



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

April 28, 2025

Alex Kovach
City of Soap Lake
PO Box 1011
Soap Lake, WA, 98851

Re: 2025 Annual Comprehensive Plan Amendments
File# SL-25-CPA, Ecology SEPA# 202501206

Dear Alex Kovach:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Notice of Application for the **2025 Annual Comprehensive Plan Amendments** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Shorelands & Environmental Assistance Program

Meagan Hayes, (509) 220-2983, meagan.hayes@ecy.wa.gov

The City of Soap Lake Shoreline Master Program (SMP) includes provisions for the protection of Critical Areas within Shoreline jurisdiction (Article V of the SMP). Unless the SMP is amended to incorporate the new Critical Area Ordinance policies proposed herein, critical areas within Shoreline jurisdiction will continue to be regulated under the existing provisions within the SMP. If the City is interested in incorporating these new policies within the SMP, the SMP requires amendment and approval by Ecology in accordance with [Chapter 173-26 WAC](#).

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to sepahelp@ecy.wa.gov.

Sincerely,

Katy Moos
Office Assistant
Eastern Region Office

City of Soap Lake Comprehensive Plan



2018-2038¹

¹ 20-year plan from the 2018 Periodic Update cycle. Next 10 year Periodic Update due in 2027.

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City of Soap Lake Comprehensive Plan 2025 Annual Update

Adopted **XX, XX, 2025**

Mayor

Peter Sharp

Council Members

John Carlson

Susan Carson

Karen Woodhouse

Kayleen Bryson

Eli Olson

Judith Gorman

Vacant

City Staff

City Clerk

Coley Olson

Public Works Superintendent

Eli Olson

Acting Police Chief

Robert Geates

Prepared by

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PO Box 1011

Soap Lake WA 98851

Alex@kovacharchitects.com - (509) 771-6069

with consultation from White Bluffs Consulting LLC

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Deleted: Michelle Agliano

Deleted: JoAnn Rushton

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CITY OF SOAP LAKE COMMUNITY VISION STATEMENT

The following statements serve to guide the comprehensive plan. This vision was developed following community input at two "Community Visioning" meetings held as an element of the public participation plan for this document.

- *The City of Soap Lake is a community that respects and preserves its natural, historical and cultural resources.*
- *The City of Soap Lake is a community that recognizes the unique characteristics of Soap Lake and we seek to provide excellent stewardship of the outstanding scenic and natural features which surround us.*
- *The City of Soap Lake is a community that encourages a balanced, cohesive, and diverse community that makes room to accommodate differences as we grow.*
- *The City of Soap Lake is a Community that utilizes its special features and characteristics where various physical, educational, economic and social activities can be pursued in a safe, attractive and healthy environment.*
- *The City of Soap Lake is a community that strives to improve and increase the tax base to provide a high level of service to its residents and visitors and to improve and increase employment opportunities by encouraging new businesses to join the community.*
- *The City of Soap Lake recognizes the contribution and benefit the Senior population has on the Citizens of Soap Lake and actively supports the continued resources available at the Soap Lake Senior Center.*
- *The City of Soap Lake recognizes its historical reputation as a community devoted to healing waters and overall healthy environment. The City supports the continued mission of the McKay Healthcare and Rehab Center. The City of Soap Lake will continue to support this important community resource and seek ways to assist and facilitate future needs for expansion and long term care development.*

In addition to this community based vision statement developed specifically for the Comprehensive Plan the Community also developed a vision statement as part of the development of the 2005 Downtown Master Plan. To insure that the valuable work and ideas invested in that plan the vision statement from the 2005 Downtown Master Plan is incorporated into the Comprehensive Plan as follows:

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- *We the residents will revitalize our Soap Lake community into a place recognized and appreciated for its healing attributes for the mind, body and spirit.*
- *We will support the development of small businesses to enhance the sustainability of our community, the quality of life for our residents, and the experiences of our visitors.*
- *In revitalizing our community, we will create an environment for residents and visitors to participate in the arts, culture, and recreational opportunities, to appreciate Soap Lake's unique heritage and culture, and to learn about its unique geology. We will create improved year-round opportunities to enjoy the healing waters and mud of Soap Lake.*
- *We value the physical character and natural scenery of Soap Lake. We will encourage development that is oriented to the lake and sensitive to the natural context of its surroundings."*

These vision elements will serve as a guide in setting Goals for the City of Soap Lake and in the development of policies and implementation strategies associated with the Soap Lake Comprehensive Plan

The City of Soap Lake has also adopted the following 5 Year Plan. This plan was updated in 2022 by the City Council to cover the year 2022-20026. As an evolving plan, the City is encouraged to keep this updated whenever the Comp Plan goes through an annual or periodic update.

VISION: The City of Soap Lake will respect, preserve, and provide good stewardship of its resources while offering a safe environment for its citizens and a unique experience to visitors.

MISSION: • Enhance our Soap Lake Community as a place that uplifts the mind, body, and spirit.
• Support development of small businesses.
• Cultivate an environment for residents and visitors to experience the arts, heritage, culture, and recreational opportunities.
• Create year-round opportunities to enjoy the healing waters and unique geology.
• Encourage development that is oriented to the lake, sensitive to the natural context of its surroundings, and retains a small-town feel.

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Commented [GU6R5]: The Council may want to have this updated and revisited at their discretion. If they do, the City would need to do a Comp Plan update to change it here, similarly to having the CIP updated?

Commented [GU7]: Council Revised the language during a priority planning meeting in 2022

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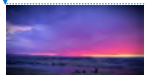
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Promote Civic Engagement

- [Build social media presence](#)
- [City to citizen communication](#)



Support Economic Development

- [Create park revenue](#)
- [Continue branding and marketing](#)
- [Support Creative Arts District](#)
- [Business Incubator](#)



Safe and Healthy ~~Neighborhoods~~

- [Continue TIB transportation plan](#)
- [Hydrant replacement](#)
- [Update Disaster Plan](#)



City Facilities and Infrastructure

- [Lift station and force main](#)
- [Wastewater plant upgrade](#)
- [South pressure zone](#)
- [West \(bolted\) reservoir](#)
- [Water well improvements](#)
- [Stormwater Plan](#)



City Government

- [Policy Review and Updates](#)
- Improve ~~Government~~ Transparency
- [Council chambers renovations](#)
- [Parks Department](#)

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Implement Master Park Design Plan

Update & Implement Spa Plan

Quarterly Town Meetings

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Deleted: Neighborhoods

Deleted: Implement Transportation Plan

Deleted: Replace 5-7 Fire Hydrants Annually

Deleted: Gravel Road - Alley Maint. & Refurbishing

Deleted: <#>Continue Free Community Dump Days

Implement Disaster Plan

Lift Station Odor Control

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I. INTRODUCTION

A leisurely stroll through downtown Soap Lake could conjure up several fascinating images. If one looks at the "Swedish Massage" and other signs revealed by peeled back paint on buildings along Main Ave, or feels the unique texture of the Soap Lake water, it becomes apparent that Soap Lake is different from other eastern Washington communities. Upon further investigation of the collection of historic photos at the visitor center, one can learn about Soap Lake's heritage, which is centered on turn of the century residents making pilgrimages to the community to seek healing from the legendary waters and mud of Soap Lake. A stroll might take one past a well cared for waterfront park, and possibly even a volunteer community member working hard to keep the city and lake clean. Soap Lake is fortunate to have the seeds of an attractive tourist destination in place including destination restaurants and resorts, high quality spas, and a welcoming and well organized community. The strength in Soap Lake lies not just in the unique and attractive physical features but with the strength and determination of the citizens of Soap Lake. The City is fortunate to have a very rich and diverse community that embraces its cultural past and its unique present day creative energy.

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II. HISTORY OF SOAP LAKE



The following history is taken from the Downtown Master Plan 2005

Soap Lake's rich history can primarily be attributed to the unique qualities of the lake which are said to have healing powers. The summary of Soap Lake history below illustrates the cyclical periods of discovery and re-discovery that typifies Soap Lake's history. Most recently Soap Lake has entered a period of being rediscovered. The past few years have brought a significant increase in Russian / Ukraine population, many of whom have been attracted to the area by the lake. Activities underway by the community including the potential of the spa and reinforcement of the health and wellness community already in place also contribute to Soap Lake's rediscovery.

Native American Place of Healing Free Of Battle And War - Pre 1900s

Tradition holds that Soap Lake was called "Smokiam", meaning healing waters by the nomadic Native American Tsincayuse people. Out of respect for the healing waters, Native American Tribes suspended battle while visiting Soap Lake for healing purposes, causing the area to be known as an area of no war. While Soap Lake waters were regarded as having healing properties long before white settlement, Native American steam huts remained on the water's edge long after settlers built a town at Soap Lake. These remaining Native Americans hosted annual horse racing events and Pow-Wows. The Pow-Wows continued until recent decades as an opportunity for nomadic tribes to gather. Until roughly 1900, Nomadic Native Americans remained in the Soap Lake area. Settlement and homesteading began to intensify with the arrival of the railroad in the late 1800s.

Early Settlement and Heyday as Healing Center - 1900 - 1930s

The early 1900s were characterized by the development of several Sanitariums which allowed patients to use the lake water to treat the symptoms of Buerger's Disease, Psoriasis, and other skin, circulatory and digestive ailments. A few notable Sanitariums are the following:

- Lombardy Hotel on the shores of the lake (1905)
- Siloam Lodge on the hill above East Beach (1905)
- Thomas Hotel and Sanitarium at Main Ave. W and 5th St. N. (1921)
- Lakeview Sanitarium at Main Ave. W and 1st St. SW (1913)

The most common way for visitors to arrive at Soap Lake was to travel to the nearby rail spur and be shuttled to Soap Lake via horse-drawn buggy and later, via automobile, often by persons associated with the Sanitariums. The nearest railway stations were at Ephrata and Adrian, and in 1911 at Grant Orchards. In addition to the large sanitarium hotels noted above, other businesses included a range of boarding houses and businesses renting tents and selling products catered to visitors. At the time Soap Lake was incorporated in 1919 it was considered by all historic accounts to be a festive entertainment and gathering

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place. An industry which created products from the lake thrived during this time period. The heyday of Soap Lake continued until depression hit in the 1930s.

Reclamation and Grand Coulee Dam - 1930s - 1960s

The federal government decided to fund the Grand Coulee Dam project in 1933. Construction lasted until 1942. During this period, Soap Lake transitioned in many ways from being considered a resort and entertainment center to being a more stable center of employment based on the Dam construction and its location within a now agriculturally viable region. Highway 17 was built in 1935, making Soap Lake more accessible. In the 1950s after completion of the dam, it became apparent that groundwater from irrigation of lands was increasingly infiltrating the lake, causing water levels to rise and dilute the mineral properties of the lake. Soap Lake residents fought a legal battle that rose to the Supreme Court to save the mineral properties of the lake and maintain the level of the lake. As a result, a system of groundwater well interceptors were installed around the lake that remain, in operation today. Residents' desire to maintain water properties underscores the tradition of healing waters which continued to be crucially important to Soap Lake in the mid 1950s. McKay Hospital was founded in 1938, originally as a special treatment center for Buerger's disease. At this time minority groups, particularly those such as the Germans who believe in the healing powers of the Soap Lake water began to settle permanently in the area. A significant Jewish population also emerged.

Artist Community Counterculture Attraction - 1960 - Present

The advent of modern medicine meant that Soap Lake's prominence as a healing community largely declined after the 1950s. A few intermittent attempts were made at rebuilding downtown business through introduction of unique markets, the most recent being a thriving community of antique stores. Some remnants of these antique stores remain, but most closed in the mid 1990's. Recently, Soap Lake received an influx of artists, and the city became known in some respects as a counter-culture and artistic center which has engendered such artistic endeavors as the expansion into a new building for the Masquers Theater Company, the Calling the Healing Waters Sculpture, and the Giant Lava Lamp. An influx of retired baby boomers contributes to a population increase. On Feb 5th, 2025 Soap Lake became a Washington Certified Creative District.

Immigration and Diversity 1990s – Present

Soap Lake has experienced significant immigration by several ethnic communities. Most notably, in recent years immigration from Russia and the Ukraine to areas in and near Soap Lake has been prevalent. At the time of this report, enrollment in Soap Lake schools includes significant percentages of first generation Ukrainian and Russian pupils. Additionally, numbers of Hispanic persons living in and near Soap Lake have increased. These communities add

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diversity to the larger Soap Lake community and bring new perspectives, customs and culture to the City.

Remaining Historic Cues

Many cues to the history and heritage of Soap Lake **remain** in the landscape. These can be recovered and emphasized in urban design to help reconnect with the historical significance of Soap Lake.

III. COMPREHENSIVE PLANNING UNDER THE **GMA**

The Washington Growth Management Act, RCW 36.70A, establishes a framework which encourages communities to respond to growth in realistic ways. It recognizes that some central issues exist for all communities, and that these issues have implications for the **state**.

The interest of statewide planning lies at the heart of the Act. The statute asks that each community create a comprehensive plan based on the foundation and framework of the thirteen goals contained in RCW 36.70A.020:

- **Urban Growth** - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl** - Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- **Transportation** - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and City comprehensive plans.
- **Housing** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Economic Development** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and the disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- **Property Rights** - Private property will not be taken for public use without just compensation having been made. The property rights of landowners will be protected from arbitrary and discriminatory actions.
- **Permits** - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural **lands and** discourage incompatible uses.

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- **Open Space and Recreation** - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Environment** - Protect the environment and enhance the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services** - Ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy and use without decreasing current levels below locally established standards.
- **Historic Preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **Shorelines of the State** - The goals and policies of the Shoreline Management Act (RCW 90.58.020) are adopted by reference as a goal of the GMA.

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IV. OVERALL PLANNING PROCESS GOALS

GOAL 1.1: Active citizen participation in community goals and government.

GOAL 1.2: Promote Civic pride in the community.

GOAL 1.3: Develop opportunities *for citizen* participation in community activities and government.

GOAL 1.4: *Utilize a* functional, continuing City planning process.

GOAL 1.5: Preservation of the small City, friendly atmosphere of Soap Lake.

GOAL 1.6: Establish policies and practices that support the inclusion and participation in community activities by all segments of the Soap Lake Community.

GOAL 1.7: Increase planning coordination with the other jurisdictions of Grant County.

GOAL 1.8: Actions regarding new proposed developments, including proposed new land uses and capital facilities and services improvements will consider the Comprehensive Plan goals and policies.

GOAL 1.9: Provide for frequent review of the City's comprehensive plan and development regulations, by council review at time intervals consistent with statutory requirements

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GOAL 1.10: Encourage and support economic growth and creation of new businesses and services, if sited appropriately.

GOAL 1.11: Private property will not be taken for public use without just compensation having been given. The property *rights* of landowners will be protected from arbitrary and discriminatory actions.

GOAL 1.12: Applications for development approval should be processed in a timely and fair manner by the City.

V. URBAN GROWTH AREA

In accordance with RCW 36.70A.110, the City and Grant County are required to address urban growth to ensure the future orderly and efficient use of county and municipal lands.

Since future expansion of Soap Lakes municipal boundaries should be anticipated over the twenty-year planning period, the potential for expansion of the Urban Growth Area (UGA) should be considered.

According to the 2018 Grant County Comprehensive Plan, appendix H, Table-I, the Soap Lake UGA is expected to accommodate an additional 220.5 people by 2038, requiring 55 acres of land. The UGA currently has 119 acres available to meet this projected growth, along with vacant acreage and opportunities for redevelopment within the City – more than enough land to accommodate the expected growth.

It is important to note that a UGA can only be amended within the county's comprehensive plan no more than once per year and must follow the process as set forth by Grant County and in compliance with the GMA.

VI. COMPREHENSIVE PLAN

This Comprehensive Plan will be used to identify potential growth for Soap Lake over the twenty-year planning period, and how to address and accommodate various development impacts. The comprehensive plan text includes goals and policies for the long-term development of the City. The Goals and Policies in the comprehensive plan offer the direction guidance in the decision making process of the City when the plan is formally adopted by its legislative body, the City Council.

Generally, a community plans to:

- Make sure the tax dollars invested in public roads, water and sewer lines, emergency services, parks and other public services are spent wisely.

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- Introduce long range considerations into decisions on short-range actions. Promote the public interest, the interest of the community at large, rather than the interests of individuals or special groups within the community.
- Improve the physical environment of the community as a setting for human activities to make it more functional, efficient, beautiful, healthful, decent and interesting. The comprehensive plan includes goals and policies for the long-term development of the community. Each element of the comprehensive plan includes a list of the community's goals and policies for addressing particular issues. Goals are general expressions of the City's hopes and aspirations about its future development. They are the target to shoot for, even though they may never be completely attainable. Policies are broad statements of intent to guide or direct action ~~to~~ achieve objectives. Policies can prohibit, permit, or require various actions. Within this document, these statements will guide public and private land use decisions as the community develops. The City of Soap Lake's Comprehensive Plan includes the following elements:

1. Land Use
2. Housing
3. Utilities
4. Capital Facilities
5. Transportation
6. Shoreline
7. Economic Development

IMPLEMENTATION

With the enactment of growth management, the comprehensive plan initiates the beginning step in the overall development of the community, reflecting the desires of citizens and officials as to how the City should grow over the twenty-year period. It does not intend to anticipate all of the changing needs that will occur over a 20 year planning period; therefore, an annual review of the plan is available to ensure that it is meaningful and effective.

The City is required to assess its existing development regulations based on the Comprehensive Plan and amend those regulations for consistency. Zoning, subdivision, building, critical areas ordinance, health, street standards, development standards and sign codes are examples of regulations that may be useful in the implementation of the comprehensive plan. Recommendations to update to the zoning, subdivision, other development ordinances must be based on and be consistent with the comprehensive plan.

Zoning

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The zoning ordinance and map divide the land into districts and, within these districts regulate the permitted and conditional uses, density, and the placement, height, bulk and coverage of buildings and structures. This ordinance is required to be consistent with the Comprehensive Plan goals, policies and maps.

Subdivision

The subdivision ordinance regulates the process of laying out parcels of undeveloped land into lots, blocks, streets and public areas. It is primarily used to control new or expanding residential, commercial or industrial development. Consideration of how land may be developed in the Urban Growth Area will be based on the County's subdivision and cluster subdivisions ordinances; therefore, communication and coordination are vital to ensure adequate public facilities.

Critical Areas Ordinance

The state Growth Management Act (GMA) requires the adoption of development regulations that protect the functions and values of critical areas, including wetland, fish and wildlife habitat conservation areas, critical groundwater recharge areas, frequently flooded areas, and geologically hazardous areas.

RCW 36.70A.172 requires local governments to include the best available science (BAS) in developing policies and development regulations to protect the functions and values of critical areas, and to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

It is the purpose of the Comprehensive Plan to protect the public, health, safety, and general welfare in areas associated with specific resource lands and critical areas. It is further intended to promote the conservation of resource lands and promote the enhancement and preservation of critical areas by avoiding or minimizing adverse environmental impacts from construction and development. This plan is intent upon implementing the goals and policies of GMA through the classification and designation of resource lands and critical areas and the development and implementation of regulations to conserve resource lands and protect critical areas in the public's interest and welfare. It is not the intent of this plan to deny a reasonable use of private property, but to assure that development on or near resource lands or critical areas is accomplished in a manner that is sensitive to the environment and resources of the community.

Other Implementation Tools

Building codes also are used to implement the Comprehensive Plan. These codes regulate design, construction, quality of materials, use occupancy, location and maintenance of buildings and structures within the City. Building codes are required to be updated periodically to ensure that the specifications do not contradict the Comprehensive Plan and are consistent with adopted building code requirements at the State level. The City has adopted the State Building Codes with amendments by Ordinance.

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COMPREHENSIVE PLAN AMENDMENTS

The Comprehensive Plan is an overall policy document based upon community desires. It is a dynamic document that needs to reflect changes and circumstances as they develop within the community. The comprehensive plan must be maintained, evaluated, and updated if it is to keep pace with the changing needs of the City.

Amendments to the Comprehensive Plan may be requested by the City Council, Planning Agency, or by any affected citizen or property owner. By reviewing and updating the plan on a regular basis, Soap Lake can maintain public interest and involvement in the planning process. It demonstrates the City's own commitment toward implementing a long term vision for the community through the policy guidance in the comprehensive plan. The Comprehensive Plan can be amended no more than once per year. Exceptions to this regulation are contained within the Growth Management Act. There may be times when a proposed change or revision is necessary to address a public health, safety, welfare issue, and/or Court Order. Such "emergency amendments" will follow State regulations but may not follow an established Comprehensive Plan amendment timeline.

For accessibility, consistency, and transparency, the City will accept and consider Comprehensive plan, zoning and other development regulation changes throughout the year, but will combine multiple applications for amendments to be considered in a single legislative review process to evaluate the potential cumulative effect of the requests. All amendment requests must be received by the City prior to July of each year to be included in an annual update. All amendment requests require a public hearing with the Planning Agency, as authorized by RCW 35A.63.140, which then makes a recommendation to the City Council. The City Council will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through the direction of the City Public Participation Plan. Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the Comprehensive Plan; changes to supporting data and implementation; changes to the Land Use Maps; and changes to the inventories and technical documents.

The Growth Management Act states that public participation will have a wide range of input and the process will have a "broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments." Amendments to the Comprehensive Plan should include early and continuous public input. Local individuals, businesses, and groups along with regional, state, and national organizations can add distinctive and valuable input to the planning process.

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Types of Public Participation

Encouraging public participation may require a variety of approaches. The following sample techniques provide a range of options for consideration.

NOTICE

- Newspaper legal notices and special advertisement
- Postings at post office or other areas known to attract people
- Newsletters and/or utility flyers
- Website
- Invitations to specific groups or interested parties
- Direct mailing

MEETINGS

- Council and Planning Meetings
- Public Hearings
- Open House or Workshops
- Special Community Visioning Meetings

WRITTEN COMMENT

- Survey
- Written Comment
- E-mail and other forms of electronic communication

ADDITIONAL FORMATS

- Youth workshops, public service messages, advisory committee, school programs, visioning, etc.

Comments and ideas are used throughout the process to shape the Comprehensive Plan changes. To fully secure adequate public participation or as new proposals are considered additional meetings may be required.

In the development of the 2018 Comprehensive Plan Update the Soap Lake City Council adopted a Public Participation Plan which stated:

“The City of Soap Lake recognizes the need for early and continuous public involvement in the process of updating the City’s Comprehensive Plan. The following public participation plan is intended to encourage public involvement in the update to the City’s comprehensive plan in a manner consistent with the requirements of RCW 36.70.A

The City of Soap Lake will do this through the following actions:

- Conduct at least two Community Visioning Meetings allowing the public to provide input into the Comprehensive Plan Update.

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- Conduct at least two public hearings before the City Council to hear and consider public input to the draft updated Comprehensive Plan prior to adoption.
- Encourage written comments from the public and other interested parties.
- Utilize the City water bills to keep the public informed of key dates and opportunities for public participation.
- Utilize other methods, such as public postings, to keep the public informed of the update process.”

Beginning in June of 2017, the City conducted five public outreach meetings with the community. The meetings were well attended and provided valuable insight into the community vision, goals and policies

VII. BACKGROUND INFORMATION

The following information provides historical and projected population estimates, land use analysis and a housing needs assessment.

POPULATION PROJECTIONS

Population projections allow the City to analyze facility and land needs to support orderly development. The analysis of local population and demographic trends is important for a broad understanding of the community and to anticipate future needs. The analysis of population projections for the next 20 years is based on the Office of Financial Management (OFM) projections for the County.

The most recent population estimate available for Soap Lake is for 2023 which is 1,765 according to the Office of Financial Management. Grant County has adopted a population projection using the high series projection issued by OFM. As such, Grant County is planning for a population of 130,272 in 2038. Grant County allocates a percentage of the projected County population growth to each community based on Office of Financial Management (OFM) high-end projections. The last projections were determined with the adoption of the Grant County Comprehensive Plan Update in 2018 by Resolution No 06-269-CC. The allocated population to Soap Lake for the planning period ending in 2038 is 1,991. That is an increase of 441 people from the 2017 population of 1,550. The population projection splits that growth with 50% (220.5) in incorporated City limits, and the remaining 50% (220.5) is projected for the unincorporated Soap Lake Urban Growth Area.

Although growth rates historically have significantly fluctuated, the growth rates for Soap Lake have stabilized over the last several decades. The population projections

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adopted by Grant Count represent the highest rates allowed under the provisions of the Growth Management Act but do not necessarily reflect the true growth rates county-wide and within Soap Lake. It will be important to carefully monitor the growth rates over the next 20 year planning period and make mid-course modifications as warranted.

LAND USE ANALYSIS

With population projections and housing requirements outlined, the next step is to determine current land uses and what lands are available for development. An analysis of residential housing lands necessary to meet population projections and lands for commercial and industrial development has been completed.

Current Land Uses

Land Use designations show the general distribution of land uses reflecting the unique character of the City, as well as the desired pattern for new development.

The "Residential" category represents a majority of the land used for traditional dwelling units, including single family, multi-family, manufactured and mobile home residences.

Included in the "Public" classification are all of the parks, schools, play fields and federal, state, county and City-owned facilities. The commercial uses are located primarily along Main Ave, with "pockets" of concentrated commercial uses along highway 17. Industrial activities consist of the public wastewater treatment and land disbursement area. The number of acres identified for right-of-way was calculated by subtracting the parcel-based land use inventory number from the overall land located within the UGA.

Table VII-1

EXISTING LAND USE – 2023

Land Use	Acres	Percent
Vacant	362.8	37%
Residential	157	16%
Public	228.4	23%
Park	23.4	2%
Commercial	28.7	3%
Right of Ways	191.1	19%
TOTAL	991.4	100%

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Land Use Pattern

The current land use pattern in downtown Soap Lake is organized primarily by two commercial corridors which cut through a general pattern of single family housing. Vacant parcels and vacant structures also occupy a significant amount of land in the City of Soap Lake. Business activity on SR 17 caters to local uses as well as highway pass-through traffic within the Coulee Corridor.

Main Avenue is the pedestrian-oriented commercial corridor in Soap Lake. Businesses on Main Avenue serve more local [functions and](#) include destination business attractions. Tourists and destination uses on Main Avenue are clustered near the Canna intersection and include hotels, the Masquers Theatre, and restaurants.

Single family homes occupy much of the remaining lands in the Soap Lake core. The character of the single family housing varies significantly. Included are a number of historic homes scattered throughout the city, some clad in field-stone. Small aging single family homes from the post WWII era occupy many of the parcels. To the west end of town there is a high concentration of small cottage type housing, originally used for temporary lodging for visitors and tourists during past decades. Some larger single family homes, and newer single family homes, can be found along the Lakeshore Avenue section of town, and more recently on the hills above east beach outside of the city limits. Lakeshore access and views provide amenity to these larger or newer homes. Immediately south of the City of Soap Lake is the Country Club Estates golf-oriented subdivision featuring manufactured homes.

Table VII-2

Owner-occupied housing units		Renter-occupied housing units	
Built 1999 to March 2018	1.9%	.5	Built 1999 to March 2018
Built 1995 to 1998	9%	4.5%	Built 1995 to 1998
Built 1990 to 1994	7.6%	-	Built 1990 to 1994
Built 1980 to 1989	11.8%	4.8%	Built 1980 to 1989
Built 1970 to 1979	16.1%	19.7%	Built 1970 to 1979
Built 1960 to 1969	10.4%	13.8%	Built 1960 to 1969
Built 1950 to 1959	19.9%	20.8%	Built 1950 to 1959
Built 1940 to 1949	14.9%	18.0%	Built 1940 to 1949
Built 1939 or earlier	8.5%	17.8%	Built 1939 or earlier
Median - 1967		1958 - Median	

QT-H7. Year Structure Built and Year Householder Moved Into Unit: 2000 Data Set: Census 2000 Summary File 3 (SF 3)

Public and Civic uses are dispersed throughout the City of Soap Lake. Of particular importance are two beach parks on the Southeast and Southwest corners of the lake (East Beach and West Beach) and a newly renovated park on Elder. The City Hall and Police Department are located at the Canna Street / 2nd Avenue intersection near the center of town. A public school complex [that is part of School District #156](#) is located

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in the southwest sector of town along 2nd Avenue, [next to McKay Healthcare Center which is a part of the Public Hospital District #4](#).

The graphic depicting property ownership pattern [between 2009 and 2018](#), reveals that a large percentage of the land in Soap Lake is in absentee ownership. Further, a substantial portion of the absentee ownership is held by entities from western Washington. Of the total non right-of-way acreage of the City of Soap Lake, roughly 35% is held by owners from Western Washington. A substantial amount of this percentage is accounted for by one western Washington based company and land trust organization. Many of the properties under this ownership have remained unimproved.

Property Ownership Pattern



This reflects an interest in the area for seasonal use or investment purposes.

Local ownership of land is also largely consolidated. Several landowners from Soap Lake and the vicinity have amassed significant landholdings in and around the commercial portions of the downtown district. While some of these landholders are active in efforts to revitalize downtown Soap Lake, there has been limited physical reinvestment activity in recent decades on locally owned properties. [A land ownership analysis should be completed in the 2027 periodic update to revisit if this data has changed.](#)

The vacant properties [map, illustrated in appendix B](#), shows individual parcels that do not contain a structure according to the Grant County Assessor's records. The prevalence of vacant properties is significant. More than 1/3 of all the non right-of-way land area in the City of Soap Lake is vacant. The amount of vacant land exceeds the existing acreage that is developed for residential use. Many of these are single family parcels which do not currently have a home on them. Others are large vacant parcels of land including the waterfront properties near the flagpole and the parcel in central Soap Lake referred to in this document as 'the rock' parcel. The rock parcel, like many others in Soap Lake, features rugged conditions and rocky terrain, which has made it difficult to

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develop. The prevalence of vacant property suggests that Soap Lake has ample space to attract and accommodate additional residents and businesses

Land Distribution

Based on the existing pattern of uses, population projections, capital facility and utility capacities, desires for tourism related land uses, and a review of build-able lands the Urban Growth Area which was initially established in the 1990's and last updated in 2018, encompasses land expected to adequately accommodate growth within a planning horizon of 20+ years to 2038. The most recent UGA expansion is along the northeast boundary and includes a large area owned by the City of Soap Lake. The overall expansion is approximately 120 acres, much of which is encumbered by steep slopes, rocky ground and priority habitat. This land is designated as "public", which is a continuation of an existing public designation.

