

Lake Quinault Subarea



Comprehensive Land Use Plan & Development Regulations

October 1999

ORDINANCE NUMBER 264AN ORDINANCE AMENDING THE GRAYS HARBOR COUNTY LAND USE PLAN
CASE No. 99-886

WHEREAS, RCW 36.70.350 allows Counties to adopt optional elements as part of a comprehensive land use plan; and,

WHEREAS, the Grays Harbor County Planning Commission received recommendations from the Lake Quinault community for preferred land use policies; and,

WHEREAS, the Grays Harbor County Planning Commission held a public hearing on July 15, 1999; received public testimony on the proposed plan, and entered findings of fact and conclusions recommending approval of the plan by the Board of County Commissioners; and,

WHEREAS, the Grays Harbor Board of County Commissioners concurs with the recommendation of the Grays Harbor County Planning Commission; now, therefore,

IT IS HEREBY ORDERED by the Board of County Commissioners for Grays Harbor County that the Lake Quinault Sub-area Comprehensive Land Use Plan be adopted as an element to the County's Comprehensive Land Use Plan.

ALL lands in Township 22 North, Range 9 West of the Willamette Meridian; Township 22 North, Range 10 West W. M.; Township 23 North, Range 9 West W. M.; and Township 23 North, Range 10 West W. M.

ALL situate in the County of Grays Harbor, State of Washington.

Passed by the Board of County Commissioners this 25th day of October 1999; and signed in authentication of its passage.

BOARD OF COUNTY COMMISSIONERS
GRAYS HARBOR COUNTY, WASHINGTON

Dick Dixon

Chairman

Salute B. B.

Commissioner

Bob Beckner

Commissioner

ATTEST:

Sandra Danek
Clerk of the Board

ORDINANCE NUMBER 265

AN ORDINANCE AMENDING THE GRAYS HARBOR COUNTY ZONING ORDINANCE NO. 38
AND OFFICIAL ZONING MAPS ADOPTED PURSUANT TO ORDINANCE NO. 38
APPROVING A PETITION FOR TEXT AMENDMENT AND REZONE
CASE No. 99-1525

WHEREAS, Section 13.14.01 of Zoning Ordinance No. 38 provides that whenever public necessity, convenience, and general welfare require, the boundaries of the zones established on maps by this code may be amended by the adoption of or the amendment of a zoning map or maps, or by amending the text of the title; and,

WHEREAS, under the terms of the Zoning Ordinance; in Case No. 99-1525, Grays Harbor County applied for a text amendment and rezone; and,

WHEREAS, the Grays Harbor County Planning Commission conducted a public hearing on October 4, 1999; received public testimony on the proposed text amendment, entered findings of fact and conclusions demonstrating consistency with the Lake Quinault Sub-area Comprehensive Land Use Plan; and recommended approval of rezone request No. 99-1525; and,

WHEREAS, the Grays Harbor Board of County Commissioners concurs with the recommendation of the Grays Harbor County Planning Commission; now, therefore,

IT IS HEREBY ORDERED by the Board of County Commissioners for Grays Harbor County that Comprehensive Zoning Ordinance No. 38 be amended to include a Lake Quinault (LQ) Zoning District and that the Official Zoning Maps, adopted pursuant to Ordinance No. 38, as amended, shall be amended to change the Zoning Classification of the following described property from General Development-5 (G-5) and General Residential (R-2) to Lake Quinault (LQ):

ALL privately-owned lands not under Federal or Tribal land use jurisdiction in Township 22 North, Range 9 West of the Willamette Meridian; Township 22 North, Range 10 West W. M.; Township 23 North, Range 9 West W. M.; and Township 23 North, Range 10 West W. M.

ALL situate in the County of Grays Harbor, State of Washington.

Passed by the Board of County Commissioners this 25th day of October 1999; and signed in authentication of its passage.

BOARD OF COUNTY COMMISSIONERS
GRAYS HARBOR COUNTY, WASHINGTON

Dick Dixon

Chairman

Bob Beehaver

Commissioner

Bob Beehaver

Commissioner

ATTEST:

Andrea Daniels
Clerk of the Board

INTRODUCTION

One of the stated expectations of the 1994 Lake Quinault *Economic Vitality Plan* was for Grays Harbor County to develop a subarea comprehensive plan to align zoning and land use patterns with goals established by the community.

Grays Harbor County responded to that expectation beginning in November 1997 by initiating a citizen-based planning process with the assistance of the Lake Quinault Community Action Forum. Working with Action Forum members, the county identified potential planning issues; developed, distributed, and collected the *Citizen's Workbook on Planning Our Future*; and conducted a community land use design workshop. The result of this considerable community effort is this proposed document: the Lake Quinault Subarea Comprehensive Land Use Plan and Development Regulations.

The purpose of the plan and development is threefold. From a community perspective, the documents represents the expressed vision of Lake Quinault Area residents as to how they want to manage future growth in their four communities. It provides a variety of specific objectives and action steps necessary for making that vision a reality.

Secondly, the plan satisfies the need for Grays Harbor County in managing future growth for the Lake Quinault Area within its land use jurisdiction. The plan contains the requisite policies necessary for adopting development regulations in accordance with Chapter 36.70 of the Revised Code of Washington. The development regulations in turn are consistent with those policies as provided by RCW 35.63.125.

Thirdly, the plan serves as a call for coordinated land use management by Grays Harbor County, the Quinault Indian Nation, the National Park Service, and the US Forest Service. This plan does not extend its land use jurisdictional interests over the Olympic National Park, the Olympic National Forest, and the Quinault Indian Nation. However, it does seek to find common ground for all parties to work together in land use planning in ways benefiting all residents of the Lake Quinault area.

The organization of the document is simple. Part One is the Comprehensive Land Use Plan. Section I of the plan has the requisite land use policies to guide future growth. Section II is a summary of technical information relating to the natural and human environment useful when interpreting the land use policies. Part Two includes excerpts from the

County Zoning Ordinance that specifically relate to the Lake Quinault Zone.

For a more detailed analysis of technical information, please use the sources cited in the bibliography provided at the end of the document. Many of these sources are easily available through Timberland Library, the applicable federal agencies, the Quinault Indian Nation, the State of Washington, Grays Harbor County, and the World Wide Web.

Part One, Section I: Future Land Use Policies

A VISION FOR THE FUTURE

The Lake Quinault area shall be a viable rural community of around 1,500 people with:

- ❖ A diversified and growing local economy;
- ❖ An affordable and diverse supply of housing;
- ❖ Excellent public services and infrastructure; and
- ❖ Citizens and government working together when making decisions affecting future development and property rights.

Objective #1: Amend Grays Harbor County land use regulations to support residential and economic growth in the Lake Quinault Area.

Action Steps

- Reduce the minimum lot size requirement from five acres to two acres in low-density residential areas.
- Allow for the clustering of manufactured (mobile) homes, single-family residences, condominiums, and apartments at higher densities on parcels of five acres or more.
- Allow property owners in residential areas to operate commercial activities that do not impact neighboring property owners. Examples of these activities include bed and breakfast inns and small, home-based businesses.
- Establish enterprise areas within the community allowing for the manufacturing of goods and the provision of intensive retail/tourist-related services.
- Allow property owners to site a second home on a parcel with a primary residence for the benefit of a family member who has a chronic illness or is over the age of 60.
- Allow assisted living and retirement centers serving the needs of senior citizens.
- Allow accessory dwelling units within single-family residences.

Objective #2: Increase the availability of affordable housing that meets the needs and choices of the community.

Action Steps

- Work closely with the US Forest Service to allow South Shore leaseholders to reside year-round at their residences as well as expand the number of lots available for development. The presence of year-round South Shore residents will contribute to the overall economic benefit of the community as well.
- Discourage the acquisition of private lands by the US National Park Service that shrink the supply of properties suitable for housing.

Objective #3: Improve and expand community facilities, utilities, and services.

Action Steps

- Prevent the decline of eroding revenues for public services and infrastructure by protecting the tax base of the area. Grays Harbor County shall request support from its congressional delegation to require perpetual property tax payments from federal agencies acquiring private lands through purchase or the right of eminent domain.
- Grays Harbor County, the Quinault Indian Nation, the US Forest Service, and the US National Park Service shall work together to coordinate utility development in the Lake Quinault area. The county should pursue a leadership role in encouraging the development of a memorandum of agreement between the four entities that would coordinate planning and design of local utility systems.
- Protect the quality of ground and surface water by constructing cost efficient, alternative community wastewater systems on the North Shore, South Shore, and Amanda Park.
- Construct new and expand/upgrade existing water systems for existing and future development.
- Locate underground all new or upgraded electrical and telephone utilities.

- Support the Lake Quinault School District by ensuring an adequate property tax base, the availability of utilities, and the construction of educational facilities.

Objective #4: Improve local roads to accommodate vehicles, pedestrians, and bicycles.

Action Steps

- Grays Harbor and Jefferson Counties, the Quinault Indian Nation, the US Forest Service, and the National Park Service shall prepare a joint design plan for upgrading the Lake Quinault Loop Road. Improvements for this route should minimally include hard surfacing the road and accommodating pedestrian and bicycle use.
- Grays Harbor and Jefferson Counties, the Quinault Indian Nation, the US Forest Service, and the National Park Service shall develop a coordinated road maintenance strategy for the Lake Quinault Loop Road. This strategy shall include coordinated contingency actions to deal with emergency bridge failures and road washouts within a timely fashion.
- Develop a litter control and pick-up program for Highway 101 and the Lake Quinault Loop Road.
- Work closely with the Washington State Department of Transportation to retain visible and coordinated signs along US 101 benefiting local commercial businesses.

Objective #5: Support existing businesses and encourage new employment opportunities.

Action Steps

- Support the upgrade of telephone and communication utilities throughout the Lake Quinault area to accommodate business telecommunication needs.
- Develop the Quinault Interpretive Center with the US Forest Service, the National Park Service, Grays Harbor County, and the Quinault Indian Nation.
- Make areas available in Neilton and Amanda Park suitable for accommodating future manufacturing activities.

- Support the local harvesting and processing of area timber resources.
- Grays Harbor County, the Quinault Indian Nation, the US Forest Service, and the National Park Service shall support public and private tourism development projects in the area. Such projects include the Quinault Indian Nation Interpretative Center/Resort and other recreation-related business, such as dude ranches, golf courses, and RV camping.

Objective #6: Increase local citizen participation in governmental decisions affecting land use development on federal, county, and tribal lands within the planning area.

Action Step

- Grays Harbor County, the Quinault Indian Nation, the US Forest Service, and the National Park Service shall coordinate with the Lake Quinault Community Action Forum to make a local information kiosk posting notices regarding permits, hearings, and other governmental actions affecting existing and new development.
- Grays Harbor County will consider holding Planning Commission and Board of Adjustment meetings at Lake Quinault on proposals specifically addressing local development issues within the county's jurisdiction.
- Grays Harbor County will seek to streamline its permitting process for local development.
- Grays Harbor County, the Quinault Indian Nation, the US Forest Service, and the US National Park Service shall consult with the Lake Quinault Community Action Forum to solicit local opinion about new or amended administrative decisions affecting residents and business within the planning area.
- Grays Harbor County and the Quinault Indian Nation will seek to develop a coordinated process for building, zoning, subdivision, and environmental health permits.

Part One, Section II: Technical Information

THE NATURAL ENVIRONMENT

Location

The Lake Quinault Planning Area lies in north central Grays Harbor County adjacent to the boundary shared with Jefferson County. Roughly located at 47° 30' North latitude and 123° 60' West longitude, the entire planning area covers approximately 30 square miles.

There are four distinct unincorporated communities in the planning area: Neilton, South Shore, North Shore, and Amanda Park. State Route 101 is the primary transportation route connecting the planning area to other communities to the north and south. Hoquiam is 38 miles to the south and Forks is 67 mile to the northeast.

Topography

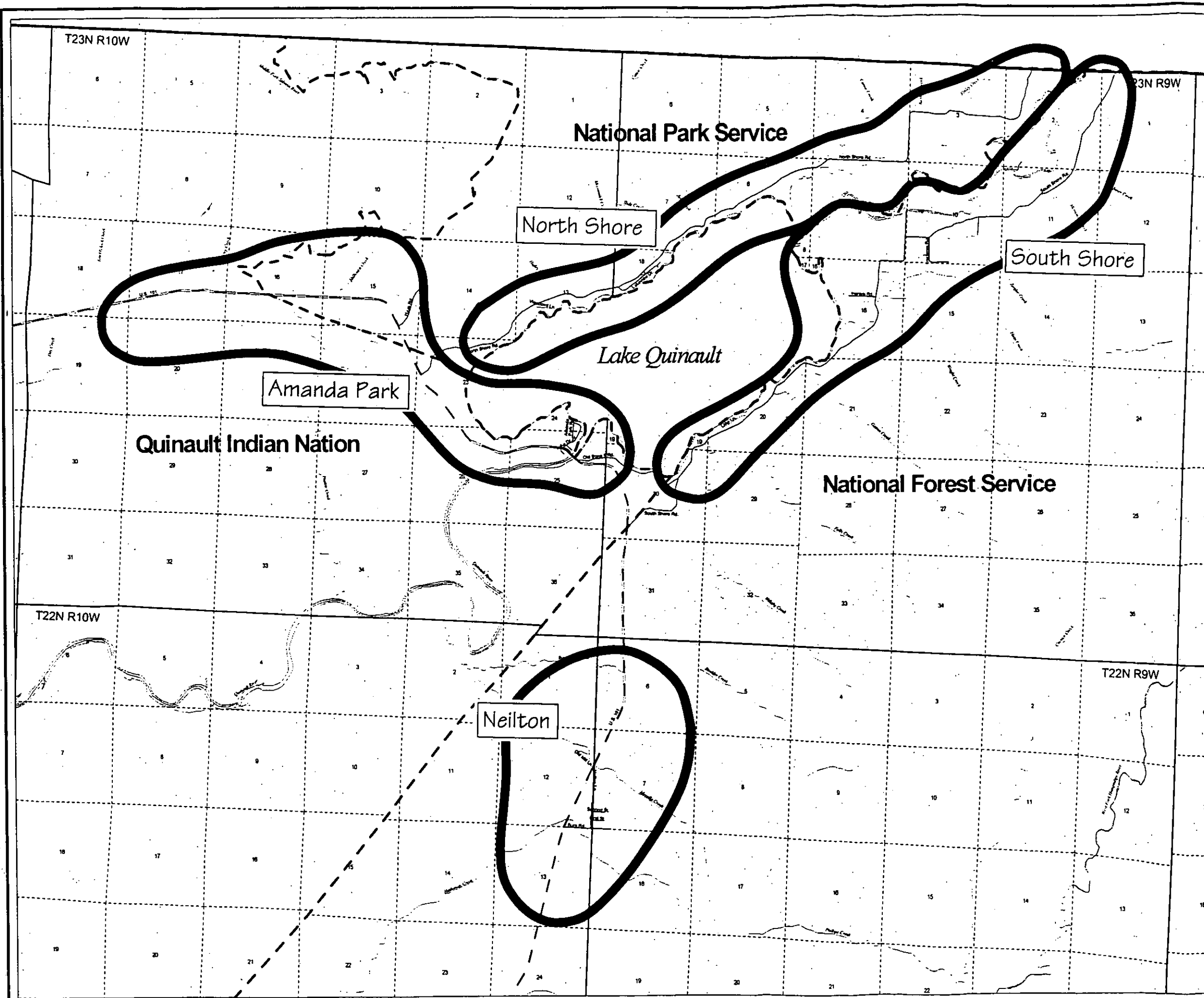
The Quinault Valley is the dominant topographical feature of the planning area. Glacial scouring formed the U-shaped valley, leaving a relatively flat floor bordered by steep, densely timbered mountains. The base elevation of the lake is 185 feet and the average elevation of mountains running parallel to the lake is around 2,200 feet. The higher peaks influence local weather patterns by acting as a catch basin for low, heavily moisture-burdened clouds. The valley floor is approximately 1¾ miles wide at the head of the lake, fanning-out to over 7 miles wide at Neilton. The steep mountainsides projecting down to the North and South Shores of Lake Quinault limit the availability of flat areas for development.

