of the occupants and that environmental limitations are addressed for safety purposes.

7. Enforce existing land use regulations. Adequately fund all land use administration programs to better assure proper administration and enforcement.

Rationale - The quality of administration of implementing ordinance, and the achievement of the goals of the plan itself, are only as effective as the quality of the program we maintain for their execution.

8. Following adoption of the County Comprehensive Plan, the Department of Community Development will monitor land development trends in the county and conduct studies as they relate to the implementation of the plan. Based on the findings in the studies, the department will develop recommendations regarding improving the effectiveness of the Comprehensive Plan Implementation Program.

Rationale - By monitoring new developments throughout the county, we are providing an effective feedback mechanism to help us in determining the effectiveness of the planning program and identifying growth patterns for consideration in future planning.

GOAL:

- B. THE CAPITAL IMPROVEMENTS PROGRAM OF COWLITZ COUNTY, AS WELL AS SPECIAL DISTRICTS WITHIN THE COUNTY SHOULD FURTHER THE COUNTY COMPREHENSIVE PLAN. THE COUNTY PLANNING AGENCY SHOULD ANNUALLY REVIEW THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM AND REPORT TO THE BOARD OF COUNTY COMMISSIONERS AS TO WHETHER THE SAID PROGRAM IS IN FURTHERANCE OF THE COMPREHENSIVE PLAN SETTING FORTH ITS FINDINGS AND CONCLUSIONS.

GOAL RATIONALE:

Budgeting of capital improvements is one of the most important tools of local government in guiding the growth of a county. As with the ordinances we create, our capital improvements program can be used to further the goals of the plan by directing growth toward or away from certain areas, and by assuring that the growth that does occur is orderly, timely, and efficient. Likewise, poor planning, or poor coordination with the plan, can thwart the purposes of the plan and hinder the proper development of the county.

POLICIES:

1. Water and sewer systems should be planned to better implement the Land Use Element of this plan.

Rationale - Following adoption of the Comprehensive Plan, sewer and water plan elements will need revision to assure that they are in agreement with the stated goals of the plan, since these are important tools in guiding overall development.

2. Fire protection services planning should be coordinated with this plan.

Rationale - Facilities planning by the various special purpose districts in the county have an impact on land use, and should be in agreement with the Comprehensive Plan.

3. Sewer and water systems planning should begin with the involvement of the community to be served.

Rationale - Citizen involvement in water and sewer systems planning is essential so that the desires of the community are well known prior to final plan development and thereby causing the plan to better meet the needs of the community and the Comprehensive Plan.

4. Sewer and water should be provided to areas where there is sufficient existing development to pay for the system.

Rationale - By assuring that water and sewer lines are provided where sufficient development exists to cover the cost of installation, overall public costs are minimized.

GOAL:

- C. AN EVALUATION OF THE IMPACT OF NEW DEVELOPMENT ON EXISTING COMMUNITY FACILITIES SHOULD BE MADE PRIOR TO THE APPROVAL OF SUBSTANTIAL DEVELOPMENT.

GOAL RATIONALE:

To assure more effective planning, it is essential that we monitor the rate of utilization of the capacities of the various community facilities. Where a facility is being heavily used, planning for extension of that facility should be expedited.

APPENDIX A POPULATION AND ECONOMIC TRENDS

Population Trends

A basic initial step in the planning process is the study of population and economic growth trends in Cowlitz County. The population of Cowlitz County according to the 1970 Census was 68,616. It is estimated that the 1974 population was 70,600. During the period 1940-1970, the population grew by 71% or an annual rate of 2.4%. For the period 1960-1970, the county's population increased 18.7% or 1.9% annually. Both of these growth figures are slightly less than those experienced by Washington State as a whole, 97% for the period 1940-1970, and 19.6% for the period 1960-1970. In 1970, Cowlitz County residents represented 2% of the total population of the state of Washington.

Population Projections: According to projections prepared by the Cowlitz-Wahkiakum Governmental Conference, the population of Cowlitz County is projected to increase 19% from 1970-1985. This represents an annual growth rate of 1.2%. In comparison, for the decade 1960-1970, the county grew at an annual rate of 1.9%. The projections for a reduced rate of growth are based on assumptions of declining fertility rates, constant survival rates, and a moderate rate of economic development resulting in annual moderate net in migration.

The projected growth rate for Cowlitz County is slightly greater than the 12% growth rate projected for the state of Washington for the period 1970-1985.