The following assumptions were developed during the 2018 comprehensive plan amendments and UGA expansion process to analyze the location of the Urban Growth Area, as well as the distribution of land uses and the density limitations in the different residential designations.

1. General lifestyles and living patterns will continue for the anticipated planning horizon of 20+ years, to the year 2038. There does however appear to be an increasing demand for smaller entry level housing and smaller housing to accommodate an aging population. This is also reflected in the decrease of average house size from 2.2 to 2.0 over the previous 10 years.
2. Because of the increasing number of retirees, advances in technology, and lower cost of living, growth is expected to slightly exceed historical trends.
3. Overall density within the community is expected to continue at 4-6 units per acre.
4. It is expected that the areas within the city limits that are already platted for residential development will develop before those areas in the unincorporated UGA.
5. Existing household size (2.0) and vacancy rate (22%) are expected to remain consistent with the 2020 US Census figures.
6. The percentage of land devoted to right-of-way needs will remain the same because most of the land base has already been subdivided.
7. It is not anticipated that any of the land owned by public entities will be available for residential development in the future.

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POPULATION & HOUSING



Expected population growth for the Soap Lake Urban Growth Area, as well as for the rest of Grant County and neighboring cities, can be seen in the table below. The Growth Management Act requires that the designated urban growth area must include areas and densities sufficient to accommodate the urban growth projected to occur in the County for the next 20 years according to population projections developed by the State Office of Financial Management (OFM). The numbers provided in Table 2 reflect the outcome of a coordinated process between the cities/towns and the county during 2018 where the 2010 US Census and the updated OFM high range projections were allocated to the urban and rural areas of Grant County.

Population analysis and forecasting was conducted using various methods. The guiding principles for allocating future population are historical growth trends, adopted county-wide planning policies found in the Grant County Comprehensive Plan and the supply of vacant, buildable land within each community.

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Table VII-3
Population Projections – 2018 through 2038

Areas of Growth	Projected Growth	Incorporated City & UGA		
		2020 OFM	2023 Estimate	2038 Projection
Soap Lake	1.18%	1,691	1,765	1,991
Ephrata	7.28%	8,477	8,690	10,719
Moses Lake	42.45%	25,416	26,210	38,553
Quincy	7.25%	7,543	8,065	10,075
Grant County		99,123	103,300	132,929

Source: 2018 Grant County Comprehensive Plan and OFM

The official 2020 US Census count for Soap Lake was 1,691. The age distribution within Soap Lake is fairly even across the ten year age brackets. Historically, the largest age groups in the community have been individuals over 60 years of age and generally retired, but 2023 ACS data shows the age distribution is becoming less concentrated there.

Table VII-4
Population By Gender per 2023 ACS Estimates

MALE		FEMALE	
0-9 years	69 11%	17% 114	0-9 years
10-19 years	45 7%	19% 121	10-19 years
20-29 years	35 6%	6% 36	20-29 years
30-39 years	108 17%	10% 65	30-39 years
40-49 years	75 12%	10% 67	40-49 years
50-59 years	62 10%	14% 93	50-59 years
60-69 years	84 13%	8% 54	60-69 years
70+ years	155 24%	16% 103	70+ years
Total	633 100%	100% 653	

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In 1999, 49% of city residents made less than \$20,000 per year³. The lower income levels correspond to the median cost of housing and low rental rates within the city. Mobile or manufactured homes comprise 22% of all housing and an additional 2% of housing was identified as RV, boat, van, etc in the 2000 Census. Of the occupied housing units in the community, 55% were owner-occupied and 45% were renter-occupied⁴.

According to the 2023 ACS data, 52% of City households made less than \$50,000 per year, with a relatively similar 26% living in Mobile/Manufactured homes, and 2% in RV, boat, van occupancy. The remaining 72% of housing units are divided into 40% single family residential homes and 32% multifamily housing units. In those 23 years from 1999, there has been an increase in owner occupied housing with 64% being owner occupied, and 36% renter occupied. While there has been an increase in home ownership, the housing value and income levels have remained low compared with the rest of the state.

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Residential Construction Activity

As indicated earlier, a total of 11 new housing units per year will be needed to accommodate projected population numbers. The City has undergone a significant increase in building construction over the last 10 years since the last comprehensive plan update. There were nearly 30 dwelling units permitted per year in both 2023 and 2024, revealing a growth rate more than double the projection. However, it is unknown whether this is an anomaly or the beginning of a higher growth trend. The City will continue to monitor growth trends and make adjustments in the 2027 plan update, as necessary. In addition to housing starts that are setting new records on a yearly basis the city is also seeing reinvestment in existing housing stock through remodel and repair. In addition, the city has experienced the development of multi-family facilities and additional commercial construction and remodel.

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Housing Demand Analysis And Analysis Of Land Necessary For Residential Growth

The adopted population projections and allocations for Soap Lake from the 2018 Grant County Comprehensive Plan are equivalent to the need for an additional 220 new dwelling units over the 20-year planning period or an average of 11 new dwelling units being built each year. This is based on the expectation of 441 new residents over the 20-year planning period with an average of 2 people per household. Based on an average density of 4 dwelling units per acre it is projected that Soap Lake will need a

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³ P52. HOUSEHOLD INCOME IN 1999 [17] - Universe: Households Data Set: Census 2010 Summary File 3 (SF 3)

⁴ H4. TENURE [3] - Universe: Occupied housing units Data Set: Census 2010 Summary File 1 (SF 1) 100-Percent Data

total of 55 acres of buildable land available. This does not consider land that may be vacant but unavailable for development due to ownership desires (market factor) and land that is unbuildable due to physical limitations such as critical areas, soil conditions among others.

In most communities it is reasonable to assume a market factor of 25 %, however as is demonstrated above in the ownership patterns for Soap Lake, much of the available vacant land is owned by outside interests and much of that is owned by a few large landowners. As such the viability of this land being available for future development within the planning period is suspect and a larger market factor may be justified.

Assuming a market factor of 50% and a non-buildable land factor at 30% the following formula can be utilized to determine needed residential acreage needed to meet expected population growth.

$$55 \text{ acres} + 27.5 \text{ acres (market factor)} + 16.5 \text{ acres (non buildable land factor)} = 99 \text{ acres.}$$

Based on this analysis the City of Soap Lake has more than sufficient land available for its projected needs for residential development. It may be desirable to consider re-designation of some residential land to commercial and Industrial as discussed below.

Analysis Of Land Necessary For Commercial/Industrial

The residents of Soap Lake have a limited opportunity for employment within the City. Only 3% of the current land use in Soap Lake is for Commercial purposes. No land is used for light industrial use, and the only zoned industrial land is used by the City for its wastewater treatment facilities.

In public forums in prior years, including the community visioning meetings held as part of this Comprehensive Plan update, the lack of zoned industrial and commercial was identified as an issue facing Soap Lake. Community Consensus determined that there is a significant need to provide for a sufficient land area for the development of light industrial areas within the City to encourage and support employment for the residents of the City. In the 2027 Periodic Update, this discussion should be revisited, as the commercial land use environment has changed. Remote work, health concerns from the Covid pandemic, online shopping, and mega corporations underselling small shops, have all reduced the consumers need for commercial retail, office, and restaurant spaces. Incubator spaces that encourage small entrepreneur businesses and align with the City's economic development goals may be all that is needed to fill empty storefronts. Small spaces for creative businesses also need considered, as the City is applying to be a certified Creative District through Arts WA in 2025.

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According to the 2010 census over 92% of all residents who were employed were employed at jobs outside the City of Soap Lake. In 2020 that has remained consistent but should be noted that 92% were employed within Grant County.

The lack of adequate and suitable land for commercial and industrial development has reduced the level of growth in Soap Lake compared to nearby cities and within Grant County as a whole. Though it should be noted, in the first part of the 2020's very little interest has been made for commercial development, and developers often ask if they can build residential units in the commercial zone instead. There is ample residentially zoned property to accommodate projected growth in the City, however those areas are more expensive to develop as utilities and infrastructure need to be extended to serve those areas. The commercial growth may only come after those residential areas get developed. While the City reviews its zoning and growth projections in the 2027 periodic update, this should be studied further..

Many communities devote up to 10% of their total land area to commercial and industrial development. In communities with a large industrial base or large commercial shopping centers this percentage can be much higher. The 3% of land for commercial use in Soap Lake is extremely low and does not promote nor provide adequate commercial and industrial development.

To address this lack of Commercial and Industrial Land and in order to provide a strong tax base, reduce travel time, improve the quality of life and job opportunities, and fill a regional need for larger retail and industrial land the City of Soap Lake is working on designating a transition overlay zone along Highway 17 (Daisy St). This commercial land is ideal for larger retail and industrial uses due to its proximity to the state highway and public utilities, however that kind of development needs to quickly scale down and provide buffers to the residential zone immediately adjacent that are on the same block without street separation. Due to the current sharp contrast between the existing commercial and residential zones and limited commercial acreage within the City, this transition zone would allow commercial uses to extend into the residential zoned portions of the block but must maintain the residential scale and provide buffers and screening to reduce noise, glare, and other pollutants from further impacting residences built there.

CAPITAL FACILITIES AND UTILITIES

Soap Lake is a code city with a mayor-council form of government. In addition to the seven-member council and mayor, there is City Hall staff that administers the City finances and billing, Public Works staff that maintaining city infrastructure including streets, stormwater, water, sewer, parks, and other public facilities, Police Department officers that enforce laws. The City of Soap Lake leases a local RV and Tent campground located along the southeast shore of the lake. This facility is open year round with limited availability during the winter months. There are 15 tent sites open year round

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Commented [BF14]: Are you planning for additional residential growth areas within the City? Seems like this needs a little more consideration in the plan or at least noted as a future action

Commented [GU15R14]: Currently, Residential is in demand, with developers actively putting homes in empty infill lots, and considering extending infrastructure to make more housing parcels available as there are few infill lots left. Developers asking to put residential in commercial is likely because it is easier than extending utilities. However that doesn't answer why we don't see commercial businesses asking to start up in town.

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Commented [BF16]: Describe the purpose for the zone and how it would work

Commented [GU17R16]: Added more detail of the intent for a transition zone.

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and 28 RV sites, 7 of which are open year round. This facility also has full shower and restroom accommodations as well as regular garbage pickup.

Water & Sewer Infrastructure



Over the past ten years, the City of Soap Lake has invested in improvements to the capacities of its domestic water supply and wastewater treatment facilities. The design capacity of the city's wastewater treatment plant is approximately 200,000 gallons per day, and is operating at two-thirds of design capacity. The wastewater facilities plan anticipates the city to have a population of 3,200 by 2022.

The domestic water supply has recently been improved to add a second production well to the water system. The city's water comprehensive plan documents prepared in 2002 by Wilson Engineering indicate that the water/sewer infrastructure is capable of supporting additional growth in the City of Soap Lake. The second well used during peak summer demand periods has a slight sulfur odor, which has caused some complaints from water customers.

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Mineral Water System

The City of Soap Lake used to operate a unique non-potable water supply system, which pumped mineral water from Soap Lake and distributed this mineral water to residences and businesses throughout the City Center. Due to deterioration over time and not enough utility revenue to support ongoing maintenance needs, the City's mineral water distribution system and utility was shut down in 2022. The City still maintains a water right with the Department of Ecology for surface water withdraw from Soap Lake, which it leases to private businesses.

Cross Connection Controls

Another important item to note is the Washington State Department of Health and Environmental Protection Agency requirement that potential sources of "cross connections" are monitored and managed in order to prevent contamination of the domestic water supply by non-domestic sources. In Soap Lake, the coexistence of a domestic water supply alongside the non-potable mineral water supply leads to a potential cross contamination risk. This potential risk exists because the potable and non-potable water supplies are constructed adjacent to each other in the street and may run in adjoining trenches to houses or businesses. Also there is a potential for physical cross connection of these two water systems inside plumbing of households or businesses. It is possible that someone may mistake the non-potable water system for the potable drinking water system when they make connections or perform plumbing. The Washington Department of Health requires a certified operator and written protocol for the protection of the domestic water systems from cross connection with non-potable water supplies. Therefore, the City of Soap Lake should emphasize the importance of cross-connection control of its potable as well as non-potable water supplies to its customers, and consider cross-connection control as it plans improvements to the mineral water system.

Fire Protection

The City of Soap Lake was annexed into Fire District 7 in 2015, which now provides all Fire Response, Emergency Services (EMT) and fire inspections. This annexation has improved the capabilities of fire protection in Soap Lake from the all volunteer department which was in place prior to annexation into the Fire District7.

Transportation

Historically, Soap Lake has been removed from the main regional transportation arteries. When the region first received rail service, tracks did not extend beyond Ephrata, and today the I-90 freeway passes roughly 21 miles south of Soap Lake through Moses Lake. Soap Lake's relative isolation has caused it to develop somewhat as a self-contained destination.

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The main lines, which distribute a mineral water system to the City Center, have also deteriorated, according to the Department of Public Works. Several community neighborhoods have been eliminated from the City's central mineral water supply. The main distribution lines are generally small diameter cement pipes.

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Today the main transportation highways to and from Soap Lake are State Route 17 and State Route 28. State Route 17 passes directly through Soap Lake between Moses Lake and I-90 and State Route 97 to the north as it continues up the Coulee Corridor, while State Route 28 skirts the southern border of the City between Ephrata and Davenport. The intersection of State Route 17 and Main Avenue is a critical intersection for traffic entering the downtown core. A secondary entrance is from State Route 28 along Division Street.

Seasonal variation in traffic is another important factor to consider. Soap Lake residents are well aware that traffic significantly decreases during the winter months. Though no actual monthly counts are available to determine exact seasonal fluctuation in traffic volumes, WSDOT provides factors that allow for an estimation of traffic volume fluctuation based on data for similar roadways across the state. The data show a difference of nearly 2,000 vehicles per day (35%) between July, the busiest month, and January, the month with least traffic.

Potential Transportation Revisions

Citizens and representatives of the City of Soap Lake have indicated that it would be their desire to have a traffic signal operational at the intersection of Main Avenue and State Route 17 (Daisy Street). The Manual on Uniform Traffic Control Devices (MUTCD) is the nationally accepted governing guidance on when and where traffic signals should be installed based on an engineering analysis called "Warrants". Without performing detailed traffic studies of the intersection of Main Avenue with State Route 17, it appears unlikely that a traffic signal will be warranted in the near future at the Main Avenue/State Route 17 intersection.

The goals of a signal, according to the residents of Soap Lake, would be to slow traffic and enhance the likelihood that travelers might turn onto Main Avenue and enhance economic development. These same goals might be achieved using alternative design solutions by constructing "traffic calming" measures at the intersection of Main Avenue and State Route 17, as well as along several blocks north and south on State Route 17.

Another discussed traffic revision would be to support the construction of a roundabout at the intersection of Highway 17 and highway 28. The angle at which these highways intersect is not ideal and is of concern. Improvement is needed to reduce the risk of accidents. This is not within City Limits, so the City doesn't have authority over this intersection except to monitor if it becomes more dangerous as traffic increases and to alert the WSDOT.

Non Motorized Transportation Opportunities

Non-motorized transportation options are somewhat limited in the City of Soap Lake and include the following:

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- A designated bike pathway extends into Soap Lake from the southeast to the High School and the new post office.
- A number of informal trails and roadways are used for recreation and non-motorized [transportation](#).
- The wide streets and low traffic volumes create an environment that is considered “easy” for bicyclists.

Currently there is no trail linkage between east and west beach and to other recreation destinations. This is an item that has been deemed important in the Community Visioning effort [and more information about trails can be reviewed in the City Parks and Recreation Plan.](#)

Storm Water and Soap Lake Water Quality

Soap Lake is a basin with no major inlet or outlet stream. The water body is fed by a system of underground springs and water flows, and captures nearby surface water runoff. The only natural outlet to the Lake is the process of evaporation. In the 1950s, a system of manmade groundwater well interceptors was installed around the Lake that remains in operation today. This system of pumps collects excess groundwater, which is largely a product of irrigation, and diverts it away from Soap Lake to control the level of the lake and protect its mineral properties. With these groundwater interceptors in place, no major flow runs in or out of this basin lake.

Storm water runoff depositing into Soap Lake is a concern due to the basin nature of the Lake. Storm water from several locations is collected and channeled into the Lake within City limits during storm events. Within the City of Soap Lake, channels enter the Lake from the southeast via a swale to the west of Daisy Street through a drainage pipe that deposits onto East Beach. A second channel collects water from the Rock parcel near the center of town and enters a drainage pipe that deposits in the center of the Lake’s south shore. A third channel collects storm water from the southwest and deposits it at Smokiam Park. Careful attention should be paid to the pollution that is allowed to enter these storm water runoff channels – particularly the southeast channel, which appears to collect runoff from agricultural uses just outside city limits. The drainage pipe outlets from the channels are also a visual concern on both Smokiam Park and West Beach.

ECONOMIC BASE

This information is a compilation of data from various sources, including the 2005 Downtown Master Plan. This Plan details the economic conditions for the city and

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outlines numerous goals, policies and projects to address economic concerns. The following is a summary of the market analysis and potential target markets.

Primary Trade Area

The primary trade area for Soap Lake is the area within a 25-mile radius of downtown (30-45 minute drive). This area contains more than 30,000 residents. Soap Lake residents are generally older, and have lower incomes, than the surrounding communities, so the year-round attraction of customers from throughout the trade area is critical to the survival of most downtown businesses. Soap Lake continues to grow, and become more diverse, with new residents from Eastern Europe, Latin America and western Washington. More affluent newcomers are moving to subdivisions outside the City limits, and to view lots overlooking the Lake.

Tourist Markets

Two former studies provide valuable insights for identifying target tourist markets and business opportunities in Soap Lake:. Key implications the studies are the following:

- More directional and interpretive signs are critical since 70% of travelers are non-residents
- Services, activities and amenities for children are needed (and need to be promoted)
- Soap Lake needs to be promoted online, in guide books, and at visitor centers along I-90/SR17
- Visitors seek itineraries and packages (driving tours, wildlife viewing, hiking, biking, etc.)
- The Soap Lake Chamber/visitor center need to be open longer hours, focus on marketing/sales
- Travelers seek shopping opportunities, and customer markets could be expanded with online sales
- Soap Lake must seek regional partnerships to market effectively to potential visitors
- Friends and family are key motivators for travel, so marketing to local/regional residents is important

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Soap Lake's Competition

An inventory and analysis of destinations throughout the Northwest that feature spas, hot springs and mineral baths revealed at least 90 such places. The key attraction at each is year-round access to warm water, and accompanying therapeutic amenities (spa/salon, sauna, therapy, massage, yoga, tai chi). Other amenities that draw customers are organic cuisine, wine cellars, retail stores, entertainment, fitness centers, recreation trails, equipment rentals (boats, bikes, cross-country skis, etc.) and meeting rooms. The lodging facilities range in price from \$49 to \$400+ per night, and spa treatments from \$30 to \$275. Luxury facilities generally are located with good access to a major airport, cultural attractions and outdoor destinations (beach, ski resort). The rural or remote facilities tend to be more rustic and moderately priced.

Soap Lake's Niche and Primary Target Markets

Based on the market analysis, Soap Lake's niche in the marketplace can be described as follows:

- Healing waters & mud (more than just hot water)
- Moderate to higher-moderate pricing
- Unique history & geology
- Link to Coulee Corridor, wine country tours
- Non-crowded, off-the-beaten-path
- Outdoor recreation and wildlife
- Family-oriented

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VIII. LAND USE ELEMENT



The Land Use Element of a comprehensive plan is intended to promote orderly community growth by providing for planned land use areas that consider environmental, economic and human factors. The Plan is designed to meet both the present and future needs of the community, and to serve as a guide to decision makers when presented with options for developing and redeveloping Soap Lake's Urban Growth Area (UGA). This Element also helps retain the basic form and pattern of the community while creating opportunities for an orderly expansion. As a portion of the Soap Lake Comprehensive Plan, the Land Use Element includes the City of Soap Lake's twenty-year vision for land use planning. In general, the Comprehensive Plan Land Use Designations Map shows the locations of the different land use categories, as well as the boundary which defines the UGA. These designations are intentionally non-specific in order to account for site and project specific flexibility. They are a graphic expression of the goals and policies within this document, and were based on number of factors, including:

- The unique physical factors and social/economic characteristics in the area
- The type of existing development and identified need for new development
- Existing and proposed zoning regulations
- Ownership patterns

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- Resource Lands and Critical Areas

The Land Use Map and the goals and policies are meant to be used to evaluate individual land use proposals, as well as being a guide for both public and private actions affecting the growth and development in the community. The Land Use Designations Map is not a zoning map. It is intended to indicate the type of future development that is desired for an area, while at the same time allowing flexibility for previously approved development. It is important to keep in mind that this plan addresses a twenty year time period. Any changes that result from the policies in this plan will likely take place slowly, over time, and will result in incremental changes as opposed to drastic changes overnight.

The Commercial development along Highway 17 (Daisy St) has been challenging, as is must accommodate the high traffic of the highway, while being abutted to R-1 zoning on the same blocks. Economic Development discussions in the City have considered an overlay zone for the blocks on either side of Daisy St. That provide for better transition from the vehicular focused C-2 commercial and the adjacent R-2 residential zones. This is planned to be reviewed in more detail during the 2027 periodic update.

CRITICAL AREAS

The purpose of defining resource and critical land is to ensure that land actions will not negatively impact the natural environment or the health, safety and welfare of residents and businesses. The prevention of environmental problems is stressed in order to avoid long-term costs associated with correcting these problems. The City does not have any designated agricultural commercial lands of long term significance within the corporate limits or the UGA. Furthermore, there are no forest or mineral resource lands within the UGA.

The quality of life is directly related to the quality of environmental factors, such as air and water issues. Many times the subtle and prolonged degradation of the environment can undermine the community's appeal and viability. The following goals and policies are intended to provide some measure of protection to the environmental elements that contribute to the quality of life in Soap Lake without being prohibitive as to development potential and private property rights. In reviewing and updating these goals and policies, the best available science was considered in order to protect the functions and values of critical areas. In addition, the goals and policies work to support and complement the updated Critical Areas Ordinance.

The GMA states that local governments must classify, designate and regulate to protect critical areas, which include:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas
- Frequently flooded areas
- Geologically hazardous areas

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The City has critical area maps identifying locations within the city and immediate vicinity included in Appendix B.

Soap Lake is regulated as a Shoreline of the State under the Shoreline Management Act. It is subject to rules and regulations contained within the Soap Lake Shoreline Master Program (SMP) and is not regulated through the Critical Areas Ordinance. Goals and Policies specific to shorelines are addressed later in this document.

GOALS AND POLICIES- LAND USE

GOAL LU 1: Balance the utilization of land to provide for viable uses which do not unduly interfere with adjacent land uses.

POLICY LU 1.1: The following land use categories are to be implemented through the zoning ordinance and other implementing regulations, as necessary:

1. First residential district (map symbol R1);
2. Second residential district (map symbol R-2);
3. Public Zone
4. First commercial district (map symbol C1);
5. Second commercial district (map symbol C2);
6. Industrial district map (map symbol I1);
7. Critical resource area overlay district (overlay map symbol CRA).

POLICY LU 1.2: Require new development to provide land for parks, links to parks through the development of trails, and tourist recreational opportunities throughout the City when provided for under land use rules and/or findings through the use of the State Environmental Policy Act (SEPA)

GOALS AND POLICIES – RESIDENTIAL

GOAL LU 2: Maintain a sufficient number and variety of safe, aesthetically pleasing housing units by encouraging new and by enhancing/refurbishing existing housing in a variety of neighborhoods that are served by adequate public facilities and utilities for people of all income levels.

POLICY LU 2.1: The community will continue its primary role in the conservation of housing by publicly investing in the infrastructure servicing the area, such as storm

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drainage, street paving, and recreation, and will provide zoning to help prevent incompatible land uses and depreciation of property values.

Rationale: Preservation of property values can be maintained by providing predictability in what is going to happen in surrounding areas. Zoning is one tool that addresses that issue. The City has a program to improve infrastructure that should be continued within the Capital Facilities Plan.

POLICY LU 2.2: Encourage residential development to locate within the incorporated City limits and urban growth area, consistent with the comprehensive plan. The Lakeview UGA to south of the City is not included in the City's planning for development and services

Rationale: Within City limits & Urban Growth Areas there will be sufficient urban-type services either already available, or planned for, which can handle urban densities. Though adjacent to the City, the Lakeview UGA has its own separate services and is not expected to be served by the City.

POLICY LU 2.3: Encourage residential growth to occur in areas where public utilities exist or may be provided at reasonable costs.

Rationale: Development in areas where services can be easily provided will keep the costs down, making housing more affordable and keeping public expenditures to a minimum.

POLICY LU 2.4: The City of Soap Lake will require development proposals and public projects within the Urban Growth Area be jointly reviewed by the county and the City, with final approvals continuing to reside with the county for areas outside of corporate limits.

POLICY LU 2.5: Prior to annexation of new areas for residential purposes, determine the feasibility of redevelopment and in-fill of existing corporate boundaries.

POLICY LU 2.6: Establish policies and regulations that support the construction of housing on vacant property within the City and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.

Rationale: Redevelopment and in-fill of existing areas helps to lower the cost of development and provide more efficient use of existing public utilities by cutting down on the cost of providing these services. In-fill also eliminates a significant number of vacant lots that may cause fire hazards or collect junk materials that may be a detriment to surrounding property values. The City of Soap Lake has revised development regulations to encourage the full use of vacant land within the city by allowing on site septic systems where City sewer service is not currently available.

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POLICY LU 2.7: Within the single family residential districts, allow only the development of compatible uses that provide services and activities that enhance the residential experience

Rationale: To help preserve and enhance the quality of life in Soap Lake, it is important to take all possible steps to avoid incompatible uses within residential districts. By prohibiting higher intensity uses, such as commercial or industrial, in residential areas numerous conflicts should be avoided.

POLICY LU 2.8: Provide for multi-family uses near business centers that are adequately serviced by multi-modal transportation systems and utilities. This includes the placement of multifamily developments in the commercial zones

Rationale: Multi-family developments should serve as a buffer between business centers and residential neighborhoods where the largest number of residents are closest to shopping and transit to decrease motorized traffic and encourage other modes of transportation.

POLICY LU 2.9 Allow for the use of Short Term rental units in residential zones provided such use will be regulated to insure compatibility with existing neighborhoods

Rationale: Short term rental units provide another option for visitors to Soap Lake and encourage tourism and economic development.

POLICY LU 2.10: Provide for accessory apartments in residential zones as long as the unit maintains the appropriate residential character and quality living environment.

Rationale: Accessory apartments can increase density without having a high impact on a neighborhood. It also allows for the owner to either supplement their income or to house a relative, such as an elderly parent.

POLICY LU 2.11: Allow for day care facilities throughout residential areas in a manner consistent with state law.

Rationale: It is increasingly necessary for households to have two incomes in order to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to working families and depending on the density of an area, day care facilities are appropriate in residential areas and should be allowed accordingly.

POLICY LU 2.12: Require the construction of all buildings within the City to meet minimum construction requirements as adopted and found in the International Building Code and International Residential Code.

Rationale: To ensure the public health, safety and welfare are served by requiring that all dwelling units will at a minimum meet all building codes adopted and amended by Washington State.

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POLICY LU 2.13: Maintain high standards for residential development, construction and maintenance. Such standards will include a diverse choice of housing types, quantities and designs.

POLICY LU 2.14: Provide innovative and flexible development and design opportunities by establishing a process for and encouraging planned developments.

Rationale: High standards for all development will help provide long-term stability to the community by ensuring the continuance of a durable housing stock. However, such standards are not meant to preclude the development of housing units to serve all income levels and special needs populations because of higher cost. Planned developments can provide flexibility which allows the municipality to encourage the maximum use of new concepts in land development that might otherwise be inhibited by the strict application of the zoning ordinance. It can also encourage the enhancement of the natural characteristics of the land, help create permanent open space, and help utilize the public facilities required of residential developments more efficiently.

POLICY LU 2.15: Establish criteria for housing and home sites that enhance the compatibility of residential developments.

POLICY LU 2.16: Develop design criteria for Multi-family residential housing that relate to density, structure bulk, size and design, landscaping and neighborhood compatibility.

Rationale: Criteria helps assure that the uses and/or types of development which may have the potential to be inconsistent with residential neighborhoods are either precluded from a zoning district or are conducted in such a way as to be compatible. Construction and lot maintenance standards within the different zoning categories will reduce the chance of incompatible adjacent development or vacant lot neglect.

POLICY LU 2.17: Promote the retro-fitting and weatherization of existing housing for improved energy efficiency.

POLICY LU 2.18: Develop incentives that work to preserve and protect historic sites and buildings.

Rationale: Part of the quality of life of the area is expressed and promoted in the history behind the community. By preserving historic sites and buildings not only is this quality maintained, the long term viability of the community is enhanced.

POLICY LU 2.19: Require owners of vacant parcels and/or vacant buildings or structures to maintain said parcels, buildings and/or structures in a manner that does not promote or create fire hazards, and that does not detract from the quality of the surrounding area.