Development Considerations

Engineering studies have expressed concern regarding the lack of level areas suitable for community drainfields.

Soils

The predominate soil-type on the Lake Quinault Valley floor is alluvium-based; that is, soils consisting of fine material such as sand, silt, or clay deposited by streams and rivers. The US Forest Service Soil Resource Management Report designates this soil type as Mapping Unit Soil 13. Near the surface is a thin to moderately thick layer of fine sandy loams or silt loams. Below the surface layer is generally a very thick layer of sands, gravel, and cobbles. Soils in this area can be 12 feet or more in depth. The underlying bedrock is usually basalt or sedimentary rock. These soils



Grays Harbor County Lake Quinault Area

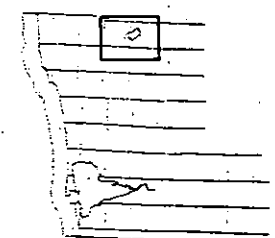
Unincorporated Communities

- Section Lines
- Township Lines
- County Boundary
- Federal Boundary
- Highways
- Roads
- Rivers & Creeks



NOTE: This map is for reference only.

Map Location



Grays Harbor County
Geographic Information Systems

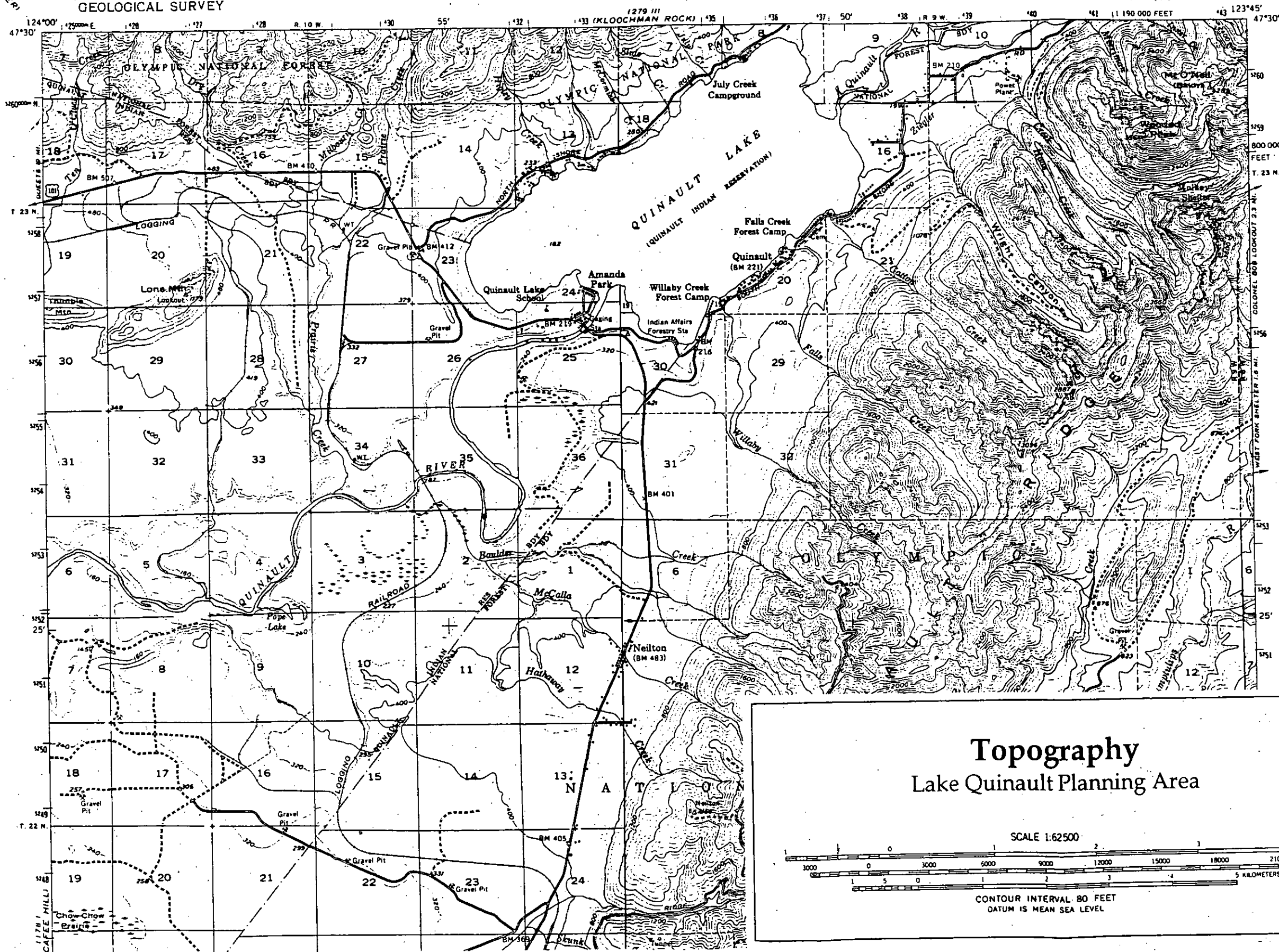


(SALMON RIVER)
117° 11' W

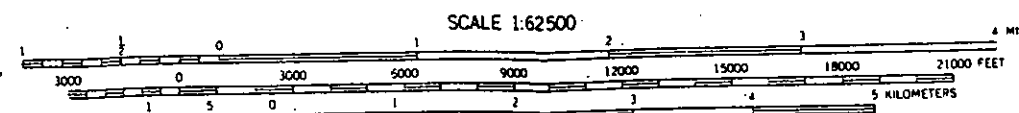
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

QUINAUT LAKE QUADRANGLE
WASHINGTON-GRAYS HARBOR CO.
15 MINUTE SERIES (TOPOGRAPHIC)

117° 11' W
(MT. CHRISTIE)



Topography Lake Quinault Planning Area



CONTOUR INTERVAL 80 FEET
DATUM IS MEAN SEA LEVEL

have rapid permeability in the surface layers and very rapid permeability in the lower layers. Its drainage capacity is moderate to poor depending on the height of the high water table.

On the hillsides that rise above the valley floor, two types of soils exist, Mapping Units Soils 6 and 16. Both soils are deep, 12 feet or more in thickness, and overly a basalt or sedimentary bedrock. Mapping Unit 6 has a thin to moderately thick surface layer of silt loams and a very thick lower layer of moderately compact, cobbly silt loams. This soil drains moderately well to imperfectly. Permeability is rapid in the surface layer and slow in the lower layers. Mapping Unit 16 has thin surface layers of gravelly loam and very thick lower layers of very gravelly loam. The soil is well-drained and has rapid permeability.

Development Considerations

The high permeability of some soils in the Quinault Valley warrants special design consideration when siting certain activities such as storm drainage and on-site sewage disposal systems. Under these conditions, it is important to have properly functioning systems to prevent groundwater contamination. The low strength and wetness of the soils may also cause difficult road and building foundation construction. While such conditions do not preclude development, they may increase design and construction costs.

Geology

Volcanic action and marine sedimentation long ago created the underlying bedrock of the area. Glaciers several thousand feet thick further changed the geologic landscape during the Pleistocene epoch by scouring the surface and depositing gravel and sand over the bedrock layer. Remains of the moraine left by retreating glaciers dammed surface waters, forming present-day Lake Quinault. The depth to the bedrock is relatively close to the surface, ranging from zero to about 20 feet.

The Southern Fault line runs concealed the length of the foot of the Quinault Ridge near Lake Quinault. This fault line separates the Core and Peripheral Rock Zones. Rock south of the fault line is basalt, while highly folded sandstone and shale make up the ridges north of the lake. Glacial outwash fills the U-shaped valley between the ridges.

A 1998 study conducted by the US Forest Service shows a moderate to high probability for some hillsides along the south the toe of the valley

northeast of Haas Creek to slide. The US Forest Service maintains maps of these potential slide areas at their Olympia District Office.

Development Considerations

Construction of sewer collection and water distribution lines may be expensive in areas where bedrock is close to the surface.

Climate

The climate of the Lake Quinault area is perhaps its most distinguishing characteristic. Lying within a temperate rainforest, cool and moist marine air brings an average annual rainfall of 137 inches. Temperatures generally range from 30° to 40° during the winter and 48° to 76° in the summer.

Waterways and Wetlands

The Lake Quinault planning area covers a small percentage of the larger 264 square mile Quinault Drainage Basin. The main water bodies in this part of the basin include Lake Quinault and the Quinault River. Numerous smaller tributaries in the planning area flow into both the lake and river.

The 68.8 mile-long Quinault River flows for about 9 miles through the planning area. The Quinault River Station gauge reports an estimated average flow of 3,700 cubic feet per second. Glaciers and snowfields high in the Olympic Mountains are sources for the river.

Lake Quinault, covering about 5 square miles, is roughly 1¾ miles wide by 3¾ miles long. Historic records show that the lake surface can fluctuate in elevation from 180 feet to 207 feet.

Numerous smaller waterways drain from the high ridges bordering the valley. Draining into the South Shore include Inner, Merriman, Ziegler, Haas, Wright Canyon, Gatton, Falls, and Willaby Creeks. Waterways draining into the North Shore include Higley, McCormick, Slide, July, Kestner, and Finley Creeks.

Heavy rainfall during October through March often causes flooding in Lake Quinault, the Quinault River, and the smaller tributaries. Snowmelt during April, May and June also contributes to high water conditions. The Federal Emergency Management Agency has not prepared flood studies or maps for the planning area despite periodic flooding. High

winter rainfall often contributes to flooding for some properties along the lakeshore and Ziegler Creek.

According to the National Wetlands Inventory map, a majority of the wetlands in the Lake Quinault planning area lie east of the lake or within close proximity to the river. Most of these wetlands are of the forested or scrub/shrub palustrine variety. The eastside of the lake has small areas of sandy lacustrine wetlands. Wetlands in this area help prevent flooding, allow for bank stabilization, and provide valuable fish and wildlife habitat. They also serve as aquifer recharge areas, a connection point between surface and groundwater resources.

Development Considerations

Retaining wetlands east of the lake will continue to minimize flooding and preserve fish habitat. Construction of structures in the floodways of the Quinault River and the smaller creeks will be subject to extreme hazard from flash flood waters.

Stormwater and Groundwater

The high rainfall levels of the Lake Quinault area create significant stormwater volumes. Little information is available about groundwater resources around Lake Quinault. Due to topography, soils, and climatic conditions, groundwater levels are frequently high during the winter months. Ponding may occur in flat areas.

Development Considerations

Stormwater management has not been a major problem to date for developed areas around Lake Quinault. However, roads and bridges have proven particularly vulnerable to high stormwater run-off, causing numerous washouts over the years.

High water tables complicate the design and location of on-site sewage disposal systems such as drainfields. High groundwater also limits below-surface structural improvements such as basements and underground storage tanks.

Stormwater run-off from developed areas should minimize the potential for surface and groundwater pollution.

THE HUMAN ENVIRONMENT

Historical Development

The Queets and Quinault Indian tribes were the first inhabitants of the Lake Quinault area. Small villages and camps used for fishing and hunting dotted the shores of the lake and river long before the arrival of the first non-Indian settlers. The tribes ceded these lands to the United States in an 1859 treaty, creating the 16,000-acre Quinault Indian Reservation. An executive order in 1873 enlarged the reservation to approximately 189,000 to include the Queets, Raft, and Moclips Rivers as well as Lake Quinault. Allotment of the reservation in the mid-1920's placed a majority of reservation land into individual Indian ownership that is held in trust by the United States government. Despite allotment restrictions against the transfer of ownership to non-Indians, some reservation allotments eventually became fee lands owned by non-Indians. Amanda Park, the only predominate non-Indian community on the reservation, is an example of this mix of allotted, fee, and trust lands.

Non-Indian settlement of the area began in 1888 when Alfred Noyes established a trapping cabin at the head of the lake. Joseph Locke arrived the following year to set up the first homestead on the lake. Soon after, a small settlement formed on the south shore that included a store, a hotel, and a ferry for residents and the area's first tourists. The first overland access to the lake was a horseback trail from Neilton, then a small logging community. It was not until 1910 that a crude road connected Lake Quinault to the Harbor communities by way of Humptulips. By the 1920's, an improved road to the area encouraged a brisk summer tourism business for the local community. The lake as well as the Enchanted Valley soon became favored destinations. The present day road around Lake Quinault was completed in 1924. A year later, J. Southard founded the settlement of Amanda Park, naming it after his wife.

Hoping to encourage recreational development at the lake, the Forest Service first granted a permit to build the original section of the historic Lake Quinault Lodge in 1925. The main lodge itself was built following year. Tourism and logging in the area took another leap forward with the completion of the Olympic Highway in the 1930s.

The Lake Quinault area has long been the focal point for competing conservation and resource development interests. President Grover Cleveland first created the Olympic Forest Reserve in 1897, setting aside over 2.1 million acres for federal forest management. The reserve proved

a lightning rod for controversy, causing President William McKinley to reduce the reserve by 750,000 acres just three years later.

The first steps toward establishing the Olympic National Park began in 1909 when President Theodore Roosevelt established the 620,000-acre Mount Olympus National Monument. However, President Woodrow Wilson reduced the size of the monument by half in 1915. President Franklin Roosevelt formally created the National Park in 1938, signing a bill establishing the 638,280-acre park. Roosevelt also exercised an option to expand the park an additional 260,012 acres. In 1984, the passage of the Washington Wilderness Act established the Colonel Bob Wilderness south of Lake Quinault and east of Neilton.