Analysis of the projected population growth rate indicates that there will be several significant changes in the composition of Cowlitz County's population between 1975 through 1990. As a result of lower fertility rates, the long-term trend towards a younger population will be reversed and the median age of the population will increase.

There will be fewer persons aged 0-24, 40.7% in 1990 as opposed to 46.9% in 1970. Conversely, the percentage of those aged sixty-five and over will increase from 8.8% in 1970 to 11.1% in 1990. For the period 1975 - 1990, there will be a substantial increase in the county's labor force (persons aged 16-65). A large percentage of this growth will be composed of persons between the age of 16-35, who were born and educated during the 1950's and 1960's. The rate of increase in the labor force will slacken in the period 1980-1985 as a result of the reduced fertility rates of the late 60's and early 70's.

Economic Conditions

Since the detailed economic structure of Cowlitz County would fill many pages, pages which are already contained in the Overall Economic Development Plan for Cowlitz County, we shall limit ourselves to a general outline.

1. Prepared by the Cowlitz-Wahkiakum Governmental Conference, March 1975.

The overall economy of Cowlitz County is presently a healthy one, with unemployment well below state and national levels, and wages comparing favorably with the statewide average. The presence of large industrial operations such as Weyerhaeuser mill, Reynolds Aluminum's cable and reduction operations, and smaller industries such as Tollycraft has meant relatively stable employment even in times when the rest of the state was faring considerably worse.

Of the 27,750 persons employed in Cowlitz County in 1973, 5,490 were employed in the lumber and wood products industry, 3,340 in paper and allied products, 4,420 in trade, with the balance distributed among several other areas. Nearly half the work force (11,860) was employed in manufacturing, and 26,210, or virtually all, were employed in non-agricultural, wage or salary work. The forest lands of the county remain its primary source of revenue. Of the 732,000 acres of land in the county, 643,000, or 88% is classified as commercial forest land. Sixty-four percent of this forest land is owned by private industry, and an additional 21% is owned by farmers, small logging operations, and numerous other smaller interests. Approximately 14% of all the saw timber produced in the state comes from Cowlitz County, and its pulp and paper mills account for about one third of the total pulp and paper capacity of the state.

One of the county's prime natural advantages is its location on the Columbia River and the opportunities such a location presents for port development and port related activities. Foreign trade is a rapidly growing segment of the Northwest's economy, particularly trade with the Far East. Between 1970 and 1973 the dollar volume of export cargo handled by Northwest ports, doubled from \$1,063 million to \$2,458 million. During the same period, imports increased from \$1,138 million to \$2,933 million.

COWLITZ COUNTY POPULATION PROJECTION

1975 - 2000

| <u>YEAR</u> | <u>LOW</u> | <u>MEDIUM</u> | <u>HIGH</u> |
|-------------|------------|---------------|-------------|
| 1975 | 71,259 | 71,792 | 72,517 |
| 1980 | 75,280 | 76,471 | 78,017 |
| 1985 | 80,050 | 81,780 | 84,106 |
| 1990 | 83,612 | 86,062 | 89,320 |
| 1995 | 86,438 | 89,550 | 93,814 |
| 2000 | 89,112 | 92,852 | 97,322 |

POPULATION PROJECTION FOR COWLITZ COUNTY 1975-1990

| Incorporated Place | 1975 | 1980 | 1985 | 1990 |
|-----------------------|--------|--------|--------|--------|
| Castle Rock | 1,965 | 2,103 | 2,250 | 2,385 |
| Kalama | 1,140 | 1,190 | 1,239 | 1,284 |
| Kelso | 10,935 | 11,882 | 12,852 | 13,771 |
| Longview | 30,133 | 32,768 | 35,458 | 38,044 |
| Woodland | 2,140* | 2,290 | 2,450 | 2,600 |
| <hr/> | | | | |
| Total Incorporated | 46,313 | 50,233 | 54,249 | 58,084 |
| Total Unincorporated | 26,140 | 26,923 | 28,257 | 28,730 |
| Total County | 72,453 | 77,156 | 82,506 | 86,814 |
| <hr/> | | | | |
| % Change | | 6.1% | 6.5% | 4.7% |
| <hr/> | | | | |

Source: Cowlitz-Wahkiakum Governmental Conference, Cowlitz-Wahkiakum Regional Population Report, 1974

* Revised to Reflect 1976 Population Figures