Rationale: Because of the arid climate, vacant lots that are overgrown with weeds and brush, and buildings that are left in a dangerous state of disrepair, cause a significant fire

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hazard and dangerous potential accident situations, and may be a detriment to surrounding property values.

GOALS AND POLICIES - COMMERCIAL

GOAL LU 3: Preserve and maintain a commercial area that will provide the goods and services needed in the community.

POLICY LU 3.1: Develop the Central Business District as a location for family oriented business, cultural and recreation activities.

Rationale: By promoting the downtown as a center for community needs and services a strong sense of community will evolve, encouraging local shopping and serve to strengthen the high quality of life enjoyed by Soap Lake residents.

POLICY LU 3.2: Develop regulations and policies that support continued use, development, revitalization and historic preservation within established commercial areas, particularly the downtown business area.

Rationale: Existing commercial areas represent a substantial public and private investment in buildings and infrastructure support. Maintaining and enhancing the vitality of these areas would serve to reduce the costs associated with development of new commercial areas. Additionally, the downtown core is a major financial and professional center with historic significance that has a major role in promoting a sense of community. This character should be retained. To promote the efficient use of utilities, existing traffic patterns and continuity of the commercial areas incentives should be provided to upgrade and expand existing commercial areas. Commercial identity should be encouraged to be maintained and the character of the area revitalized to keep the existing commercial areas vibrant.

POLICY LU 3.3: Allow for the promotion improvement of the area economy through diversification of commercial and tourist oriented business.

POLICY LU 3.4: Allow for the development of business districts in scale with the needs of the population throughout the City and region.

Rationale: The stability of a community can be directly tied to the viability of its commercial areas. By encouraging an inviting aesthetically pleasing commercial environment through design criteria, that stability is strengthened. The future of Soap Lake and the quality of life its residents enjoy can be enhanced and expressed through a quality and vibrant commercial district.

POLICY LU 3.5: The expansion of commercial uses will occur adjacent to existing similarly developed areas in conformance with the comprehensive plan and in a manner sensitive to less intensive land uses, such as residential neighborhoods.

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Rationale: Additional commercial development will be necessary to support population growth and accommodate economic diversification. This development should occur within and adjacent to existing commercial activities where infrastructure support is available or can be conveniently and efficiently extended and should mitigate potential adverse impacts on adjoining uses of differing intensity.

POLICY LU 3.6: Develop policies that support businesses that will, through excellence of design and the nature of the use, provide long term benefits to residents and visitors.

POLICY LU 3.7: Commercial land will be developed in a manner which is complementary and compatible with adjacent land uses and the surrounding environment.

Rationale: By making adjacent land uses complementary and compatible, the continuation of commercial uses is ensured, less resistance to additional growth will be expressed, and both land uses can co-exist without undue hardship to either.

POLICY LU 3.8: Support commercial areas with adequate streets, parking and utilities and access to public transit.

POLICY LU 3.9: Require commercial development to provide adequate off-street parking, appropriate landscaping and setbacks where appropriate

POLICY LU 3.10: Promote development in the Central Business District that is compatible with the existing characteristics. This may include common-wall construction, zero-lot lines and off-street parking located behind structures.

Rationale: Commercial activities are intensive land uses generating traffic volumes and service needs greater than those in residential areas. Commercial areas should be accessed by major or secondary arterials, provide adequate parking and be supported by a full range of utilities including sanitary and storm sewage collection and disposal and water quantities adequate to provide required fire flows.

POLICY LU 3.11: Develop regulations and policies that provide for adequate circulation patterns in commercial areas and provide linkages to other land use activities where practical.

POLICY LU 3.12: Recognize pedestrian needs in commercial areas by promoting a more pleasant and comfortable environment through drought tolerant landscaping, buffering vehicular traffic, and pedestrian amenities.

Rationale: To maximize the efficient utilization of commercial development by consumers, the atmosphere should be as inviting as possible, and ease in moving from one place to another is essential. The circulation patterns for not only motorized traffic, but also pedestrian and transit traffic, must provide linkages between commercial uses, and within each area as well. This is particularly important to maintaining the viability of

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each existing area until such a time as they can be connected to become one. Attractive, vibrant commercial areas will encourage additional merchants to locate close by, enhancing the commercial core.

POLICY LU 3.13: Maintain existing zoning for commercial uses and protect it from conversion to other uses.

POLICY LU 3.14: Encourage the co-use of existing commercial structures with upper story residential uses. Maintain commercial uses at street level.

Rationale: By encouraging more joint residential/commercial use there will be a continuing presence in the Commercial core that will support and encourage commercial development.

POLICY LU 3.15: Allow for high density residential development, tourist oriented residential development and overnight accommodations to occur in the Commercial zones

Rationale: Encouraging a broader and diverse residential development the number of people associated with the commercial core will support existing and new business needs.

GOALS AND POLICIES - BUSINESS AND LIGHT INDUSTRIAL

GOAL LU 4: Promote business and light industrial development that contributes to; the creation of an employment base, economic diversification, growth and stability of the community without degrading its natural systems or residential living environment

POLICY LU 4.1: Identify lands best suited for business and light industrial activity through the development and application of location and design criteria.

Rationale: To facilitate business and light industrial development, lands must be designated as appropriate for intensive activities including but not limited to manufacturing, wholesaling and repair. As with any use, not all areas are suitable for industrial development. This policy recognizes that some areas not now designated for industrial use may be more appropriate than those presently designated and an inventory and evaluation should be undertaken to determine needs and suitability. Location criteria should consider present uses of the land as well as existing and developing uses of surrounding lands; the availability and suitability of land in the immediate vicinity beyond the study area boundary; the adequacy of the transportation network and supporting utilities; physical constraints; ownership patterns; and community appearance.

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POLICY LU 4.2: Promote and enhance community characteristics to assist in planning business and light industrial development.

Rationale: In the process of industrial site selection a major emphasis is placed on the characteristics of the community including appearance, environmental quality, and opportunities for housing, recreation, and education. Maintaining a high standard for each of these factors will enhance the ability of the area to attract new industries.

POLICY LU 4.3: Provide for clean business and light industrial development which is compatible with the quality of the City and natural environment (air, water, noise, visual).

Rationale: business and light industrial development should be compatible with the quality of the environment enjoyed by area residents. In development and operational phases industrial activities should be sensitive to the expectations of the community.

POLICY LU 4.4: Promote, through policies and regulations, business and light industrial development to locate in Soap Lake.

Rationale: Developments that are compatible with and do not detract from the quality of life enjoyed by the area residents are encouraged to locate in the City of Soap Lake to help increase economic diversification, create jobs and promote economic stability.

POLICY LU 4.5: Provide for business and light industrial development to locate in industrial/ business park areas adjacent to major street arterials, preferably on lands not well suited for residential uses.

Rationale: Ensure that business and light industrial development adjacent to other land uses is compatible and will not detract from the environmental quality and sensitivity of the area. Location requirements would be based on a set of criteria that provide ease of access, adequate utilities and compatibility with adjacent land uses.

POLICY LU 4.6: Support, whenever possible, the extension of utilities, support facilities, infrastructure and services for business and light industrial activity.

Rationale: To encourage business development, generally a full range of utilities is necessary. Integrated capital improvement programs should be reviewed to assure timely provision of those services.

POLICY LU 4.7: Support a variety and innovative design in business site development and encourage an attractive and high quality environment for business activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.

Rationale: Through well designated sites, encouragement of firms to locate will be easier and promote development. Including provisions for landscaping, adequate parking and

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innovative building designs will decrease conflicts in land use and make industrial areas inviting to locate.

POLICY LU 4.8: Actively support economic development measures that serve to revitalize and promote the growth of existing sites.

Rationale: By revitalizing existing industrial areas, efficient use of existing infrastructure can be utilized. This should promote additional expansion by attracting new business maximizing land use potential.

GOALS AND POLICIES - MIXED USE DEVELOPMENT

GOAL LU 5: Encourage attractive mixed use development in support of the local and regional needs.

POLICY LU 5.1: Develop design standards that provide flexible land use options while supporting the need for enhanced community character.

POLICY LU 5.2: Promote, through streets, sidewalks, streetscape, bike lanes and other design concepts that promote traffic flows to the Central Business District.

POLICY LU 5.3: Support tourist uses and stays by allowing service and tourist destination activities and land uses.

POLICY LU 5.4: Allow light industrial uses provided that the impacts can be sufficiently mitigated to minimize the effect to surrounding properties.

POLICY LU 5.5: Ensure adequate drainage facilities to protect property and environment from flooding and declines in water quality.

POLICY LU 5.6: Support development of new industries, such as computer campuses and research and development centers.

POLICY LU 5.7: Support mixed use development, including a variety of retail, commercial, service businesses.

GOALS AND POLICIES - CRITICAL AREAS

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GOAL CA 1: Preserve and protect the functions and values of the area's natural features and maintain a harmonious relationship between the man-made community and the natural environment. This includes surface and groundwater water quality for human health, drinking water supply, and to meet water quality standards. The Soap Lake body of water is a designated Tier III(B) Outstanding Resource Water and needs to be protected from degradation of its unique water quality.

POLICY CA 1.1: Protect environmentally sensitive natural areas and the functions they perform by the careful and considerate regulation of development.

POLICY CA 1.2: Prohibit developments which have the potential for significant individual or cumulative impacts on ground and surface water quality; or alternatively, site and design developments to avoid or mitigate such impacts.

POLICY CA 1.3: Protect Soap Lake surface and groundwater quality as a resource essential to the public health, safety and welfare, economic growth, and prosperity.

POLICY CA 1.4: Support development and management of City-owned sewer and storm water systems that protect surface and ground water quality, and human health consistent with local conditions.

POLICY CA 1.5: Coordinate conservation strategies and efforts with appropriate state and federal agencies and private organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.

POLICY CA 1.6: Work with a variety of groups and organizations for the development of an education program that promotes conservation areas and private stewardship of these lands.

POLICY CA 1.7: Promote the recycling of all usable materials and alternative disposal methods.

POLICY CA 1.8: Use best available science when determining critical areas location and qualified specialists for site specific development.

POLICY CA 1.9: Promote fertilizer and pesticide best management practices of schools, parks, and other non-residential facilities that maintain large landscaped areas, to protect against groundwater contamination, as recommended by the Cooperative Extension Service, or a licensed chemical applicator.

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IX. HOUSING ELEMENT

The Growth Management Act RCW 36.70A.070(2) states that the Housing Element of the comprehensive plan must ensure the vitality and character of established neighborhoods that:

- Includes an inventory and analysis of existing and projected housing needs;
- Includes a statement of goals, policies, and objectives and provisions for the preservation, improvement, and development of housing, including single family residences;
- Identifies sufficient land for housing including, but not limited to; government assisted housing, housing for low-income families, multifamily housing, and group homes and foster care facilities; and
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

Housing represents a critical physical feature of the built environment, and the need for adequate housing for all residents of the community is important and can only be realized through a fair and open housing market.

INVENTORY

Services to housing and to the residents within them comprise a major portion of City expenditures. Taxes on housing are a principal source of local government revenue. The availability and condition of housing within the City, therefore, is important in its long-term planning.

Physical assessment of housing is necessary to get an understanding of problems individuals and families face now, and might expect to face in the future. In describing housing information should be presented by the number and kinds of housing units, number of owner or renter occupied units, location, condition, vacancy rates and supply. In addition, regular analysis of assessed valuation should be performed to show value-use relationships of land. This analysis can be used as general information, used to locate areas of similarity that should be protected from unsuitable land use, and used to show areas appropriate for the location of City facilities.

The average household size in Soap Lake was 2.0 persons. This is a decrease of approximately 25% over the previous 10 years.

Existing Housing - Type and Value

The most current data on housing from the 2020 U.S. Census Bureau indicates a total of 940 housing units, down from 998 in 2000. Of these 801 were identified as occupied which is an increase from 784 in 2000. Of the occupied units 64% were owner occupied and the remaining 36% were renter occupied. In the 2020 vacancy rate for

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housing was 14.8%, down from 21.9 in 2000. The vacancy rate numbers may have been, extraordinarily high due to the number of housing units that are utilized as second or vacation homes, while in 2020 more homes were being used as permanent residences.

The median house or condo value in 2023 was \$156,300 which represents an increase of 61.6% since 2014.

Soap Lake:  \$156,300
Washington:  \$576,000
Source: 2023 ACS data.

Income Range of Households

As of 2020, the estimated median household income for Soap Lake was \$38,201, up from \$29,169 in 2016.

The Graph below provides the estimated median household income in 2022 for Soap Lake and provides a comparison statewide.

Soap Lake:  \$43,009
WA:  \$91,306
Source: 2022 ACS data

The ten year increase in median household income for those living in Soap Lake is approximately 61%, increasing from \$26,471 in 2012.

The value of housing has increased at a rate (66%) that is a little above that of the median household income.

Housing Analysis

Housing units needed to meet the expected population projections and the corresponding land analysis is located in the Introduction, under "Background Information".

GOALS AND POLICIES - HOUSING

GOAL H 1: Promote the development and maintenance of housing, together with adequate services, that meets the needs and income levels of the citizens of the City of Soap Lake

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Policy H 1.1: The City will coordinate its actions with countywide planning policies on housing.

Policy H 1.2: Housing Types: A wide range of housing development types and densities will be encouraged and promoted. This will include multiple-family and special needs housing to provide affordable housing choices for all.

Policy H 1.3: Manufactured housing, meeting specific requirements, is a viable housing option and will be allowed in all residential zones. Utilize regulations in a manner consistent with State Law that ensures the compatibility with surrounding residential development

Policy H 1.4: The inclusion of all types of housing for individuals with special needs should be encouraged.

Policy H 1.5: Multi-family housing that meets the needs of all income levels should be encouraged where appropriately zoned.

Policy H 1.6: City should consider economic techniques and strategies for providing affordable housing.

Policy H 1.7: The City should consider creating a means to survey housing and housing problems in the future.

Policy H 1.8: Promote quality residential growth; more specifically by involving the citizens of the City early in the planning process

Policy H 1.9: Promote and enforce City codes that maintain building safety, property maintenance, and public participation through neighborhood clean-ups and improvement programs.

Policy H 1.10: Seek funding and develop programs to ensure affordable housing programs and a range of new residential units.

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X. UTILITIES ELEMENT

For the purposes of this Comprehensive Plan, utilities will include power, telecommunications, internet providers, and cable/television service. All of these are similar in that they are delivered on a parcel by parcel basis and generally entail the payment of a monthly bill to the purveyor. They are generally provided by private entities and/or public entities other than the City.

Sewer and water utility system services are provided by the City and are included in the Capital Facility section of this Comprehensive Plan. Solid waste collection is administered by the City, but is not included in the capital facility section as the equipment, service, and landfill capacity is provided by contract.

The intent of the following goals and policies is to provide direction to decision makers involved in the process of planning for and expanding these utilities. The general theme is to

- 1) Encourage the provision of these services at levels appropriate to the intensity and density of development in an area; and
- 2) Encourage coordinated planning efforts between the different agencies and purveyors to more efficiently provide these services.

Current utility providers within the community are:

Electricity: Grant County Public Utility District

Location: Grant County PUD electric transmission lines are provided throughout the City, either through public right of way or private easements. All new subdivisions within the City require a dedication of right of way or easements so that every parcel receives can received power services. There are currently no substations within City limits.

Capacity: The Grant County PUD provides renewable electricity through hydroelectric dams and wind turbines, which is enough power to run Seattle. They are also in the early stages exploring the use of nuclear power, with “small modular reactors” to account for the expected growth in the County. There are no known issues with the PUD being able to provide the City with the power it needs. The PUD also provides fiber optic infrastructure for internet service.

Cable TV: ~~Direct TV~~ and Dish TV

Location: These Cable providers install satellite dishes to receive cable transmissions per customer, and do not provide additional infrastructure throughout the City

Capacity: There are no known issues with these private companies being able to provide the City with Cable TV services.

Cell Phone: T-Mobile, Verizon, AT&T, Mint Mobile.

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Location: The City has two monopole towers on the east hill of the City by Ward St. Cell phone service antennas are installed at this location, with room available for growth or upgrading antenna technology.

Capacity: There are no known issues with the private companies being able to provide the City with cell phone services.

Internet and Telephone: Internet services are often bundled with telephone and cable TV. There are many service providers available, which can be found on the Grant County PUD website. Those include: 509Fiber, Advanced Stream, Basin Networking, Fiopin, Grant County Power Net, iFiber Communications, Local Tel, NCI Datacom, North Ridge, Sitestar, and Vyve.

Location: Service providers use the PUD provided fiber transmission lines.

Capacity: There are no known issues with the private companies or PUD being able to provide the City with internet or phone services.

Garbage/ Solid Waste: Consolidated Disposal Services Inc provides the City with Garbage Collection, taking solid waste to the Grant County Landfill

Location: CDSI has its headquarters in Ephrata, and the landfill is located in the south end of Ephrata. The City provides an area for cardboard recycle collection and seasonal yard debris collection by the sewer treatment plant on 2nd Ave SE.

Capacity: There are no known issues with the contractor or landfill being able to provide the City with garbage removal services.

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GOALS AND POLICIES- UTILITIES

GOAL U 1: Coordinate the timing, location and extension of utilities with other improvements necessary for development in a safe, efficient and cost effective manner.

Policy U 1.1: Ensure that development takes into account the timely provision of adequate and efficient utility systems.

Policy U 1.2: Encourage development of vacant properties adjacent to established utility systems, where feasible, according to the appropriate zoning classification and/or land use designation.

Policy U 1.3: Encourage the coordinated development, review, update, and implementation of City and County public utility and capital facilities programs, consistent with the Comprehensive Plan(s).

Policy U 1.4: Promote the planned development and phasing of utility construction consistent with the Comprehensive Plan.

Policy U 1.5: The cost of on-site utility improvements or site preparation for developments should be the responsibility of private enterprise whenever possible.

Policy U 1.6: Ensure the adequate sizing of utility trunk lines and main lines, consistent with the Comprehensive Plan.

Policy U 1.7: Utilities should be installed within or adjacent to existing utility or transportation corridors/easements whenever possible.

Policy U 1.8: Promote continued use, maintenance, development and revitalization of existing utilities whenever possible.

Policy U 1.9: Ensure that utility planning and programs are consistent with the goals and policies of the Comprehensive Plan.

Policy U 1.10: Encourage utility purveyors to keep pace with updated technology and the demand for new and/or expanding services.

Policy U1.11: Whenever utilities are placed in City rights-of-way the City shall encourage the placement of additional conduit that can be utilized by the city or other utilities minimizing the need to further disturb existing improvements.

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XI. CAPITAL FACILITIES ELEMENT

For the purposes of this Comprehensive Plan, capital facilities are those things necessary to maintain the livelihood of a community, as provided by local governmental agencies.

Capital facilities and services play a large role in determining what kind, where, when and how much development will occur. The intent of this element is to serve as a guide/framework to encourage coordinated and comprehensive planning efforts, including routine maintenance, upgrading schedules, new construction, timing and funding sources and capabilities, to more efficiently provide these services.

The Capital Facilities Plan identifies and budgets projects indicated as important to the community needs to ensure adequate public facilities and services, funding, programming, and maintenance are available to meet future demands. Projects that require large amounts of funding may limit the ability of the City to accomplish other projects. Having a clear understanding of the fiscal impacts of any given project is a valuable assessment tool for policy makers facing land use decisions.

The Capital Facilities Plan must be consistent with, and demonstrate agreement or harmony with all of the elements of the Comprehensive Plan and the budget decisions of the City. If identified projects can not be completed due to lack of funding the City may need to review it's land use element to determine if changes are needed to ensure all residents are receiving adequate public facilities.

Development of Level of Service Standards

Level of service standards are numerical measures of service delivered. They will be different for each type of facility, for example, water service standards can be measured in terms of gallons available per person per day, while police protection standards might be in officers per hundred residents or in average minutes of response time. Development of such standards is required by the Growth Management Act as a means to set measurable targets which are clearly related to population and business growth. The following table presents the level of service standards for the city's current utilities, services and facilities.

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**Table XI-1
Level of Service Standards**

CFP Element	LOS Standard	Current Demand	5-Yr	10-Yr	20-Yr
(Population)		1600	1,731	1,911	2,376
Fire	5 minute response time	See Fire District 7 for meeting LOS as population grows			
Law Enforcement	3 minute response time and 24/7 coverage. 2.5 Officers/1000	Four Officers	4	5	6
Ambulance	1st Responder 3 minutes. EMT transport unit 10 minutes	EMT service provided by Grant County and Fire District 7. See respective plans for LOS.			
Parks	1.5 acres/ 1000 residents	12.5 acres	12.5	12.5	12.5
Water	720 gpd max daily demand/ ERU Res: Fire flow 1000gpm/1 Hr Com: Fire flow 1500 gpm/2 Hr	1350 ERU. Peak Hour Demand is 1216gpm. 59% Water Right Capacity	1426 ERU. PHD is 1285gpm. 62% Capacity	1542 ERU. PHD is 1389gpm. 68% Capacity	1835 ERU. PHD is 1651gpm. 80% Capacity
Wastewater	100 gpd per capita	300,000 GPD Average Monthly flow 420,000 GPD- Max Daily Flow	50% Capacity	60% Capacity	70% Capacity
Stormwater	0, 25, 100-yr Storm Event	Development Review			
Streets	LOS C or better	Traffic Management			

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- Fire LOS standards are defined in terms of response time in the event of a fire in the city. The Fire Department should continue to meet the 4-6 minute average response time.
- Police LOS standards are defined in terms of response time in the event of-a, call for service. The city's goal is to continue to meet the 3 minute response time.
- Park LOS standards are defined in terms of acres per thousand people. The town has approximately 11 acres of park land, which is 1 acre per 118 persons. This ratio is considerably more park land per person than many small communities. The table indicates that by using the standard 1.5 acres per 1000 residents, the amount of park land will not need to be increased to meet the projected population increase.
- The City of Soap Lake has completed a Comprehensive Water System Plan to make the necessary updates to its water system. The Plan has identified the LOS standard as instantaneous daily demands of 2440 gpm, minimum operating pressure of 40 psi, residential fire flow of 1000 gpm for 1 hour, and Commercial fire flow of 3000 gpm for 1 hour. The city has acquired funding to make the water system improvements and the project is in the final design stage.

Water LOS standards are used for the purpose of calculating the maximum possible population which can be served by the water system. They are not meant to regulate the amount of water available to residents.

- Sewer System LOS is determined by the existing capacity of the system. The design criteria for the permitted treatment facility are as follows⁵:

	1800
Per Capita Wastewater flow	100 gpd
Average <u>daily</u> flow to plant	300,000
	gpd
<u>Maximum daily flow to plant</u>	420,000
	gpd
<u>Maximum</u> BOD load	517 lbs/day
<u>Maximum</u> TSS load	465 lbs/day

The Sewer system will need to plan for upgrades when the city use reaches 85% of the design capacity noted above. In 2025, the flows were inspected, and it was reported to be approaching 50% design capacity.

⁵ Per the Feb 18th, 2025 technical memorandum from G&O

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- Stormwater management standards will be met through on-site requirements for future development.
- Street LOS standards have been defined in terms of Washington State Department of Transportation standards. The table does not show a change in demand with an increased population. While traffic levels are partially related to the local population, the actual situation changes in the summer season. Tourist traffic dramatically increases, especially on days when the laser light shows are held at Grand Coulee Dam. Street rights-of-way widths are largely fixed. Maintaining street LOS standards will be accomplished through improved traffic management, including possible re-routing, improved signing, parking patterns and pedestrian control. Most local access and collector streets have not been measured due to minimal traffic impacts. One large development proposal had a traffic impact study completed for Division St. in 2024, confirming minimal traffic impacts even after the development was completed. WSDOT has also completed traffic counts for Highway 17 and 28⁶, including their intersections with Division St. and Main Ave. This data is useful to watch for traffic growth trends of the larger area.

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Commented [GU21R20]: The only traffic studies I'm aware of are for a proposed development along division street, which projected an LOS A rating after the project was complete. Also WSDOT has traffic counts reported for highway 17 and 28.

CAPITAL FACILITIES

This section describes the town's capital facilities, including needed improvements. The following Table provides a summary of the City's 6 year Capital Improvement Plan.

Administrative Facilities

Soap Lake City Hall and Council Chambers are recovering from a remediation project and the Covid-19 Pandemic. Currently in 2024, City Hall staff are housed in a portion of an unfinished City Hall building and the City Council meets in the Community and Senior Center, a building owned by the City and leased to a non-profit organization. The plan is to build a permanent council chamber within the City Hall Building and expand the City staff offices to accommodate growth of administrative staff.

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Water System

The City of Soap Lake has adopted a Comprehensive Water Plan in 2019 by Gray and Osborne, as required by Ch. 246-290 WAC. Please refer to this document, or most current version for information regarding the water system, water rights, and system deficiencies.

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⁶ <https://wsdot.public.ms2soft.com/tcds/tsearch.asp?loc=Wsdot&mod=TCDS>

Sewer System

The City of Soap Lake has adopted a General Sewer Plan in 2016 and amended in 2018 by Gray and Osborne. Please refer to these documents, or most current versions, for information regarding the sewer system, capacity, and system deficiencies.

Fire Protection Service

The City of Soap Lake is now annexed into the Fire District 7 Funding

City residents pay a yearly tax to the Fire District for fire and emergency services

Police Protection Service

The city budget accommodates up to seven full time police officers, equipped with uniforms, safety equipment, and a police vehicles for each officer, to provide 24hour, seven days a week police protection to the city. The Police Department works with the County Sheriff's office to address law enforcement related issues around Soap Lake.

Funding

The city funds its police department through its current expense fund. The County passed a .3% sales tax for public safety to build a new detention facility, and the City of Soap Lake receives a share of those revenues to support the police department. The 2025 Law Enforcement budget is \$1.5M. This is sufficient to provide current levels of service for the expected population increase.

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Deleted: The wastewater treatment facility is located in the city's southwest corner and was upgraded in 1978 to an oxidation ditch, secondary clarifier, chlorine contact chamber, sludge digester and drying beds. Waste water disposal consists of set lines with large diameter spray nozzles for surface irrigation and two drainfields all located on 17 acres directly adjacent to the treatment plant. The waste water disposal was designed to be accomplished by 8 months of irrigation on a harvestable crop and by 4 months of alternating between two drainfields.

Maximum monthly flows are approaching the design flow of the irrigation/drainfield disposal field and operation of the sprayfield is not being accomplished as originally designed. The city will need to develop a compliance schedule along with a facility plan with alternatives for future wastewater disposal.

Funding

The city's current budget for the water/sewer department is \$377,800, funded by water, sewer service and connection fees.

Capital Expenditures Needed to Correct Deficiencies

The city will need to expand the sprayfield to bring the system into compliance with current standards. The city is currently negotiating for the purchase of land to expand the sprayfield. The funding for this will come from the water/sewer fund, loans and grants.

Capital Expenditures Needed to Meet Expected Growth

The city will need to expand the treatment plan and collection system to meet the expected growth in the city. The city will need to produce a comprehensive sewerage master plan.

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Recreation and Open Space



The City of Soap Lake has adopted a Comprehensive Parks Plan in 2016 and updated in 2020. Please refer to this document, or most current version, for information regarding the park system, capacity, and system deficiencies.