The withdrawal of surrounding federal lands available for commercial timber harvests has significantly affected the economy of the Lake Quinault area. The timber-based economy of the area received its hardest hit in the late 1980's through the early 1990's with the listing of the spotted owl as an endangered specie, forcing the subsequent reduction in federal timber harvests.

Population

The 1990 U.S. Census is the only current source of information available for exact count and estimated population data in the Lake Quinault planning area.¹ Overall, the census reported that 1,152 people lived in the planning area in 1989 during the decennial count. This population lived in 414 households, 289 of which were family households. Whites made up over 96.5% of the total population, with Native Americans being the next largest group at 3.1%. Age-wise, 33.2% of the population was 17 years and under, 34.7% were 18 to 39 years, 21.4% were 40 to 61 years, and 10.7% were 62 and over. The table on the following page provides a more detailed general profile of the population.

Comparing 1970 US Census data with the 1990 data showed only minor change during that twenty-year period. The total population of the

¹ It is important to note when interpreting census data that the planning area lies split between the Quinault Reservation Division and the Lake Quinault Division. The Quinault Reservation Division includes Amanda Park and about half of the North Shore. The Lake Quinault Divisions covers the remainder of the North Shore, South Shore, and Neilton. Because individual census blocks do not correspond with planning area boundaries, they are not useful in distinguishing data specifically for Neilton, the South Shore, and part of the North Shore. The Quinault Reservation Division does distinguish, however, between counts taken on the Quinault Reservation and North Shore lands beyond the Reservation boundary.

General Population Statistics for the Lake Quinault Area

	Lake Quinault Div. Tract 3 (South Shore & Neilton)	Quinault Res. Div. Tract 1 (Amanda Park)	Quinault Res. Div. Tract 1 (North Shore)	Total
Population				
- Persons	703	176	273	1,152
- Families	176	38	75	289
- Households	272	48	94	414
- Male	342	93	133	568
- Female	361	83	140	584
Race				
- White	698	154	260	1,112
- Black	0	0	0	0
- Native American	1	22	13	36
- Asian Pacific Islander	4	0	0	4
- Other	0	0	0	0
- Hispanic Origin	0	4	10	14
Age				
- 17 years & under	225	56	102	383
- 18 to 39	228	75	97	400
- 40 to 61	163	19	64	246
- 62 and over	87	26	10	123

Source: 1990 US Census

planning area in 1970 was 1,148. Since the 1990 US Census, however, several significant factors strongly indicate a likely decrease both in population and in households. Reductions in timber harvests on US Forest Service lands resulted in widespread employment losses for local workers, forcing many residents to migrate from the community for work opportunities elsewhere. Additionally, the purchase by the National Park Service of private lands within the Olympic National Park has reduced the number of dwelling units.

Full-time equivalent enrollments for the Quinault School District are a current indicator that reinforces local assumptions on this possible declining population trend. Records filed by the school district to the Superintendent of Public Instruction showed an overall 19.9% decrease in student enrollment between the 1993 and 1998 school years.² However, it should be noted that other possible social factors, such as declining family sizes or an aging population base, might reflect in these declining numbers.

Other population data specific to the planning area focuses on Neilton. A 1997 Grays Harbor County survey inventoried 105 households in Neilton. Ninety-five households returned surveys, showing a population of 270 people. This averages to 2.84 people per household.

Results of the *Citizen's Workbook on Planning for Our Future* reported that 43% of all respondents wanted to see the total population for the planning area increase to 1,500 people. The percentage of people favoring no increase in population was 35%. Only 11% wanted the population to increase to 2,000.

Housing

Single family homes and mobile-manufactured housing are the main types of housing in the Lake Quinault planning area. The 1990 US Census reported 587 housing units in the planning area in 1989, 419 of which were occupied. Although no new data is available since the Census, community members say that the number of housing units has declined as a result of net migration and National Park Service purchases along the North Shore.

² The following year-end totals were: 257.83 for 1998, 301.33 for 1997, 286.33 for 1996, 308.22 for 1995, 322.0 for 1994, and 314.78 for 1993.

The vacancy rate during the Census was nearly 29%. This significantly high vacancy rate probably reflects the large number of vacation homes and the beginning net migration resulting from a loss of timber jobs in the area.³ This coincides with information collected from the *Citizen's Workbook on Planning for Our Future*, which found that 15% of the respondents were part-time residents.

During the 1990 Census, homeowners made up 60% of all occupied housing units in the planning area. Results of the 1998 *Citizen's Workbook* reported a much higher ratio of 77%. Census also showed that the median year of homes built was 1966 in Amanda Park, 1967 on the North Shore, and 1972 in the remainder of the planning area. Additionally, the 1989 median value of homes was \$55,000 in Amanda Park, \$66,300 on the North Shore, and \$48,600 elsewhere. The table on the next page provides more detailed housing facts for the area.

The 1994 Lake Quinault Community Action Forum *Economic Vitality Plan* identified housing as a primary community goal: "Ensure the availability of a range of housing to include low income housing, apartments, and single family units." The plan's objectives for reaching this goal included:

- Constructing water and sewer improvements;
- Working with government agencies and private industries;
- Working with the US Forest Service to change residency requirements on the South Shore to allow year-round occupancy;
- Preserve existing housing; and,
- Develop 30 mixed-use housing units in Neilton.

The 1998 *Citizen's Workbook* also found that 79% of the community felt that it was very or somewhat important to encourage single family residences. A lesser majority of 58% similarly supported apartments and manufactured homes. Recreational cabins followed with a majority of 54%.

The Quinault Indian Nation is anticipating constructing up to 50 housing units in Amanda Park. Their Comprehensive Plan calls for 20 new units by the year 2000, with another 10 every five years until the year 2005. The future development of this housing, however, rests on the availability of sewer and water systems.

³ Census deems a housing unit as vacant "...if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent."

General Housing Statistics for the Lake Quinault Area

	Lake Quinault Div. Tract 3 (South Shore & Neilton)	Quinault Res. Div. Tract 1 (Amanda Park)	Quinault Res. Div. Tract 1 (North Shore)	Total
Housing units	306	132	149	587
Persons per household	2.58	3.67	2.90	2.78
Occupied housing units	260	63	96	419
Vacant housing units	46	69	53	168
Household Size:				
- 1 person households	85	8	16	109
- 2 person households	74	10	28	112
- 3 person households	44	8	21	73
- 4 person households	39	5	6	50
- 5 person households	10	7	12	29
- 6 person households	13	5	5	23
- 7 person households	7	5	6	18
Renters	76	43	49	168
Owners	184	20	47	251
Occupied dwelling unit types:				
- 1 dwelling unattached	145	42	35	222
- 1 dwelling attached	0	0	2	2
- 2 dwelling units	7	1	0	8
- 3 to 4 dwelling units	10	0	0	10
- Mobile home	98	20	57	175
Median year structure built	1972	1966	1967	NA
Median value of owner occupied units (1989)	\$48,600	\$55,000	\$66,300	NA

Source: 1990 U.S. Census

Current Land Uses

The Lake Quinault Planning Area offers a broad mix of land uses distributed throughout the four unincorporated communities of Neilton, Amanda Park, North Shore, and South Shore. These uses include residential, commercial, manufacturing, public, and resource-based activities.

The Grays Harbor County Assessor assigns tax code classifications to properties subject to taxation by local government and special use jurisdictions. These tax code classifications are useful for indicating the primary land use of a parcel. Currently, there are 23 separate tax code classifications in the Lake Quinault area. Out of the 7,123 acres of land surveyed through the Assessor's records, timberlands and undeveloped properties constitute nearly 75% of the land area.⁴ Land devoted to residential uses is the second highest at about 18%. A breakdown of these land use codes and acreage by area follows on the next page.

Neilton

Land uses in Neilton are representative of many small, rural, unincorporated communities in the county. Neilton is unusual, however, in that it is an 826-acre island of private land surrounded by the Olympic National Forest. The town itself is relatively compact and laid-out parallel to State Route 101. It is also predominately residential, with nearly one hundred dwelling units. Most are single family residences, while manufactured homes make up a smaller percentage of the housing units. A general goods store is the only retail commercial use. Manufacturing uses include three shake mills and a small textile finished products business. Institutional uses include two churches, a US Post Office, and a medical clinic.

The largest land use in the Neilton area remains forest production. These lands offer the greatest opportunity for residential, commercial, and manufacturing growth in the entire planning area.

⁴ Most of the undeveloped lands are owned by the federal government and may not be available for timber harvest.

Lake Quinault Area Assessor Land Use Code and Acreage by Area

Code	Code Description	Acres					TOTAL
		South Shore: County	North Shore: ONP	Amanda Park: County	Amanda Park: QIN	Neilton: County	
11	Household, single-family	382.5	99.9	73.6	38.9	73.9	668.8
12	Households, 2-4 units	11.0	1.1	2.9	1.3	1.9	18.2
15	Mobile home parks or courts				436.1	50.3	486.4
16	Hotels & motels		2.6		2.8		5.4
18	All other residential uses not elsewhere coded/bare land		102.8		4.6	1.4	108.8
19	Vacation & cabin		8.5	0.4			8.9
24	Lumber & wood products			29.6	48.3	9.4	87.3
49	Other transportation, communications & utilities not classified				42.6		42.6
54	Retail trade - food				0.5		0.5
55	Retail trade - automotive, home furnishings			3.2	2.0		5.2
59	Other retail trade					1.0	1.0
62	Personal services				2.6		2.6
65	Professional services					1.0	1.0
67	Governmental services	1.0				2.9	3.9
68	Education services				24.4		24.4
69	Miscellaneous services - churches		7.4		1.9	4.6	13.9
74	Recreational activities - RV parks					7.6	7.6
75	Resorts & group camps		44.0				44.0
83	Agriculture classified under open space law - RCW 84.34	154.2					154.2
87	Forest land classified under RCW 84.33	566.4	351.2	118.1	1,162.3	166.3	2,364.3
91	Undeveloped land	811.9	1,103.1	104.1	795.8	101.3	2,916.2
94	Open space land classified under RCW 84.34	33.7					33.7
95	Timberland classified under RCW 84.34	100.0	19.7		4.1		123.8
	TOTAL ACRES	2,060.7	1,740.3	331.9	2,568.2	421.6	7,122.7

Source: Grays Harbor County Assessor, 1998

Notes: Many properties in the North Shore area retain a tax code despite ownership by the National Park Service. Information regarding the South Shore area in the National Forest was not available.

Amanda Park

Like Neilton, Amanda Park is oriented towards State Route 101. Amanda Park has approximately 35 residences. Commercial uses include a motel, a recreational vehicle park, a grocery store, and several small retail businesses. Public and institutional uses consist of a school, post office, library, a church, a fire station, a Washington Department of Transportation maintenance site, and a Quinault Indian Nation forestry station. Shake mills are the only manufacturing uses in Amanda Park. Resource extraction industries include three gravel pits and timber production. Forestland is the single largest use in area within Amanda Park.

There are two distinct development centers to Amanda Park. The first centers around the Quinault River at its mouth on Lake Quinault. This area lies entirely within the Quinault Reservation. The second begins at the junction of State Route 101 and the North Shore Road and parallels the highway for about 1.5 miles west.

North Shore

The North Shore is a large area that begins from the Olympic National Park boundary and extends northeasterly along the northern shoreline of Lake Quinault and the Quinault River. While this community is the least densely developed of the four Lake Quinault Area communities, it has the largest number of previously platted lots.

Land uses here are predominately residential; there are 65 homes, most of which are along or near the west half of the lake. The only commercial uses are two lakeside resorts. Public or institutional uses include Kamp Kiwanis, the July Creek campground, the Kestner Area, and the Quinault Ranger Station.

South Shore

The South Shore area consists of two distinct areas: the western half within the Olympic National Forest and the eastern half in private landownership. The western portion extends from the junction of State Route 101 and the South Shore Road eastward. Private landownership begins near the head of the lake and follows a narrow band south of the Quinault River to the Jefferson County boundary. The greatest concentration of development is along the south shore of the lake.

Along the south shore, land uses are mainly a mix of residential and public uses. Residential uses includes 56 part-time residences, 24 full-time residences, and individual and group quarters for Forest Service personnel. Public uses predominately focus on Forest Service administrative, maintenance, and recreation activities (Falls Creek and Willaby Campgrounds, day use/picnic areas, nature trails, and the Visitor Center). Other public uses include a cemetery, a wastewater treatment plant, a fire hall, and the Quinault Indian Nation fish hatchery at the westernmost end of the South Shore area. Commercial uses include the Lake Quinault Lodge, the Rainforest Resort, and two general stores.

East of the lake, there are approximately 50 residences mostly on large parcels. This is a low-density area with a mix of agriculture and forestry activities. Some residences have small home occupations.

Land Use Management

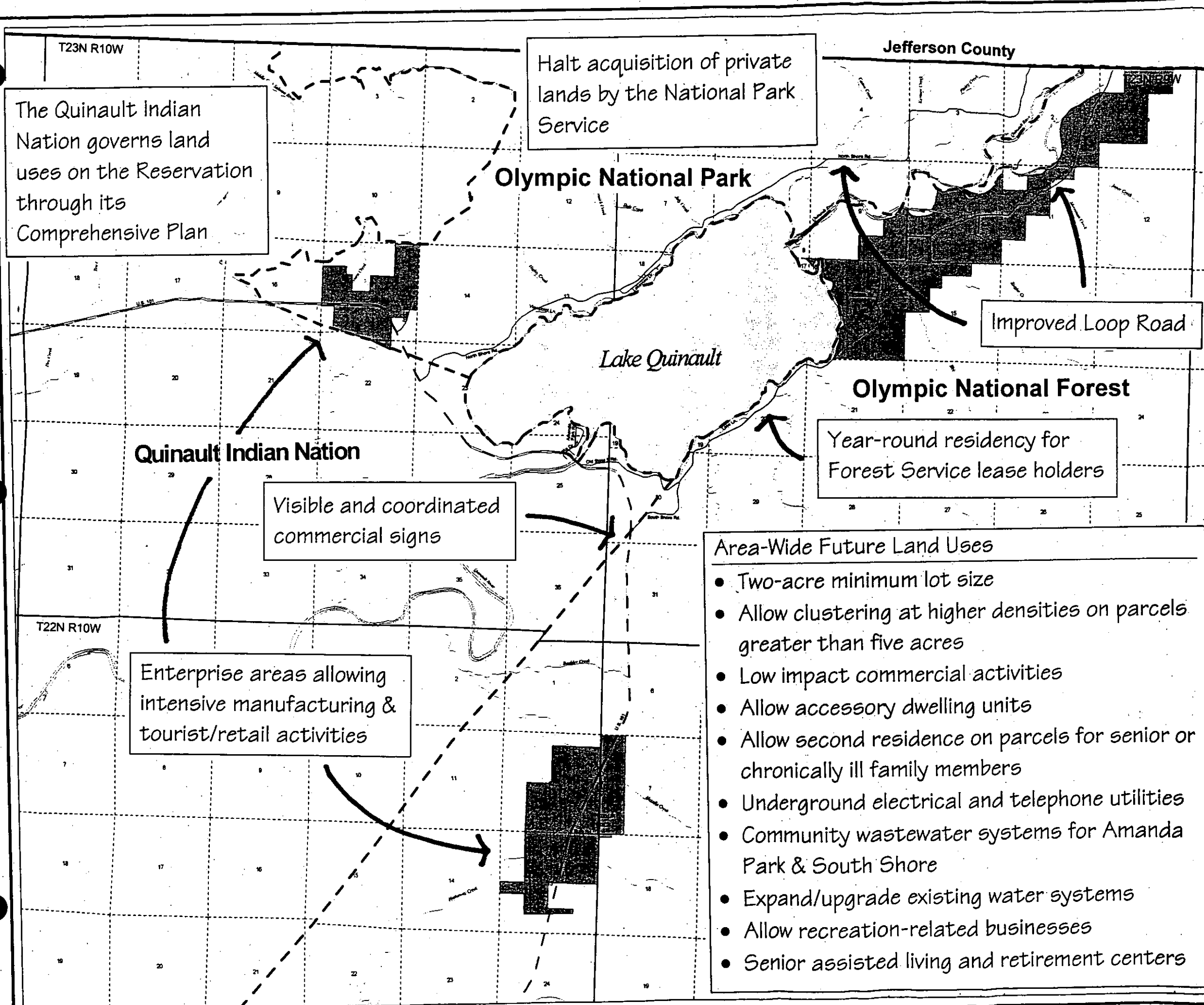
Governmental entities with land use jurisdictional interest in the Lake Quinault Planning Area include Grays Harbor County, the Quinault Indian Nation, the US Forest Service, and the National Park Service. This mix of local, tribal, and federal governments within a single planning area creates a complicated web of land use management for both publicly and privately owned lands. The future development for the Lake Quinault area depends on how each entity chooses to manage land uses independently and cooperatively.

