

MONTESANO AREA COMPREHENSIVE PLAN



GRAYS HARBOR COUNTY

APRIL 1979

GRAYS HARBOR COUNTY PLANNING DEPARTMENT

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PLANNING COMMISSION RESOLUTION # 79-1

WHEREAS, the City of Montesano has adopted a Comprehensive Plan for the physical development of the city, and

WHEREAS, coordination of planning efforts and cooperation between the city and Grays Harbor County are desirable and necessary, and

WHEREAS, a plan for the development of the unincorporated area surrounding Montesano has been prepared which is compatible with the city's plan, and

WHEREAS, the Grays Harbor County Planning Commission has reviewed and held public hearings on the plan and has found the plan promotes the public interest by making reasonable provision for orderly development of the Montesano area,

NOW THEREFORE, be it resolved that the document identified as the Montesano Area Comprehensive Plan and the related documentation is hereby adopted as an amendment to the Grays Harbor County Comprehensive Land Use Plan.

ADOPTED THIS 2ND DAY OF JULY 1979

Ann Messmer

Ann Messmer, Chairman
Grays Harbor County Planning Commission

Thomas Mark

ATTEST
Thomas Mark
PLANNING DIRECTOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

August 7 . 1979

John Pearsall

John Pearsall, Chairman

ATTEST *William D. Hylton*
County Auditor and Ex-Officio Clerk
of the Board.

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Much of this Plan is taken from the Comprehensive Plan for the City of Montesano, Part II, to insure the compatibility between growth policies adopted by the County and those adopted by the City.

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SECTION ONE:

INTRODUCTORY AND BACKGROUND MATERIAL

NEEDS FOR COUNTY DOCUMENT

Introduction

Development pressures have increased dramatically over the past few years in the Montesano general area--pressures which affect County resources and decision-making. Recently, to address expected pressures, the City of Montesano adopted a Comprehensive Plan.

This document is a policy guide to decisions about future development and how the city envisions its community within the next 20 to 30 years.

So it may avoid making decisions based only on the particulars of each situation and conflicting with each other, the County and City government need an instrument which establishes long-range, general policies for the physical development of the community in a coordinated and unified manner and which can be continually referred to in deciding current development issues. The comprehensive plan is such an instrument.

WHAT ARE THE FUNCTIONS OF THE PLAN?

Policy Determination:

In developing a comprehensive plan, the legislative body agrees upon a coherent set of policies. This process has two functions. First, it encourages legislators to look at the "big picture," to step away from current pressing issues to develop their overriding goals for the area. And second, this process allows legislators to make explicit those policies which have implicitly been guiding their decisions so that those policies may be viewed critically and subjected to the democratic process.

Policy Effectuation:

The comprehensive plan provides a practical working guide for everyday decisions and a basis for various implementation devices. There are two types of legislative decisions affected by the comprehensive plan: (1) those specifically designed to implement the plan, and (2) those requiring legislative action and which should be judged in light of the plan. Included in the

former are the zoning ordinance, subdivision regulations, and capital improvement programs. Included in the latter category are rezoning cases, conditional use permits, variance applications, and subdivision plats.

Those decisions in the first category are based directly on the content of the comprehensive plan, while the second category of decisions are weighed in light of the comprehensive plan and are often mediated by the implementative devices contained in the first category. For example, conditional use permits are granted on the basis of requirements contained in the zoning ordinance which is in turn based directly on the comprehensive plan.

Communication and Education:

The comprehensive plan communicates policy to the general public, private developers, business people, financial institutions, and others so that they can anticipate the actions of the legislative body. They are then better able to plan for their own developments, knowing the probable response to their proposals in advance.

In addition, the comprehensive plan can educate its readers--the public, the business community, and the staff, as well as the legislative body itself to the workings, conditions, and issues within their area both currently and in the future. This education can help to arouse interest in community affairs and to increase the participation of the citizenry in government.

Basis for Coordination:

By providing a general comprehensive statement of the legislative body's policies and goals, the plan serves as focus and directive for the coordination of policies and efforts of the various programs of community government.

In addition to the above functions, the comprehensive plan provides a comprehensive means for the planning commission and the planning staff to supply advice to the legislative body; it fulfills certain prerequisites for funding under some federal programs; and it serves as a guide to the courts when deciding on the validity of the community's implementation devices and legislative decisions.

STRUCTURE OF THIS DOCUMENT

The comprehensive plan begins with a basic statement of general development policy in the section entitled "Goals, Objectives, and Policies." This provides the foundation for the following sections which in turn form the basis for zoning, subdivision, and utility and street development decisions.

Following this comes the land use element. This land use element contains an areawide land use plan map describes the nature of the various land use designations and establishes the criteria upon which space is allocated to these land use designations.

The Circulation Element, the third section in this document, classifies the different parts of the area's traffic network as to their functional roles in the movement of people and goods to, from, and within the area. Finally, this document includes a section summarizing the basic policies and recommendations of existing utility (water and sewer) plans. This section is intended to emphasize the importance of facilities as implementative devices, to illustrate the consistencies of the policies embodied in those plans with the general policy framework of this plan, and, most importantly, to incorporate these utility plans into the comprehensive plan framework.

Not included within this document are any amendments or revisions to the zoning ordinance, subdivision ordinance, or the like, nor any newly drawn up ordinances or policy statements on specific issues. Such specific items, even though they may flow from this plan document, should be made outside of the more general context of this plan. Such changes should be considered the third step of the planning process.