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~~The town owns three parks and one camp site. West Beach park is 1.4 acres, Smokiam Park is 7.75 acres, and Elder St. Park is 1.86 acres. Smokiam Campground is 1.5 acres. The total acreage is eleven acres of park space and one and a half acres of campground.~~

~~Capital Expenditures Needed to Correct Deficiencies~~

~~The amount of acreage is sufficient to meet the current level of service, however the park facilities are in need of enhancement. and improvements~~

~~Capital Expenditures Needed to Meet Expected Growth~~

~~The City has adopted a Parks and Recreation plan which is adopted as a component of this Comprehensive Plan by reference. This plan outlines a number of anticipated improvements and studies~~

~~The City has a current park budget of \$123,114.00~~

~~Funding Sources~~

~~The city expects to pay for the facilities through a combination of IAC grants, stadium tax, GO Bond, User Fees, Real Estate Excise Tax. These projects seem monumental for such a small community. The most important step the city will take is the reformation of the Parks Board to guide and implement these programs.~~

Street System



Improvements to the street system are programmed through the city's six-year street plan. Please refer to the Six Year Transportation Improvement Program for the complete list of street projects. [The transportation element covers more information about the City's Street system with information about inventory, estimates, maintenance costs, expected growth, and financial sources.](#)

Table XI-2
Six-Year Capital Improvements Summary

Capital Facility Type	Providers	Existing Condition	Planned Improvements (Capacity)	Funding Source(s)	Estimated Cost/Date
Administrative	City of Soap Lake	Admin Offices in unfinished Building Shell	Complete City Hall Office expansion and Add Council Chambers	Direct appropriations, Grants and City general revenues.	\$1 million (2027)
Sewer	City of Soap Lake	Waste Water Treatment Plant needs upgrades for	The City has a sewer plan that discusses improvements	Rates and development charges, grants, and	\$15 million for WWTP (2029)

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		capacity to meet growing demand	required for increasing capacity	loans. Existing revenues and planned rates increases will support system improvements, with growth paying for growth.	
		Lift Station #2 is nearing end of life and needs replacement	Planned new Lift Station, telemetry, and redundancy to reduce maintenance costs and to increase capacity.	Direct appropriations from State Legislature, Grants and Loans.	\$4 million total (2026-2027)
		Force Main to the WWTP is nearing end of life and needs replacement	Planned new force main that is re-routed to avoid running through School District property.		
		Existing platted areas without sewer system access	Extend Sewer Trunk Lines to undeveloped areas within City Limits	Developers	\$6 Million (2025-2038)
Water	City of Soap Lake	West Bolted Water Reservoir	Aged reservoir needs replacement	Rates and development charges, grants, and loans. Existing revenues and planned rates increases will support system improvements, with growth paying for growth.	See system plans for these details
		South Water Pressure Zone	Needs a Booster Pump to increase pressure.		
		Aged Well #3 has lower capacity than designed	Investigate and upgrade well #3 to meet capacity needs. Or add new well #4		
		New North East Pressure Zone Improvements	Needs a Booster Pump to increase pressure.		\$800 Thousand (2027-2028)
Transportation	City of Soap Lake Grant	Existing inventories	6-year transportation (including	City TBD fund, city revenue sources, TIB	See 6-year plans for details

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	County and WSDOT	adopted by reference	stormwater) improvement plans adopted by reference	grant, and loans	
Stormwater	City of Soap Lake	Street catch basins, pipes and surface flow with direct flow into Soap Lake	Implement Storm Water Plan to detain and treat stormwater before flowing into the lake	Proposed Rates for a stormwater Utility system	See system plan for details
Fire Protection	District 7	Current facilities adequate. Some aged or missing fire hydrants	Replace aged hydrants and add new ones with development		Refer to Fire District 7 planning documents
Police Protection	Soap Lake Police Protection	Current facilities providing targeted level of service	Equipment upgrades only planned	City general revenues	Purchases made annually consistent with adopted budget
Park and Recreation Facilities	City of Soap Lake	Aged Public Restroom Facilities at West Beach and Smokiam Park	Replace with vandal resistant facilities	City's General Fund, Tourism Dollars, Grants and Loans	\$500 thousand (2029)
		Dog park has poor quality ground cover, and limited ability for separating dogs	Seed and maintain lawn, provide separation fences and gates	City's General Fund, Private Donations	\$10 thousand (2026)
		Makeshift access for emergency boats to get to Soap Lake	Emergency Boat Ramp Facility upgrades	City's General Fund, Fire District, Grants and Loans	\$450 thousand (2032)
		Gravel parking areas at parks and aged facilities	Implement Parks Master Plan at Smokiam Park	City's General Fund, RCO grants and loans, and private donations	See parks plan for details
Education	Soap Lake School District #156	High/Middle School, Elementary School, Administrative	Relocate City Force Main out of School Property	City Sewer Fund and Public Works Grants and Loans	\$2.4 Million

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		Offices and play fields,			
Healthcare	Hospital District #4	42 Room Extended care facility	Phase 1: 16 Assisted Living units /16 Memory Care units, and Community Clubhouse	Hospital District, SIP grants, Private Donations, Other State and Federal Grants and Loans	\$14.4 Million (2026)
			Phase 2: 10 new Buy in Homes		\$6 Million (2027)
			Phase 3: 32 bed Skilled Nursing Facility		\$15.4 Million (2027)
Irrigation Water	QCBID Irrigation District	5 Interceptor wells and pumps for Soap Lake Protective Works	Continued maintenance	USBR	TBD

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GOALS AND POLICIES – CAPITAL FACILITIES

GOAL CF 1: Ensure that adequate public facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the City of Soap Lake urban area.

Policy CF 1.1: Develop and maintain annually the Capital Facilities Element, including the Capital Improvement Plan and budget analysis, based on existing and future growth and development that will provide a guide for phased and orderly development of public services and facilities within the urban growth area.

Policy CF 1.2: Use the schedule for public facilities and services defined in the Capital Facilities Element as a basis for land use, development approval and annexation decisions.

Policy CF 1.3: Ensure a coordinated timely process for development and review of the capital facilities, current and planned, with participation from all City departments. Capital Facility planning should be integrated into the yearly budget process

Policy CF 1.4: Maintain adequate water rights for the community and a process for expanding water rights with new growth.

Policy CF 1.5: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.

Policy CF 1.6: Require developments to provide safe access to schools.

Policy CF 1.7: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.

Policy CF 1.8: Coordinate land use, public works activities, development actions, and development needs with planning activities in order to conserve fiscal resources.

Policy CF 1.9: Evaluate capital improvement projects through the comprehensive planning process to ensure consistency with the other elements of the plan.

Policy CF 1.10: Provide for the coordination and joint development of capital facilities, utilities, and land use plans within the Urban Growth Area.

Policy CF 1.11: Improvement standards for new development proposed within the Urban Growth Area should be jointly developed by the County and the City of Soap Lake. Standards should address such improvements as street alignment and grade, public road access, right-of-way widths, street improvements, sanitary sewer, storm water improvements, and park and recreation facilities.

Policy CF 1.12: New development requiring and/or requesting the extension of the City's public water and sewer systems will be required to pay for those extensions as well as providing a fair-share investment in the existing systems.

Policy CF 1.13: Support community awareness of Capital Facilities issues through public participation, newsletters and postings.

Policy CF 1.14: Maintain updated City Water Plan, [Sewer Plan](#), [Stormwater Plan](#), [Parks and Recreation plan](#), Transportation Plan, and other capital facilities plans.

Policy CF 1.15: Reassess the land use element of the comprehensive plan if probable funding falls short of meeting existing capital improvements.

GOAL CF 2: Maintain a level of service that protects the public health, safety, and welfare.

Policy CF 2.1: Policy adopted Level of Service standard for potable water is 408 gallons per capita per day raw water source including a 10% contingency; 189 gallons per capita per day treatment and piping capacity, plus 15 million gallons per day fire reserve, or as defined in the Water Plan.

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Policy CF 2.2: Level of Service standard for sanitary sewer is 100 gallons per capita per day, or as defined in the Wastewater Plan.

Policy CF 2.3: The following are recommended standards for a level of service (LOS) the city should provide for recreation:

Neighborhood parks

1.6 acres per 1,000 residents;

Community parks

2.6 acres per 1,000 residents;

Regional parks

20 acres per 1,000 residents;

Open space

5% of the total 991.4 acres of city area (includes public rights-of-way), thus 49.57 acres

Policy CF 2.4: Review and adjust Level of Service standards for police and fire to ensure adequate support and volunteer staffing are provided.

GOAL CF 3: Establish criteria for the evaluation and prioritization of capital facility development.

Policy CF 3.1: Proposed capital facility projects shall be evaluated and prioritized using the following criteria:

- A. Whether the project is needed to correct existing deficiencies, replace needed facilities or to provide facilities for future growth.
- B. Elimination of public hazards.
- C. Elimination of capacity deficits.
- D. Financial feasibility.
- E. Site needs based on projected growth pattern.
- F. New development and redevelopment needs.
- G. Implement plans of State agencies or other jurisdictions or public entities.
- H. Location and effect upon natural and cultural resources.

FINANCING

It is understood that some capital needs may go beyond the resources available through the general City revenues. Furthermore, future issues may develop quickly in response to changes in community standards or circumstances. This element is designed to be flexible to these situations, in part, by identifying multiple funding sources and projects and laying a framework for providing needed services.

There are numerous potential financing options the City of Soap Lake will need to consider to implement the Capital Facilities Element. The plan presumes that funding for

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needed capital improvements will be obtained from a variety of sources, including private, local, state and federal agencies.

Local Funding

Local funding for projects will come primarily from the City of Soap Lake's General Fund, or from specific reserves built from utility rate revenues. The City may also need to consider bonds, levies and other revenue sources as needed for specific projects. The City's ability to finance identified improvements through many funding sources, will depend partly on its current indebtedness. Revising the rate structures for utilities/services will also help provide the revenue needed to generate local match for state and/or federal dollars.

State/Federal Funding

Federal and State funding may be available to provide portions of the funding necessary to implement improvements contemplated in this plan. Timely and up-front contact with the appropriate agencies should be made early in the planning process for a project to determine the applicability of the proposed funding source. To obtain this type of funding it is important for the community to attempt to fund projects on its own, to carefully document the need for assistance, as well as demonstrate the ability to generate some matching funds.

AMENDMENT PROCESS

Because the Capital Facilities Plan is not intended to be a static and unchanging document, amendments to it should occur on an annual basis in response to changing conditions within the community. The most appropriate time for it to be amended is during the City's annual budget process. Amendments can be in many forms, such as the addition of projects which arise as result of unique opportunities or the unexpected availability of special funding; or deleting projects that are deemed unnecessary. The amendments can be proposed by individual citizens, City staff, the Planning Commission or City Council, but amendments must be formally adopted by the City Council through the same process as the initial Capital Facilities Plan.

The Capital Facilities Plan should guide the annual budget process by outlining desired and necessary projects and determining needed revenue for the completion of those projects. By yearly reviewing the projects and the funding options the City will be able to maintain a clear picture of it's financial goals.

Because there will almost always be more projects than available funding projects should be prioritized based on the demonstrated needs of the City. A project's status should be based on a combination of things, primarily the goals and policies of the comprehensive plan, identified deficiencies in the existing systems, legal requirements, citizen input, and the feasibility of obtaining funding.

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XII. TRANSPORTATION ELEMENT



The transportation element is required by the Growth Management Act to be consistent with the land use element. The transportation element should encourage efficient multi-modal and intermodal transportation systems that are based on regional priorities and coordinated between City and County comprehensive plans. The GMA provides detailed guidance on what needs to be included in the transportation element including:

- Land use assumptions used in estimating travel
- Facility service needs including:
 - Inventory of facilities and services
 - Level of service standards for all arterials and transit routes
 - Identify actions needed to bring substandard services and facilities into compliance with level of service standards
 - Forecasts of 10 year traffic needs
 - Identification of system expansion needs
 - Financing (included in the Capital Facilities Element)
 - Monitoring program to assess funding versus needed improvements
 - Intergovernmental coordination and impact assessment
 - Strategies for reducing travel demand

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Concurrency requirement

Land use changes have a direct impact on transportation. As new development takes place the City must insure that it will not negatively affect the current level of service defined by the community. If a negative impact is expected then mitigation measures should include transportation demand management strategies, possible land use changes, and or review of adopted level of service standards.

Coordination & Certification

Land use effects on transportation can impact neighboring jurisdictions; therefore, large development or transportation changes made within the City are benefited by intergovernmental coordination efforts. The City is available to meet with the County as such issues emerge. Additionally, the Regional Transportation Planning Organization works to ensure an effective transportation system for its region and State. The City of Soap Lake supports this effort by having their transportation plan certified by the regional transportation planning organization.

Transportation Demand Management (TDM) Strategies

TDM strategies are a proven way to reduce traffic congestion in communities of all sizes. Individuals within the community currently work together to help provide ride or car sharing as needed. Additional TDM's that may work in City include:

- Public education and promotion
- Public Transit provided by GTA
- Support for pedestrians and cyclists, such as, shelters and benches
- Park & Ride Lots

Transportation 10 Year Forecast

According to the Quad County Regional Transportation Planning Organization (QUADCO), 2017-2037 Regional Transportation Plan, a 2015 study estimated it costs \$35,106 to maintain and preserve each paved lane mile, and \$8,000 to maintain each unimproved lane mile, and that is required every 7 years. At those estimated costs, the City of Soap Lake would need an annual street revenue of \$150,000 to maintain its 13.9 miles of paved roads, and 3.26 miles of gravel roads. The City isn't generating this type of street fund revenues yet, even with a Transportation Benefit District charging \$20 car tabs and a 0.2% sales tax. The City is dependent on the Transportation Improvement Board for the funding needed to maintain its roads. It is projected in the QUADCO regional plan that there will be a 35% growth from 2015-2035 in Grant County putting more demand of transportation infrastructure. The City expects to grow similarly for the next 10 years from 2025-2035.

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INVENTORY

The City of Soap Lake is located approximately six miles north of Ephrata and 32 miles from Moses Lake in the Heart of the Coulee Corridor. It is at the crossroads of two state highway systems, a major north – south highway system, SR 17 and a major east – west highway system, SR 28. In addition, Soap Lake has direct access by way of these State Highways to link to the Interstate Highway System (Interstate 90) or the Federal Highway System (US 2).

In 2023, the Transportation Improvement Board updated an inventory of city streets, with particular attention paid to those roadways that qualified for the “Small City Pavement Preservation Program”. The inventory is available online at <https://www.tib.wa.gov/Dashboard/modules/SmallCityMaintenance/CityDetail.cfm?AN=Soap%20Lake> and indicates there are approximately 17.16 miles of streets in Soap Lake.

Traffic Patterns

SR 17 splits the City of Soap Lake and provides the heaviest volume of traffic of any roadway within the city boundaries. SR 28 which is located along the City’s southern border also experiences substantial traffic volumes. These two state highways provide the most convenient and logical points for access to and departure from Soap Lake. The major business corridor is located directly from SR 17 as are the East Beach recreation facilities. Summer volumes of traffic increase dramatically due to tourist related traffic associated with the Coulee Corridor

Improvements

The priorities for regional improvements in the planning area transportation network have been developed through the Grant County Transportation Plan and the State of Washington Highway Improvement Program. The City has identified the need to maintain existing pavement and repair as necessary. Specific projects will be identified and completed as additional funding becomes available. Current priorities are discussed in the capital facilities element and in the City’s latest six year transportation improvement plan.

Projected Travel

Projected travel in the planning area is expected to grow at a rate higher than with the population growth rate as forecasted by the Office of Financial Management in part due to the strong tourist efforts undertaken as part of the Coulee Corridor promotions including increased tourist travel to the City of Soap Lake. Other factors that may contribute to increased traffic demands will be growth in the commercial and industrial sectors.

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Transportation Improvement Street Inventory

Arterial / Terminal

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ASH ST to DIVISION ST
BIRCH ST to ASH ST
CHERRY ST to BIRCH ST
DOGWOOD ST to CHERRY ST
EVERGREEN ST to DOGWOOD ST
FIR ST to EVERGREEN ST
GINKO ST to FIR ST
HEMLOCK ST to GINKGO ST
JUNIPER ST to HEMLOCK ST
MAPLE ST to JUNIPER ST

2ND PL SE

6TH AVE SE to 7TH AVE SE
7TH AVE SE to 8TH AVE SE
8TH AVE SE to BUTTERCUP ST S

3RD AVE NE

DAISY ST to ELDER ST
ELDER ST to FERN ST
FERN ST to GLADIOLA ST
GLADIOLA ST to SCENIC DR
WALTHO ST to EAST LAKE AVE

3RD AVE NW

HEMLOCK ST to GINKGO ST
JUNIPER ST to HEMLOCK ST
MAPLE ST to JUNIPER ST

3RD AVE SE

ASTER ST to BUTTERCUP ST
CANNA ST to DAISY ST
DAISY ST to ELDER ST
DIVISION ST to ASTER ST
ELDER ST to FERN ST

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Level of service (LOS)

The levels of service standards adopted in this plan will be maintained through upkeep of the existing circulation system, expansion of transportation services, and/or traffic demand management strategies. LOS standards provide measurable criteria to judge the adequacy of service. Transit facilities should be linked to established LOS standards and should be addressed in a partnership with the Grant County Transit Authority. As specified in the Growth Management Act new development will be prohibited unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

Arterial Rd 20 and State Highway 17 and 28 through Soap Lake have the same level of service standard as set by Grant County, which uses a capacity-based system of establishing LOS.

For a capacity-based LOS, the County has applied an A through F LOS standard as the minimum criteria for the quality of service provided at peak hours and average daily conditions for roadway segments on all arterials and collectors. The standard is based on the ratio of volume (V) to capacity (C) as shown in Table 12-1.

Table XII-1
Level of Service Volume to Capacity Ratios

LOS Category	Volume to Capacity (V/C)	Description
A	$V/C < 0.60$	Primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays at intersections are minimal.
B	$0.60 < V/C < 0.70$	Reasonably unimpeded stable traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
C	$0.70 < V/C < 0.80$	Stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension while driving.
D	$0.80 < V/C < 0.90$	Small increases in traffic flow may cause substantial increases in approach delays and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal

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		timing, high volumes, or some combination of these. High density traffic restricts maneuverability.
E	$0.90 < V/C < 1.0$	Unstable traffic flow. Significant delays in traffic flow operations and lower operating speeds. Conditions are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. Considerable delay, volume at or near capacity. Freedom to maneuver is extremely difficult.
F	$V/C > 1.0$	Traffic flow operations at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition. Very low speeds, volumes exceed capacity, long delays.

The City of Soap Lake has adopted the following LOS standards for local roads:

LOS B State Highways within City Limits and UGA

LOS C Local Collector streets and arterials

Traffic forecasts for local collector roads are expected grow similarly to the projections of the state highways shown in the Table 12-2 below.

Table XII-2

State Route	Begin Mile Post	End Mile Post	Functional Class	LOS	Lanes Inc.	Legal Speed	AADT 2017	AADT 2028	Comments
17	50.66	144.29	2 Rural Freeway/ Expressway	C	1	60	2,100	2,646	north of I-90. ML UGA
28	0	52.89	4 Rural Minor Arterial	C	1	55	1,400	1,764	Quincy/Ephrata /Soap Lake UGAs
28	52.89	93.72	4 Rural Minor Arterial	C	1	55	350	441	Soap Lake

Table 7-4 from Grant County Comprehensive Plan Transportation Element

Mass Transit

Transit is an important alternative to automobile travel for regional trips. Transit is not only useful in reducing traffic volumes and pollution but is often the only means of transportation available to certain members of the community. The City of Soap Lake is served by the Grant County Transit Authority through scheduled service. Route 22 and

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[route 40 serve the City of Soap Lake connecting the City with Ephrata, Quincy, and George directly. From Ephrata transfers can be made to Moses Lake, or the Amtrak Empire Builder train, connecting Seattle to Spokane to Chicago Illinois.](#)

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Pedestrian & Bike (non-modal transportation)

The benefits of walking and bicycling go beyond an individual's enjoyment and health benefits; having fewer vehicles on the road will result in less pollution and a healthier environment. There is also a positive economic impact seen in increased property values and marketability for property located near trails, creeks and open space. Beyond property values businesses located in pedestrian friendly downtowns or centers encourage visitors to stop and shop.

Additionally, the City benefits from the lower cost and maintenance of bicycle and pedestrian facilities. Design standards for pedestrians and bicycles are available through the Washington State Department of Transportation.

Currently, the City of Soap Lake has a very limited sidewalk and bike lane system, [with only a biking lane marked on Daisy St \(Hwy 17\). As new development occurs within the City, sidewalks are a required improvement, which will slowly create a connected sidewalk network over time in conjunction with City Sidewalk improvement projects.](#)

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The City has identified a desire to provide sidewalks in areas of identified need as shown in the Capital Facilities Plan project list. Additional projects will be identified and completed when funding becomes available.

GOALS AND POLICIES – TRANSPORTATION

GOAL T1: Maintain efficient, safe and reliable transportations and services at a minimal cost to residents.

Policy T1.1: Coordinate actions with neighboring jurisdictions, regional transportation planning organizations and the State of Washington.

Policy T1.2: Provide for a complete and consistent circulation system, including sidewalks, bike lanes and disability access to ensure maximum efficiency and safety.

Policy T1.3: Identify future street connections to promote the historical grid pattern of development.

Policy T1.4: Provide for the transportation needs of all citizens, including children, disabled, low-income, and senior citizens.

Policy T1.5: Require new developments to provide safe access to schools

Policy T1.6: Require new development to meet or mitigate street system impacts to maintain acceptable levels of service for capacity and quality. For all local streets, the City adopts a level of service “C” as described herein. For regional and state-owned transportation facilities, the City recognizes the authority of the Regional Transportation Planning Organization and the Washington State Department of Transportation to establish levels of service for said facilities, pursuant to the requirements of the Growth Management Act.

Policy T1.7: Promote and support the maintenance of existing street and sidewalk systems.

Policy T1.8: Within the Urban Growth Area, classify streets according to the following system that is consistent with federal, state, regional and local guidelines to maximize the funding available.

A. **Arterials:** Streets that are designed to carry a high proportion of the total urban area traffic, and usually either serves traffic going from the central business district to outlying residential areas, or traffic entering and leaving the urban area. They also provide a connection to collector streets, and provide intra-community continuity while maintaining identifiable neighborhoods. (These streets are classified by Washington State DOT and Federal Highways as Major Arterials and/or Major Collectors.)

B. **Collectors:** Streets that are designed to provide access service and traffic circulation within residential neighborhoods and commercial/industrial areas. They differ from the above arterials in that they may penetrate residential neighborhoods, distributing traffic from arterials to the ultimate destination or vice-versa.

C. **Local Access:** Streets that have a primary function of providing access to abutting land and to collector and arterial streets. They offer the lowest level of mobility and through traffic in residential neighborhoods should be deliberately discouraged. Local Access Streets are further classified according to the primary intended use of the area, based on the comprehensive plan land use designations map.

1. **Local Access – Commercial/Industrial:** Streets that serve primarily commercial and industrial uses with adequate structural and design features to serve traffic typical for these areas, including larger trucks. Important features include, but are not limited to, adequate sight distance, turning radius, travel lane widths, etc.

2. **Local Access – Residential:** Streets that primarily serve residential uses with design components to slow down traffic and to discourage through traffic.

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GOAL T2: Consider land use and budgeting options to minimize short and long-range cost of transportation facilities.

Policy T2.1: Coordination with comprehensive water plan and other appropriate planning documents to ensure consistent planning and budgeting for services.

Policy T2.2: Future capital facilities maintenance plans and corresponding budgets should take into account expected expansion of all facilities and funding sources.

Policy T2.3: Encourage street development options, including local improvement districts.

GOAL T 3: Develop a plan to provide avenues for pedestrian, bicyclist and other non-motorized travel.

Policy T 3.1: Bicyclists and pedestrians should be considered in street and subdivision standards, parking standards, parking lot design (allowing protected access to storefronts), and other related standards.

Policy T 3.2: Support a pedestrian friendly community by seeking funding for sidewalks and encouraging development to include pedestrian friendly design, such as lighting, trees and low shrubs.

Policy T 3.3: Require new development to increase connections within the community by adding trails and sidewalks.

Policy T 3.4: Promote current trail use and the development of new trails within the City and neighboring jurisdictions.

Policy T 3.5: Coordinate trail development with neighboring jurisdictions and interested parties to support regional trails.

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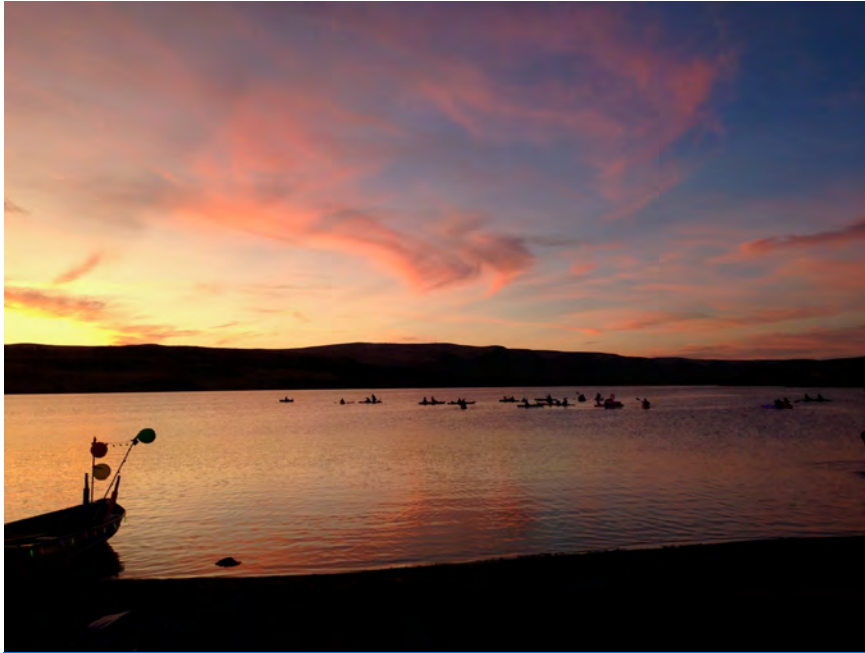
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XIII. SHORELINE ELEMENT



The City of Soap Lake is blessed with a shoreline lake that is unique from any other shoreline in the State of Washington and perhaps the entire United States. Soap Lake has long been known for its "healing waters" and has developed that reputation due to the unique levels and mixture of minerals. Public Access to the lake is vital to not only the citizens of the City of Soap Lake, but to the countless number of visitors to Soap Lake each year. Due to its unique nature it is vital both to the economy of the City of Soap Lake and to the ecology of the region. It is an asset and a resource that cannot be duplicated and appropriate policies need to be in place to ensure the protection of its unique character.

The regulatory document governing activity within the jurisdictional authority of the Shorelines Management Act is the City's Shoreline Master Program (SMP). The SMP was last updated in 2023 along with a coalition of City's and the County lead by Grant County. The inception of the City's SMP was adopted by the City in January of 1974.

GOALS AND POLICIES – SHORELINES

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GOAL SH 1: Ensure that public access to the lake is maintained and encouraged.

Policy SH 1.1: The City should maintain existing ownership and seek opportunities to place additional shoreline areas into public ownership.

Policy SH 1.2: The City should adopt into the City Code adequate regulations to insure that all citizens have equal opportunity to enjoy the benefits of Soap Lake.

Policy SH 1.3: The City should encourage joint use docks and common access points when the shoreline of Soap Lake is privately owned and developed.

Policy SH 1.4: The City should encourage community events and public gatherings to utilize the facilities within City Parks adjacent to Soap Lake.

GOAL SH 2: The Unique Mineral Content of Soap Lake should be preserved to the greatest extent possible.

Policy SH 2.1: The City of Soap Lake should encourage and support study and programs that demonstrate methods to preserve the mineral content of Soap Lake.

Policy SH 2.2: The City of Soap Lake should adopt “Best Available Science” as defined under the Growth Management Act 36.70A when developing shoreline regulations.

Policy SH 2.3: The City of Soap Lake should maintain and enforce those regulations which are intended to preserve the mineral content of Soap Lake.

GOAL SH 3: Update the City of Soap Lake’s Shoreline Management Master Program (SMMP) to reflect current needs and requirements including Best Available Science.

Policy SH 3.1: Update the SMMP at least as often as mandated by State Law but more often if needs or science changes.

Policy SH 3.2: Seek guidance from the Washington State Department of Ecology, Fish and Wildlife, Scientists and others with technical skills and knowledge when updating the SMMP

Policy SH 3.2: Seek input from local citizens, user groups and other interest groups specific to Soap Lake.

Goal SH 4: Work in partnership with community groups and citizens to protect and enhance Soap Lake

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Policy 4.1: The City of Soap Lake has adopted Resolution 2017-849 and incorporates the following policies consistent with that resolution:

1. Develop Standards for construction on waterfront lots in relation to elevation 1076 both vertical and horizontal.
2. Develop stormwater policies which minimize and reduce paved and hard surface areas, both public and private. Reducing pavement and controlling runoff is part of the storm water plan, which is aimed at reducing runoff into the mineral lake.
3. Develop regulations for building height limitations aimed at increasing and /or maintaining public visual and physical access to the shoreline.
4. Develop specific standards and policies for recycling mineral water with a goal to preserve mineral water quality in the lake.
5. Develop policies to study and determine the feasibility of expansion of the mineral water system to new or previously served properties.

GOAL SH 5: Seek jurisdictional authority over the entire lake and shoreline

Policy 5.1: Work with Grant County to modify the extent of the City Urban Growth Area to include the entire shoreline area.

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XIV. ECONOMIC DEVELOPMENT ELEMENT



The City of Soap Lake recognizes that implementing an economic development strategy will benefit the future vitality of the Soap Lake community. Generating economic activity in Soap Lake will increase employment opportunities, expand the tax base, increase disposable incomes and provide additional tax revenues.

Current goals underway by the City to promote economic development include making its downtown core a certified creative District from Arts WA. The City became a certified Creative District on Feb. 5th, 2025. Also, to create a transitional overlay zone along Daisy St. (Hwy 17) to support the commercial growth there while also addressing the increased housing need statewide. This will need further analysis and is to be studied in the 2027 Periodic Update.

Increased economic development will also have the potential to cause adverse impacts on the community, such as traffic congestion, increased demands for housing and additional demands on the water supply and sewer services. Therefore, it is crucial for the city to develop an economic strategy that facilitates improvements and maintenance of capital facilities, transportation needs, and coordinates land use and housing policies

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with the economic development policies. The economic development goal of the Growth Management Act is:

To encourage economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth all within the capacities of the state's natural resources, public services and public facilities

To support the economic development goal of the Growth Management Act, the City of Soap Lake will utilize the following goals and policies to guide decisions that will foster and support economic development within the City of Soap Lake.

GOALS AND POLICIES – ECONOMIC DEVELOPMENT

GOAL ED 1: The City of Soap Lake will ensure that there is infrastructure in place to accommodate orderly growth during the planning period.

Policy ED 1.1: The City will maintain the sewer system at a level of capacity at which it will serve the existing needs and be prepared to serve additional users as projected in the comprehensive plan. The city will continue to pursue funding mechanisms to expand the sewer system.

Policy ED 1.2: The City will maintain a capital facilities improvement program and a long range public facilities and services plan that will allow for the provision of appropriate public facilities and services to commercial, industrial and residential lands beyond the immediate planning period.

Policy ED 1.3: The City will protect or acquire water rights and maintain the ability to provide water to meet all projected residential, commercial and industrial needs.

Policy ED 1.4: The City will establish funding priorities for future infrastructure projects to further economic development.

Policy ED 1.5: The City will prioritize geographical areas for infrastructure expenditures and invest in public infrastructure in a timely way that supports economic development.

Policy ED 1.6: The City will identify new funding mechanisms and spread infrastructure costs over time to minimize up-front costs.

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GOAL ED 2: Improve communication between different interests in the community by participation in a variety of efforts to guide a downtown revitalization program and address issues related to economic growth and development.