Grays Harbor County

A total of 2,923 acres of privately and publicly owned lands within the planning area are under the jurisdiction of Grays Harbor County. This includes approximately:

- 1,715 acres in the eastern half of the South Shore area,
- 826 acres in Neilton, and
- 382 acres of Amanda Park that is not within the Quinault Indian Reservation.

The county derives its main statutory ability to plan future development under Chapters 36.70 and 58.17 of the Revised Code of Washington (RCW). Chapter 36.70 RCW, known as the Planning Enabling Act, allows the county to establish a planning commission and a board of adjustment as well as prepare a comprehensive plan and development regulations. The Act also gives the county the option to prepare plans and development regulations specific to individual areas within a county.

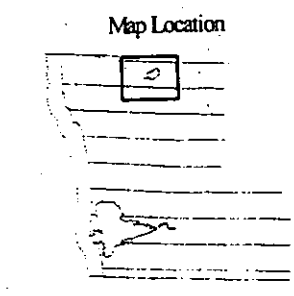
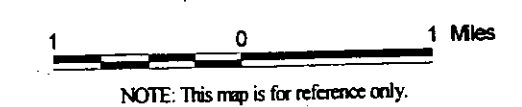


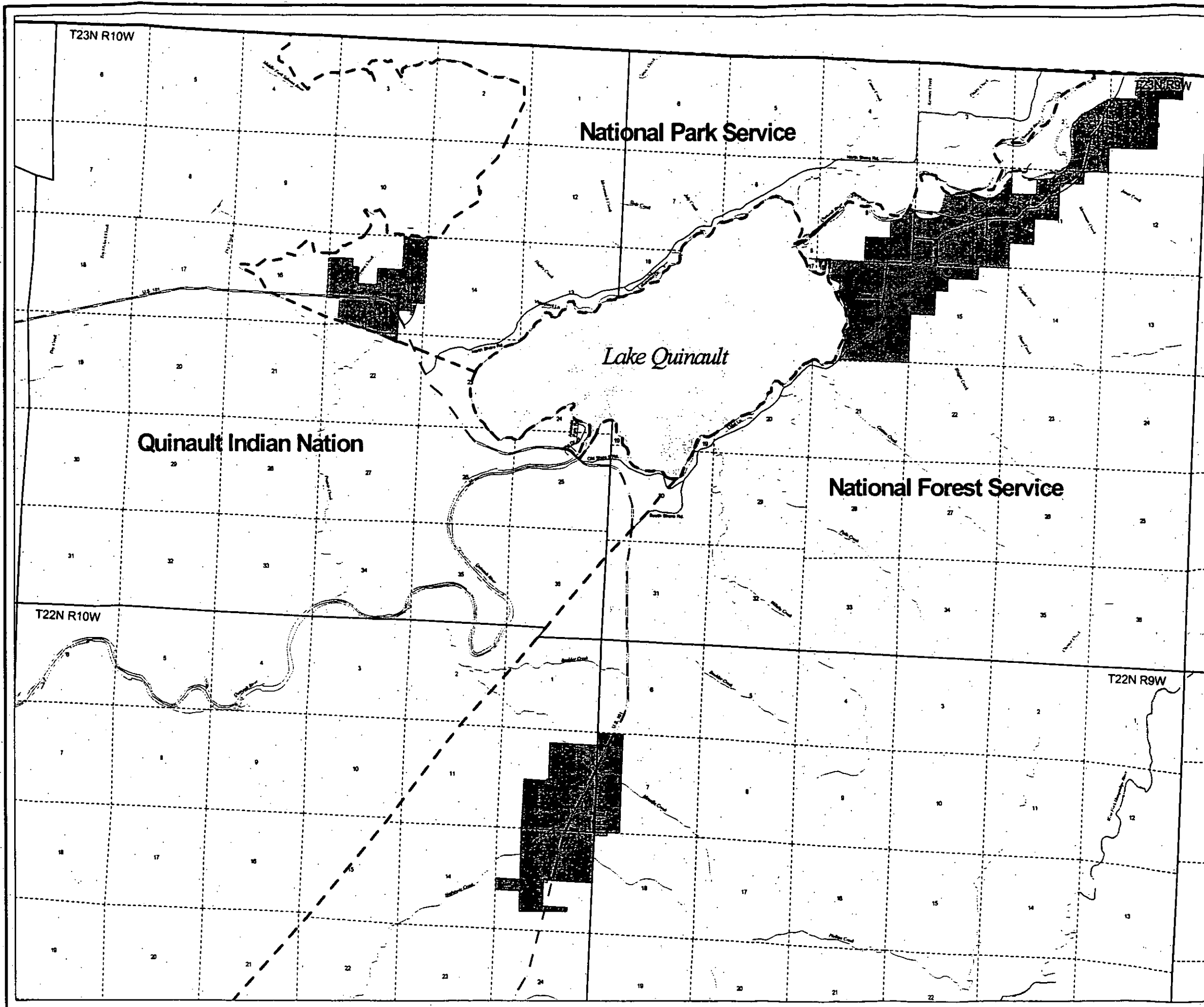
Grays Harbor County Lake Quinault Area

Future Land Use Map

- Privately or publicly owned land under county land use jurisdiction
- Section Lines
- Township Lines
- County Boundary
- Federal Boundary
- Highways
- Roads
- Rivers & Creeks

- Area-Wide Future Land Uses**
- Two-acre minimum lot size
 - Allow clustering at higher densities on parcels greater than five acres
 - Low impact commercial activities
 - Allow accessory dwelling units
 - Allow second residence on parcels for senior or chronically ill family members
 - Underground electrical and telephone utilities
 - Community wastewater systems for Amanda Park & South Shore
 - Expand/upgrade existing water systems
 - Allow recreation-related businesses
 - Senior assisted living and retirement centers





Grays Harbor County Lake Quinault Area

Grays Harbor County Land Use Planning Area

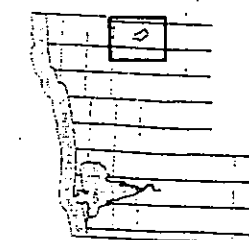
Privately or publicly owned land under county land use jurisdiction

- Section Lines
- Township Lines
- County Boundary
- Federal Boundary
- Highways
- Roads
- Rivers & Creeks

1 0 1 Miles

NOTE: This map is for reference only.

Map Location



Grays Harbor County
Geographic Information Systems



RCW 35.63.125 requires that a county's comprehensive plan and development regulations must be consistent. That is, zoning and subdivision laws must accurately reflect the stated development policies contained in comprehensive plans.

Chapter 58.17 RCW governs the process of subdividing land for subsequent sale, lease, or transfer of ownership. The state law establishes the minimum standards for subdivisions and permits the county to adopt local standards and administrative procedures. The county may coordinate these regulations with other development regulations, including its zoning controls and health regulations.

Presently, the county comprehensive plan designates most of the Lake Quinault Planning Area as rural with a zoning designation of General Development 5 (G-5). The intent of the G-5 District is to permit only those uses that are "...appropriate for rural areas at densities consistent with the level of available public facilities, public services and the physical characteristics of the area." The G-5 District does this by limiting permitted land uses to:

- Agricultural activities,
- Single family dwellings,
- Public and semi-public uses,
- The growing and harvesting of forest products, including associated uses,
- Dams, electric power plants, and transmission lines
- Game and fish rearing and management
- Riding academies
- Watersheds
- Parking, repairing, and maintaining one heavy truck as an accessory use to a residence, and
- Wells drilled for the purpose of exploration and/or extraction of oil or natural gas.

Conditional uses for the G-5 District include:

- Recreational vehicle parks,
- Sanitary fill sites,
- Automobile wrecking,
- Commercial uses less than 5,000 square feet that serve the surrounding area, and
- Agricultural and forest products processing plants.

Newly created lots through subdivision must be a minimum of five acres in area. The G-5 District does allow the clustering of residential units, but the net density cannot exceed one dwelling unit per five acres.

The only other zoning district in the Lake Quinault area is the 62½ acres of General Residential (R-2) District in Neilton. This R-2 District is split between two locations: a 13.2-acre area at the corner of Burns Road and Fishel Avenue and a 49.3-acre area west of Highway 101. The R-2 District was "...designed of residential use with protection from objectionable influences." Permitted use include single family and duplex homes, parks, and home occupations. Conditional uses include schools, churches, mobile home parks, multiple family dwellings, and secondary uses to accessory structures. The minimum lot size is 10,000 square feet, allowing a density of 4.3 dwelling units per acre. This district also specifically prohibits all commercial and industrial uses.

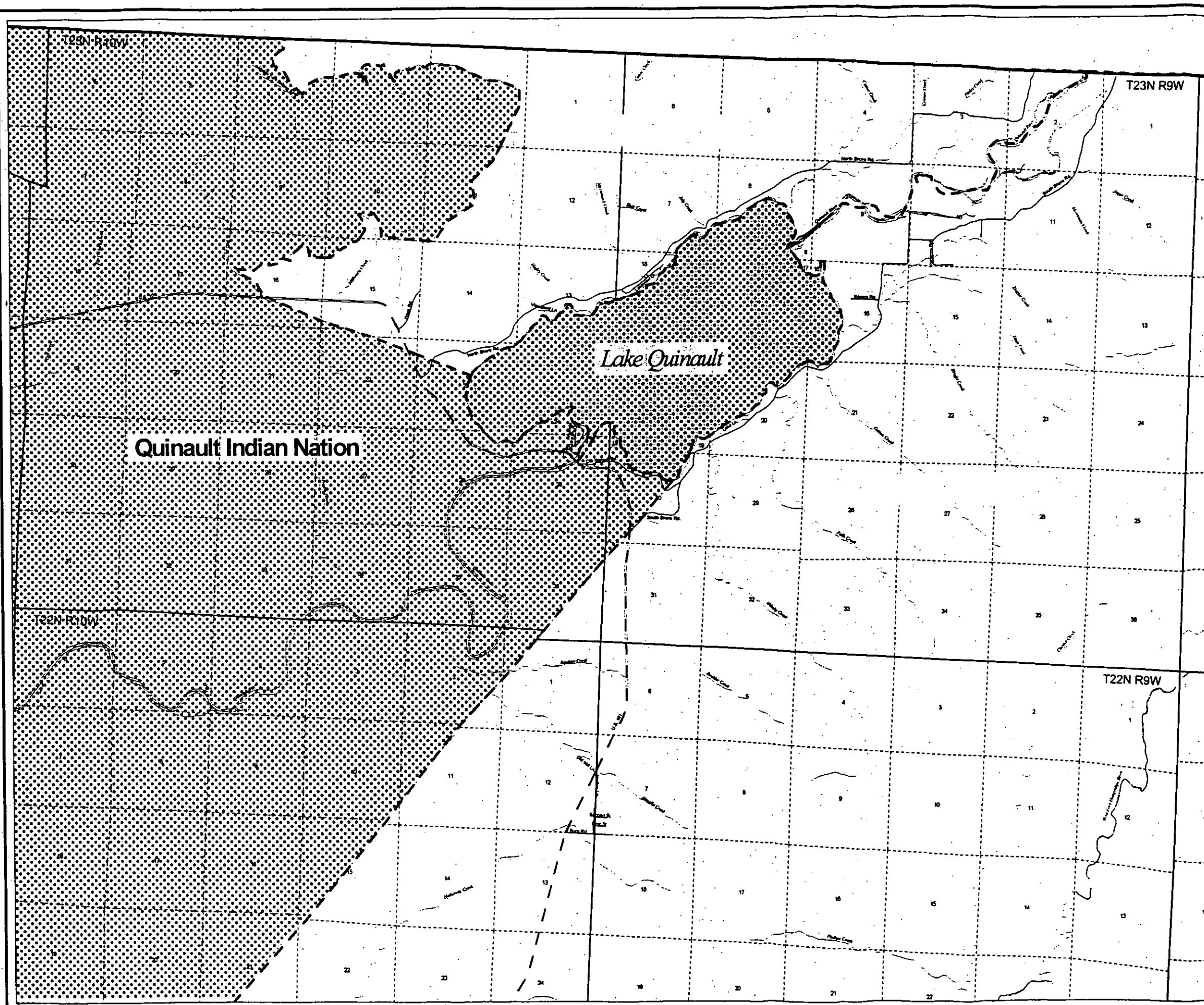
The 1998 *Citizen's Workbook* found that 37% of planning area residents wanted to see the five-acre minimum lot size reduced throughout the planning area. Another 35% favored reducing it in some areas only whereas 16% wanted no change at all. Additionally, citizen comments from the *Citizen's Workbook* and at a subsequent community workshop strongly favored increasing the types of uses allowed in the planning area. These include a wider-range of housing types, commercial businesses, and manufacturing activities.