But before the actual comprehensive plan document begins, a brief summary of the history of this project, the findings of the inventory and analysis of the first part of the project, and the development and selection of the particular goal-objective-policy framework from among the alternatives prepared is called for. Concluding this introduction are some definitions of words which have specific meaning within the context of this plan.

BACKGROUND OF THE PLAN

Urban planning has been described as organized forethought. It was just such a desire to organize, clarify and expand their view of the future which led the City of Montesano to enter into this comprehensive planning process. With the potential of sudden growth of an unknown nature on the horizon, due to the construction of two nuclear power plants near by, the City felt compelled to prepare itself for the future by the development of the comprehensive plan set out in this document. In addition, the plan will serve as the conceptual basis and rationale for any revision to the City's regulatory devices, especially its zoning.

To assist in the development of the plan, the City of Montesano contracted with the Grays Harbor Regional Planning Commission in the spring of 1977 to supply staff services. Primary responsibility was delegated by the City Council to the Montesano Planning Commission. Finally, the City settled upon an outline of the work to be done in the preparation of this plan.

The first of the two general steps taken in this process was reported in the document entitled *"The Montesano Comprehensive Plan - Part One: Inventory and Analysis."* In it, the staff in conjunction with the Planning Commission attempted to answer two basic questions. First, what is the character of Montesano and of the dynamic forces acting on it? And second, what does this mean to its present and future citizens? The answers took different forms including descriptions of the soils, geology, public facilities, population (both present

and future), land use and community attitudes. "Part One" concluded with a listing of the problems which the city faces both now and in the future, and of the potentials the city possesses for dealing with and perhaps going beyond its problems.

The results of the second general step are contained herein and attempt to answer this question: "What does Montesano want to become?" The answer, which takes the form of this comprehensive plan, is necessarily based upon that previous step, especially upon those problems and potentials described therein. The following points, summarized from "Part One," constitute the basic conditions and needs to which this plan attempts to respond.

1. During the past ten years, development, both within and around the city, has occurred at a low to moderate rate.
2. Within its boundaries, the city has responded adequately to this development pressure.
3. Development outside its boundaries, however, exhibits a sprawling and inefficient pattern.
4. Growth pressure in and around Montesano will dramatically increase due both to recent economic developments in the County and to the construction of the nuclear power plants near Satsop. However, in the long run, the overall population increase resulting from these two conditions, especially the latter, is not expected to be greater than the overall population increase resulting from past growth trends. That is, the construction "boom" will not lead to a post-construction "bust."
5. Still, although a "bust" is not expected, the Montesano Vicinity must prepare itself for the speed at which growth may happen in the near future.
6. Very little vacant and developable land is available within the city itself to accommodate this growth.
7. Very little developable land is available beyond the city due to the severe limitations the land imposes on septic field systems.
8. This problem can be overcome and a large amount of land opened for development by the extension of sewer lines into these unincorporated areas.

9. But accelerated development which continues existing land use patterns may lead to a land use pattern which will be inappropriate and inefficient.

It was the responsibility then of the Planning Commission and the Regional Planning staff to respond to these conditions and needs. This was done first by the creation of four alternative policy and land use responses, summarized below:

Alternative I: Maintain a moderate rate of growth by the active maintenance of the city's existing plans, without significant changes in their policies.

Alternative II: Severely limit growth, both within and around the city, to protect the existing small town-rural character; this would be done by keeping the present zoning and by refusing to extend sewer lines beyond the city.

Alternative III: Significantly increase the regional role - the economic activity and population - of Montessano by encouraging and providing, in a planned way, the largest number of development opportunities.

Alternative IV: Provide for a moderate level of growth within a balanced pattern of uses which adequately meets development needs while conserving the existing small town-rural character of the area.

After a review of these alternatives, the City Planning Commission narrowed them down to Alternatives I and IV. Alternative II was felt to restrain development to such a degree that land values would escalate, causing some residents to be forced to move, while Alternative III would have unacceptable consequences for the rural quality of the city.

At a public hearing held November 14, 1977, the City Planning Commission presented for consideration the basic concepts of Alternatives I and IV. On the basis of that meeting, Alternative IV was selected as the underlying vision for the future development of the city. This plan embodies and refines that vision.

Definitions

In the context of this plan document, certain words take on more specific and more definite meanings. The following words are defined so that the reader of this plan may more exactly understand its intent.

1. May, Should, Shall:

- (a) May: indicates that some action might be undertaken if the official body, after viewing the evidence, decides it is useful or desirable and in keeping with this plan. It does not, however, confer any obligation to undertake or permit the action.
- (b) Should: indicates that a particular action will be done unless the official body finds a compelling reason against it.
- (c) Shall: indicates a mandate; i.e. the particular action must be done.

2. Goals, Objectives, Policies:

- (a) Goals: are the general statement of the desired long-term future state towards which the plan aims.
- (b) Objectives: are the statement of the desired short-term and measurable aims of the plan; these aims reinforce and lead to the goals.
- (c) Policies: are directions for specific actions, both legislative and administrative, so that these actions reinforce the plan's goals and objectives.

3. Urban Services Area: that area, both within the city and outside it, which is either presently served or is slated to be served by the water and sewer systems of the City of Montesano. The boundaries of this area come from the city's present facilities' plans.

SECTION TWO:

THE COMPREHENSIVE PLAN DOCUMENT

GOALS, OBJECTIVES, AND POLICIES

I. OVERALL GOALS AND OBJECTIVES

Overall Development Goal: To provide for the area's present and future needs through a balanced and orderly development pattern which will conserve the rural and natural values of the city and its environs.