Policy ED 2.1: Support the development of a low interest program for downtown improvements that would reinvest in downtown buildings, enhance the appearance of the downtown area and create a cohesive image for downtown.

Policy ED 2.2: Support the development of plans for beautification of the business district. [This includes the City Effort to be a certified Creative District through Arts WA.](#)

Policy ED 2.3: Support the development of publications such as a Community Business Guide or Tourist Brochure.

Policy ED 2.4: Support the recruitment of new business development including but not limited to hotel/motel facilities and bed and breakfast inns.

Policy ED 2.5: Support the regional effort to develop and promote the Coulee Corridor.

Policy ED 2.6: Support the development of a "Main Street" program.

Policy ED 2.7: Encourage the development of vacant parcels and the redevelopment of under utilized and poorly maintained development in the downtown area.

Policy ED 2.8: Support community events and activities and encourage year round events and activities that will focus on attracting people to Soap Lake from outside the Central Columbia Basin.

Policy ED 2.9: Support the development of a tourism program that establishes long range goals.

Policy ED 2.10: Support efforts to actively work with the State of Washington to promote tourism and economic development in the City of Soap Lake and surrounding region.

Policy ED 2.11: Develop codes that provide for the implementation of the recommendations contained in the [Downtown Master Plan 2005](#).

GOAL ED 3: The City of Soap Lake will encourage public and private sector endeavors that will foster the expansion of the tourism industry.

Policy ED 3.1: The City of Soap Lake will maintain working relationships with business groups, Grant County Tourism, and local and regional economic development agencies in order to market the City and attract new business development.

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Policy ED 3.2: The City will explore opportunities to develop a community center.

Policy ED 3.3: The City will acquire property as funding is available to accommodate recreational and tourism needs.

Policy ED 3.4 The City will develop ordinances to define maintenance standards for streets, water, sewer, and sidewalks.

Policy ED 3.5 The City will consider strategies to support and expand recreational vehicle and camping facilities

GOAL ED 4: The City of Soap Lake will build upon the “Healing Waters” theme of Soap Lake.

Policy ED 4.1 The City of Soap Lake should encourage partnerships and support the development of elderly housing, assisted living and wellness centers within the City boundaries.

Policy ED 4.2 The City of Soap Lake will coordinate activities with the hospital district to assure adequate health care services are available to the citizens of Soap Lake.

Policy ED 4.2 The City will ensure that zoning and development regulations encourage private health spas, wellness centers, and other similar business activities.

GOAL ED 5.0 Develop a list of projects to improve the overall infrastructure of the City and public facilities to provide for additional opportunities for economic development and business support.

A) Community Signage: The City needs property and structure to support Community Street signage that informs drivers along highway 17 about what is in Soap Lake, and to promote business, tourism, and local organizations. A team effort between the City Creative District, the Chamber of Commerce, local businesses, and community organizations.

Policy ED 5.1 The City’s Capital Facilities Plan as adopted yearly by the City Council is hereby incorporated into the Economic Development section of the City’s Comprehensive Plan

Policy ED 5.2 The City supports and encourages improvements to the McKay Health Facility and recognizes the importance of this facility in regards to the long term needs of the City. By providing first class medical facilities to the area it will attract new businesses and employers. Further the McKay Health facility recognizes the historical importance of Soap Lake as a holistic community. The following projects are important to the viability and continued success of this facility in Soap Lake:

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A) **EMERGENCY BACKUP GENERATOR.** The emergency backup electrical system at McKay Healthcare and Rehabilitation Center has exceeded the useful-life of the equipment and requires replacement. The project includes design, purchase, and installation of a replacement of 125 kW emergency generator, double-walled fuel tank, and sound-reduction fencing, existing electrical service entrance equipment and reconnection to existing downstream distribution equipment; design of generator backed emergency power distribution equipment, to include panels, diesel generator, automatic transfer switches, and connection to the normal power system. The total estimated cost is approximately \$600,000.

B) The McKay Healthcare community is planning for substantial growth and increased services. The master Plan will be located on 22 acres and anchored by McKay Healthcare including assisted living, memory care and skilled nursing services along with an active community club house. The project plan includes 3 primary phases of development: Phase 1 - construction of a new assisted living / memory care service and community club house; Phase 2 - construction of the first phase of 10 independent living cottages; Phase 3 - replacement of the existing skilled nursing facility with a new 32 unit facility. 16 unit memory care and support facilities. The project summary includes development of 88,000 square feet of construction, 74 living units, a budget of \$36 million dollars and employment of 73 FTES and 435 construction workers. A project of this magnitude will take several years to develop and significant contributions from state and federal resources.



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Community Signage: The City needs property and structure to support Community Street signage that informs drivers along highway 17 about what is in Soap Lake, and to promote business, tourism, and local organizations. A team effort between the City Creative District, the Chamber of Commerce, local businesses, and community organizations.¶

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APPENDIX A: Definitions

The City of Soap Lake Comprehensive Plan utilizes the following definitions.

Capacity: the measure of the ability to provide a level of service on a public facility.

Capital Facilities: those physical structures or assets which provide a public service such as, but not limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities.

Capital Improvement: physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Comprehensive Plan: a generalized coordinated land use policies that guide regulations and decision making of the governing body pursuant to the requirements of RCW 36.70A

Concurrency: a method to ensure that adequate capital facilities are available when the impacts of development occur.

Consistency: that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Critical Areas: include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acres).

Development Regulations: any controls placed on development or land use activities by the City, including but not limited to zoning ordinances, official controls, critical areas ordinance, Shoreline Management Master Plan, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

Financial Commitment: that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

Goal: a statement of the desires of a group/individual.

Growth Management: a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Infrastructure: those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid wastes disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

Intensity: a measure of land use activity based on density, use, mass, size, and impact.

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Land Development Regulations: any controls placed on development or land use activities by the City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

Level of Service (LOS): an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

Local Improvement District: legislative establishment of a taxing district to pay for specific capital improvements.

Planned Unit Development (PUD): the result of a site specific zone change, based on a binding site plan.

Planning Period: the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction or other time period as may be mandated by state regulation.

Policy: the way in which programs and activities are conducted to achieve an identified goal.

Public Facilities: may include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. These physical structures are owned or operated by a government entity which provides or supports a public service.

Public Services: include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Regional Transportation Planning Organization (RTPO): the voluntary organization conforming to RCW 47.80.020, consisting of local government within a region containing one or more counties which have common transportation interests.

Rural Lands: all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Sanitary Sewer Systems: all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

Transportation Demand Management Strategies (TDM): strategies aimed at reducing traffic through alternative travel options, such as, the promotion of work hour changes, ridesharing options, parking policies, and telecommuting.

Urban Lands: those lands located inside the Urban Growth Area or the City and are generally characterized by densities and uses of a non-rural character with municipal services provided.

Urban Growth Area: those areas designated by a county pursuant to RCW 36.70A.10.

Urban (or Municipal,) Governmental Services: include those governmental services historically and typically delivered by cities, and include sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public services associated with urban areas.

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Utilities: private facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity and telecommunications services.

Visioning: a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Zoning: the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones.

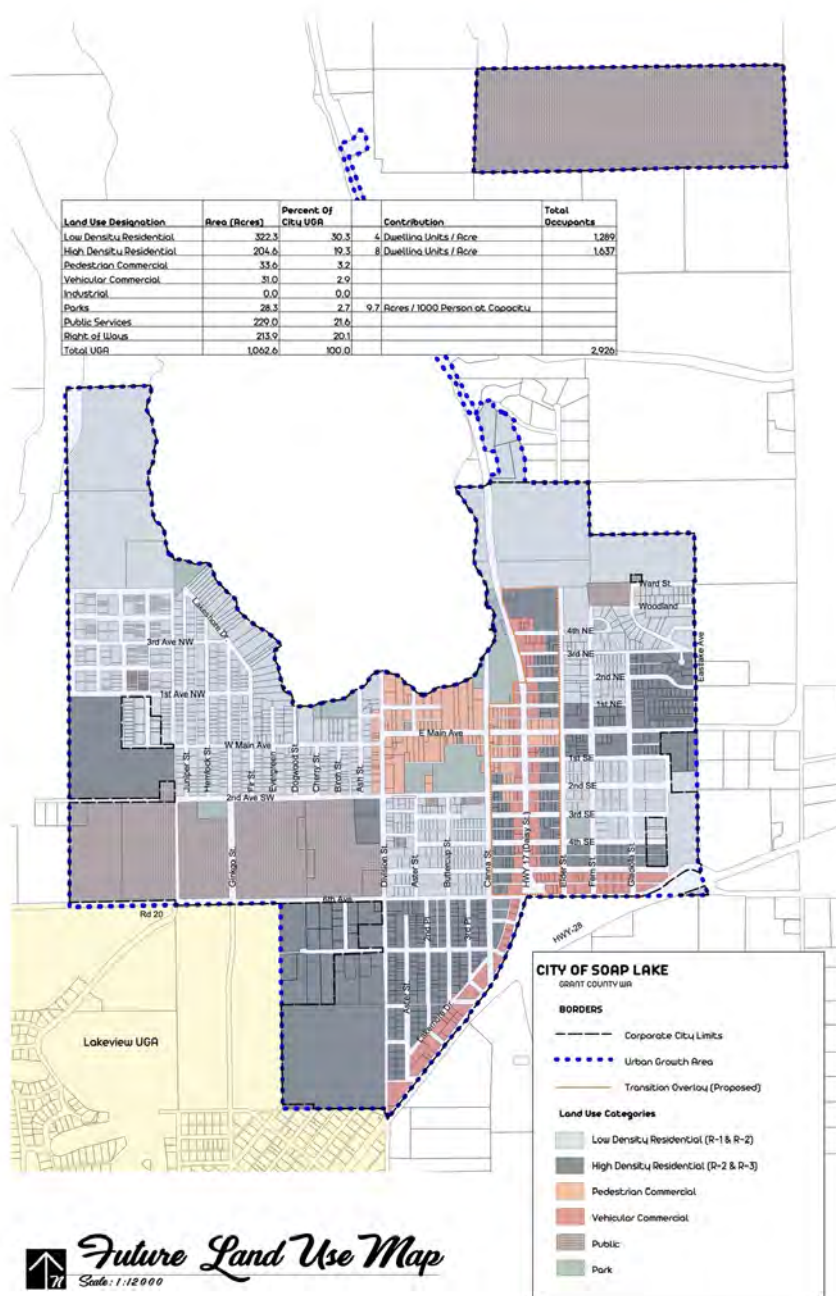
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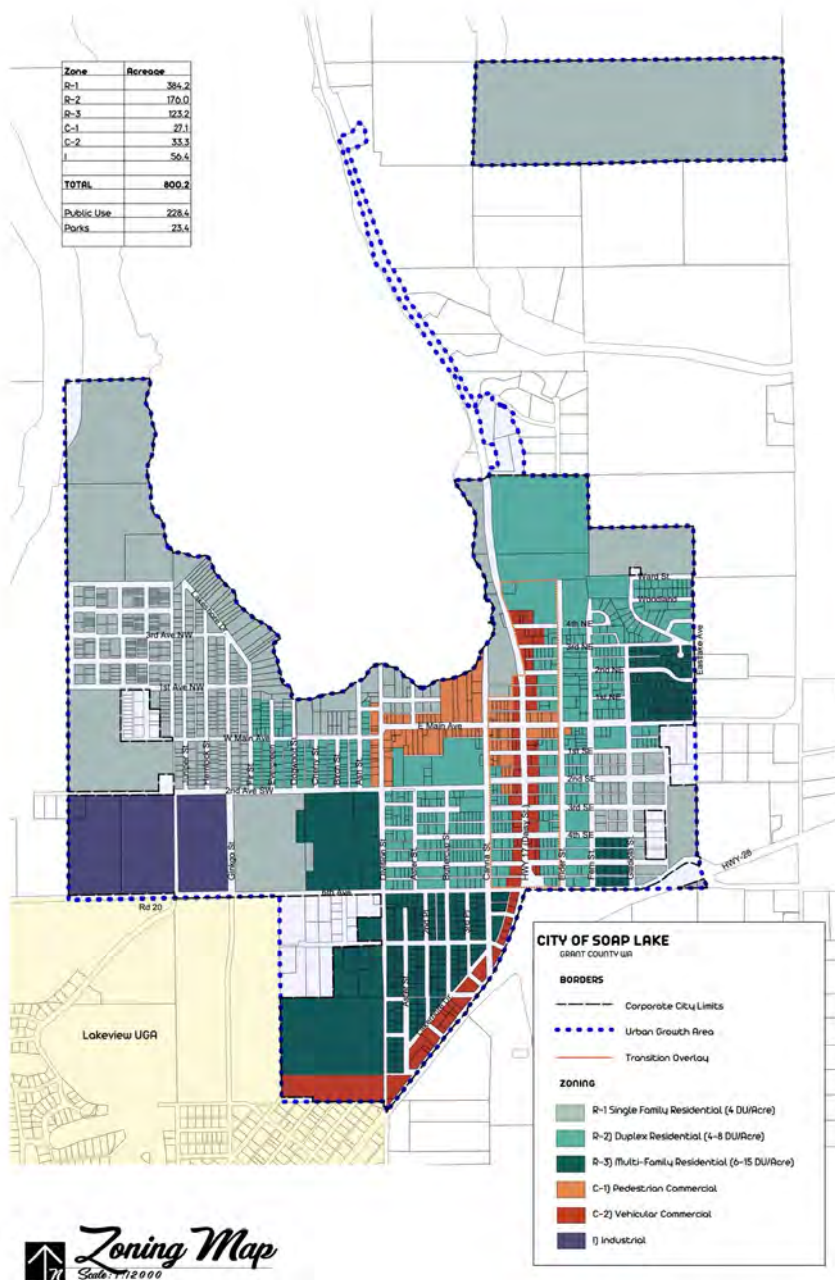
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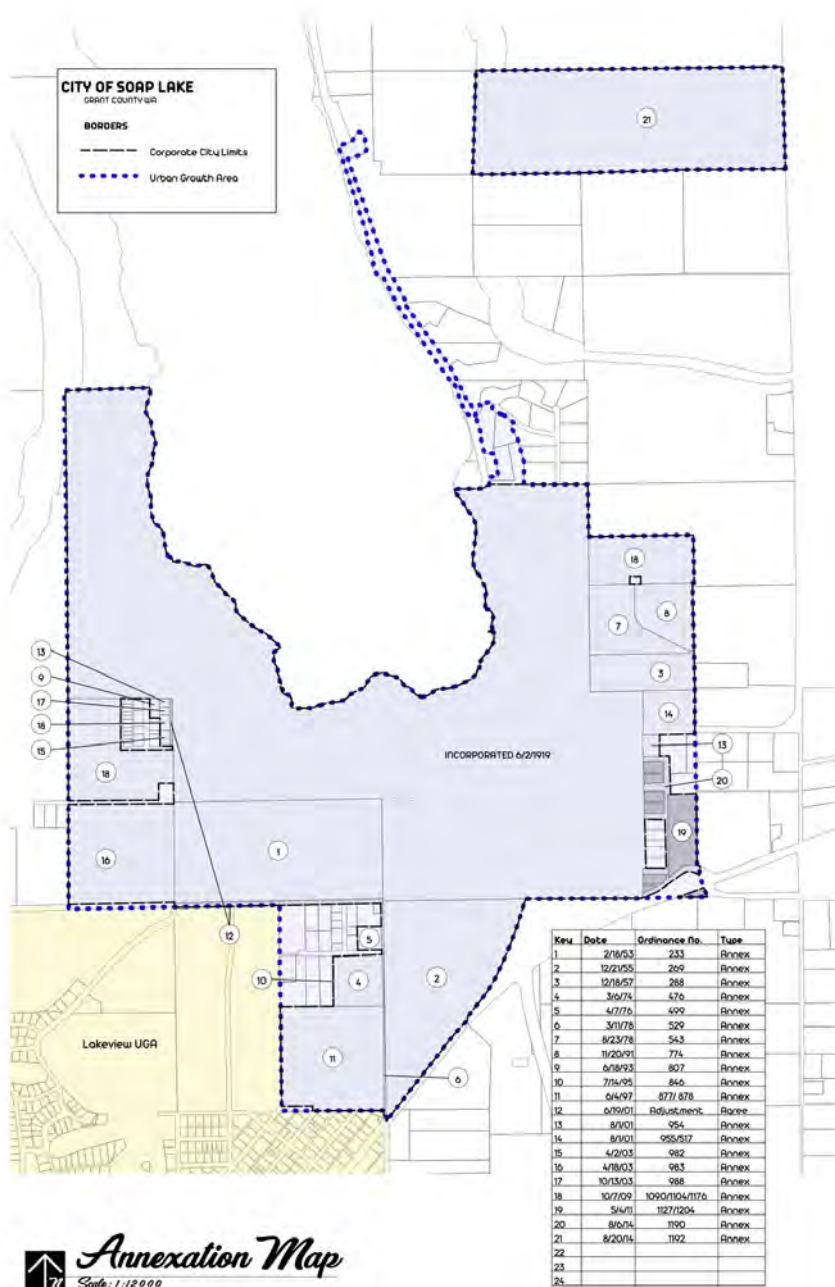
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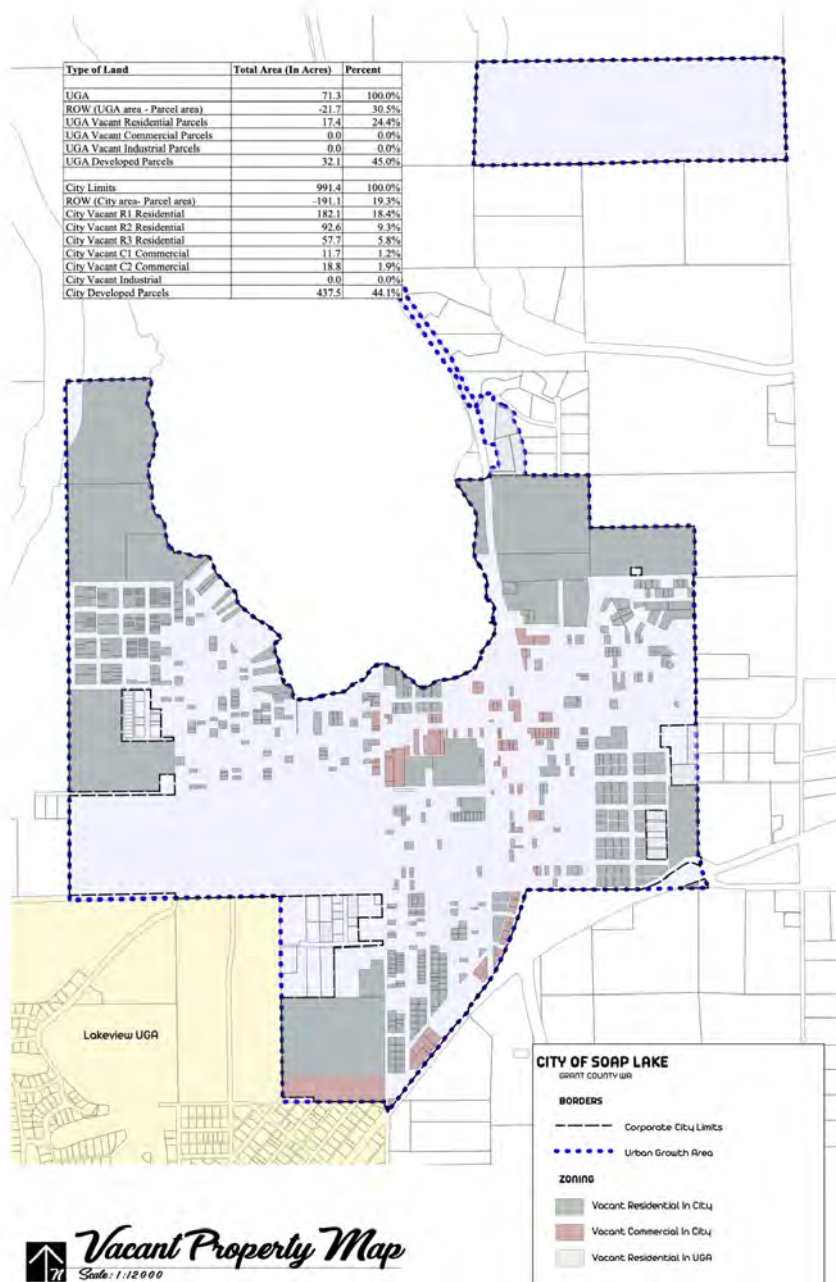
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APPENDIX D: Referenced Documents
These documents are available from City Hall or from the City's website:

6 year STIP

Sewer Plan

Water Plan

Parks and Recreation Plan

Downtown Master Plan

Shoreline Master Program

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Do you really need these columns? Only have population info, which you could include as a reminder sentence just before table. Or will you be adding in more detail for the other rows? You will need to do analysis to demonstrate you are meeting LOS for roads, parks, etc

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I believe the table was intended to show what services needed to be increased to meet the LOS as the population grows. Fire and ambulance service is by others, so made note of that. The City just had a WWTP report and capacity was good as far as % of design capacity, so I just extrapolated that based on population growth. I added an officer/1000 to extrapolate. If current officer count of 2.5/1000 meets LOS now, then kept that ratio as population grows. More formal analysis can be completed in the 2027 periodic update.

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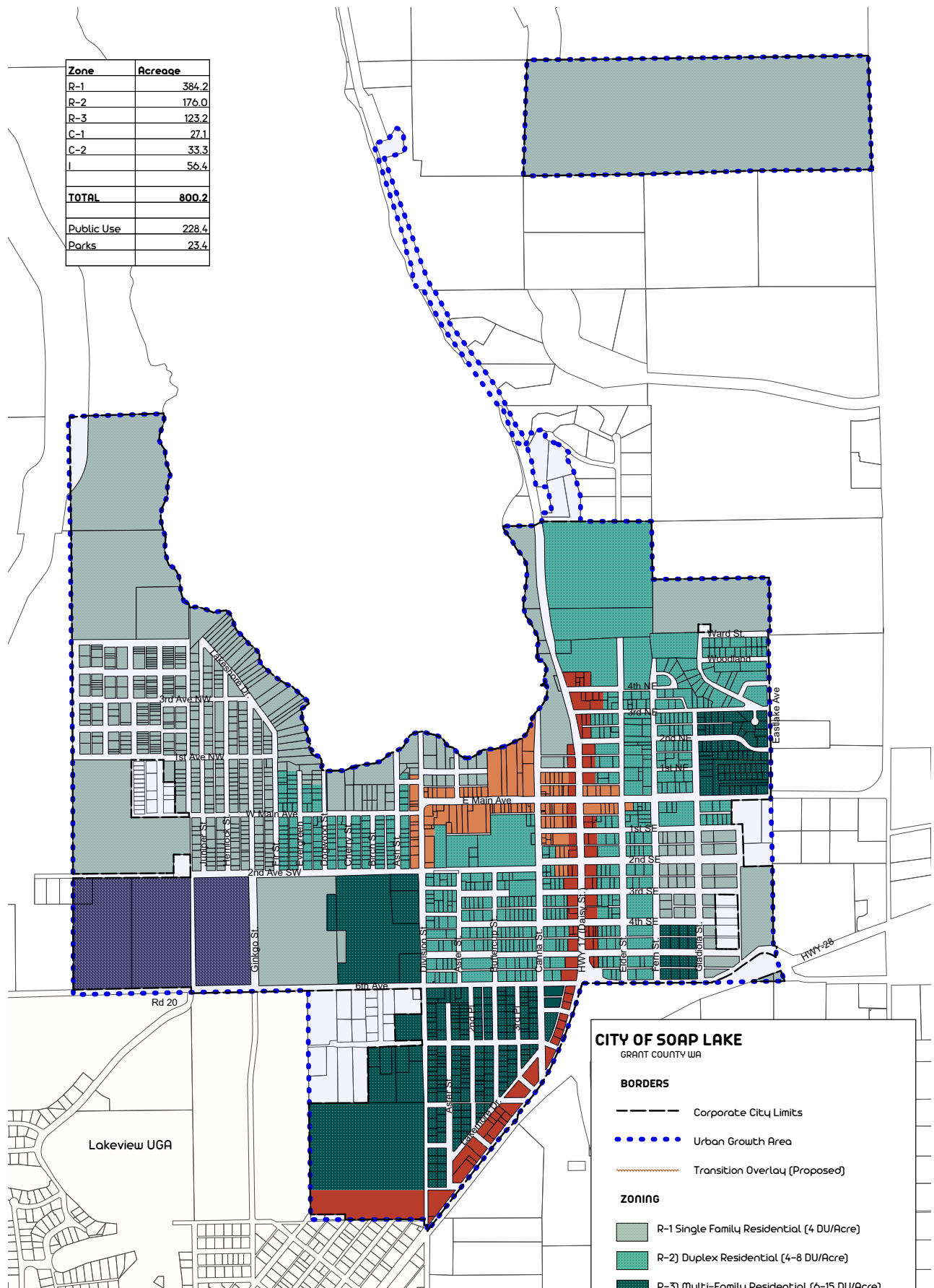
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Zone	Acreage
R-1	384.2
R-2	176.0
R-3	123.2
C-1	27.1
C-2	33.3
I	56.4
TOTAL	800.2
Public Use	228.4
Parks	23.4



CITY OF SOAP LAKE
GRANT COUNTY WA

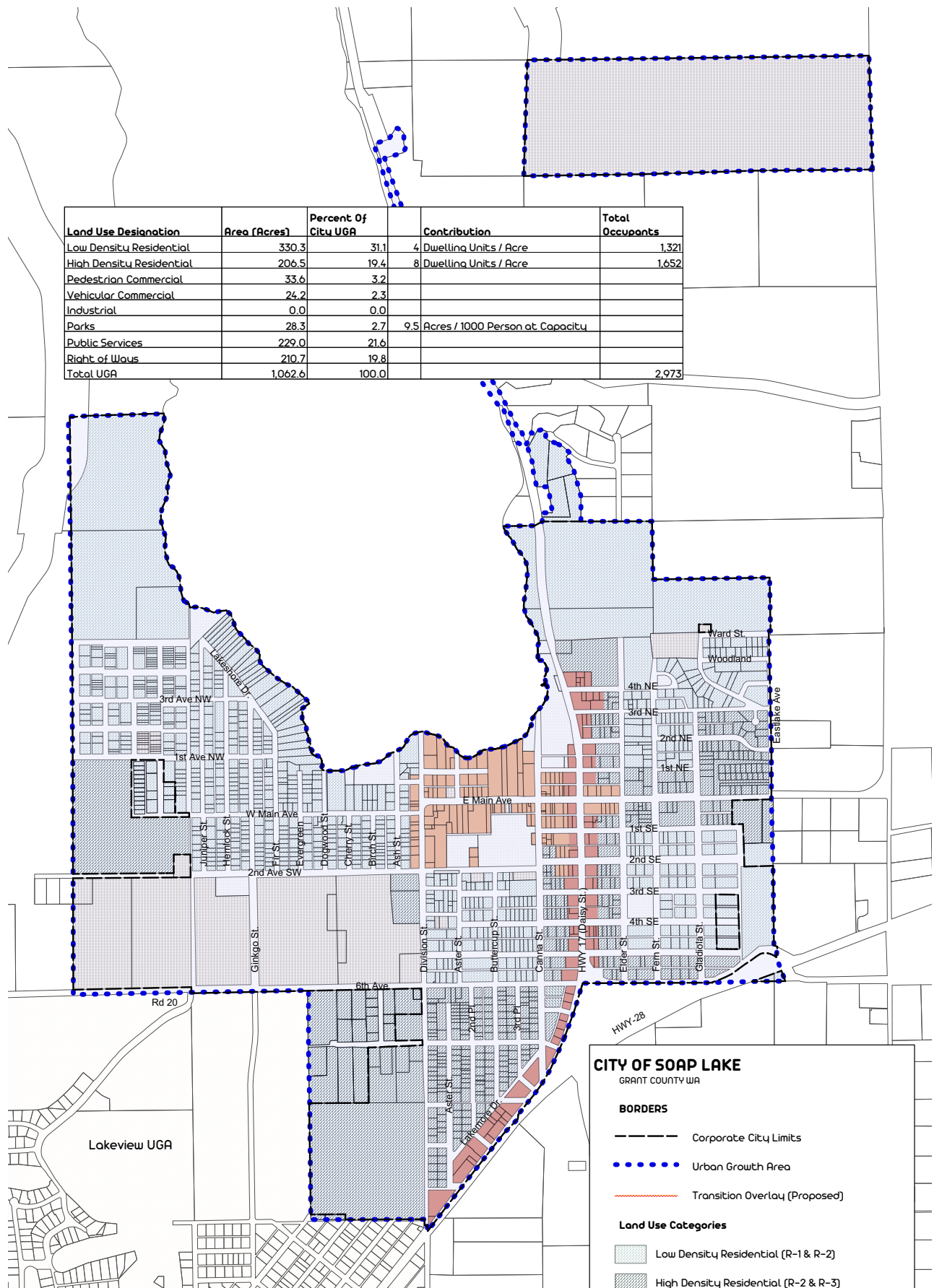
BORDERS

- Corporate City Limits
- Urban Growth Area
- Transition Overlay (Proposed)

ZONING

- R-1 Single Family Residential (4 DU/Acre)
- R-2 Duplex Residential (4-8 DU/Acre)
- R-3 Multi-Family Residential (6-15 DU/Acre)
- C-1 Pedestrian Commercial
- C-2 Vehicular Commercial
- I Industrial