Quinault Indian Nation

The Quinault Indian Nation is the planning authority for lands within the Quinault Reservation, which extends over most of the Amanda Park area and all of Lake Quinault up to the ordinary high water mark. The nation derives its authority for planning from three main sources:

- The reserved powers guaranteed to them through the US Constitution and the 1855 and 1859 treaties between the United States and the Quinault tribes and bands;
- As a landowner of property and resources held in common by Quinault tribal members; and
- As the federally recognized representative of lands owned by individual tribal members held in trust by the United States.








In addition to the reservation, the nation's planning authority can extend to ceded lands that affect specific treaty rights, off-reservation holdings, public domain properties, and ocean resources.

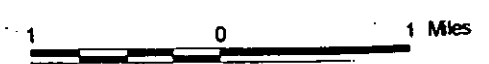


Grays Harbor County Lake Quinault Area

Quinault Indian Nation

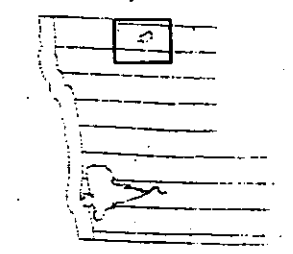
 Quinault Indian Nation

-  Section Lines
-  Township Lines
-  County Boundary
-  Federal Boundary
-  Highways
-  Roads
-  Rivers & Creeks



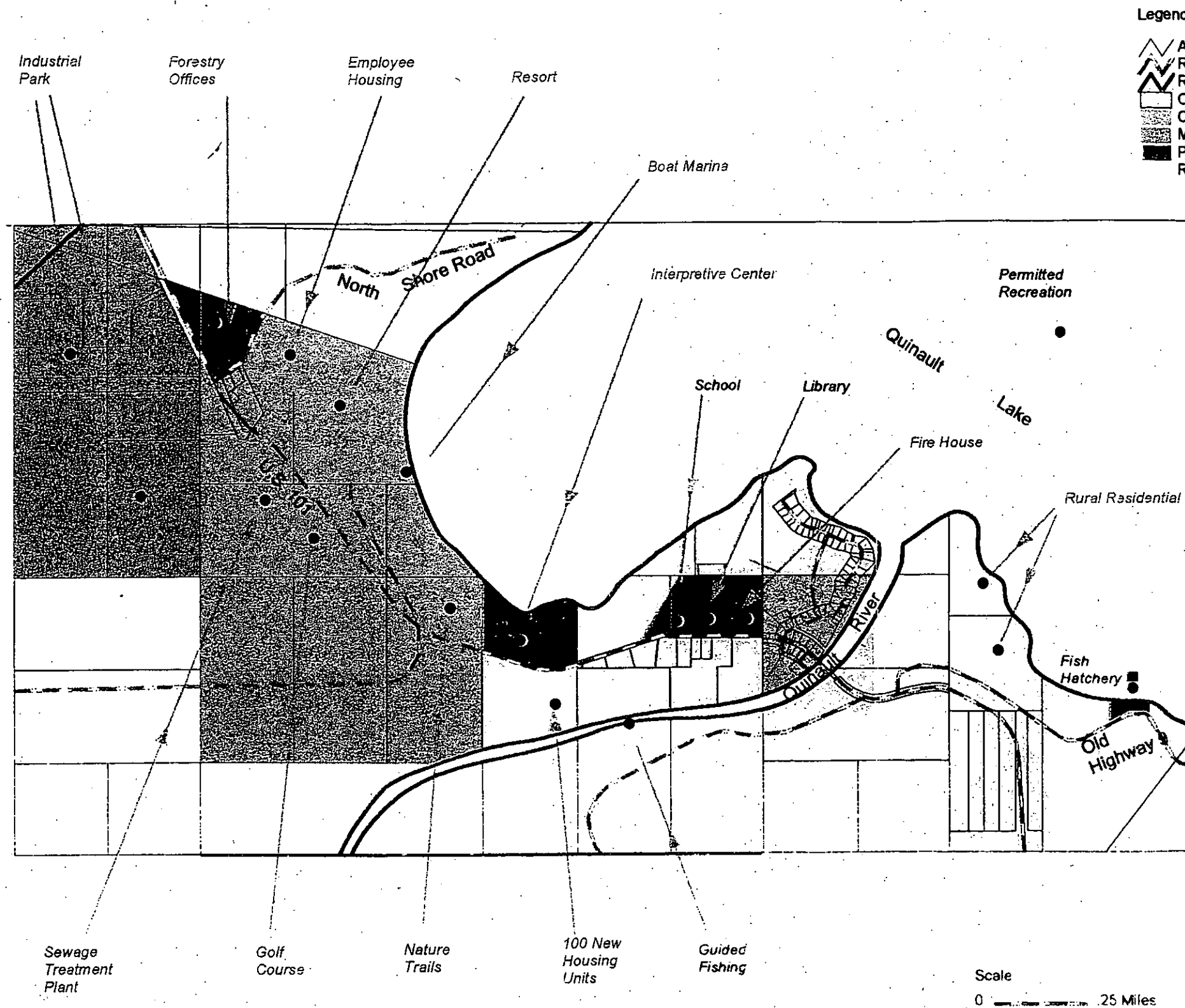
NOTE: This map is for reference only.

Map Location





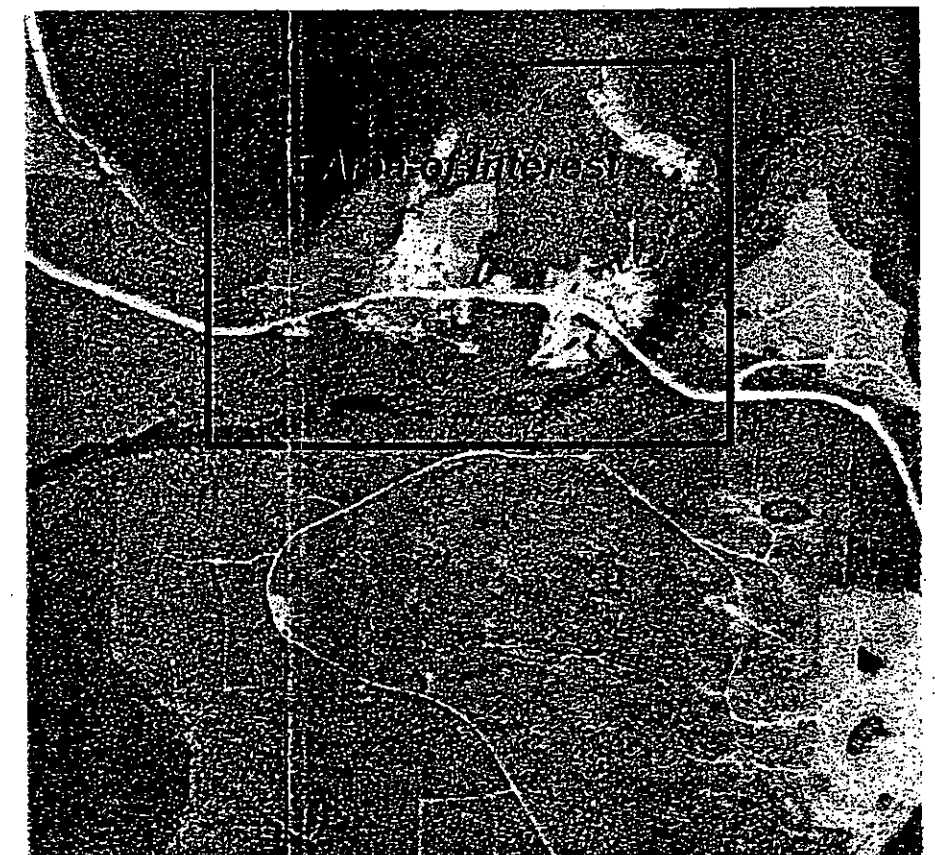
Grays Harbor County
Geographic Information Systems





Amanda Park Growth Area 1995-2015
Comprehensive Land Use Plan

Office of Planning and Community Development
Comprehensive Landuse Plan for the
Quinault Indian Reservation
January 16, 1997

A 1997 comprehensive plan prepared by the Nation identifies that portion of Amanda Park within the reservation boundaries as one of three reservation growth areas. The goal for these areas is to

Encourage development...where adequate public facilities and services exist or can be provided in an efficient manner. Reduce inappropriate conversion of undeveloped Reservation land into sprawling development.

The plan further designates specific areas in Amanda Park for residential, commercial, and manufacturing uses for the growth area. Community sewer and water systems are required to accommodate future development. Performance standards for residential development in Amanda Park set by the plan allow for four to six dwelling units per acre, if served by a community sewer system. Commercial areas require minimum lot sizes of 7,500 to 20,000 square feet, depending on the size of the business. Manufacturing uses be on lots no smaller than five acres.

There are 338 acres of lands under non-Indian ownership on the reservation in the Amanda Park area. The legal issues surrounding land use jurisdictional responsibility over non-Indian owned lands within the Quinault Reservation, especially in the Amanda Park area, are complicated and unresolved. Both Grays Harbor County and the Quinault Indian Nation claim land use management jurisdiction over privately owned fee lands on the reservation. The county extends its G-5 District designation over parcels in the Amanda Park area and administers all development permitting. Similarly, the Quinault Indian Nation has its own policies established through its comprehensive land use plan for governing future development in Amanda Park. Eventually, both governments will need to resolve these differences in policies and regulations for property owners.

National Park Service

The National Park Service, an agency of the US Department of the Interior, administers the Olympic National Park within the Lake Quinault Planning Area. The federal government is the predominate landowner within the park boundaries, but there remains a relatively small number of acres owned by private and tribal interests north of Lake Quinault. County records indicate there are approximately 88 acres of private fee lands within the park south of the Jefferson County line.

The National Park Service has sole jurisdiction over private property within the Olympic National Park. The State of Washington ceded

exclusive legislative jurisdiction over all lands within the park first in 1941 and later in 1960 and 1986 for subsequent park boundary adjustments. This status, however, does not exclude private property owners from taxation by Grays Harbor County and special use districts.

The National Park Service relies on an acquisition policy for managing private lands within the Olympic National Park. Private property may continue to exist in the Park as long as it remains "compatible." Private property is "compatible" if it essentially continues in its present use.⁵ The National Park Service will acquire "incompatible" private property through purchase or condemnation if there is:

- Development of unimproved land;
- Substantial alterations to existing improvements;
- Expansion of commercial operations;
- Application for building or sewer permit; and/or
- Filing of a subdivision.

The National Park Service has a management plan for the Olympic National Park known as the *Statement of Management*, a policy each park must review every two years.⁶ The *Statement of Management* provides park-wide policy objectives that directly affect land uses in the Lake Quinault area. Private development within the park's boundaries is managed under the "Private Development Subzone." This subzone recognizes that eight areas in the park contain private lands. The majority of these lands are in the Lake Quinault and Lake Crescent area. The policy for managing private inholdings within the park is as follows:

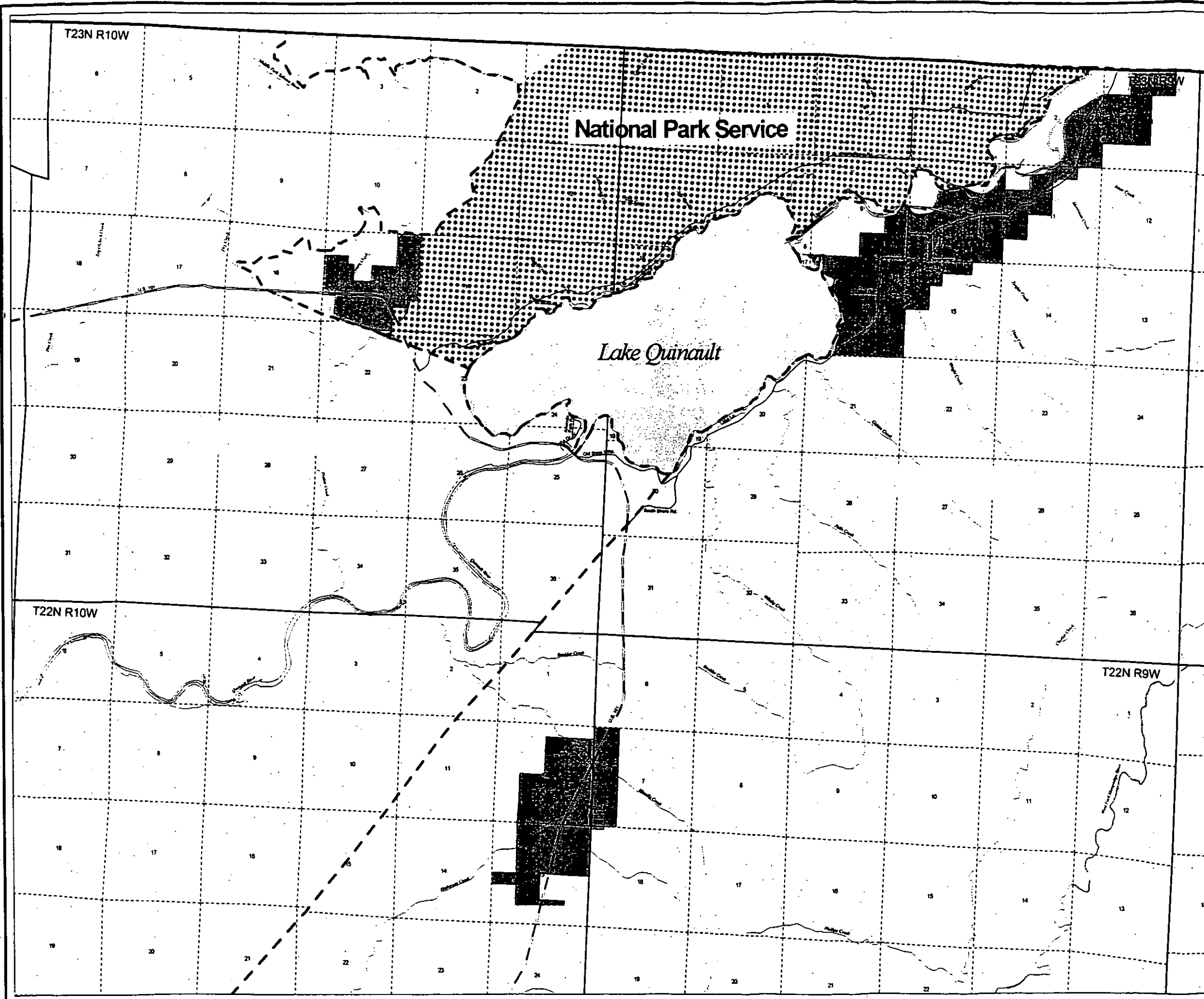
Some of these have buildings used for year-round or seasonal recreational housing. As long as development is kept small scale and non-conforming park uses are unobtrusive, these lands are acquired only when there is an opportunity and a willing seller.

The *Quinault Development Concept Plan*, prepared by the National Park Service in September 1988, reinforces this policy.⁷ This plan seeks to consolidate park ownership along the North Shore under its Land Acquisition policies:

⁵ There is an allowance for the construction of small outbuildings.