Objectives:

1. To increase the supply and variety of housing appropriate for today's housing market, and long-term needs in such locations as may be provided in this plan.
2. To coordinate housing development with the availability and efficient development of public facilities.
3. To conserve natural and rural amenities in a balanced, economical housing pattern by focusing higher density development toward the urban center.
4. To provide housing opportunity and choice in the unincorporated area by the extension of public facilities into those areas.
5. To provide space for industrial uses in an area which does not conflict with the area's future residential and commercial needs.
6. To create a more self-sufficient city in commercial services and employment for a balanced and self-sufficient population of all groups.

II. GROWTH

Goal: Montesano and environs should plan for receiving a moderate level of growth in an efficient pattern which avoids potential long range problems in the provision of public services, conserves agricultural and forest land, and avoids the general degradation of the environmental quality of the area.

Objectives:

1. To plan for receiving a 10% to 15% increase in population per decade within the city and its immediate vicinity.
2. To accommodate further growth without serious reduction in the quality of life of the city.
3. To accommodate further moderate growth in a balanced and efficient land use pattern.
4. To increase local employment opportunity as the construction work force declines.

Policies.

1. An urban service area is hereby recognized within which adequate public facilities should be developed in a planned manner to accommodate future growth in an efficient land use pattern.
2. The extension of public facilities for residential purposes into areas outside the designated urban services area should be avoided.
3. Development outside the urban services area should be discouraged until such time that the designated area can no longer effectively accommodate additional expected growth within its boundaries.
4. The urban services area future land use pattern should be planned now in order to insure orderly development.
5. Essential public facilities in the urban services area should be extended in a planned scheme (in accordance with the Montesano Water and Sewer Plans).
6. In order to provide adequate planning and development, the entire services area shall be ultimately incorporated into the city. To this end the County should:
 - (a) Support annexation in a manner which facilitates the orderly extension of services.

- (b) Agree to zones established in the entire services area to be effective upon annexation to the City.
- 7. The construction of new housing in conformance with this plan shall be encouraged and preferred over temporary accommodations.
 - ["Temporary accommodations" include:
 - (a) travel trailers, campers, and the facilities needed to serve them;
 - (b) motel rooms and boarding houses;
 - (c) small and easily relocatable mobile homes and their sites; and
 - (d) utility apartments.
 - The latter two may, in certain cases, be considered permanent.]
- 8. Sufficient area in appropriate locations should be established to accommodate new businesses emanating from the Statop project, but not enough to create a long-term problem.
- 9. Recruitment to new basic economic activities shall be particularly encouraged after the peak of the construction period.

III. PHYSICAL ENVIRONMENT

Goal: To achieve an efficient land use pattern in the general area of Montesano to meet the general growth policy of the area while being consistent with the natural character of the region.

Objectives:

- 1. To protect the more valuable agricultural and forest resources of the region.
- 2. To avoid natural hazards.
- 3. To recognize physical limitations for development.
- 4. To protect the natural recreational and visual amenities of the region.

Policies:

1. The conversion of Class I and II agricultural land south of the freeway to residential uses should be avoided, but sufficient area suitable for industrial uses should be provided in this area.
2. Higher density residential uses shall be directed to areas of lower slope, where public facilities and services can be economically provided.
3. Higher sloped areas should be reserved for lower density and higher quality residential uses.
4. The conversion of natural shorelands to high intensity uses should be discourage.

["Shorelands" are those lands immediately adjacent to bodies of water and which are characterized by riparian vegetation. This definition is not intended to be the same as that of the Shoreline Management Act of 1974.]

["High intensity uses" are defined as those uses which produce major changes in the physical character of their sites and which generate large amounts of traffic and activity.]

5. The alteration of natural drainage courses should be discouraged and shall be prohibited unless provision for adequate drainage can be demonstrated.

["Natural drainage courses" are those streams and stream beds, whether permanent or intermittent, which collect and drain off surface waters, and which are not man-made.]

IV. LAND USE -INDUSTRIAL AND COMMERCIAL

Goal: To increase the employment self-sufficiency of Montesano by encouraging the development of industrial and commercial activity in suitable locations.

Objectives: To provide adequate sites, with a minimum of land use conflicts, for industrial uses.

Policies:

1. An area near the freeway interchange shall be provided primarily for travel-related commercial services.
2. A large area south of the freeway shall be reserved for industrial uses. Development of this site shall be actively encouraged and promoted.
3. The potential of another industrial site along the freeway between Montesano and Brady should be explored.

V. LAND USE - RESIDENTIAL USES

Goal: To develop a balanced and efficient residential pattern in the city and its urban services area.

Objectives:

1. To focus higher density residential uses to areas where appropriate levels of street services and public facilities are available or can be economically developed.
2. To provide adequate space for housing at varying densities and types.
3. To reserve adequate areas for low density family neighborhoods.

Policies:

1. Areas with well established and maintained single family residences should be protected from an increase in density.
2. Residential development to the east of the city to Roup Road should be accomplished in a planned manner with higher and moderate density uses located along the main (existing and planned) arterials, where regional access is best, and where basic utilities can be most efficiently developed, lower density development should occur in remaining areas. Extension of public facilities

into the area planned for moderate and higher density uses should be a priority over lower density areas. Interim agricultural uses in this area may be permitted.

4. In the design of all residential subdivisions the provision for fire protection shall be a prime concern, and adequate circulation pattern for future developments shall be considered.
5. The term "density" is not intended to restrict the type of dwelling.

VI. HOUSING

Goal: To provide housing suitable for all age groups and income levels, for a balanced community.