Land Use Designation	Area (Acres)	Percent Of City UGA	Contribution	Total Occupants
Low Density Residential	330.3	31.1	4 Dwelling Units / Acre	1,321
High Density Residential	206.5	19.4	8 Dwelling Units / Acre	1,652
Pedestrian Commercial	33.6	3.2		
Vehicular Commercial	24.2	2.3		
Industrial	0.0	0.0		
Parks	28.3	2.7	9.5 Acres / 1000 Person at Capacity	
Public Services	229.0	21.6		
Right of Ways	210.7	19.8		
Total UGA	1,062.6	100.0		2,973



Future Land Use Map

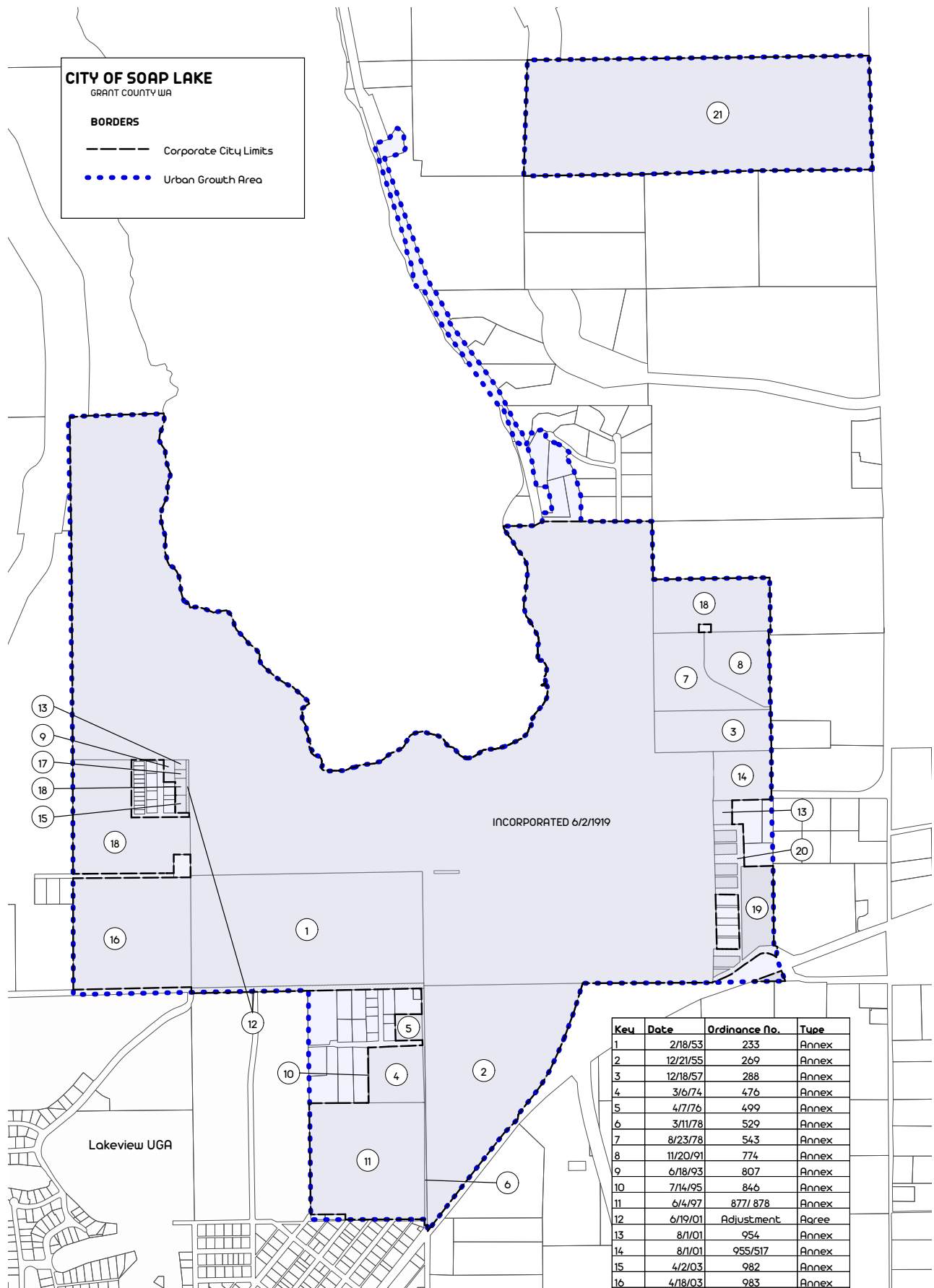
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CITY OF SOAP LAKE

GRANT COUNTY WA

BORDERS

- Corporate City Limits
- Urban Growth Area



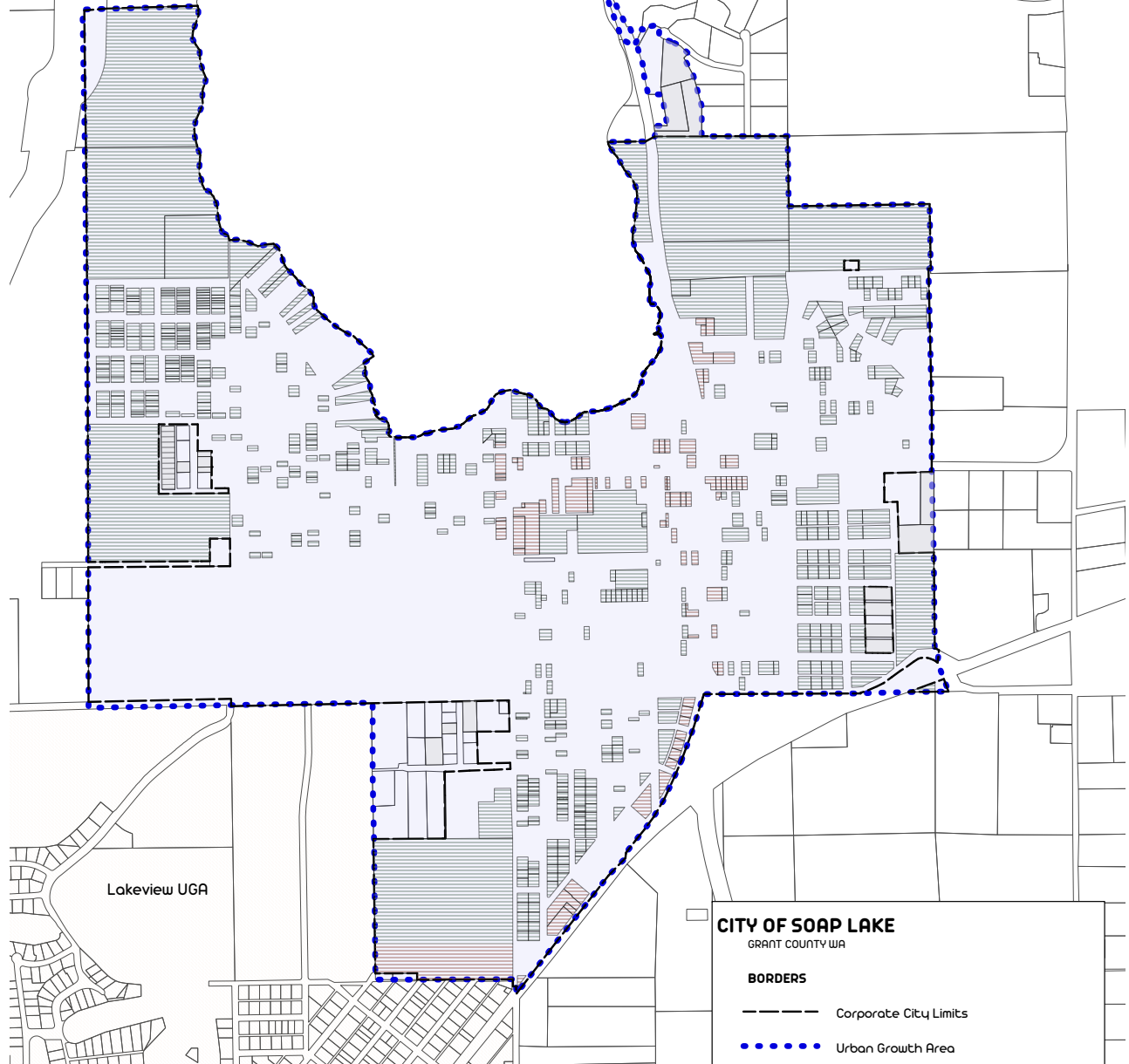
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1	2/18/53	233	Annex
2	12/21/55	269	Annex
3	12/18/57	288	Annex
4	3/6/74	476	Annex
5	4/7/76	499	Annex
6	3/11/78	529	Annex
7	8/23/78	543	Annex
8	11/20/91	774	Annex
9	6/18/93	807	Annex
10	7/14/95	846	Annex
11	6/4/97	877/ 878	Annex
12	6/19/01	Adjustment	Agree
13	8/1/01	954	Annex
14	8/1/01	955/517	Annex
15	4/2/03	982	Annex
16	4/18/03	983	Annex
17	10/13/03	988	Annex
18	10/7/09	1090/1104/1176	Annex
19	5/4/11	1127/1204	Annex
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21	8/20/14	1192	Annex
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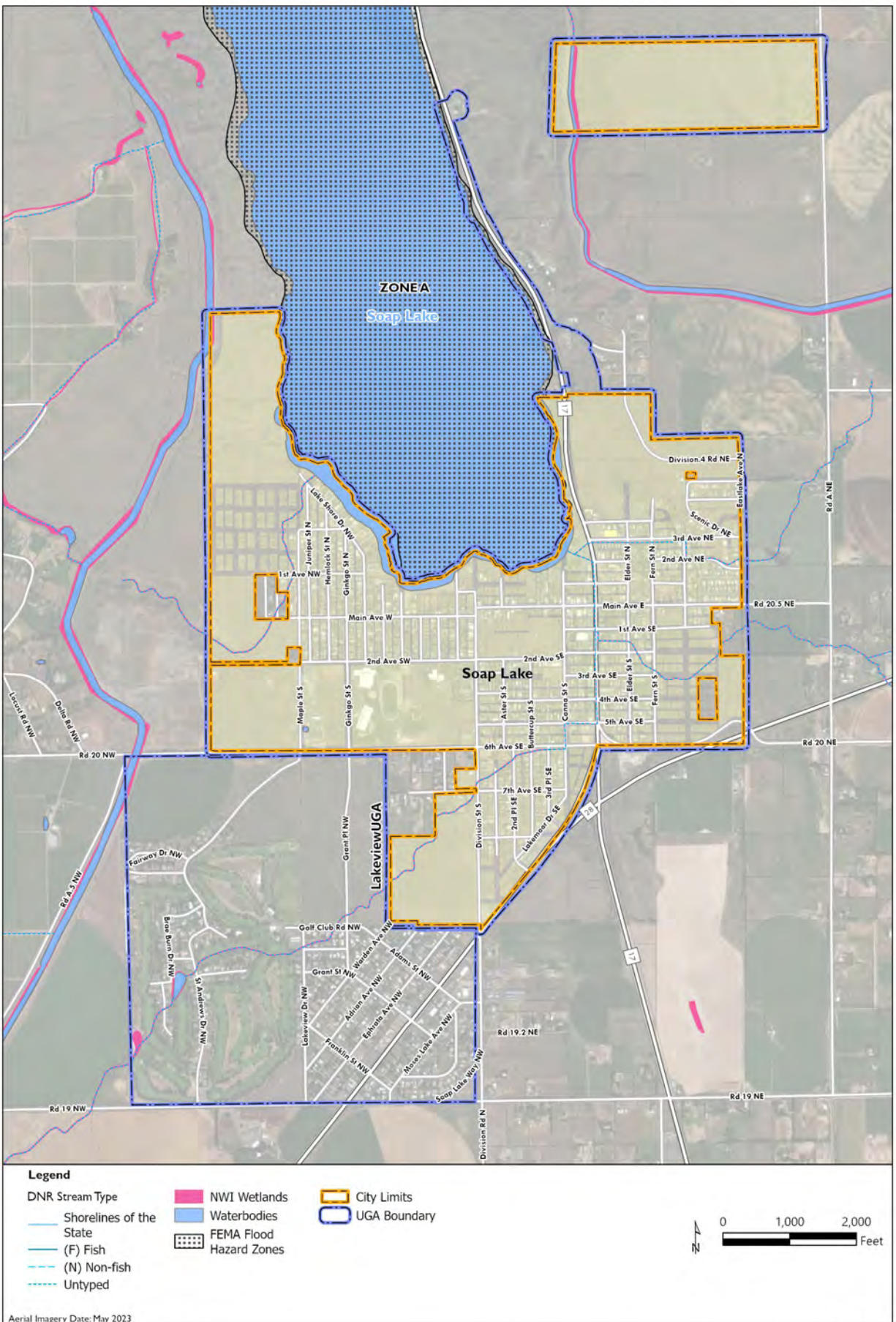
Annexation Map

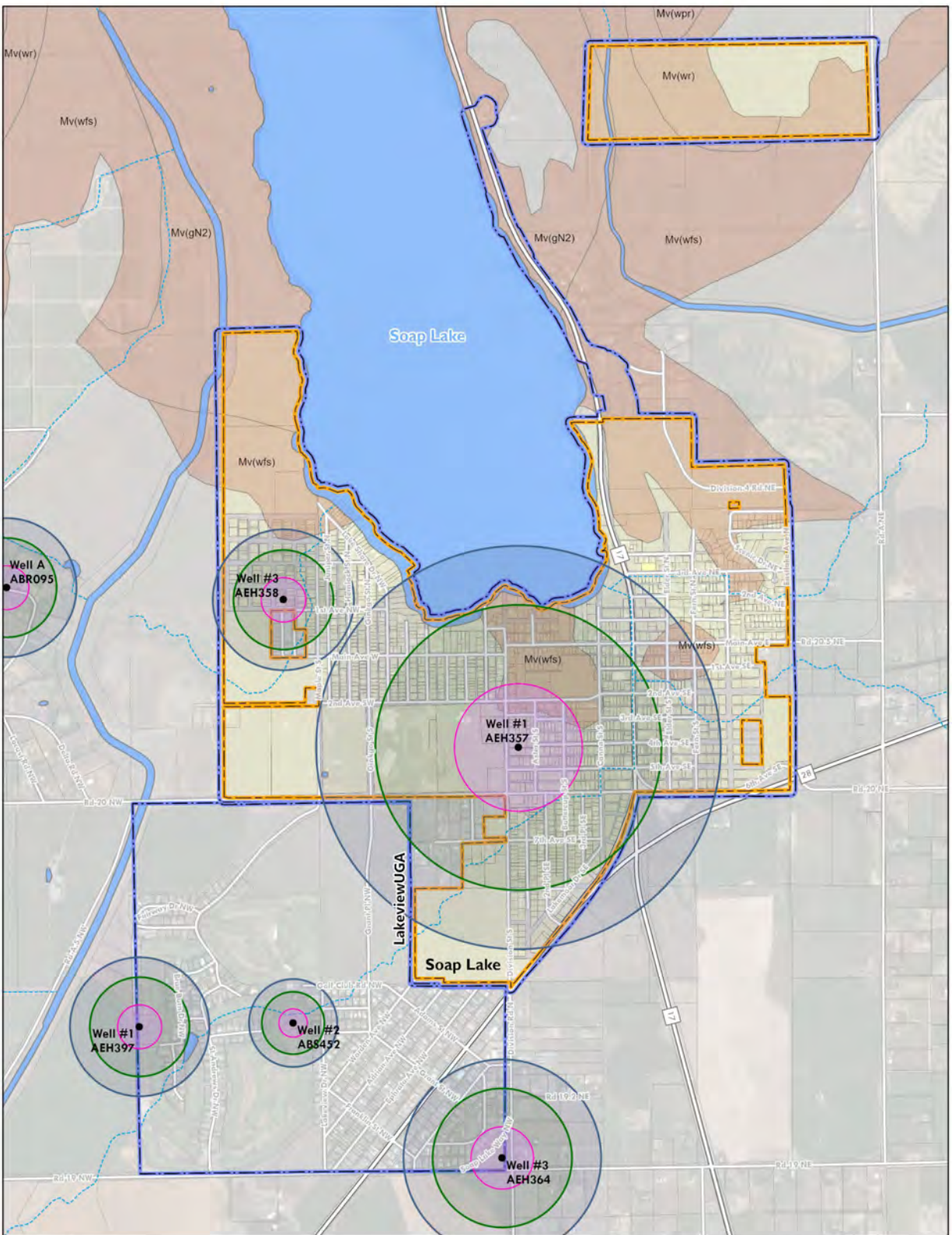
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Type of Land	Total Area (In Acres)	Percent
UGA	71.3	100.0%
ROW (UGA area - Parcel area)	-21.7	30.5%
UGA Vacant Residential Parcels	17.4	24.4%
UGA Vacant Commercial Parcels	0.0	0.0%
UGA Vacant Industrial Parcels	0.0	0.0%
UGA Developed Parcels	32.1	45.0%
City Limits	991.4	100.0%
ROW (City area- Parcel area)	-191.1	19.3%
City Vacant R1 Residential	182.1	18.4%
City Vacant R2 Residential	92.6	9.3%
City Vacant R3 Residential	57.7	5.8%
City Vacant C1 Commercial	11.7	1.2%
City Vacant C2 Commercial	18.8	1.9%
City Vacant Industrial	0.0	0.0%
City Developed Parcels	437.5	44.1%



Vacant Property Map
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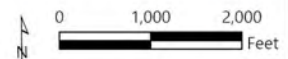


Legend

- Basalt Flows
- City Limits
- UGA Boundary
- Water System Points
- 1 Year Time of Travel
- 5 Year Time of Travel
- 10 Year Time of Travel

Aerial Imagery Date: May 2023

NOTE: Water system and time of travel data is adapted from local water system plans and Washington Department of Health Source Water Protection Program GIS Dataset. Basalt flows are from the Washington DNR Public Geology data.



Disclaimer: Geographic data provided "as is." The provider makes no guarantee or warranty concerning the accuracy of information contained in the geographic data.

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Soap Lake Critical Aquifer Recharge Areas



STATE ENVIRONMENTAL POLICY ACT

Notice of Application Optional DNS Process

March 27th, 2025

The City of Soap Lake is proposing to amend its Comprehensive Plan, Critical Areas Ordinance, and Maps.

Date of notice: March 28th, 2025 Comment due date: April 29th, 2025

Agency Contact: Alex Kovach, City of Soap Lake Planner, alex@kovacharchitects.com, (509) 771-6069

Agency File Number: SL-25-CPA

Description: This is the 2025 annual Comprehensive Plan, Zoning Map, and Development Regulation amendment cycle and includes updated land use maps, Critical Area Ordinance corrections, revising Comprehensive Plan outdated data, and the proposed McKay rezone that could be adopted via a non-project legislative action by the City Council.

Location of proposal: This is a non-project proposal. All new development projects affected or governed by the amendment will be required to comply with standards of the City's Land Use and Development Code and would require additional environmental review per Soap Lakes Critical Areas Ordinance and Shoreline Management Program. The Comprehensive Plan concerns all areas within the City of Soap Lakes Urban Growth Boundaries.

SEPA Environmental Review:

The City of Soap Lake has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on the following findings and conclusions:

An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public at the WA Department of Ecology's SEPA register.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to Alex Kovach, City Planner, via email at alex@kovacharchitects.com.

Required Permits: N/A

Required Studies: N/A

Existing Environmental Documents: SEPA # 202404164- McKay Rezone and Master Plan

Public Hearing -- For SEPA and 2025 Comprehensive Plan Draft Amendment Review, on Tuesday, April 29th, 4:00 pm at the Soap Lake Senior Center, 121 2nd Ave SE, Soap Lake WA 98851.

Signature

Date: March 27th, 2024

Comments submitted will be reviewed and considered during the decision-making process. The decision on the updated documents will be made within one hundred twenty (120) days of the date of the notice of completeness.

Appeal process: Any person on record with testimony or written comment, may appeal this determination of non-significance by submitting an appeal to the address below no later than **April 18th, 2025 (21 days from issuance)**. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to the City of Soap Lake City Planner, PO Box 1011, Soap Lake, WA, 98851, Attn: Alex Kovach.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *City of Soap Lake Comprehensive Plan Update, Critical Area Ordinance update.*

2. Name of applicant: *Alex Kovach, City Planner, City of Soap Lake*

3. Address and phone number of applicant and contact person:

Alex Kovach

PO Box 1011

Soap Lake, WA 98851

(509) 771-6069

alex@kovacharchitects.com

4. Date checklist prepared: *February, XX, 2025.*

5. Agency requesting checklist: *City of Soap Lake*

6. Proposed timing or schedule (including phasing, if applicable):

The City of Soap Lake proposes to locally adopt the updated Comprehensive Plan and Critical Areas Ordinance by spring, 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

In accordance with the provisions of the Growth Management Act, the updated Comprehensive Plan, Critical Areas Ordinance and Development Regulations are an integrated and updated set of goals, policies and regulations for the City. The Comprehensive Plan, Critical Areas Ordinance and the Development Regulations will be subject to annual review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

In addition to this SEPA Checklist, the Critical Area Maps for the City and its UGA have been provided. Additionally, guidance documents from the Washington State Department of Ecology, Dept. of Fish and Wildlife, and Department of Health related to water quality and other critical areas were used in making updates. Project-specific reviews will be prepared for specific development proposals.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

At any given time, the City has permit applications that are going through a review process, based upon the existing Comprehensive Plan and development regulations. However, there are no known applications that are pending government approvals directly affecting the proposed Comprehensive plan, and Critical Areas Ordinance.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval will occur through the City as part of the local adoption process. Input on the draft updates is sought from other agencies and tribes through the City's adopted Public Participation Process.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

City of Soap Lake Comprehensive Plan Update and Critical Areas Ordinance (CAO). The City's proposal includes the following:

- *Adopt the updated City of Soap Lake Comprehensive Plan, including updated, population projections, creating a Future Land Use map that reflects the underlying county zoning and compatible zoning, Updating the City's zoning map to correct for annexations and zoning changes, and other updates to comply with the Washington State Growth Management Act and other state laws and regulations, and also local requirements and preferences.*
- *Adopt the City of Soap Lake Critical Area updates, SLMC Chapter 14. 13 – Critical Areas Ordinance consistent with the State Growth Management Act and RCW 36.70A. Updates to this code include:*
 - *14.12.020 Purpose Goals Policies – Added Policy to monitor the effectiveness of the CAO.*
 - *14.12.030 Definitions – Made clarifications to definitions*
 - *14.12.040 Applicability and Critical Areas Map- Updated references to resource documents*
 - *14.12.050 Allowed Uses- Added limitation to modifications of existing residential improvements in critical areas or buffers.*
 - *14.12.060 Deviations- Added clarity and stronger language for deviation criteria.*
 - *14.12.070 Exemptions- Added Dept of Ecology restrictions to management of chemical applications*
 - *14.12.100 Critical Areas- Critical Aquifer Recharge Area- Acknowledges CARA's are within City limits, and added reference to SWAP maps and mitigation language for storage of hazardous materials.*
 - *14.12.110 Critical Area- Fish and Wildlife Habitat Conservation Areas- Acknowledges priority habitat and species areas are within City limits, and includes restoration and rehabilitation of degraded areas as a part of management and mitigation.*
 - *14.12.140 Critical Area- Wetlands- Strengthened definition of wetlands and provided more detail for mitigation ratios and buffer requirements, based on types of wetlands and land uses.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City of Soap Lake Comprehensive Plan Update and Critical Area Ordinance (CAO) applies to the entire area with the City of Soap Lake and its UGA. The updated CAO will apply to all Critical Areas within the City of Soap Lake, including: wetlands, fish and wildlife habitat conservation areas, frequently flooded areas, critical aquifer recharge areas and geologic hazards.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat, rolling, hilly, steep slopes,** mountainous, other _____

Soap Lake contains a mix of topographic conditions shown in bold.

The City of Soap Lake is located in central eastern Washington in Grant County. It consists mostly shallow sloped hills that drain northward to Soap Lake at the north part of the City. The highest parts of the City are to the east and west, which have the steepest slopes, and to south which gradually rises out of the lake basin.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes within the continuous City Limits, are on the west side of town which are about 10%, while a satellite annexed property to the north east contains some basalt cliffs that are sloped 50-60%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The Soils of Soap Lake mostly consist of sedimentary deposits on top of basaltic rock from the Ice age Floods. More specific soil types are available from the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known indications of unstable soil, however the Washington Geologic Information Portal, shows moderate to high probability of liquefaction in areas due to Clay and Silty deposits.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The Comprehensive Plan will provide for continued growth and development that will result in additional impervious surface area. Development Regulations will minimize and mitigate impacts. Impacts of specific projects will be addressed by project-level SEPA review, if required

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The Comprehensive Plan includes policies promoting soil conservation. The CAO and Development Regulations include provisions for reducing or controlling erosion. Impacts of specific projects will be addressed by project-level SEPA review, if required.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable, non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Comprehensive Plan includes policies that promote managing hazardous materials and generation of hazardous wastes and development proposals that protect air quality. Air emissions are governed by other regulations.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Soap Lake is a designated Outstanding Resource Water and the City's namesake, that lies to the north of the City of Soap Lake. This lake is protected by USBR Protective Works that intercept irrigation ground water from flooding the lake and diluting its unique mineral content. The lake's water comes from ground seepage and precipitation only, has no natural outflows, and has developed a dense mineral content from evaporative cycles over geological ages.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No specific actions resulting in fill and dredge material are proposed. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The City of Soap Lake has shorelines abutting Soap Lake, which has its water elevation level managed by the USBR. FEMA FIRM Maps designate the body of water as a Zone-A flood hazard area. Impacts of specific projects will be addressed by project-level SEPA review, if required.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The Comprehensive Plan has policies that promote the protection of surface water quality.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The critical aquifer recharge areas protections provided in the updated CAO will help to protect drinking water quality within the City. Impacts of specific projects will be addressed by project-level SEPA review, if required.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No specific system discharges are proposed. Discharge is primarily addressed by other regulations and county utilities. Impacts of specific projects will be addressed by project-level Sepa review.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non-project, not applicable. No specific source runoff is proposed in the updated Comprehensive Plan, Sensitive Areas code and development regulation updates. The Sensitive Areas code includes policies and regulations for managing runoff to reduce or eliminate impacts.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable, non-project action. The Comprehensive Plan includes policies promoting drainage management and water resources conservation and the CAO identifies requirements for managing stormwater runoff to protect critical areas

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- √ deciduous tree: alder, maple, aspen, other
- √ evergreen tree: fir, cedar, pine, other
- √ shrubs
- √ grass
 - pasture
 - crop or grain
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Critical Areas Ordinance includes policies and regulations to preserve or enhance vegetation and native plants as part of development proposals, as applicable. Impacts of specific projects will be addressed by project-level SEPA review, if required.

e. List all noxious weeds and invasive species known to be on or near the site.

Kochia, Puncturevine (Goathead), Sspurge (Myrtle), Field bindweed, Russian Olive, and Tree-of-Heaven have been observed. Invasive species in Grant County are listed at <https://www.grantcountyweedboard.org/all-weeds>

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Local Species observed include:

birds: hawk, heron, eagle, songbirds, pelican, quail, doves, vultures, other: mammals: deer, elk, coyote, field mice, squirrel, ferret, other: fish: none

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Migratory waterfowl, such as ducks, geese, swan, and pelicans will use areas in the City along the shoreline seasonally.

- d. Proposed measures to preserve or enhance wildlife, if any:

A primary purpose of the CAO is to preserve wildlife habitat within the City or mitigate effects for impacts. The Comprehensive Plan also has policies that promote the protection of fish and wildlife and habitats.

- e. List any invasive animal species known to be on or near the site.

No priority invasive animal species are known to be within the City.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 4) Describe special emergency services that might be required.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The Comprehensive Plan has policies that promote the protection of environmental quality/health.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable, non-project action. Generally, City sounds are created from parks, schools, homes, and traffic. Highway 17 has high truck traffic, which can be heard as those trucks travel at higher speeds to the north. Trains on railway outside of the City can be heard on occasion as well as planes flying from the Moses Lake Airport.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The Comprehensive Plan has policies that promote the minimization and mitigation of noise impacts.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Existing land uses within the City and along its shorelines include residential, commercial, recreational, transportation, and open space. Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No working farmlands or forest lands are contained within City limits or the UGA.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Overflow irrigation of surrounding farmlands needs to be intercepted to protect Soap Lake water from flooding or its mineral content being diluted or polluted from nitrate concentrations. Dust from freshly tilled lands can be blown through the City from time to time.

c. Describe any structures on the site.

Not applicable, non-project action. A variety of structures are found within the City.

d. Will any structures be demolished? If so, what?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

e. What is the current zoning classification of the site?

The City contains a mix of zoning designations including R-1, R-2, and R-3 Residential, C-1 and C-2 Commercial, Light Industrial, and Open Space.

f. What is the current comprehensive plan designation of the site?

The City contains a mix of future land use designations including high and low density Residential, pedestrian and vehicular Commercial, Light Industrial, and Open Space.

g. If applicable, what is the current shoreline master program designation of the site?

The City contains a mix of shoreline designation including Shoreline Residential, Low Intensity Shoreline Residential, Recreation, Public Recreation Conservancy, and Urban Conservancy.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City's CAO addresses the following Critical Areas:

- *Wetlands*
- *Fish and wildlife habitat areas*
- *Geologically hazardous area*
- *Frequently flooded areas*
- *Critical aquifer recharge areas*

i. Approximately how many people would reside or work in the completed project?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

j. Approximately how many people would the completed project displace?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Comprehensive Plan and CAO have been updated to be consistent and to provide performance standards for development consistent with designations and associated zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None. The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations will guide how housing is developed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations will guide how housing is developed.