⁶ A summary of the *Statement of Management* is available on the World Wide Web at <http://www.nps.gov/olym/stmintro.htm>.








⁷ The plan is available through the National Park Service or the Timberland Regional Library, Aberdeen Branch (333.784 Quinault, 1988, Public Documents Section).



Grays Harbor County Lake Quinault Area

Olympic National Park

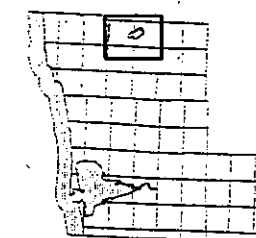
 Olympic National Park

-  Section Lines
-  Township Lines
-  County Boundary
-  Federal Boundary
-  Highways
-  Roads
-  Rivers & Creeks

1 0 1 Miles

NOTE: This map is for reference only.

Map Location



Grays Harbor County
Geographic Information Systems



Fee acquisition will continue in the Quinault Valley through the continuation of the willing seller program. This will result in a gradual change in land ownership and use patterns along the north shore of the lake and upper valley. The long-term objective is to establish a more natural setting throughout this area by improving elk habitat, maintaining the remaining old growth forest, and improving visual quality, both from the south shore of the lake as well as the North Shore Road. There will be, over time, improved access to the lakeshore for passive recreation pursuits.

The priorities for acquisition will be: 1) elk habitat, 2) large old growth forest tracts, 3) tracts which would enhance the visual quality of the north shore area, 4) unimproved tracts in the three subdivisions, and 5) improved properties in the three subdivisions.

While some land acquisition will continue, residential and agricultural uses of the area will continue into the foreseeable future. There will continue to be changes in land ownership as properties are sold to new owners. Some new development will also occur as properties are developed. The National Park Service will encourage development that will help in maintaining the rural setting that now exists in most of the Quinault Valley.

The Concept Plan also provides guidance on Private Facilities and Services along the North Shore:

Small, rustic family lodging (and/or youth hostel) will continue to operate on North Shore Road with no major expansion.

Grays Harbor County Assessor records show that the National Park Service has actively sought to reduce the number of such inholdings over the years. There have been 132 acquisitions of previously platted properties, 17 of which still have structures on the property. The 1998 appraised value of this property is \$2,224,373.⁸ The size of these acquisitions range from a high of 250 acres to 0.03 acres. The median parcel size was 1.36 acres while the average was 15.39 acres. The median value of existing structures is \$36,795 and the average value is \$34,323.⁹ At present tax rates, these properties would generate \$29,155 for the state and local governments. See the table below.

⁸ Because these lands are in a tax-exempt status and are not available for development, the appraised value is generally considerably less than if in private ownership.

⁹ Calculated from records provided by the Grays Harbor County Assessor.

Taxing Authority	Taxing Rate per \$1,000	Revenue Loss
State	3.2737	\$7,282
County	1.6710	\$3,717
Veterans Relief	0.0113	\$25
Port District	0.4231	\$941
Library	0.4743	\$1,055
Roads	2.0107	\$4,473
Cemetery	0.0733	\$163
EMS	0.2500	\$556
Fire District	1.0000	\$2,224
School bonds	1.1341	\$2,523
School M&O	2.7856	\$6,196
TOTAL	13.1071	\$29,155

The current National Park Service policy is to continue paying property taxes to local government on acquired inholdings for a five-year period.¹⁰ However, planning area residents believe that these acquisitions seriously affect the viability of its revenue base because of the lack of growth to offset this decrease. Park Service acquisitions also remove needed housing from the local market. Many residents have asked that these acquisitions stop and that the National Park Service should continue paying property taxes beyond the five-year period.

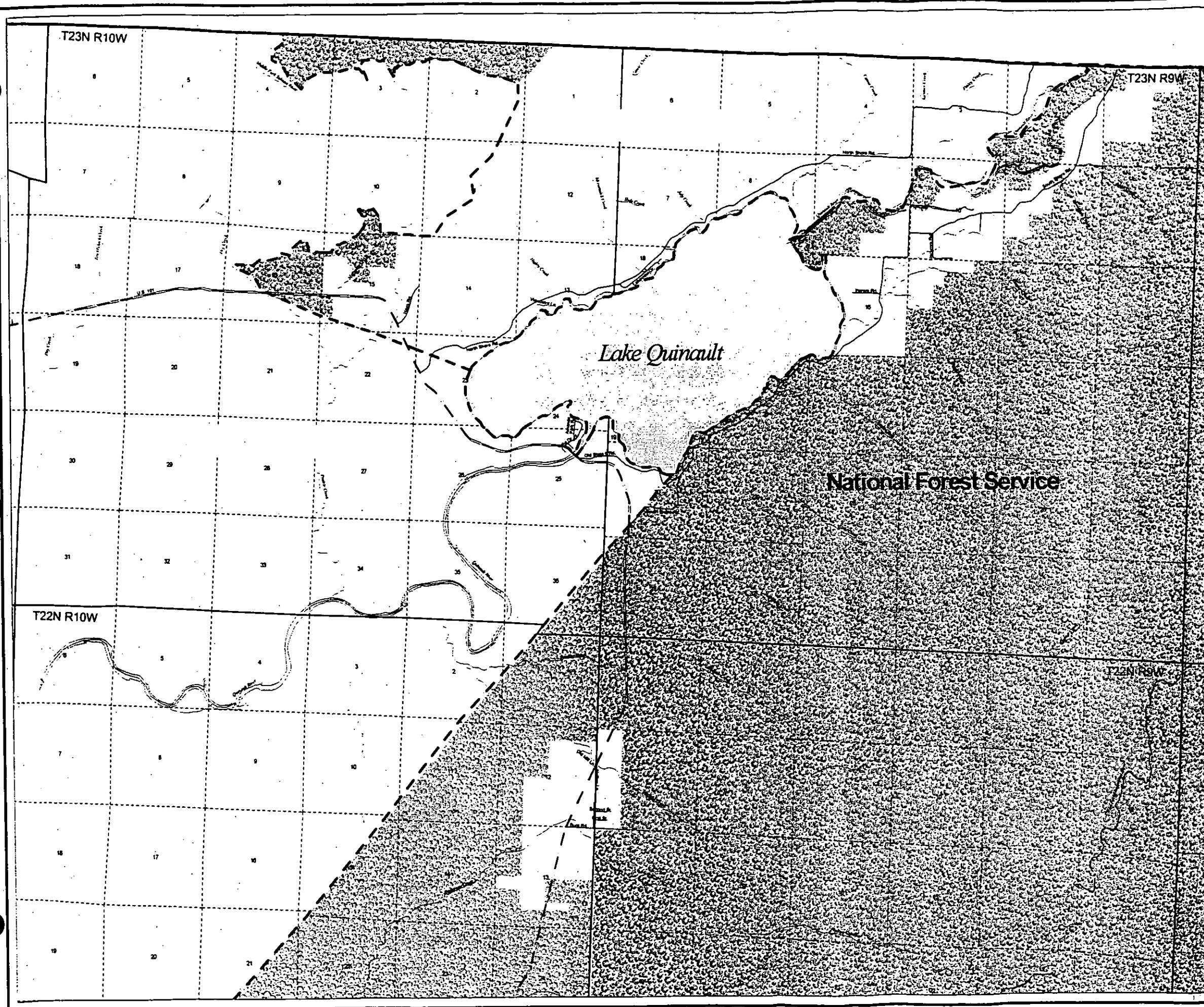
It is highly likely that the National Park Service will limit future development to enhance the wilderness quality of the park. Some minor residential development is possible on privately-owned inholdings.

Forest Service

The Forest Service, an agency of the Department of Agriculture, manages the Olympic National Forest. Within the Lake Quinault Planning Area, Forest Service jurisdiction covers a sizeable area, extending from the western half of the South Shore area to south of Neilton, which it fully encompasses.

There are no privately owned lands under the Forest Service's jurisdiction; however, the agency does allow special use permits for private recreational residences and commercial structures along the South Shore. These special use permits are essentially leases that typically place special requirements on the holders. For residential permit holders, the main restriction limits occupancy to a part-time basis only. The Forest Service








¹⁰ See PL 94-565 and PL 874.



Grays Harbor County Lake Quinault Area

Olympic National Forest

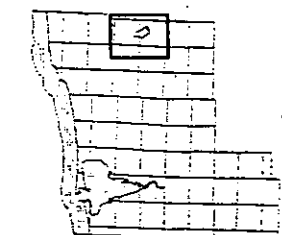
 Olympic National Forest

-  Section Lines
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-  County Boundary
-  Federal Boundary
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1 0 1 Miles

NOTE: This map is for reference only.

Map Location



Grays Harbor County
Geographic Information Systems



exerts its greatest jurisdictional control over private interests within its boundaries through its leases.

The *Lake Quinault South Shore Composite Plan* establishes guidelines for the Forest Service to manage future development along the South Shore within its jurisdiction.¹¹ For the current 56 residential permit holders, the *Composite Plan* states:

- 1) *The Forest Service will continue with plans to phase out Lot #66 in order to include it within the Lake Quinault Lodge permit area.*
- 2) *Permittees for Lots #59, 60, 61, 61A may sell their improvements to another recreation residence user or to the Lake Quinault Lodge. This option shall be available to the present permittees and any future permit holders for these lots.*
- 3) *Recreation residence permits shall remain a viable use for those lots presently occupied and shall be administered as such, within current policy guidelines. No recreation residence lots (other than Lot #66, mentioned above) have been identified as needed for a different use.*

The *Composite Plan* also contains the following provision for managing the Lake Quinault Lodge:

- 1) *The Lake Quinault Lodge is a destination resort complex and future expansion needs may be considered. Any expansion shall retain the historic character of the lodge as well as provide services that harmonize with its rain forest location and the intent of this plan.*
- 2) *The lodge permittee, upon Forest Service approval, may proceed with development in accordance with the approved master plan coupled with conditions and terms of the special use permit.*
- 3) *If acquired in accordance with an approved master plan, recreation residence Lots #59, 60, 61, and 61A shall be included in the Lake Quinault Lodge permit area. Lot #59 shall be the westernmost limit of any future lodge expansion."*

Finally, commercial facilities along the South Shore must meet the following *Composite Plan* requirements:

¹¹ The Forest Service first adopted the *Composite Plan* in 1980 and included a supplement in 1988. Quotations included above are from the 1988 version.

- 1) *Existing and proposed commercial facilities shall be developed and managed primarily to provide services for, and in support of, the recreation visitor on the south shore of Lake Quinault.*
- 2) *The design, construction, and maintenance of all commercial facilities should retain and support the rural, rustic, gentle use and rain forest character of this plan.*
- 3) *Commercial facilities shall be located only within those areas allocated for commercial use.*
- 4) *Allow expansion of the commercial facilities as market demand dictates, provided that expansion is consistent with outdoor recreation uses. Forest Service design criteria and the intent of this plan. Continuance of commercial facilities shall be subject to current permit policies.*

Many area residents and some residential permit holders expressed the desire to see the Forest Service allow year-round residency along the South Shore. These comments surfaced through the Citizen's Workbook and a subsequent community workshop. It is also an objective under the Housing Goal in the *Economic Vitality Plan*.

Future residential development on Forest Service lands is not likely. However, the Forest Service has already planned for some expansion of existing commercial activities and may allow other new commercial activities that meet forest-wide and *Composite Plan* policies.¹²

Transportation

A combination of federal, state, and county roads provide the only circulation network within the Lake Quinault Planning Area. There are no railroad or airports within the four communities.

State Route 101

State Route (SR) 101 is the only state highway serving the Planning Area. The Washington State Department of Transportation (WSDOT) lists this main line as a principle arterial. WSDOT traffic counts for SR 101 provide the following statistics:

¹² The *Land and Resource Management Plan*, 1990, provides overall policies for the Olympic National Forest.

Location	Average Daily Traffic Volume				Percent Truck Traffic
	1993	1994	1995	1996	
Before Junction with Lake Quinault Road	NA	NA	1,800	1,800	NA
After Junction with Lake Quinault Road	NA	NA	2,400	2,300	20%
After Junction with North Shore Road	2,000	2,000	2,100	2,000	NA
Before Junction with Haas Road	2,100	2,000	2,100	2,100	22%

NA: Information not available.

Accident data for the highway indicates a four-year accident rate, of 3.1 from the South Shore Road to Lake Drive, 0.9 from Lake Drive to the North Shore Road, and 2.0 from North Shore Road to the Jefferson County Line.¹³ The statewide accident rate during the same period averaged from 1.65 to 1.88.

Lake Quinault Loop Road

The second most important road network in the planning area is the scenic Lake Quinault Loop Road. The Loop Road includes the North Shore and South Shore Roads and provides vital access to important public, commercial, residential, and tourist activities. The Loop Road is symbolic of the Lake Quinault Planning Area in that it passes through five governmental jurisdictions along its approximately 31-mile length. These governmental entities include the Quinault Reservation, Olympic National Park, Jefferson County, Grays Harbor County, and the Olympic National Forest. Management for different sections of the road includes the Olympic National Park, Jefferson County, Grays Harbor County, and the Forest Service.

Grays Harbor County is responsible for the North Shore Road from its junction with SR 101 to the park boundary. Thereafter, the road is under the jurisdiction of the National Park Service. The North Shore Road has a hard surface from the junction of SR 101 to the Grays Harbor-Jefferson County Line past Finley Creek. Lane width is approximately ten feet wide. Beyond this point, the road becomes a graded gravel surface, 16 to 24 feet wide, that occasionally narrows to one-lane with traffic pullouts. The National Park Service recommends that recreational vehicles do not use this road section for accessing the upper valley. Major bridges along the North Shore crosses Finley Creek, Big Creek, and the Quinault River below the North and East Forks. Finley Creek is an older timber stringer

¹³1993 - 1996

type bridge. The National Park Service does all maintenance for its section of the North Shore Road, but relies on the Federal Highway Administration for major projects and bridge monitoring. Grays Harbor County reported in July 1998 an average daily traffic count of 588 vehicles just off of SR 101.

The South Shore Road section of the Loop Road begins at its junction with SR 101. Grays Harbor County is responsible for the road until the Grays Harbor-Jefferson County line. Jefferson County's responsibility extends for a short section until the Olympic National Park boundary, whereby the road comes under the authority of the National Park Service. The road then terminates at its junction with the North Shore Road at the Quinault River Bridge.

The Shore Road has a hard surface from SR 101 until the Jefferson County line, whereby it becomes graded and graveled. Each jurisdiction maintains their section and makes improvements when necessary.

Average daily traffic counts conducted by Grays Harbor County in July 1988 for the South Shore Road show that 1169 vehicles pass the Quinault Ranger Station at Mile Post (MP) 2.9. This count drops to 704 at the Ziegler Creek Bridge (MP 3.8) and 221 at Stormwater Branch (MP 7.7) just below the Jefferson County line.