Objectives:

1. To provide for a moderate increase in housing units of all types on an economical basis.
2. To promote the renovation of older units when restoration is feasible, and the replacement of older units when it is not.
3. To open new housing areas to the east of the city.
4. To promote the provision of housing for the elderly and for young adults in areas and types of dwellings most suitable for these age groups.

Policies:

1. In-filling of vacant lots shall be encouraged.
2. New housing starts shall be encouraged unless in violation of health or building codes or in conflict with the policies of this plan.
3. Dwelling types which economize on construction costs should be permitted when found compatible with the policies of the plan.

4. Additional lower cost housing for younger families (duplexes, tri-and four-plexes) should be provided in appropriate locations such as:

- (a) Near schools.
- (b) Near parks.
- (c) Near points of good access.

if in conformance with other policies of this plan.

5. Equal housing opportunity shall be ensured.

VII. COMMUNITY FACILITIES

Goal: To utilize the development of public facilities and services to implement the goals, policies, and programs of the community.

Objectives:

1. To extend water and sewer services into unincorporated areas in a planned manner, intended to remove the barriers to development in those areas.

Policies:

1. Within the urban services area a sanitary sewer service area and a water service area are hereby designated in this plan.
2. The County should strive to support the Montasano Water Facilities Plan and the Montasano Facilities Planning Study ahead of the demand for development in order to achieve orderly growth.
3. A park area should be specifically reserved in the urban services area.
4. Space for the expansion of governmental services shall be provided as needed.
5. Design of governmental structures shall be compatible with existing and adjacent structures.

THE LAND USE ELEMENT

LAND USE MAP AND USE DESIGNATIONS

The land use plan map included in this plan allocates space for the various uses on the basis of the goals, objectives, and policies previously outlined. As such, this plan map implements those policies.

The designation of these classifications are for broad general areas, and the boundaries between each classification should be viewed as a transition between the various uses. As such they should be interpreted in a flexible manner rather than a rigid line, unless specifically stated.

The following descriptions of the use classifications are intended to clarify the intention of each use classification and to aid in the development of appropriate implementation mechanisms. These descriptions are particularly intended to assist in making day-to-day decisions which influence land use patterns. Since residential uses present most of the planning issues, these classifications are considered in particular detail.

Because conditions may occur which may require minor changes in the particular pattern of uses, the criteria for designation under each classification is intended to permit such changes without an amendment to this document itself. Any major deviation, of course, should be made in the context of a plan amendment which considers all aspects of the proposal and its impact on all integrated features of this plan.

The statements under each classification should be considered policies. Zoning application consistent with those policies shall be considered as being in compliance with this plan, not withstanding any other policy.

RESIDENTIAL USES

Low Density:

Purpose: The purpose of the low density designation is to provide and reserve areas for family neighborhoods with adequate play areas and open space amenities insured. It should provide housing opportunities for people desiring this type of housing within the diversity of the total range of housing proposed in this plan.

Description: These areas would be composed of residential density not to exceed 7 units per acre. While flexibility in dwelling types within this density level may be permitted, the overall character of these areas should be single-family units.

Criteria For Designation: Areas suitable for this designation may include the following:

1. Areas where existing uses are primarily composed of well-maintained single-family dwellings.
2. Areas where terrain limits ultimate densities.
3. Outer fringe areas of the overall development plan.
4. Areas which are particularly suited for this use.

Significant Concerns Which May Mitigate Against This Designation Include:

1. Areas with high through-traffic volumes.
2. Areas where efficiency of public facility design and layout warrant higher density.
3. Areas near more intense uses which may interfere with family amenities.
4. Areas particularly suited for other uses.

Compatible Uses. Intrusion of commercial and industrial uses into these areas shall be prohibited. Uses which serve and support family amenities, such as schools, churches, and parks shall be considered appropriate. Other public buildings and semi-public areas may be allowed if designed and laid out in a manner which enhances the quality of the area. In siting such other uses, however, special attention should be given to adequate parking and traffic circulation with a minimum of conflict with residential uses.

While single family dwellings should be the predominate use in areas designated as low density residential, other types of structures, not to exceed four units, may be permitted subject to appropriate limitations and conditions which may be necessary to maintain the family residential character of these neighborhood and to ensure compliance with any provision of this comprehensive plan.

1. All dwellings of more than one unit shall be located on 60 foot right of ways.
2. All multiple unit structures shall be restricted to one story, unless the height of adjacent buildings makes it possible to have higher structures which conform to the character of the area.

In addition, each proposed multiple-family structure shall be reviewed by the County as a conditional use and shall only be allowed if the County finds the following:

1. The design of the structure as demonstrated by either previous structures constructed by the developer or the drawings of a certified architect to:
 - (a) be compatible with better maintained structures in the immediate vicinity.

- (b) be an improvement in the quality of the area as a family environment.
 - (c) not be an unusual detraction or reduction in the low density character of the area.
2. The quality of adjacent streets is adequate to serve the structure.
 3. The proposal is in conformance with any provision of the comprehensive plan which the County finds to be applicable to this structure.

The County may apply such conditions to the proposal as may be necessary to ensure compliance with these provisions and such conditions may include design and landscaping requirements.

Appropriate Implementation: These areas should be zoned in a manner which insures that a density of 7 units per acre will not be exceeded. Single-family dwellings should be encouraged, with any other uses permitted only on a conditional basis subject to provisions of this plan.

Extension of public throughfares which would permit through traffic should be avoided. Street design should attempt to discourage use by through traffic. Services by other public facilities should not exceed the levels needed to serve 7 dwelling units per acre.