- c. Proposed measures to reduce or control housing impacts, if any:

None. The updated Comprehensive Plan includes policies to provide for housing opportunities to meet existing and future needs. Development regulations will guide how housing is developed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The residential zone is generally limited to 30' in height while the commercial zones are limited to 60' in height and 4 stories.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. Bright security lighting from the school and public spaces and from the downtown commercial core may impact residential development.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. The Comprehensive Plan and development regulations have policies that promote the minimization and mitigation of glare impacts.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The City has multiple parks that exist and will be maintained through the Comprehensive plan.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The City's Comprehensive Plan references a complete parks and recreation plan to address recreation needs within the City.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

While the City contains older housing units and some commercial building that are over 45 years old, they have not received any historic preservation status or certificates at this time.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. Development regulations provide provisions to protect cultural and historical resources, and required notices of development to tribes depending on the scope of a proposed project.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required. Development regulations provide provisions to protect cultural and historical resources, and required notices of development to tribes depending on the scope of a proposed project.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable, non-project action. The Transportation element of the Comprehensive plan was updated to include the latest information on future improvements, capacities and conditions.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable, non-project action. The Transportation element of the Comprehensive plan was updated to include the latest information on future improvements, capacities and conditions.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable, non-project action. Transportation facilities and services are described in the proposed Comprehensive Plan.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable, non-project action. Impacts of specific projects will be addressed by project-level SEPA review, if required.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable, non-project action. Implementing the 6 and 20-year plans will help support the Comprehensive Plan. Transportation facilities and services are described in the proposed Comprehensive Plan.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The updated Comprehensive Plan identifies the public service requirements needed to support the plan

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The updated Comprehensive Plan identifies the public service requirements needed to support the plan

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____

*A variety of utility facilities are available throughout the City, including the utilities listed in **bold** above. Some private development has grandfathered septic systems and delivery of natural gas. The updated Comprehensive Plan identifies the utilities needed to support the plan.*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The updated Comprehensive Plan identifies the utilities needed to support the plan.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Alex Kovach

Position and Agency/Organization: Contracted City Planner, City of Soap Lake

Date Submitted: February XX, 2025

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The purpose of the Critical Areas Ordinance is to protect the functions and values of Critical Areas. The updated Comprehensive Plan and CAO will not produce or discharge emissions, or toxins or produce noise.

Proposed measures to avoid or reduce such increases are:

Performance standards in the code sections above generally would reduce pollutants, in combination with other programs. The Critical Areas Ordinance includes maintenance of the critical area buffers, and overall maintenance of ecological functions and values.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Protection and enhancement of fish and wildlife and overall habitat ecological functions are primary focuses of the Critical Areas Ordinance. The CAO protects ecological functions and values for habitat and species within the City.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As indicated above, protection and enhancement of aquatic life and overall ecological function is a primary focus of the Critical Areas Ordinance.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed updates to the updated Comprehensive Plan and Critical Areas Ordinance will not have a substantial effect on energy use or natural resources. Energy is used in a variety of public and private projects fostered by the City's Comprehensive Plan.

Proposed measures to protect or conserve energy and natural resources are:

Specific policies in the updated Comprehensive Plan emphasize conservation of natural resources, and the Critical Areas Ordinance protects natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Critical Areas are defined by Revised Code of Washington (RCW) 36.70A.030(5) and WAC 365-196-485 as:

- *Wetlands*
- *Areas of critical recharging effect on aquifers used for potable water*
- *Fish and wildlife habitat conservation areas*
- *Frequently flooded areas*
- *Geologically hazardous areas*

The Critical Areas Ordinance contains specific buffers and other standards appropriate to critical areas within the City. Historical or cultural sites are addressed in other City requirements. The SMP aims to protect various functions of the shoreline.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Critical Areas Ordinance and SMP will maintain and enhance protection of environmentally sensitive areas, endangered species habitat, wetlands, and other Critical Areas in the City.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Comprehensive Plan provides for land use designations and the City Shoreline Master Program provides for shoreline uses. The Critical Areas regulations complement shorelines protections with additional protections for land uses outside of shoreline jurisdiction. The development regulations include requirements for ensuring development is approved consistent with the Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The goals and policies of the Comprehensive Plan support avoiding and reducing impacts. Provisions of the Critical Areas Ordinance are designed to protect and maintain ecological functions and values, and the adopted development regulations are to provide requirements for orderly development consistent with the City's Comprehensive Plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Modest changes in demands over time are expected on these services and utilities. The City has sufficient capacity to support growth in transportation facilities and utilities. The plan also addressed public services.

Proposed measures to reduce or respond to such demand(s) are:

These measures are addressed in the Comprehensive Plan and would be implemented consistent with provisions in the plan and development regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed changes in the updated Comprehensive Plan and Critical Areas Ordinance do not conflict with any known local, state, or federal laws or requirements for the protection of the environment. The CAO is designed to protect the environment.

Soap Lake Comprehensive Plan and Critical Areas Ordinance– Comment Response Matrix (UPDATED March 27, 2025)

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
Comments on City Comprehensive Plan						
1	Will Simpson, State Department of Commerce				<p>Items supported by the Department of Commerce:</p> <p>Soap Lake developed a series of clear vision statements that support the goals and policies of the comprehensive plan. These statements, along with the goals articulated in Section IV, reflect and reinforce GMA planning goals described in RCW 36.70A.020.</p> <p>We appreciate the community’s vision and mission expressed in the downtown master plan and the Soap Lake business plan. The City is focused on supporting a sustainable community with a strong sense of place and high quality of life for its residents.</p> <p>Section VI of the comprehensive plan provides a succinct rationale for long-range planning, and its importance for Soap Lake.</p> <p>The City included an implementation section in the comprehensive plan that describes how it intends to achieve the community’s vision through tools such as the zoning ordinance and development regulations.</p> <p>The community expects to support densities of 4-6 units per acre. Higher densities allow local communities to leverage investments in infrastructure and public services. Densities at 4-6 units per acre should allow the City to support fiscally sustainable infrastructure over the planning horizon and life cycle of your capital facilities.</p> <p>The City has strong policies to support a variety of housing types and densities. These policies support and encourage multifamily housing and special needs housing to provide affordable housing for all.</p> <p>The plan recognizes that land use decisions have a significant impact on infrastructure and public services. It supports the revitalization of existing commercial areas and the downtown core because of the substantial existing investments in buildings and infrastructure. Policy 3.2 of your land use element exemplifies this: “Develop regulations and policies that support continued use, development, revitalization and historic preservation within established commercial areas, particularly the downtown business area.” The plan’s Economic Development Element also highlights the importance of infrastructure in achieving community goals. We appreciate and support Soap Lake’s focus on leveraging its existing</p>	Thanks for the feedback!

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
					investments through good land use policy.	
2		V	13,14	-	Section V discusses the Soap Lake urban growth area (UGA). The City and County are required to ensure that the UGA is adequately sized to support twenty years of projected growth. ¹ RCW 36.70A.110(2) Grant County determined that the Soap Lake UGA can support allocated growth over the twenty-year planning period as part of their periodic update. The City should revise Section V to clarify that the existing UGA has capacity to support projected growth in Soap Lake. You may consider incorporating information from section VII of your plan regarding vacant land, land distribution, population, and housing.	The City of Soap Lakes current City Limits and UGA have enough capacity to accommodate the expected growth provided in the Grant County's Comprehensive Plan. Table 1, of Appendix H.
3		VII	18	-	The City needs to update the population projection information in section VII prior to final adoption. The information is based on the previous update, and should be updated to ensure it is consistent with County's comprehensive plan and other elements in the Soap Lake comprehensive plan ² . RCW 36.70A.100	The population projections have been updated to be consistent with the 2018 Grant County Comp Plan, Table 4-8 and Table 1 in appendix H.
4		Appx C.	76	-	The comprehensive plan does not appear to include a future land use map or zoning map, though the Land Use Element refers to a Land Use Map. Appendix C indicates that these will be developed. Comprehensive plans must contain a future land use map showing the proposed physical distribution and location of land uses during the planning period. ³ WAC 365-196-400(2)(d) The map should display the municipal boundary and the UGA boundary.	A future land use map and zoning map has been provided in appendix C.
5		LU Goal 4	37	-	The Land Use Element contains a number of policies to support LU Goal 4 and the expansion of industrial development. We support the City's efforts to broaden your economic base, however, we encourage you to contact us if you are considering changes to your UGA boundary to implement your policies. Our administrative rule recommends counties consider industrial needs and employment forecasts from a regional perspective, and early communication with Growth Management Services will help ensure your decisions are consistent with GMA requirements. ⁴ WAC 365-196-310(4)	No UGA changes are currently being considered.
6		X	43	-	The Utilities Element should include the general location, proposed location, and capacity of all existing and proposed utilities. ⁵ RCW 36.70A.070(4)	Local utility service provider information has been updated. Sewer and water facilities have separate plans that are referenced under the Capital Facility element.
7		XI	44-52	-	The City's Capital Facilities Element includes an analysis and discussion on how projected population will impact capital expenditures. The City could improve this element by more clearly demonstrating how specific funding sources will pay for operation, maintenance, and	The Capital Facilities element has been updated with a current table of planned projects, potential funding sources, and estimated costs.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
					services. The plan should also provide the proposed location and capacities of expanded or new capital facilities. ⁶ RCW 36.70A.070(3) We understand the City's intent to maintain flexibility in terms of local funding options, but we recommend developing a detailed, six-year plan identifying specific sources of funding. Our Capital Facilities Guidebook includes specific examples and additional recommendations to meet GMA requirements.	
8		XII	53,54	-	The Transportation Element does not appear to contain a forecast of traffic for at least 10 years, including land use assumptions used in estimating travel. The City's plan should clearly identify adopted level of services for all arterials and highways, and include a projection of state a local system demands to meet current and future demand. ⁷ RCW 36.70A.070(6) The City should include a multiyear financing plan, and an analysis of future funding capability to judge needs against probable funding resources. You can work with the Quad County Regional Transportation Organization and the regional office of the Washington State Department of Transportation for assistance on transportation modeling and projections.	A 10 year forecast has been included based on Quadco regional planning data, that addresses regional growth and costs to maintain roadways. The Transportation element references the City's 6 Year Transportation improvement Plan for more specific projects and budgets.
9	Deborah L Johnson, WS Dept. of Health	VIII	30-40	-	The land-use element does not provide for the protection of water quality & quantity in aquifers providing potable water, as required under RCW 36.70A.070(1). Many local plans we've seen address this by simply adding an affirmative statement in the land-use policies then go on to include the critical area-specific policies later. Because the critical areas element is integrated with the land-use element, this could easily be worked into the policies under Goal CA-1.	Water Quality protection goal and policies have been included under the Critical Area Section of the Land Use Element.
10		VIII	32	-	We didn't see where potable water availability is discussed in relation to the portion of Grant County's UGA that's attributable to Soap Lake. This appears to be substantially comprised of vacant, agricultural, or residential land currently. We note that Policy 2.2 would focus residential development toward the UGA (assuming this means the currently unincorporated portion, since it otherwise includes the current city limits) based on the rationale that "urban-type services" would either be already available or planned for. Does the City's water system plan (WSP) adopted under WAC 246-290-100 address this area? Currently, our mapping indicates that most, if not all, of the southerly unincorporated UGA is within Lakeview Park Water Association's water service area, not the City's.	"The WSP designates the UGA boundary as the water service area (WSA). The future growth projections for the water service area (UGA) are therefore accounted for within the WSP. One item of clarification – the City's UGA/WSA does not include the Lakeview UGA (which we assume is relatively consistent with the Lakeview Park Water Association's WSA). This has been clarified under LU Policy 2.2
11		XI		-	Policy D.1 states that a utilities plan will be prepared separately for potable water (as well as one for sewer). These are referred to as standalone "utilities comprehensive plans" that are made part of the comp plan by reference. It refers to the plans "as required by state agencies." For Group A water systems, this is required under rule, Ch. 246-290 WAC.	Adopted latest WSP by reference. and noted the WAC requiring this plan under the Water System section of the Capital Facilities Element.
12		XI	46,47	-	The capital facilities element relies on a cross-reference to the City's WSP. It does not include system/infrastructure discussion or capital details within the comp plan. From DOH's perspective, it need not do so as long as the WSP is updated as required & the adopted CFP includes projects stemming from the WSP. At the same time, though, the community visioning, which appears to serve as an umbrella for the entire comp plan, focuses on a "mineral water plan" as well as water line & meter replacement (p. 7). Because these items	The City's WSP is adopted by reference and will be updated as required during the next periodic update. THE CFP summarizes the most pressing water projects but also references the WSP for capital facility improvements The City's mineral water lake drawing and distribution system has been abandoned and the water right leased, and that has been updated.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
					are specifically mentioned here, the City may wish to synopsise them within the capital facilities element, or perhaps the mineral water aspect would best fit into the water quality discussion on p. 28.	
13	Alex Kovach, City Planner	Vision	6-8	-	Update Vision and Mission with newer version posted on the City Website	Complete.
14		VI	16	-	Under the annual plan amendments, create a schedule to follow, so developers and the public can count on a consistent timeline for updating the code. le submit amendment proposals by July, Public review by September, Council approval, and Commerce Review through winter- Adoption by December	Added that all amendments need to be submitted to the City by July of each year. Complete
15		VI	15	-	Update the Critical Area Ordinance paragraph to use the County's Critical Area Ordinance?	May consider this at a later time. Made corrections per comment letters instead. Complete
16		VII	20	-	Update OFM population projects paragraph with most current OFM data and County Growth Rates.	Complete
17		VII	21	-	Land Use analysis table is dated. A CAD Map that tracks acreage changes to better track developed and undeveloped acres would be better.	Complete
18		VII	22	-	Update Housing Owner/renter Table with more current information	Complete
19		VII	23	-	Missing Map on Vacant vs Developed land within City Limits	Complete
20		VII	24	-	Update Land Distribution Paragraph with current data- Any More current UGA documents than 2009? What is current average house occupancy size? What is current vacancy rate?	Updated using 2023 ACS data and 2018 Grant County comp Plan. Complete
21		VII	25	-	Update Population Projections table with current data	Used 2018 GC comp Plan and 2023 OFM data. Complete
22		VII	26	-	Update Population by Gender Data Table, and following paragraph with current census data	Complete
23		VII	27	-	Update Housing Demand and Land Needed for Growth Section with current data. May be better to provide information in table or graph format.	Complete
24		VII	28	-	Update Land Needed for Commercial/Industrial growth section. May be better to provide information in table or graph format	Complete
25		VII	28	-	Update Sewer and Water Facility Data- Reference G&O reports	Complete
26		VII	29	-	Update the Mineral Water System Data- Public delivery has been discontinued and only have a lease with one business to access the City mineral water right.	Complete
27		VIII	34	-	Add discussion about a transition overlay zone along Daisy Street to be considered.	Noted, but analysis deferred to 2027 periodic Update. Complete
28		IX	45	-	Check if average household size needs to be corrected per current data	Depending on source, Avg. Household size is about 2.Complete
29		IX	45	-	Update 2014 data on housing value chart compared to the State	Used 2023 OFM data to complete.
30		IX	46	-	Update 2007 Household Income Range chart compared to state average	Complete (had to mix 2020, 2022, and 2023 data points due to incomplete Census/ACS data.
31		X	48	-	Update list of utility providers (telephone, cell service, internet in particular)	Complete

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
32		XI	50	-	Are LOS standards still accurate? Update fire flow requirement.	Complete
33		XI	52	-	Sewer System section can reference the City's Sewer System Plan prepared by G&O	Complete
34		XI	53	-	Police Protection Services data needs to be updated and dated	Complete
35		XI	54	-	Recreation and Open Space can reference the City's Parks Plan	Complete
36		XI	54	-	Street System Budget information needs to be updated and dated	Referred to transportation element- Complete
37		XII	59-67	-	Update Street Inventory with current Data from T.I.B.	Complete (referenced link)
38		XIII	71	-	Update reference to most recently amended SMP and make note about Soap Lake being designated an Outstanding Resource Water (ORW)	Complete
39		XIV	77	-	Update Special Projects with McKay plans to make them SIP grant eligible.	Complete
40		XIV	76	-	Note Creative District Certification as a goal for the economic development of the City.	Complete
Comments on the City's Draft - Critical Areas Ordinance – ALL COMMENTS THAT HAVE BEEN RECEIVED						
41	Deborah L Johnson, WS Dept. of Health	14.12.100.1	14	-	SLMC 14.12.100.1 states that the City has identified no CARAs in the city. This is not congruous with its designation of wellhead protection areas (WHPAs) in ss. 3. There are identified WHPAs within the city, thus there are identified CARAs. This statement should be removed.	This statement has been removed from the CAO
42		14.12.030.45	7	-	“Wellhead Protection Area” is defined in SLMC 14.12.030.45 as “the surface & subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are reasonably likely to move toward & reach such water well or well field.” This is not an optimal definition for regulatory purposes, particularly when a water system is using the calculated fixed radius method of WHPA delineation (as is the case for Soap Lake). This definition is more likely to apply to a modeled method which is aimed at identifying actual groundwater movement. Instead, we recommend the following definition, drawn from WAC 246-290-010(308) combined with 246-290-135(3)(c)(ii): “...means the portion of a well’s, wellfield’s, or spring’s zone of contribution within the ten-year time of travel boundary, or boundaries established using alternate criteria approved by the state Department of Health in those settings where groundwater time of travel is not a reasonable delineation criteria.”	The Definition has been updated.
43		14.12.030.38	6	-	Also, ss. 38 of the definitions include “Sole Source Aquifer” (SSAs). Unless this is used for some purpose in this chapter other than the CARAs regulations, it seems to perhaps be an artifact from an earlier code or perhaps another jurisdiction’s code, if this language was borrowed. Some local jurisdictions include SSAs in their WHPA designations, but Soap Lake does not. Currently, there is no SSA overlaying Soap Lake (see EPA SSA map).	This reference has been deleted.
44		14.12.100.2.B.1 & 14.12.040.4.A	8,14	-	SLMC 14.12.100.2.B.1 refers to mapping “as data becomes available.” The City’s WHPAs are mapped within our SWAP map. We encourage jurisdictions to use this map as WHPAs can change over time due to such influences as pumping rate or volume, addition or removal of sources, or modeling; & water system plan updates are not on the same schedule as GMA. We make every effort to maintain the SWAP map with current information. If the City is committed to maintaining its own mapping, our map data is available; but it will be most useful if the City’s maps are updated regularly.	THE CAO now references the WHPA SWAP mapping.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
					Optimally, reference to the SWAP map should be added to SLMC 14.12.040.4.A.	
45		14.12.100.3	14	-	Similarly, if “exposed basalt complex basalt flows” have been mapped as part of the Columbia Basin Groundwater Management Area Plan, this map data could also be included to identify CARAs. Otherwise, lacking any mapped resources, it’s difficult to imagine how the City would administer this portion of the code in terms of a specific development application.	This language of the CAO has been removed.
46		14.12.100.3	14	-	As noted above, SLMC 14.12.100.3 designates as CARAs, among other areas, WHPAs associated with the City’s own water system. The GMA does not differentiate between potable water (in general) & the potable water of a specific system owned by a city or town. A local government is responsible for protecting the quality & quantity of all potable water in its jurisdiction. Currently, there is no other water system besides the City’s own whose WHPAs overlay the city, but in case that occurs in the future, the code should be written more broadly to recognize the WHPA(s) associated with any Group A public water system. There is no legal basis for distinguishing between water purveyors or jurisdictions served when protecting potable water supply. Plus, if the definition is changed per comment above but this section is not changed, they will be in conflict.	Removed mention of the City’s Water Plan specifically, and made the statement to include all WHPAs as CARAs.
47		14.12.100.2.B.2	14		SLMC 14.12.100.2.2 prohibits “the placement, storage generation (sic) and/or disposal of hazardous materials, including fuel, within a Critical Aquifer Recharge Area.” This appears to serve as the primary restriction on a specifically identified land use within CARAs. Please note that the way in this is written would render the Hawk Fuel site at 15 Daisy St. S nonconforming. If there are other uses such as a school bus barn, city shops, or ag supply within the WHPA that have above- or underground fuel (gas, propane, etc.) facilities, it would have that same effect. Because of the extent of the WHPA, the City may wish to rework this regulation in a way that accomplishes the goal while not disallowing such facilities.	Added language that mitigation efforts are a conditional option based on County CAO language. Then added existing facilities prior to the adoption of this code may remain if maintained or replaced.
48		14.12.170	28,29		Please note that it is not appropriate to apply the general mitigation requirements in SLMC 14.12.170 to all critical areas. The compensatory mitigation provisions of WAC 365-196-830 are carried through to only two specific critical areas types – geohazard (WAC 365-190-120) & wetlands (WAC 365-190-090) – but do not extend to CARAs (not included in WAC 365-190-100) or other critical area classes. When placed in general standards, these provisions imply that some degree of degradation to an aquifer is acceptable, while allowing even a limited degree of harm to an aquifer could result in lost potability.	Limited mitigation approval to only geological hazard areas and wetlands.
49		14.12.100.4.F.1.c			The City should be aware of some legislation that was introduced last year that would, if passed, have bearing on SLMC 14.12.100.4.F.1.c. House Bill 1737 could limit the City’s ability to require annexation or agreement to future annexation as a requirement of utility service provision. It did not progress in the 2019 legislative session but as a matter of practice will be reintroduced in the forthcoming session. The City may wish to keep an eye on it in relation to these policies.	Thank you for noting this- Please advise if changes are needed during the 2027 periodic Update.
50	Jacob McCann, Department of Ecology	14.12.030	2	-	Page 1, 14.12.030: The first sentence seems to be missing a few words.	This appears to be consistent with Grant County Code, except for some additional context, so that has been added for clarification.
51		14.12.030	5	-	Recommend including a definition for a qualified wetland professional—it’s defined on page 24, 14.12.140.C, but it’s helpful to include in definitions as well: ▪ A qualified professional for wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the federal manual and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.	Added to the Definitions Section.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
52		14.12.030	2	-	Page 2, 14.12.030, Artificial wetland: This definition needs clarification. Irrigation induced wetlands are considered jurisdictional features by the Department of Ecology. For a wetland to be considered artificial, it needs to meet both of the following characteristics: 1) That it was intentionally created 2) It is in a formerly non-wetland (upland) site. While canals, reservoirs, and the other features identified under (b) may be considered intentionally created, those that are inadvertently created due to leakage or excess water would be considered jurisdictional. If the source of water is removed and the wetland does not persist after a few growing seasons, it may no longer be regulated.	Included 'inadvertently created' language to the definition.
53		14.12.030	5	-	Page 5, #30. . "Passive recreation" is generally defined in relation to development, rather than the more esoteric definition included in this draft. As it is not referenced elsewhere in the document, this definition could be omitted for clarity. If it remains, here's an example from Leavenworth that more closely relates to activities covered under the ordinance : Passive recreation means recreational development generally associated with a low level of human activity and limited construction related impacts, which may include nature trails and similar uses.	The Definition has been updated.
54		14.12.040.4.B(4)	8	-	Page 8, 14.12.040.4.B(4) refers to the state delineation manual. Should be replaced with "the approved federal wetland delineation manual and applicable regional supplements."	Updated resource.
55		14.12.040.4.B(4)	8	-	Page 8, 14.12.040.4.B(5) should refer to Washington State Wetland Rating System for Eastern Washington—2014 Update (Ecology Publication #14-06-030, October 2014) as revised	Updated resource.
56		14.12.050.4.D	9	-	Page 9, 14.12.050.4.D: Danger tree(s) removal can potentially diminish wetland or wetland buffer functions. The danger tree should be replaced with new tree plantings as mitigation. If practical, the tree should be retained as LWD in the buffer. Left to natural processes, the tree or trees would eventually become LWD.	Tree Replacement has been added, however, there is no aquatic habitat to benefit from LWD in Soap Lake due to its high mineral content.
57		14.12.050.4.E	9	-	Page 9, 14.12.050.4.E: This seems to allow the new construction or expansion of an SFR in a wetland or wetland buffer. While this provision requires review and mitigation, we usually recommend limiting the size of the expansion (e.g., 10%) and requiring that the expansion be on the upland side, away from the wetland.	This section is clarified to allow only existing SFR to be maintained with limited expansion.
58		14.12.060.2.E	10	-	Page 10, 14.12.060: Deviations. 2(E) should include wetlands. It's not clear whether mitigation is required for impacts allowed through a deviation.	'Wetlands' is added. Mitigation in the last criteria has been updated from 'may attach' to 'shall require'.
59		14.12.070.1.C.(2)c	12	-	Page 12, 14.12.070.2.C.(2)c: The draft ordinance requires following regulations of the state Department of Fish and Wildlife, Department of Agriculture, and the US Environmental Protection Agency. The state Department of Ecology, which regulates the use of herbicides to control nuisance weeds and algae in lakes and streams, should be included here.	14.12.070.A.4- Added Ecology to the list.
60		14.12.140.1.A	23	-	Page 23, 14.12.140.1.A: "Protected to greatest extent possible" is undefined. This is a goal, rather than a regulation, so it may not be an issue, but it could be beneficial to include language such as "no net loss of functions and values" or similar.	Added 'no net loss to ecological functions'to the goal.
61		14.12.140.2	23	-	Page 24, 14.12.140.2: Should be replaced with "Wetlands shall be identified and delineated using the approved federal wetland delineation manual and applicable regional supplements. Classification and rating of wetlands will be done using the Washington State Wetland Rating System for Eastern Washington—2014 Update (Ecology Publication #14-06-030, October 2014) as revised."	Updated.

Comment No.	Commenter	Section No.	Page No.	Line No.	Comment	Response
62		14.12.140.4.B	24	-	Page 24, 14.12.140.4.B. It seems that this description of “vernal pools” should go under 2 above, included in the classification and designation paragraph, perhaps as 2.A.	Description has been moved.
63		14.12.140.4.G	25	-	Page 25, 14.12.140.4.G. These mitigation ratios are minimal and not very detailed. We recommend replacing them with the table on page 43 of https://fortress.wa.gov/ecy/publications/summarypages/1606002.html . This would address the enhancement ratios in H.2.	Mitigation Ratio Table has been added.
64		14.12.140.5.D	26	-	Page 26, 14.12.140.5.D: What’s a “waiver” vs. a “deviation” vs. “emergency exemption”? Recommend some consistency with the terms in order to understand what approval criteria are required.	Reference to section 14.12.070.A.1 has been added for better clarity of these terms.
65		14.12.140.5.F	26	-	Page 26, 14.12.140.5.F: These buffers are consistent with Alternative 2 for high- and low-intensity land uses (Appendix 8-D page 5).	Updated wetland buffers data to be consistent with SMP.
66		14.12.140.5.I&J	27	-	Page 27, 14.12.140.5.I and J: These seem to be part of an SMP, not the CAO?	These are included in the SMP so have been removed from the CAO.
67		14.12.130.1.C	29	-	Page 29, 14.12.130.1C: Slight edit “for scrub-shrub communities and other areas where rate of growth...” Also, there’s a numbering problem—this section 130 falls between 170 and 180.	This has been numbered to be included under section 14.12.170.C.3 as a part of the mitigation Section.
68	Eric Pentico, WA Department of Fish and Wildlife	14.12.110.(5).A	17	-	Items WDFW Support Critical Area-Fish and Wildlife Habitat Conservation Areas (14.12.110). Your proposed identification and designation of HCAs in section 14.12.110 (5) (A) includes (1) Areas in which State and Federal endangered and threatened species exist or State sensitive, candidate, and monitor species have primary association; or (2) Habitats and Species with local importance, which could include areas with state listed monitor or candidate species, or federally listed candidate species, or species with high recreational value (game etc.) that have primary association; or (3) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; or (4) Waters of the State; or (5) Lakes, ponds, streams and rivers planted with game fish by a governmental or tribal agency; (these include water bodies planted under the auspices of a federal, state or local program or which support important fish species as determined by the Department of Wildlife); or (6) Federal, state and private natural area preserves and natural resource conservation areas. These are consistent with science and has WDFW’s full support.	Thank you for the feedback
69		14.12.110.(10).(E)	20	-	Critical Area-Fish and Wildlife Habitat Conservation Areas (14.12.110). Fish/Wildlife Habitat Management and Mitigation Plan Section 14.12.110 (10) (E) discusses potential mitigation options to offset adverse impacts to fish and wildlife habitat conservation areas resulting from development. WDFW recommends another mitigation option, “Restoration and/or rehabilitation of degraded areas within Fish and Wildlife Habitat Conservation Areas” could be added to the list of potential options.	Restoration and Rehabilitation has been added to the Section.
70	Alex Kovach, City Planner	CAO			Note changes to critical areas per mapping research.	DFW: PHS- shrub steppe and other priority habitat areas are noted. Complete

Chapter 14.12

CRITICAL AREAS

Sections:

- 14.12.010 Authority, chapter and procedures.
- 14.12.020 Purpose – Goals – Policies.
- 14.12.030 Definitions.
- 14.12.040 Applicability and critical areas map.
- 14.12.050 Allowed uses.
- 14.12.060 Deviations.
- 14.12.070 Exemptions.
- 14.12.080 Reasonable use exception.
- 14.12.090 Amendments.
- 14.12.100 Critical area – Critical aquifer recharge areas.
- 14.12.110 Critical area – Fish and wildlife habitat conservation areas.
- 14.12.120 Critical area – Frequently flooded areas.
- 14.12.130 Critical area – Geologically hazardous areas.
- 14.12.140 Critical area – Wetlands.
- 14.12.150 Best available science.
- 14.12.160 Development standards.
- 14.12.170 Mitigation.
- 14.12.180 Modification to overlay zone.
- 14.12.190 Application fees.
- 14.12.200 Bonds to ensure mitigation, maintenance and monitoring.
- 14.12.210 Critical area inspections.
- 14.12.220 Agricultural lands.
- 14.12.230 Enforcement.