The North Shore and South Shore Roads have experienced occasional washouts that have severed the loop for extended periods. While these washouts are troublesome to local traffic patterns, they create a significant loss of an important tourist asset. Even when functional, the Loop Road in its present condition does not live up to its complete potential as a tourist attraction. The road's lack of hard surfacing on some sections and inadequate shoulders nearly its entire length is unattractive, if not dangerous, to pedestrians and bicyclists. Furthermore, traffic, bicycle, and pedestrian flow on the South Shore near the Lake Quinault Lodge during the height of the summer season frequently leads to congestion not conducive to promoting tourism.

These problems were probably foremost on the minds of area residents when they completed *Citizen's Workbook*, which found strong public support for improving the Loop Road. Of the responses received, 49% rated improving the Loop Road as a high priority and 32% held it as a medium priority.

Presently, there is not a coordinated approach among Grays Harbor County, Jefferson County, the Forest Service, and the National Park

Service for improving the road. However, the National Park Service and the Forest Service both have mentioned improving the road as part of their future development plans. The Olympic National Park *Statement of Management's* list of capital improvements includes resurfacing the South Shore Road to Graves Creek and replacing the Finley Creek Bridge. The National Park Service hopes to add wayside improvements, too. The Forest Service *Composite Plan* proposes improvements for the South Shore Road that includes a coordinated sign plan, the upgrade of potentially hazardous intersections, the addition of a bicycle and pedestrian lanes, and improved parking areas.

Grays Harbor County has similarly expressed interest in improving the road, although they do not have any specific policies other than maintaining existing road standards. Jefferson County has an understandably lesser motivation for improving the Loop Road since very few of their county residents depend on the road for access. However, Jefferson County did repair in 1996 a section of the South Shore Road washed-out by the Quinault River.

Other County Roads

Grays Harbor County maintains a number of other roadways elsewhere in the Planning Area. Most of these roadways are relatively short in length and serve as arterials and collectors. The Old State 9 Road, which links Amanda Park with the South Shore Road, is a county arterial. The county's collector roads in Neilton include Burn Road, First Street, Second Street, and Fishel Avenue. In Amanda Park, county collectors are Haas Road, Lake Drive North, River Drive, Amanda Park Road, Riverview Court, and Frontage Road. South Shore collectors are Ingram Road, Pruce Boys Road, Liscumm Road, and Waugaman Road. Altogether, these roads add up to slightly less than ten miles in length. Grays Harbor County has established road standards for both public and private roads.

Water and Sewer Systems

Community Water Systems

There are three community water systems operating in the planning area. The Quinault Water Company provides service to 56 South Shore homeowners, the Rainforest Resort, the Lake Quinault Lodge, and the Forest Service. This system is able to meet current domestic water demand, but does not meet required fire flow protection standards. The system has not secured water rights for its two wells. The company is currently exploring options for upgrading its system.

The Neilton Cooperative Water Company and the Meadowland Water Service serve 107 customers in Neilton. The source for both systems is surface water from watersheds east of the community within the Olympic National Forest. Both systems currently do not meet surface water treatment standards. Each has water rights that exceed current demands. Grays Harbor County is currently working with Neilton residents regarding the possibility of forming a water district that would assume both systems. This move would enable the community to become eligible for public grants and loans necessary for bringing both systems into compliance with federal drinking water standards.

Amanda Park has two small private water systems. The first is Olympic Trailer Park System, which provides connections to 30 residential and 2 commercial customers. The second is the Amanda Park Motel and RV Park System. This system has 10 active residential and nine commercial connections.

The remainder of the planning area depends on individual wells or small, private water systems.

Currently there are no immediate plans for building new community water systems in the area. However, the Quinault Indian Nation identified the long-term need for an Amanda Park Growth Area water system capable of providing 100 gallons per minute and 200,000 gallon storage capacity. Its capital improvement plan aims at securing a new water supply source in place by 2000 and a 75,000 gallon water storage facility by 2005.

Eighty-three percent of the area residents responding to the *Citizen's Workbook* felt that constructing new or improving existing water systems was a medium to high priority. Amanda Park and North Shore residents placed an even higher priority on constructing new drinking water systems.

Wastewater Treatment Systems

The Forest Service owns the only community wastewater treatment system operating in the Planning Area. The system serves South Shore Forest Service facilities, the Quinault Indian Nation fish hatchery, and the Lake Quinault Lodge. The collection system relies on 15,000 feet of force main and gravity sewer. The treatment process uses a small treatment plant and two drainfields. The design of the plant allows it to handle up to 34,000 gallons of sewage per day. Typical volumes entering the plant are around 16,000 gallons per day, but this flow sometimes exceeds 40,000

gallons per day. No additional connections are possible at this time without expanding the treatment plan and drainfields.

The Forest Service commissioned a wastewater treatment study for the South Shore, North Shore, and Amanda Park in 1992.¹⁴ The plan estimated that these communities generate 148,000 gallons of wastewater each day. The plan projects that by the year 2012, this quantity could increase to nearly 253,000 gallons per day.

Area	1992 Estimate in Gallons	2012 Estimate in Gallons
South Shore, Forest Service area	77,452	136,667
South Shore, Privately-owned lands	14,400	42,600
North Shore	31,170	38,100
Amanda Park	24,977	35,477
TOTAL	147,999	252,844

The study further evaluated options for expanding the present system and constructing several new, smaller community wastewater systems. There are significant design limitations in designing these systems. Because treated sewage effluent cannot be discharged into Lake Quinault, future community systems must use below-surface treatment methods, such as large community drainfields. However, soil conditions, rocky terrain, steep slopes, and a high water table throughout much of the area limit the number of flat areas suitable for community or even individual drainfields.

The final recommendation of the plan is to establish several collection and treatment systems similar to the existing Forest Service-owned facility. These satellite systems would handle the current and projected estimates above. The total estimated cost for developing these satellite systems is \$6.07 million.

Area	Cost Estimate
South Shore, Forest Service area	\$2,900,000
South Shore, Privately-owned lands	\$1,200,000
North Shore	\$710,000
Amanda Park	\$1,260,000
TOTAL	\$6,070,000

On-site sewage disposal systems serve the remaining residential, commercial, and manufacturing structures in the Planning Area. The

¹⁴ *Lake Quinault Water and Wastewater Study* by Horton Dennis & Associates, August 1992.

Forest Service commissioned a study in 1995 focused on individual on-site sewage disposal systems within its jurisdiction on the South Shore. The study found that of the 68 septic tank systems along the South Shore

- 65% had septic systems with a medium to high potential for contaminating ground or surface water;
- 91% of the systems had a high potential to contaminate lake front lots when submersed during high winter lake levels; and
- 51% of the systems visually inspected had cesspools or corroded steel tanks.

The Forest Service *Composite Plan* states that all new development along the South Shore must have state or county approved wastewater disposal systems. The Quinault Indian Nation has expressed concern regarding the impact of these systems on water quality in Lake Quinault.

Chapter 246-272 of the Washington Administrative Code (WAC) contains statewide regulations for on-site sewage system. The Environmental Health Division of the Grays Harbor County's Public Services Department is responsible for implementing these regulations.

The Quinault Indian Nation identifies failing on-site sewage disposal systems as a significant threat to public health and water quality in the Amanda Park area. The *Comprehensive Land Use Plan for the Quinault Indian Reservation* proposes developing an Amanda Park Village Growth Area sewer collection and treatment system by the year 2000 that would meet residential, commercial, and manufacturing needs.

Public Utilities

Electricity

The Grays Harbor Public Utility District (PUD) is the electrical supplier for the Lake Quinault Planning Area. The PUD operates a 10 megavolt substation located the junction of SR 101 and the South Shore Road that is fed by a 69-kilovolt transmission line. From the substation, a 12.5-kilovolt transmission line provides electrical service to Neilton, Amanda Park, the South Shore, the North Shore, and a another transformer at Crane Creek. PUD records show that peak consumer demand from the substation is approximately 5.3 megawatts. The capacity of the substation is 12.5 megawatts, which allows considerable room for future growth.

The PUD has no major facility improvements slated for the planning area in the near future. However, the PUD does intend to make reliability

improvements that include placing its main distribution lines underground.

Telecommunications

CenturyTel, a Louisiana-based company, is the telecommunications utility provider for 578 access lines in the four Lake Quinault communities. Before 1998, Pacific Telecom, Inc. (PTI) was the telecommunications provider to the area. The system relies on a new unmanned switching station at their Lake Quinault Central Office. CenturyTel connects the Lake Quinault and Elma Central Offices by using a combination of copper and fiber-optic lines and two microwave towers on Neilton and Minot Peaks. Two T-1 digital lines presently serve private customers.

By the year 2000, CenturyTel will connect its switching station to the Neilton Peak tower entirely with fiber optic line. Other improvements CenturyTel intends for the Lake Quinault Planning area includes a network of new digital loop carriers. These digital loop carriers will be connected to the switching station with fiber optic cable and will eliminate runs of copper lines to less than 18,000 feet. This will substantially upgrade the quality of the services to individual homes and businesses. CenturyTel expects to have the digital loop carriers in place for Amanda Park, North Shore, and South Shore by the year 2002.

The company projects only modest growth in telecommunications needs for the Lake Quinault Planning Area. It is anticipating that the number of access lines will increase from 578 to 638 by 2003.

Public Services

Education

The Quinault School District No. 97 provides educational services to around 260 students in grades K through 12. The jurisdiction's boundaries cover approximately 430 square miles of unincorporated Grays Harbor County, much of which is in commercial forest production. The school district accommodates students from as far south as Humptulips and Kalaloch to the north.

Grades K through 12 share a common campus on a 24.4-acre parcel. The construction of the building dates to the early 1960's and the school district remodels the structure from existing revenues as needed. The school district also uses two portable buildings, one for a classroom and another for a computer lab. To date, the school district has capacity to

accommodate current student enrollment. The school district voters approved an excess levy for 1998 that will collect \$325,000.

Overall, enrollment in the school district has been dropping since 1993. The Office of the Superintendent of Public Instruction reports the full-time equivalent enrollment as shown in the table below.

Grades	Full-Time Equivalent for Year Ending					
	1998	1997	1996	1995	1994	1993
Kindergarten	12.83	32.11	22.22	17.00	22.00	22.00
Grades 1 - 3	63.78	62.22	63.33	58.89	76.00	70.33
Grades 4 - 6	50.00	71.22	75.22	84.33	74.11	60.22
Grades 7 - 8	52.89	43.00	45.44	48.67	54.78	52.33
Grades 9 - 12	78.33	92.78	80.11	99.33	95.11	109.89
TOTAL	257.83	301.33	286.33	308.22	322.00	314.78

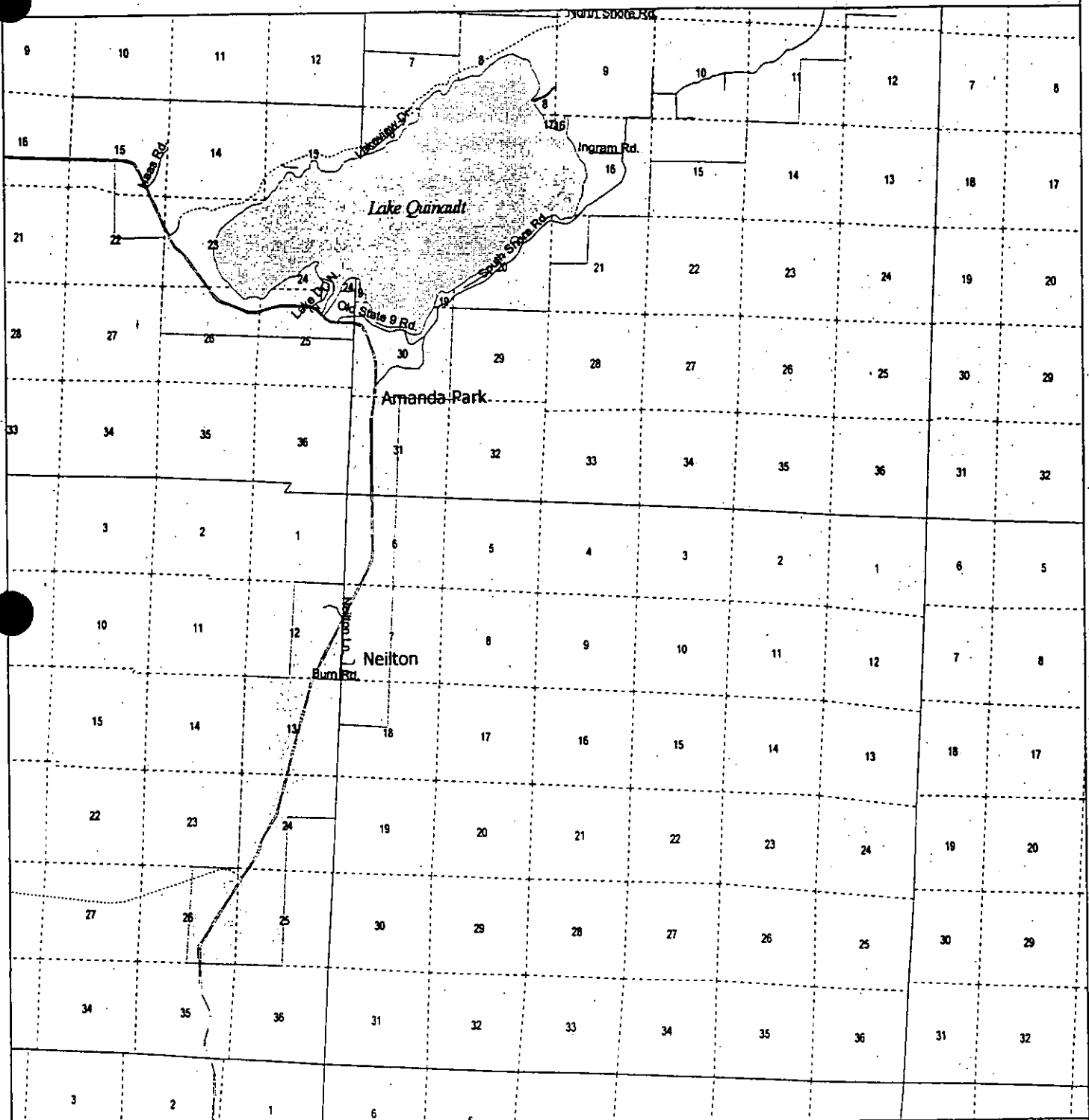
Fire Protection

Grays Harbor County Fire District #4 provides fire protection and emergency services with the Lake Quinault Planning Area. The district's boundaries roughly run along SR 101 from about one mile south of the Moclips Highway to two miles east of Haas Road. Additionally, the district surrounds the Lake Quinault Loop Road to the Jefferson County line. The total district area is about 25 square miles.