Moderate Density:

Purpose: The purpose of the moderate density classification is to provide adequate space for housing types which balance the provision of residential amenities with the need to provide economical housing opportunities. This area may also provide a buffer between higher intensity uses and low density residential areas.

Description: These areas would be composed of residential densities not to exceed 20 units per acre and should average 15 units. A diversity of structure type should be permitted in order to provide a range of residential choice.

Criteria for Designation: Areas particularly appropriate for this classification include:

1. Areas between low density residential and all other uses.
2. Areas adjacent to, or close to, major arterials designated in the traffic circulation element.
3. Areas where planned or present facilities warrant higher densities.
4. Areas which can be efficiently served by the major public facilities.

Areas Which Should be Particularly Avoided by This Classification Include:

1. Areas more appropriate for commercial or higher density uses, due to the public facility systems.
2. Areas south of the freeway.
3. Any areas not planned to be served by water, sewer and street services.

Compatible Uses: As in the case of low density residential areas, a range of public and semi-public uses would be compatible with this designation. While most commercial uses are incompatible within (but not adjacent to) this zone, commercial uses with minimal adverse impacts — such as professional offices — may be considered.

This zone should be considered an appropriate transition from commercial uses and lower density residential uses.

Appropriate Implementation: While zoning in these areas should carefully control ultimate density, public facilities and services should be planned and developed in a manner which will encourage the filling in of these areas — and thereby diverting pressure for these uses from inappropriate areas. All public facility development should be done to the capacity necessary to support the planned density.

High Density Residential:

Purpose: The purpose of the high density classification is to provide opportunity for the location of housing units on the most economical basis. This category is not specifically designed for the accommodation of families with children.

Description: These areas will be composed of residential densities not to exceed 30 units per acre.

Criteria For Designation: This designation should only be applied to areas which have or may most economically be supplied with the highest capacity and quality of public services and facilities in the city. Of particular concern is the provision of adequate traffic circulation to support higher residential densities; this classification designation shall only be applied to areas which can be served from designated arterials or collector streets. Other siting concerns may include access to commercial services and open space amenities. Areas which are not appropriate for this include:

1. Areas surrounded by low- or moderate-density uses.
2. Areas south of the freeway.
3. Any area not planned to be served by water, sewer, and street services.

Compatible Uses: The compatible uses are similar to the other residential areas, except that these areas would be appropriate for relatively intense public uses (such as fire stations). Open space, public, and semi-public uses which tend visually to relieve the high-density character of the area are also appropriate.

Appropriate Implementation: Public facilities within this classification should be developed in a fashion similar to the moderate-density residential area. In existing high-density residential areas, the highest-density residential zoning shall be considered appropriate. In other areas, high-density residential uses shall be allowed only on a controlled basis and shall be concerned with the particulars.

of the actual siting so as to minimize disruption of the area character.

GENERAL COMMERCIAL

Criteria for Designation: General commercial uses shall be directed to the existing central business district as shown on the plan map.

A small commercial area not to exceed 10 acres may be allowed near the intersection of the Montasano-Brady Road and the Old Olympic Highway to provide basic commercial services for the urbanizing area. Such uses should not include any businesses servicing a broad, regional area.

Except for the Central Business District, this plan does not envision the need for or the possible development of, another regional shopping center outside the Central Business District as designated herein.

HEAVY COMMERCIAL/LIGHT INDUSTRIAL

Purpose: The purpose of this designation shall be to provide suitable areas for commercial uses which would tend to detract from the overall character of the central business district, or industrial uses which would neither require excessive area nor produce excessive visual, noise, odor, vibration or air impacts.

Description: Uses in these areas may fall into two types of categories:

1. Commercial: Warehousing; uses which rely upon high inter-regional traffic volumes such as motels, quick-food restaurants, volume gas stations; and commercial uses which are not conducted in enclosed areas, such as service stations, car lots, mobile home sales, building suppliers, etc.
2. Industrial: Appropriate industrial uses would consist of light manufacturing uses which are conducted in wholly enclosed buildings. Such uses or buildings shall be sufficient to adequately contain any excessive noise, vibration or air emission on the site. Other industrial uses may be considered on a conditional basis if the use on the particular site would not adversely impact adjacent property.

Criteria for Designation: The prime location for this use shall be either side of the freeway near its intersection with the Paymond Highway. This use might also be an appropriate buffer around industrial uses. Any other designation of this classification shall be restricted to the interchanges of the freeway and should not occur unless, or until, such designation is necessary to accommodate a public need which cannot be provided within the area presently designated or is necessary to relieve congestion in the city.

No such classification shall be applied to areas which are not served by adequate access, and access which does not disrupt the integrity of residential or the general commercial area. It should not be applied north of the old highway.

HEAVY INDUSTRIAL

Purpose: The purpose of the heavy industrial classification is to provide and reserve suitable areas to support the economic base of the city.

Description: These areas shall consist of heavy industrial uses. Light industrial or heavy commercial activities may be permitted on a conditional basis, but other uses of a permanent nature should be avoided.

Criteria for Designation: This designation should be applied to an extensive area south of the freeway, and other areas where established industrial uses are present. Due to the importance of basic job opportunities, the restriction of existing industrial uses into non-conforming status should be avoided. Other locations south of the freeway may be considered for industrial uses provided that any necessary access and other facilities are provided. However, application of this designation to areas north of the old highway should not be approved.

Special Consideration: As noted in this plan, the most appropriate areas for industrial development lies south of the freeway. However, much of this area lies also within the floodplain of the Chehalis River. Consequently, all industrial development must consider the requirements and limitations which may be imposed by this hazard. Conversely, the development regulations intended to protect property from flood damage should consider, to the extent possible, provisions which may enable the development of appropriate industrial property.

OTHER DESIGNATIONS

Agricultural Areas: This designation should be applied to areas which are suitable for commercial agriculture or other areas where such use may be appropriate.

Forestry Areas: This designation should be applied to areas which are suitable for commercial forest activities or other areas where such uses may be appropriate.

Public Uses: This designation may be applied to any parcel which is definitely committed to public use and in public ownership. The presence of this designation should not be interpreted as a limiting of public uses. Public uses may be considered on a conditional basis in all other designations.

Semi-Public Uses: This designation is similar to public uses except that it applies to uses such as churches, private schools, etc. While this designation is applied in the plan, the implementation of this designation by a separate zone would be inappropriate. Such uses should be treated as conditional in appropriate zones. The plan designation encourages semi-public uses in, but does not limit these uses to, particular locations.

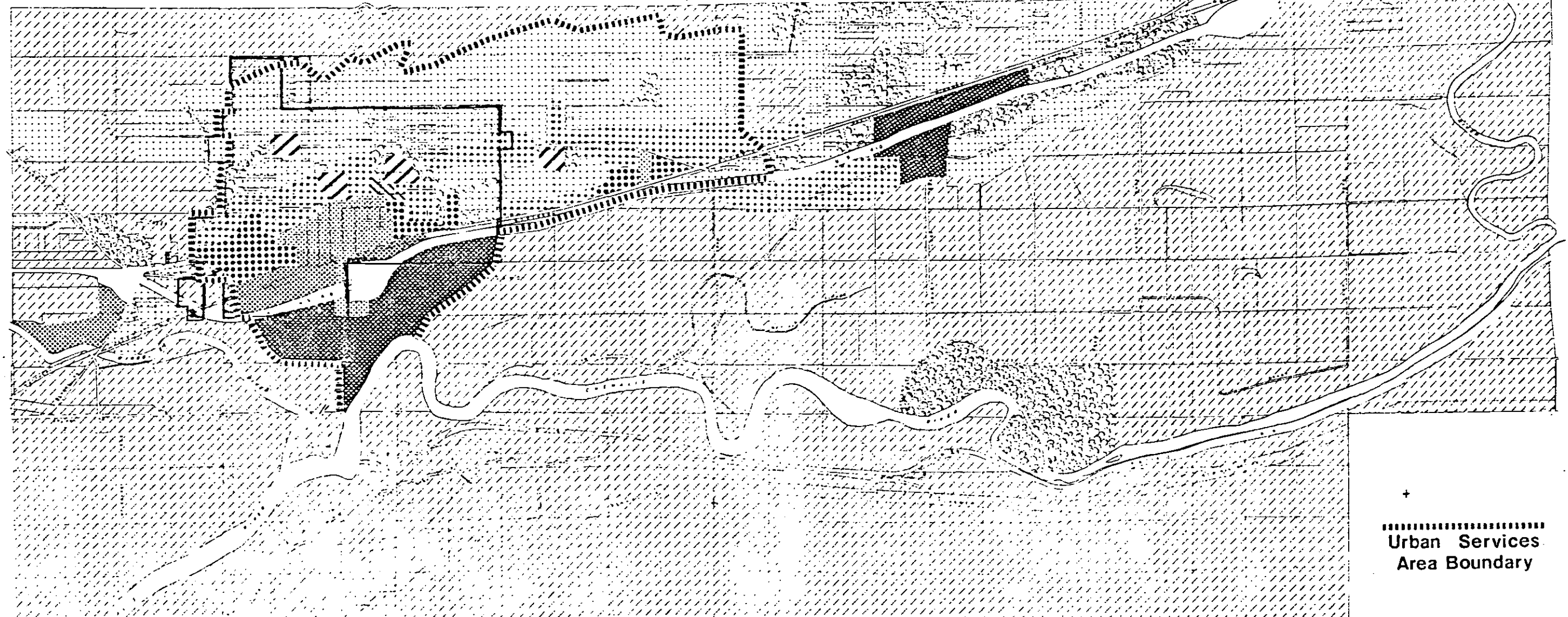
Open Space: This designation includes a range of uses from parks to areas which are encouraged to be left undeveloped such as drainage courses. It may be applied to specific parcels for known parks, or in a generalized "floating" manner in areas where a park may be needed but the particular site is not designated or acquired. Parks should be conditional in all zones.

When this designation is applied to drainage courses or other natural resource features, care must be exercised in its implementation.

The preparation of this map was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 308 of the Coastal Zone Management Act of 1972, and through a grant from the Washington Public Power Supply System.

MONTESANO PLANNING AREA
GRAYS HARBOR COUNTY, WASHINGTON

COMPREHENSIVE LAND-USE PLAN



+
Urban Services
Area Boundary

Land-Use Designations

- | | |
|------------------------------|-----------------------------------|
| Low-density Residential | General Commercial |
| Moderate-density Residential | Heavy Commercial/Light Industrial |
| High-density Residential | Heavy Industrial |
| Public | Open Space |
| Semi-Public | Agricultural / Forestry |



THE CIRCULATION ELEMENT

The following map locates the freeways, highways, arterials, and collectors either proposed or existing in the Montesano area. All streets not otherwise designated are designated local roads.