The fire district's major capital equipment includes two main pumpers with a 1,000 gallon capacity each, a 2,200 gallon tanker, a 3,700 gallon tanker, two ambulances, and one advanced life support unit. The district would like to replace one tanker in the near future.

There are three fire halls in the district. Number One, the main fire hall, is in Amanda Park. The Quinault Fire Hall, across from the Quinault Ranger Station on the South Shore Road, is Number Two. Fire Hall Number Three is in Neilton. Currently, 32 volunteers provide the district's manpower.

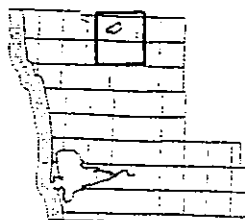
Quinault Fire District #4



Roads

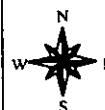
- Main Highways
- County Roads
- Private Lanes
- City Streets
- Railroads
- Highway Overpass
- Named Forest Roads
- City/Highway

Map Location



Grays Harbor County
Public Services

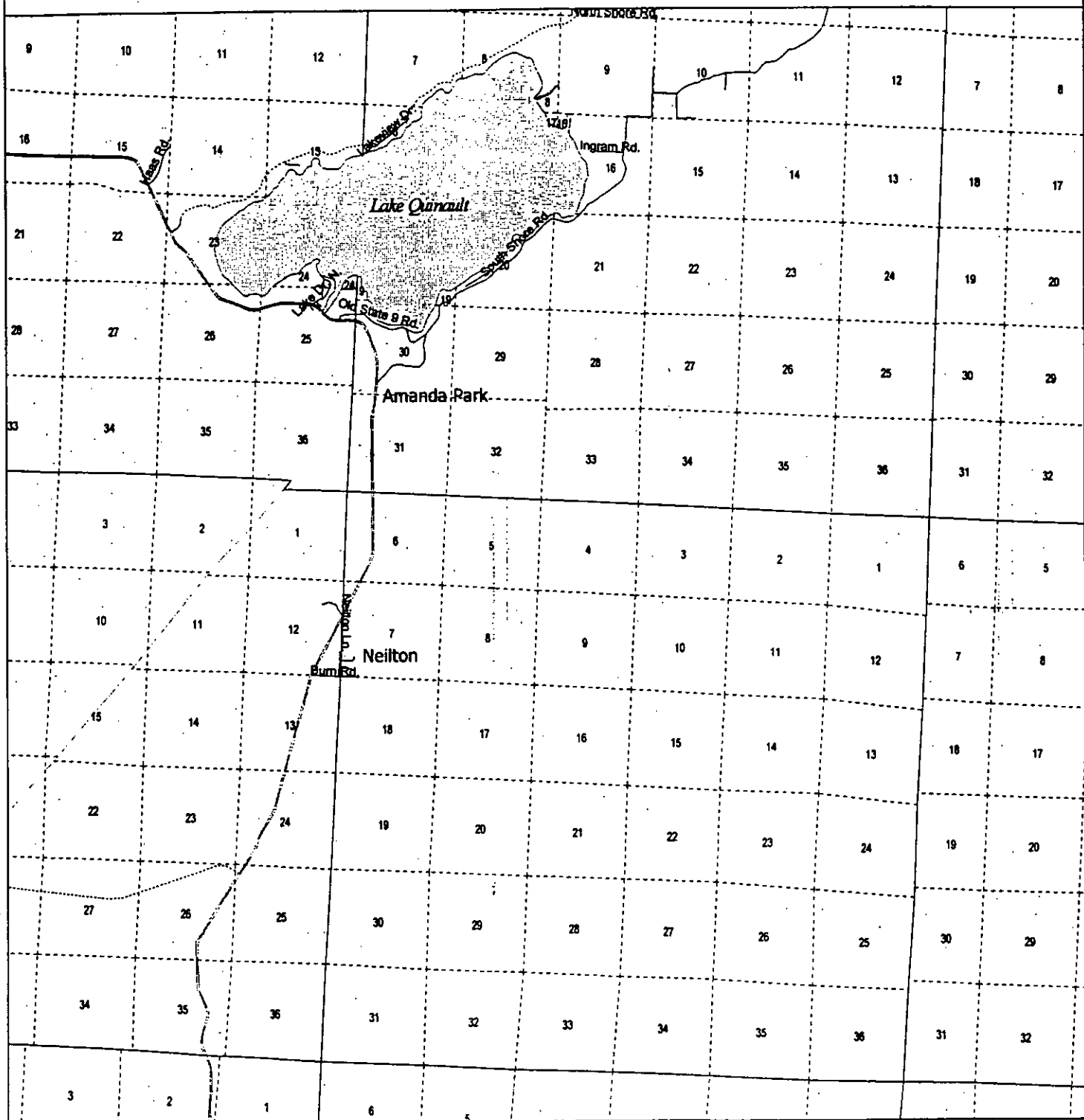
1.5 0 1.5 Miles



NOTE: This map is for reference only.



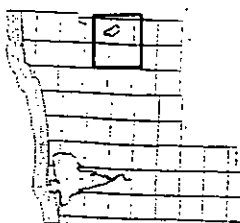
Quinault School District # 97



Roads

- Main Highways
- County Roads
- Private Lanes
- City Streets
- Railroads
- Highway Overpass
- Named Forest Roads
- City/Highway

Map Location



Grays Harbor County
Public Services

1.5 0 1.5 Miles



NOTE: This map is for reference only.





Part Two: Lake Quinault Development Regulations

CHAPTER 13.04, RESIDENTIAL DISTRICTS:

LAKE QUINAULT (LQ) DISTRICT

Purpose. The purpose of the Lake Quinault District is to support residential and economic diversity and growth in the communities of Lake Quinault and Neilton as provided in the Lake Quinault Subarea Comprehensive Land Use Development Plan.

Permitted Uses and Structures. The following are uses or activities permitted in the district:

1. Single family and two-family dwellings.
2. One attached accessory dwelling for each single-family dwelling.
3. Accessory structures and uses.
4. Home occupations.
5. Bed and breakfast inns.
6. Public and semi-public uses and structures.
7. Agriculture.
8. The growing and harvesting of forest products.
9. Parking, repairing, and maintaining one heavy truck as an accessory use to a residence.
10. Home day cares.
11. Adult family homes.
12. Utilities and utility structures under 35 feet in height, provided all transmission lines are underground.
13. Temporary fireworks stands regulated under RCW 70.77 and WAC 122-17.
14. Game and fish rearing and management.

Conditional Uses and Structures. The Board of Adjustment may approve the following uses and structures if it finds that the uses or structures meet all minimum county ordinances and will not create an incompatible or hazardous condition:

1. Multi-family dwellings-with three to 15 dwelling.
2. An accessory dwelling not attached to a single family, two-dwelling, or mobile home dwelling; provided that:
 - a. The accessory unit is for use by a member of the family of the occupants of the principal residence on the property. For the purposes of the Section, member of the family shall mean; related by blood, marriage or law;
 - b. The dwelling unit meets all county requirements for a potable water supply and sewage disposal; and
 - c. The unit shall be removed or converted to a conforming use when the use authorized by the permit is discontinued.
3. Retail, tourist, or wholesale commercial uses and activities.
4. Manufacturing activities and/or structures.

5. Residential care facilities.
6. Rest home, convalescent homes, guest homes, and homes for the aged.
7. Motels.
8. Recreational vehicle parks and campgrounds.
9. Mobile home parks.
10. Utilities and utility structures over 35 feet in height.
11. The Board of Adjustment may require buffers to reduce impacts created by light, glare, and noise on adjacent and area properties.
 - a. The width of buffers may be adjusted to account for natural features, volumes, proposed setback in design or other factors. The general rule is that the more intensive the proposed use and its potential for adverse impacts on adjacent or nearby properties, the larger the buffer will be necessary.
 - b. The height of all buffers shall be sufficient to ensure that the impacts of the proposed use are mitigated.

Building Site.

1. The minimum lot size is two (2) acres.
2. The following maximum density requirements for dwellings shall apply to lots throughout the district:
 - a. Single-family dwellings and mobile homes: one (1) dwelling per two (2) acres.
 - b. Two-dwellings: two (2) dwellings per two (2) acres.
 - c. Apartments: Fifteen (15) dwellings per two (2) acres.
 - d. Accessory dwellings and temporary unattached accessory dwellings are not included when calculating the density requirements for 2.a through 2.d.
3. Minimum yard requirements:
 - a. Front yard: Twenty-five (25) feet
 - b. Side yard: Twenty (20) feet
 - c. Rear yard: Twenty-five (25) feet
4. Minimum lot width: One-hundred (100) feet
5. Maximum lot-coverage by structures: Thirty-three percent (33%) of the total lot-area.

SECTION 13.02, DEFINITIONS:

ACCESSORY DWELLING UNIT. A second, subordinate dwelling unit for use as a complete, independent dwelling with permanent provisions for living, sleeping, eating, cooking, and sanitation.

ATTACHED ACCESSORY DWELLING UNIT. An accessory dwelling unit located within or attached to a single-family residence. To be attached, the roof and wall of the accessory dwelling unit must be an extension of the roof and wall of the existing single family residence. In no case shall the attachment be made through an unenclosed structure.

ADULT FAMILY HOME. The regular family abode of a person or persons who are providing care, room and board to more than one, but not more than four, adults who are not related by blood or marriage to the person or persons providing that service; except that a maximum of six (6) adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting standards and qualifications provided by Chapter 70.128.010 RCW.

BUFFER. A horizontal distance, measured perpendicularly from a property line, intended to provide spaces to reduce the impacts of proposed uses on adjacent property or natural features.

MANUFACTURING. Any process devoted to the production and/or assembly of a product.

PUBLIC AND SEMI-PUBLIC USES AND STRUCTURES. Uses and structures associated with schools, churches, government, community meeting halls, charitable organizations, and cemeteries.

RESIDENTIAL CARE FACILITY. A facility licensed by the State of Washington that cares for at least five (5) and no more than fifteen (15) people with functional disabilities and is not an "Adult Family Home."

PLEASE NOTE THAT OTHER ZONING REQUIREMENTS NOT LISTED ABOVE MAY APPLY TO A PROJECT IN THE LAKE QUINULT DISTRICT. PLEASE CONSULT WITH A COMPLETE COPY OF TITLE 13, GRAYS HARBOR COUNTY ZONING ORDINANCE TO VERIFY ALL PROJECT REQUIREMENTS.

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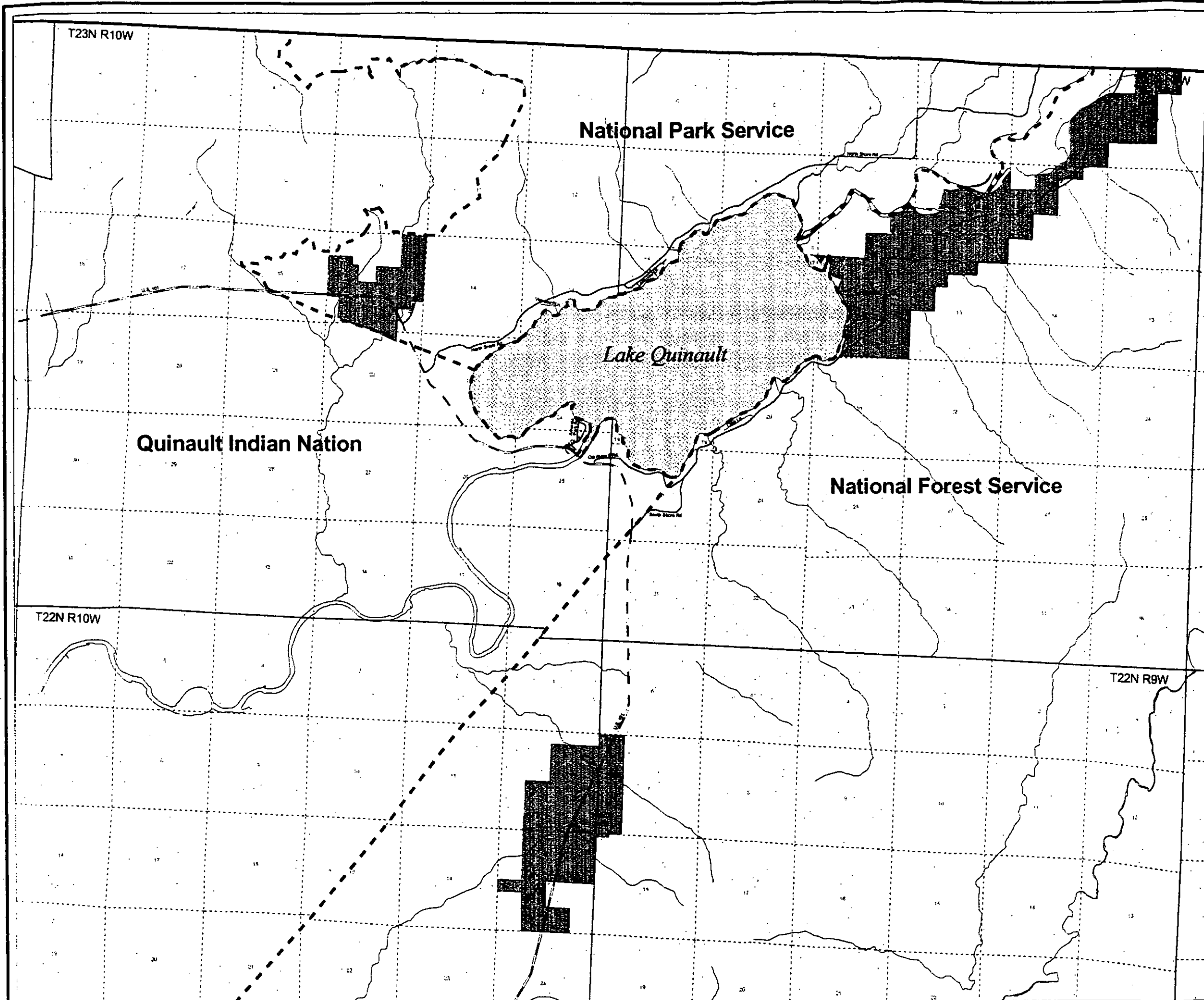
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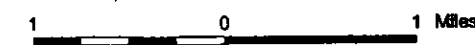
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Grays Harbor County Lake Quinault Area



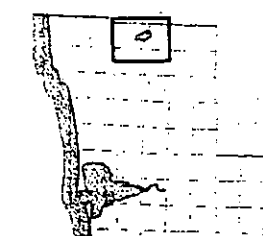
 Proposed LQ
Rural Residential
District (RR-LQ)

-  Section Lines
-  Township Lines
-  County Boundary
-  Federal Boundary
-  Highways
-  Roads
-  Rivers & Creeks



NOTE: This map is for reference only.

Map Location



Grays Harbor County
Geographic Information Systems