THE CIRCULATION ELEMENT

The circulation element of this comprehensive plan has several purposes. The first and most important is the establishment of a coordinated system of streets and roads which maximize the safety and efficiency of the movement of people and goods within the Montezano area. This coordination takes the form of a circulation plan map where the streets and roads listed there are given certain roles within the system. These roles themselves come from the present level and type of use of the streets and roads, the present and projected population of the area, the distribution of that population within the area, and the location of traffic "magnets" such as a shopping areas and freeways.

The circulation element is also intended to improve access to property, to provide policy direction in the development of capital improvement plans and to reinforce the land use element of this plan.

DEFINITIONS

The elements of any circulation system--the streets, roads, and highways--share two primary functions. First, they provide access to abutting property, and second, they provide a pathway for the movement of people and goods between points. In addition, these elements provide open space, air and light, as well as serving as elements in the design of neighborhoods.

Local Roads:

This role emphasizes the first of two primary functions--access to abutting property--with some local traffic movement involved.

Arterial Roads:

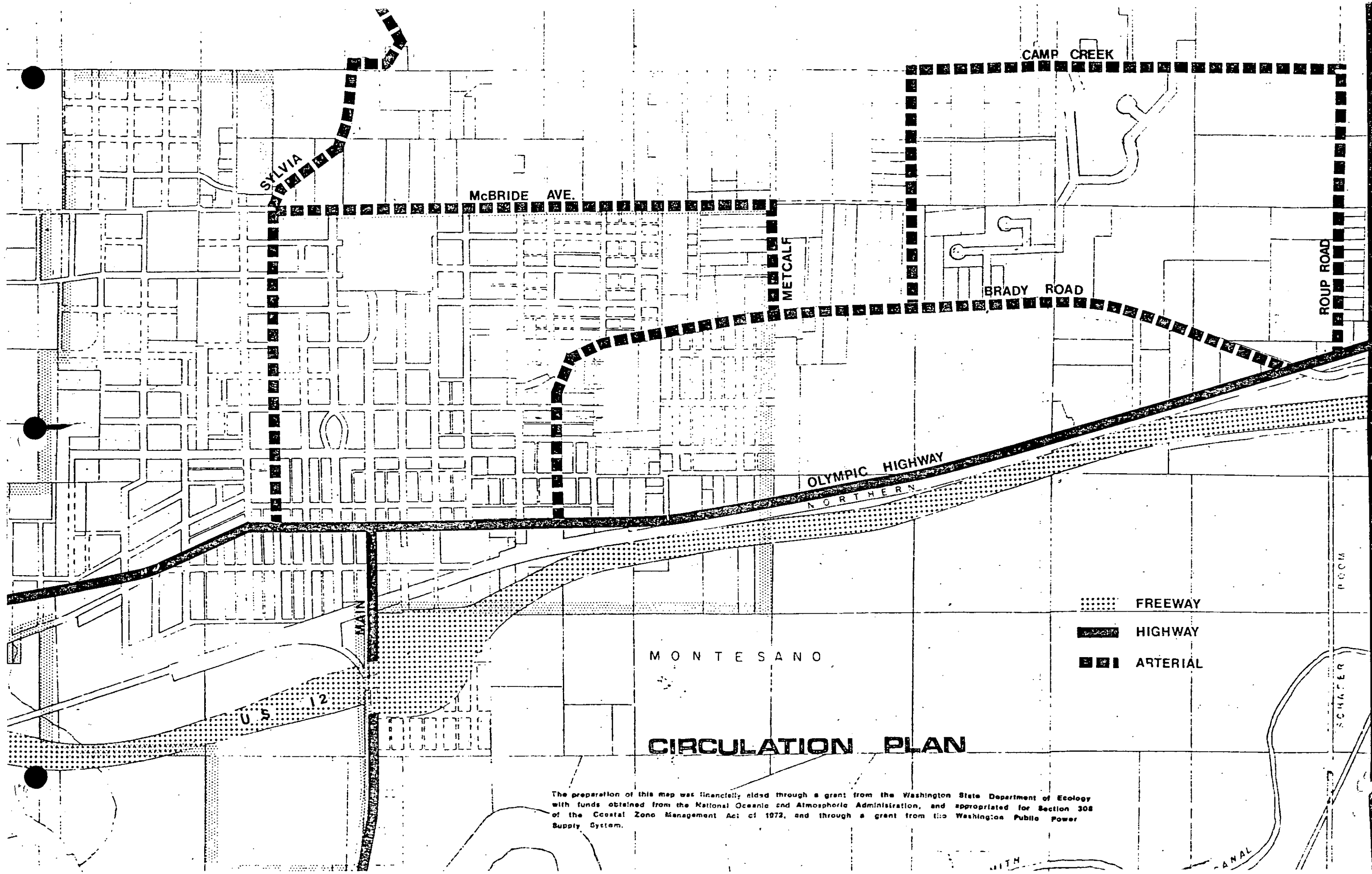
These streets provide for through traffic movement between areas and across the city. They also provide direct access to abutting property though that is not its primary function. They are also often subject to entrances, exits, and curb use.

Highways:

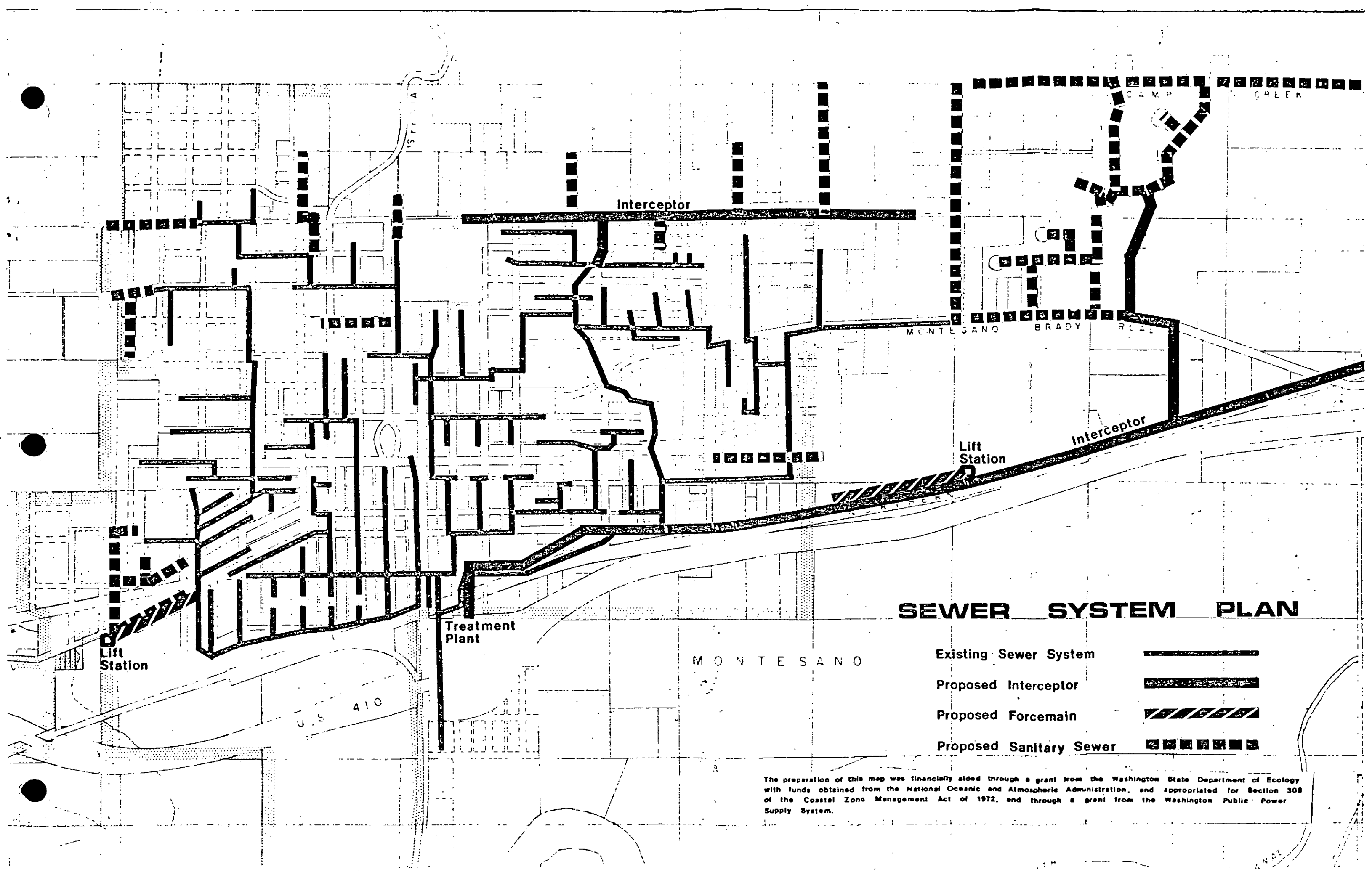
These roadways link major destination points, such as Central Business Districts and towns in general, and provide for through traffic movement between them with some direct access to abutting property.

Freeways:

Freeways provide for the expeditious movement of large volumes of through traffic between areas and are not intended to provide access to abutting property.



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SEWER SYSTEM PLAN

- Existing Sewer System
- Proposed Interceptor
- Proposed Forcemain
- Proposed Sanitary Sewer

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EXISTING UTILITY PLANS

EXISTING UTILITY PLANS

The following is a short summary of the two existing utilities plans for the City of Montesano - the "Water System Comprehensive Plan" (1973) and the "Montesano Facility Planning Study" (June 1976) - both prepared by KRUEGER ENGINEERING and will eventually affect the defined urban services area outside present City limits.

THE WATER SYSTEM COMPREHENSIVE PLAN

The plan's study found the city's water system in good order and providing the citizens with a good source of domestic and commercial water. The study also found "excess capacity" within the system which is available to new users without an expansion of the system. The plan then examined how the water supply system should be expanded to provide water to areas outside the city.

To accomplish this, the plan established a water service area which includes within its boundaries the present city, and unincorporated areas presently served, as well as an expanded service area to the east and the northeast of the city limits. The new area is bounded on the south by Pioneer Avenue, on the east by Roup Road and on the north by a line drawn at the 130 foot contour. This water service area is similar to the Future Service Area outlined in the "Comprehensive Water and Sewer Plan for Grays Harbor County" developed in 1970 by R. H. Beck & Associates. The means of this expansion would be primarily through the laying of new transmission lines along Pioneer Avenue to Roup Road along Roup Road to Camp Creek Road, and along Beacon Avenue from the elementary school to Pioneer Avenue. New fire hydrants would be constructed to improve fire protection within the area.

THE MONTESANO SEWER FACILITY PLANNING STUDY

The Sewer Facility Planning as it relates to the County concerns itself with the expansion of the system's service area into presently unserved areas of the county and city. The plan established the Facility Planning Study Boundary, essentially using the previously developed water service area. The plan foresees

3 expansions within this boundary. Two of these are within the city, but expansion into the presented unincorporated area east of the city will be served by a new interceptor line along Pioneer from the treatment plant to Roup Road, an interceptor from Pioneer to the Alder Lake subdivision, and various collector lines.