14.12.010 Authority, chapter and procedures.

The Legislature of the state of Washington has, in RCW 36.70A.060, mandated local governments to adopt development regulations to ensure the conservation of agricultural, forest and mineral lands and to adopt development regulations precluding land uses or development that is incompatible with critical areas designated under RCW 36.70A.170.

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14.12.020 Purpose – Goals – Policies.

A. Purpose. It is the purpose of this chapter to promote the public health, safety, and general welfare in areas associated with specific resource lands and critical areas. It is further intended to promote the conservation of resource lands and promote the enhancement and preservation of critical areas by avoiding or minimizing adverse impacts from construction and development. This chapter shall also comply with the state of Washington Growth Management Act through the classification and designation of resource lands and critical areas and the development and implementation of regulations to conserve resource lands and protect critical areas in the public's interest and welfare. It is not the intent of this chapter to deny a reasonable use of private property, but to assure that development on or near resource lands or critical areas is accomplished in a manner that is environmentally sensitive to the resources of the community.

B. Goals. Preserve and protect the functions and values of the area's natural features and maintain a harmonious relationship between the man-made community and the natural environment.

C. Policies.

1. Designate critical areas and resource lands.
2. Coordinate conservation strategies and efforts with appropriate state, federal, and private agencies to take advantage of technical and financial assistance while avoiding duplication of efforts.
3. Regulate development within critical areas and/or buffers to ensure public safety, reduce financial impacts, and protect critical areas.
4. Allow for open space and recreational use of critical areas where such use does not negatively impact the critical areas.

~~5. Though not required, monitor the effectiveness of this CAO and allow for the adaptive management of this CAO.~~

14.12.030 Definitions.

For the purposes of this chapter, the definitions set forth in this section apply. Unless specifically defined in this chapter, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. In general:

- Words used in the present tense shall include the future;
- The singular shall include the plural; and the plural the singular;
- The words "shall", "must", "will", and "may not" are mandatory;
- The word "should" indicates that which is recommended but not required; however, "should" is directory;
- The word "may" indicates a use of discretion in making a decision;
- The word "used" includes "designed, intended, or arranged" to be used;
- The masculine gender includes the feminine and vice versa;
- Distances shall be measured horizontally unless otherwise specified; and
- The words "code," "ordinance," and "chapter" shall refer to the SLMC.

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A. "Active recreation" means activities that refresh or restore one's strength, spirits or vitality through physical movement or action.

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B. "Aquifers" refers to groundwater-bearing geologic formations that contain enough saturated permeable material to yield significant quantities of water to wells. Shallow (less than 100 feet) perched (trapped on an impervious layer of clay) caused from irrigation (Columbia Basin irrigation project) is not considered an aquifer.

C. "Aquifer recharge" means the process of infiltration and migration by which groundwater is replenished.

D. "Artificial wetlands" are, intentionally or inadvertently created from non-wetland sites and ~~are~~ only those wetlands, which upon examination using best available science, are found to have all three of the following criteria:

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1. The wetland is sustained by water that has been intentionally pumped or piped for irrigation or disposal and if the pumping or piped flow ceased, the wetland would naturally disappear.

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2. The wetland was created by water that was intentionally applied to land for irrigation and disposal, or inadvertently seeped from water in reservoirs, canals, drains, retention or treatment facilities.

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3. The wetland did not exist prior to the United States Bureau of Reclamation Columbia Basin irrigation project.

E. "Best available science" means a valid scientific process or method of inquiry that is consistent with the criteria for establishing best available science as found in WAC 365-195-900, as amended.

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F. "Best management practices" means conservation practices or systems of practices and management measures that promote the intent of this chapter.

G. "Buffer" means an area that surrounds and protects critical area functions from adverse impacts.

H. "Buffer management" means actions and practices conducted for the purpose of protection and enhancement of critical areas by moderating or eliminating adverse impacts from adjacent land(s) or areas to create a buffer from encroachment by urban growth areas.

I. "Council" means the council of the City of Soap Lake.

J. "Critical aquifer recharge areas (CARA)" are areas where an aquifer that is a source of drinking water is especially vulnerable to contamination that would affect the potability of the water.

K. "Critical recharging areas" are locations which have the capacity to replenish the storage of underground water due to favorable hydrological and topographical conditions.

L. "Critical areas" include the following areas and ecosystems:

1. Frequently flooded areas;
2. Areas with critical recharging effect on aquifers used for potable water;
3. Geologically hazardous areas;
4. Fish and wildlife habitat conservation areas; and
5. Wetlands.

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M. "CRP management" means the practices and activities that constitute an approach to land management, and which are a part of the conservation reserve program.

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N. "EIS" means an environmental impact statement; a detailed document which analyzes the significant impacts of a particular project or proposal, possible alternatives, mitigation measures and unavoidable environmental impacts.

O. "Exotic species" means any introduced species of plant or animal occurring in Washington, not found historically in the state.

P. Federal or State Endangered, Threatened, Candidate Species.

1. "Endangered species" means a native species that is seriously threatened with extinction throughout all or a significant portion of its range.
2. "Threatened species" means a native species that is likely to become endangered within the foreseeable future throughout all or a significant portion of its range without cooperative management or removal of threats.
3. "Candidate species" means a native species under review for possible listing as endangered, threatened, or sensitive. A species will be considered for candidate designation if sufficient scientific evidence suggests that its status may meet criteria defined for "endangered," "threatened" or "sensitive." Currently listed state threatened or state sensitive species may also be designated as state candidate species if their status is in question.

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Q. "Fish and wildlife habitat conservation areas" are areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors; and areas with high relative population density or species richness. Counties and cities may also designate locally important habitats and species.

1. "Habitats of local importance" designated as fish and wildlife habitat conservation areas include those areas found to be locally important by the City and County.

2. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

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R "Frequently flooded areas" include lands in the floodplain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands and other natural water sources.

S "Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

T "Groundwater management program" means a comprehensive program designed to protect groundwater quality, to assure groundwater quantity, and to provide for efficient management of water resources while recognizing existing groundwater rights and meeting future needs consistent with local and state objectives, policies and authorities within a designated groundwater management area or subarea developed pursuant to Chapter 173-100 WAC.

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U "Habitat" means the environment occupied by individuals of a particular species, population or community.

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V "Impacts" means adverse effects of one thing upon another.

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W "Local habitat area" means an area that contains sufficient food, water, or cover for native terrestrial or aquatic species that the city has identified in this chapter as being of significant local concern.

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X "Long-term commercial significance" means the capacity, productivity and soil composition of land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

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Y "Major development" includes proposed development projects that are subject to objective and subjective standards that require the exercise of limited discretion about nontechnical issues and which may require a public hearing. The proposed development may or may not be subject to SEPA review; however, any project action not listed as categorically exempt from SEPA review shall be considered a "major development" for the purposes of this title. Included within this type of development are subdivisions, conditional use permits, planned residential developments, shoreline substantial development permits and other similar applications.

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Z "Minor development" includes proposed development projects that are subject to clear, objective and nondiscretionary standards that require the exercise of professional judgment about technical issues and the proposed development is exempt from the State Environmental Policy Act (SEPA). Included within this type of development are single-family building permits, temporary use permits, boundary line adjustments, short subdivisions, home occupations, and accessory uses and/or structures.

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AA "Mitigation" means actions that the approving agency shall require so as to avoid or compensate for impacts to critical areas resulting from the proposed project activity. The type(s) of mitigation required shall be considered and implemented, where feasible, in the following sequential order of preference:

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1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing or providing substitute resources or environments; or
6. Monitoring the impact and taking appropriate corrective measures to achieve the identified goal.

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BB "Native," when referring to plants or plant communities, means those species or communities that are indigenous to the watershed, including extirpated species.

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CC "New construction" means structures for which the "start of construction" commenced on or after the effective date of the ordinance codified in this chapter.

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DD "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or any agency of the state or local governmental unit however designated.

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EE "Passive recreation" means recreational development generally associated with a low level of human activity and limited construction related impacts, which may include nature trails and similar uses.

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FF "Primary association" means key habitat components that are critical to the life cycle of native wildlife species, i.e., nesting sites, wintering areas, and migration corridors. Loss of these values will result in fragmentation into subpopulations or extinction of populations from local areas.

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GG “Priority habitats and species program” means Washington Department of Wildlife’s system of classifying habitats and associated species that are of specific concern due to population status and/or sensitivity to habitat manipulation.

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HH “Regulated activities” include land clearing, grading, placement of fill or waste material, removal of protected native vegetation, construction, platting, zone changes and other habitat-altering activities.

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II “Restoration” means actions performed to reestablish wetland functional characteristics and processes which have been lost by alterations, activities or catastrophic events within an area which no longer meets the definition of a wetland.

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JJ “Review authority” means the decision maker that issues the final land use order, not the appeal authority.

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KK “Sensitive species” are species native to Washington that are vulnerable or declining, and are likely to become endangered or threatened in a significant portion of their ranges within the state, without cooperative management or the removal of the threats. These species are designated in WAC 232-12-011.

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LL “SEPA” means State Environmental Policy Act, Chapter 42.21C RCW and Chapter 197-11 WAC.

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MM “Start of construction” means the date the building permit was issued, provided the actual start of construction, placement of a manufactured home on a foundation or other permanent construction beyond the stage of excavation was within 180 days of the permit date.

Deleted: LL. “Sole source aquifer” means an aquifer designated by EPA as the sole or principal source of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50 percent or more of the drinking water for that area and for which there are no reasonably available alternative sources should the aquifer become contaminated.¶

1. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

2. “Permanent construction” does not include:

- a. Land preparation, such as clearing, grading and filling;
- b. Installation of streets and/or walkways;
- c. Excavation for a basement, footings, piers, or foundation or the erection of temporary forms;
- d. Construction of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

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NN “State listed monitor species” means native species that:

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1. Were at one time classified as endangered, threatened, or sensitive;
2. Require habitat that has limited availability during some portion of its life cycle;
3. Are indicators of environmental quality;
4. Require further field investigations to determine population status;
5. Have unresolved taxonomy which may bear upon their status classification;
6. May be competing with and having impacts on other species of concern; or
7. Have significant popular appeal.

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OO “Substantial damage” means damage of any origin sustained by a structure whereby the costs of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

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PP “Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

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1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

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QQ “Threatened species” are native to the state of Washington and likely to become endangered in the foreseeable future throughout a significant portion of their ranges within the state without cooperative management or the removal of threats. Threatened species are legally designated in WAC 232-12-011.

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RR “Triggering application” means an application for one of the permits or approvals listed in this chapter.

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SS “Wellhead protection area” means the portion of a well’s, wellfield’s, or spring’s zone of contribution within the ten-year time of travel boundary, or boundaries established using alternate criteria approved by the state Department of Health in those settings where groundwater time of travel is not a reasonable delineation criteria.

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Deleted: means the surface and subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field.¶

~~TT~~ “Wetland” or “wetlands” means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

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~~UU~~ “Wetland Professional”- A qualified professional for wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the federal manual and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans

~~14.12.040~~ Applicability and critical areas map.

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A. Applicability. The provisions of this chapter apply only to lands designated as critical areas within the Soap Lake corporate limits and urban growth area.

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1. Properties containing critical areas are subject to this chapter.
2. When the requirements of this chapter are more stringent than those of other Soap Lake codes and regulations, the requirements of this chapter shall apply.
3. Where a site contains two or more critical areas, the site shall meet the minimum standards and requirements for each identified critical area as set forth in this chapter.
4. The city shall not approve any land use, building or site improvement permit or otherwise issue any authorization to alter the condition of any land or vegetation, or to construct or alter any structure or improvement in, over, or on a critical area or associated buffer, if the proposed activity does not comply with the requirements of this chapter.

B. Critical Areas. Critical areas potentially located within the city include:

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1. Wildlife habitat conservation areas;
2. Geologically hazardous areas;
3. Aquifer recharge areas;
4. Wetlands.

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C. Buffers. Critical areas include the protective buffer areas to lands identified as critical areas.

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D. Reference Maps and Inventories. The distribution of critical areas within the city are described and displayed in reference materials. These reference materials are intended for general information only and do not depict site-specific designations. These reference materials include but are not limited to the following:

1. Maps.
 - a. Any maps created through a critical areas review process;
 - b. WDFW priority habitats and species maps, as amended;
 - c. USGS quadrangle maps;
 - d. Flood insurance rate maps (FEMA), as amended;
 - e. Flood boundary and floodway maps (FEMA), as amended;
 - f. Aerial photographs;
 - g. USFWS national wetland inventory maps, as amended;
 - h. Columbia Basin groundwater management area maps, as amended;
 - i. Columbia Basin irrigation project topography and retracement maps from 1939 through 1943 and from 1960, as well as other preconstruction and construction maps developed for the project;
 - j. Previously completed maps in the vicinity of a permit application.
2. Documents.
 - a. Flood insurance study for Grant County, as amended;
 - b. City of Soap Lake comprehensive plan, as amended;
 - c. Natural Resources Conservation Service Soil Survey for Grant County;
 - d. ~~The approved federal wetland delineation manual and applicable regional supplements~~, as amended;
 - e. Washington State Wetlands Rating System for Eastern Washington, ~~2014 Update (Ecology Publication #14-06-030, October 2014)~~, as revised;
 - f. Management Recommendations for Washington's Priority Habitats and Species (WDFW) as amended;

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- g. Management Recommendations for Washington's Priority Habitats – Wetlands (WDFW) as amended;
- h. Previously completed special reports conducted in the vicinity of a permit application;
- i. Columbia Basin Ground Water Management Area Plan, as amended.

E. Use of Existing Procedures and Laws. The following laws and procedures shall be used to implement this chapter:

1. Soap Lake Municipal Code. Development activity regulated by SLMC Titles 16, Subdivisions, and 17, Zoning, that will occur within a protected critical area or critical area buffer shall comply with the provisions of this chapter.
2. The State Environmental Policy Act (SEPA), Chapter 43.21C RCW. Development activity that is likely to have a significant adverse impact upon identified critical areas regulated by this chapter shall not be categorically exempt from SEPA review and shall demonstrate compliance with this chapter.

F. State and Federal Agency Review. Regulated activities subject to this chapter shall be routed to appropriate state and federal agencies for review and comment as required through the SEPA review process.

G. Applicability by Activity. The level of review required for uses or activities is established under this chapter.

1. Exempt (E). Activities or uses that are exempt require no review and do not need to meet the standards of this chapter.
2. Review Required (RR). Activities and uses that are categorized as "review required" must comply with the standards of the chapter but no special report is needed. Determination of compliance with this chapter shall be determined through the review process required for the underlying development permit application.
3. Critical Area Report (CAR). For activities where a critical area report is required, the applicant must submit a report consistent with this chapter and with the underlying development application and will submit additional application fees consistent with the adopted fee schedule.
4. The city planner shall have the discretion to determine whether the proposed activity may adversely impact protected critical areas and/or their buffers and shall assign the appropriate level of review, exempt, review required, or critical areas report. The decision of the city planner may be appealed to the hearing examiner.

14.12.050 Allowed uses.

A. Approval Required. Unless the requirements of this chapter are met, Soap Lake shall not grant any approval or permission to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement regulated through the following: building permit, commercial or residential; binding site plan; franchise right-of-way construction permit; site development permit; right-of-way permit; shoreline permits; short subdivision; use permits; subdivision; utility permits; or any subsequently adopted permit or required approval not expressly exempted by this chapter.

B. Compliance with Federal or State Requirements. Compliance with these regulations does not remove an applicant's obligation to comply with applicable provisions of any other federal, state, or local law or regulation.

C. Review Process. The uses listed in this section may be approved, subject to a review process, if the proposed development activity meets the standards in SLMC 14.12.160, Development standards, and SLMC 14.12.170, Mitigation.

D. Allowed Uses. The city may allow the following uses on critical areas and within buffer areas subject to the review and mitigation requirements of this chapter:

1. Pervious trails for nonmotorized uses;
2. Below or above ground public utilities, facilities and improvements, initiated by the city, where necessary to serve development consistent with the Soap Lake comprehensive plan, including: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, open space, and parks and recreational facilities, anticipated in the capital facilities plan, where there is no other reasonable alternative, based on topographic and environmental conditions, as determined by the planner;
3. Water-dependent uses;
4. Removal of diseased or dangerous trees, as determined by the city public works director or the removal of invasive or nuisance plants. The dangerous tree should be replaced with new tree plantings as mitigation;
5. Replacement, expansion, or alteration of a single-family dwelling unit in a residential zoning district on a legal lot of record, created prior to the effective date of the ordinance codified in this chapter so long as the replacement or expansion is restricted to adding up to 10% of the existing residential floor area and conforms to the height regulations, lot coverage and dimension standards, and other design provisions for the zone in which the residence is located. The dwelling unit shall be used solely for single-family purposes. Approval is subject to a review process. The city may modify underlying zoning district dimensional standards applicable by up to a 50 percent adjustment, if necessary to protect critical areas;
6. Existing agricultural practices on lands used continuously for agricultural purposes since December 31, 2006.

E. Limited Uses. Limited uses shall avoid critical areas, and where allowed within buffer areas shall be subject to the mitigation measures and implementation of a monitoring plan as described in SLMC 14.12.170. All limited uses shall be consistent with the provisions of this chapter and SEPA. Limited uses include:

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Commented [BF1]: This part probably doesn't apply since you do not have any fish bearing streams or lake within the City - delete, and then update comment too, as applicable

Commented [GU2R1]: This was in response to Jacob McCann Comment- "Danger tree(s) removal can potentially diminish wetland or wetland buffer functions. The danger tree should be replaced with new tree plantings as mitigation. If practical, the tree should be retained as LWD in the buffer. Left to natural processes, the tree or trees would eventually become LWD."

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1. Subdivision or Short Plat. The subdivision or short plat process may be used when there are provisions (e.g., dedication of land/or conservation easements) that prohibit building construction on critical areas.
2. Development Subject to Site Plan Review. Any new building or structure affecting critical areas shall be subject to site plan review, unless otherwise exempted in this chapter.

14.12.060 Deviations.

A. An applicant who seeks to deviate from the requirements of this chapter may seek a deviation pursuant to the procedures established in SLMC 16.40.010.

B. In addition to the approval criteria found in SLMC 16.40.010, an application to deviate from the requirements of this chapter shall demonstrate compliance with all of the following criteria:

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to other properties;
2. The deviation is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property, but which because of special circumstances is denied to the property in question;
3. Granting the deviation will not be materially detrimental to the public welfare or injurious to the property or improvement; and
4. Granting the deviation will not violate, abrogate, or ignore the goals, objectives, or policies of the Soap Lake comprehensive plan.
5. In addition to the approval criteria above, an application to deviate from the buffer requirements of a wetland, fish habitat conservation area, or riparian area shall demonstrate that the requested buffer width modification preserves adequate vegetation to:
 - a. Maintain proper water temperature;
 - b. Minimize sedimentation; and
 - c. Provide food and cover for critical fish and wildlife species.
6. When granting a deviation, the city ~~shall require~~ specific conditions to the deviation that will serve to meet the goals, objectives, and policies of this chapter, including the preparation and implementation of a mitigation and monitoring plan consistent with SLMC 14.12.170.

14.12.070 Exemptions.

A. Exempt Activities in All Critical Areas. The following developments, activities, and associated uses shall be exempt from the provisions of this chapter; provided, that they are otherwise consistent with the provisions of other local, state, and federal laws and requirements, and a written request for exemption has been filed with and approved by the planner.

The city planner shall have the authority to negotiate memoranda of agreements with utility service providers or public agencies, and said agreements shall specify best management practices to be used in situations of emergency and usual and customary repair which, if rigorously adhered to, may exempt said emergency or repair activity, including routine operation and maintenance, from further review under this chapter.

1. Emergencies. Emergency activities are those activities necessary to prevent an immediate threat to public health, safety, or welfare, or that pose an immediate risk of damage to private property and that require remedial or preventative action in a timeframe too short to allow for compliance with the requirements of this chapter. Emergency actions that create an impact to a critical area or its buffer shall use reasonable methods to address the emergency; in addition, they must have the least possible impact to the critical area or its buffer. The person or agency undertaking such action shall notify the city within one working day following commencement of the emergency activity. Following the emergency, appropriate mitigation shall be implemented and permanent activities, installations or impacts are subject to review and compliance with the applicable standards.

a. Authorization. Notwithstanding the provisions of this chapter, the city planner may issue a temporary emergency permit prospectively or, in the case of imminent threats to public health, safety or welfare, retroactively, where the anticipated threat or loss may occur before a permit can be issued or modified under the procedures otherwise required by the Act and other applicable laws.

b. Prior to issuing an emergency permit, the city planner shall issue a finding that extraordinary circumstances exist and that the potential threat to public health, safety or welfare from the emergency situation is clearly significant and substantial.

c. Conditions. Any emergency permit granted shall incorporate, to the greatest extent practicable and feasible but not inconsistent with the emergency situation, the standards and criteria required for nonemergency activities under the Act and shall:

- i. Be limited in duration to the time required to complete the authorized emergency activity, not to exceed 90 days; and
- ii. Require, within this 90-day period, the restoration of any critical areas altered as a result of the emergency activity, except that if more than the 90 days from the issuance of the emergency permit is required to complete restoration, the emergency permit may be extended to complete this restoration.
- iii. The emergency response shall be confined to the action necessary to protect life or property from damage.
- iv. The scope of the emergency response must be limited to the work necessary to relieve the immediate threat;

d. Notice. Notice of issuance of an emergency permit shall be published in a newspaper having general circulation in the city of Soap Lake not later than 10 days after issuance of such permit.

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e. Termination. The emergency permit may be terminated at any time without process upon a determination by the city that the action is no longer necessary to protect human health or the environment.

~~2. Repair.~~ Repair or replacement of existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees or drainage systems, including operation and maintenance of existing facilities, that do not require construction permits, if the activity does not further alter or increase the impact to, or encroach further within, the critical area or buffer and there is no increased risk to life or property as a result of the proposed maintenance or repair.

~~3. Activities Within the Improved Public Right-of-Way or Recorded Easement.~~ Replacement, modification, installation, or construction of utility facilities, lines, pipes, mains, equipment, or appurtenances, not including substations, when such facilities are located within the improved portion of the public right-of-way or recorded easement, or a city-authorized private roadway except those private activities that alter a wetland or watercourse, such as culverts or bridges, or result in the transport of sediment or increased storm water.

~~4. Chemical Applications.~~ The application of herbicides, pesticides, organic or mineral derived fertilizers, or other hazardous substances, if necessary; provided, that their use shall be restricted in accordance with Department of Fish and Wildlife ~~and Department of Ecology~~ management recommendations and the regulations of the Department of Agriculture and the U.S. Environmental Protection Agency.

~~5. Minor Site Investigative Work.~~ Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts to the critical area shall be minimized and disturbed areas shall be immediately restored.

~~6. Boundary Markers.~~ Construction or modification of boundary markers or fences.

~~7. Construction and modifications to existing structures that do not increase the footprint of the structure.~~

~~8. The removal of the following vegetation with hand labor and light equipment, and vegetation removal that is a hazard to electrical power lines with handheld and walk-beside equipment such as mowers and weed eaters in compliance with the provisions contained in the ANSI A300 (Part 1) guidelines, including, but not limited to:~~

~~a. Invasive nonnative weeds.~~

~~b. Emergency or hazard tree removal conducted so that habitat impacts are minimized.~~

~~c. Public improvement projects located within existing impervious surface areas.~~

~~d. Public agency and utility exemption.~~

B. Exemption Request and Review Process. The proponent of the activity shall submit a completed exemption request form to the building official that describes the activity and states the exemption listed in this section that applies. The director shall review the exemption request to verify that it complies with this chapter and approve or deny the exemption. If the exemption is approved, it shall be placed on file with the department and the requesting party notified. If the exemption is denied, the proponent may continue in the review process and shall be subject to the requirements of this chapter. Determinations shall be subject to appeal pursuant to Chapter 18.11 SLMC.

C. Exempt Activities Shall Minimize Impacts to Critical Areas. All exempted activities shall use reasonable methods to avoid potential adverse impacts to critical areas. To be exempt from this chapter does not give permission to degrade a critical area or ignore risk from natural hazards. Any incidental damage to, or alteration of, a critical area that is not a necessary outcome of the exempted activity shall be restored, rehabilitated, or replaced at the responsible party's expense.

14.12.080 Reasonable use exception.

A. General Requirements.

1. If the application of this chapter would deny all reasonable use of a legal lot, development may be allowed that is consistent with the general purposes of this chapter and the public interest. Nothing in this chapter is intended to preclude all reasonable use of property.
2. Except when application of this chapter would deny all reasonable use of a legal lot, an applicant who seeks a modification from the regulations of this chapter may pursue a deviation as provided in SLMC 14.12.060, Deviations, and consistent with the requirements of this section.
3. The city planner shall prepare and maintain application forms necessary to implement this section.

B. Application Requirements.

1. Preliminary Review. The provisions for conducting a preliminary review of a proposed reasonable use exception are set forth in subsection (C) of this section.
2. Regulations – General Provisions – Application Filing.
 - a. Reasonable use exception applications shall be reviewed for completeness in accordance with city submittal standards pursuant to SLMC 18.05.040.
 - b. An applicant for a development proposal may file a request for a reasonable use exception which shall include the following information:
 - i. A description of the areas of the site which are critical areas or within setbacks required under this chapter;
 - ii. A description of the amount of the site which is within setbacks required by other standards of SLMC Title 16;
 - iii. A description of the proposed development, including a site plan;

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- iv. An analysis of the impact that the amount of development described in subsection (B)(2)(b)(iii) of this section would have on the critical area(s);
- v. An analysis of whether any other reasonable use is possible that would result in less impact on the critical area(s) and associated buffer(s);
- vi. A design of the proposal so that the amount of development proposed as reasonable use will have the least impact practicable on the critical area(s);
- vii. An analysis of the modifications needed to the standards of this chapter to accommodate the proposed development;
- viii. A description of any modifications needed to the required front, side, and rear setbacks; building height; and buffer widths to provide for a reasonable use of the site while providing greater protection to the critical area(s); and
- ix. Such other information as the city determines is reasonably necessary to evaluate the issue of reasonable use as it relates to the proposed development.

C. Public Review.

- 1. The city shall process a request for a reasonable use exception as a conditional use permit procedure pursuant to SLMC 17.51.
- 2. The city shall forward a copy of a request for reasonable use exception to the state and federal agencies with jurisdiction over the resource at issue and to all property owners within 300 feet of the subject property.
- 3. The city shall provide public notice of the request for reasonable use exception pursuant to SLMC 18.07.010.
- 4. An aggrieved party shall appeal a final decision of a request for reasonable use exception pursuant to Chapter 18.11 SLMC.

D. Reasonable Use Exception Decision Criteria. The review authority shall approve a reasonable use exception if the authority determines the following criteria are met:

- 1. There is no other reasonable use or feasible alternative to the proposed development with less impact on the critical area(s);
- 2. The proposed development does not pose a threat to the public health, safety, or welfare on or off the site;
- 3. Any alteration of the critical area(s) shall be the minimum necessary to allow for reasonable use of the property;
- 4. The proposed development will not result in a "take" of a threatened or endangered species;
- 5. The inability of the applicant to derive reasonable economic use of the property is not the result of actions taken by the applicant or immediate predecessor in interest, after the effective date of this chapter, in subdividing the property or adjusting a boundary line, or otherwise creating the undevelopable condition; and
- 6. The proposal mitigates the impacts on the critical area(s) to the maximum extent possible, while still allowing reasonable use of the site. The applicant shall prepare and implement a mitigation and monitoring plan consistent with SLMC 14.12.170.

14.12.090 Amendments.

The provisions of this code may be amended from time to time, but not more frequently than one time in a year, through a public review and hearing process that includes at least one public hearing by the city planning commission and at least one public meeting by the city council.

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14.12.100 Critical area – Critical aquifer recharge areas.

A. Purpose. ~~It~~ is the intent of the city to promote public health and safety by acknowledging the importance of preserving critical aquifer recharge areas. These areas serve the vital function of replenishing groundwater resources which, in Eastern Washington, account for a major share of the water for irrigation, municipal, industrial and domestic uses. Potable water is an essential life-sustaining element. Much of Washington's water comes from groundwater supplies. Preventing contamination is necessary to avoid exorbitant costs, hardships and potential physical harm to people.

B. Goals and Policies. The following reflect the goals and policies of the community:

1. Goal. The city seeks to protect the public health, safety and welfare of its residents by providing protection of potable water sources.
2. Policies.

- a. ~~Use the most currently available mapping data from the Washington State Department of Health Source Water Assessment Program (SWAP) maps to identify drinking water sources, protection areas, and contaminants in and around the City.~~
- b. Prohibit the placement, storage, generation, and/or disposal of hazardous materials, including fuel, within a critical aquifer recharge area, ~~unless any significant adverse impacts can be mitigated by conditions of approval. Such conditions shall be based on a hydrogeological evaluation that demonstrates that the proposed development or land use will not degrade groundwater, and that hydrogeological conditions do not facilitate degradation. Facilities existing prior to the adoption of this ordinance may remain if maintained, repaired, and replaced following the regulations of:~~
 - i. ~~All applicable ground water management areas (G.W.M.A.'s) regulations, as designated by the State of Washington including Chapter 173-100 WAC, Chapter 173-124 WAC, and Chapter 173-128A WAC, Chapter 173-130A WAC, Chapter 173-134A WAC, as well as other sources, such as the provisions for other GWMA's such as the Moses Lake G.W.M.A.);~~
 - ii. ~~State requirements regarding protection of upper aquifer zones and ground water quality (Chapter 173-154 WAC and Chapter 173-200 WAC, respectively);~~
 - iii. ~~Any and all applicable regulations set forth by any Irrigation Districts regulated by the United States Department of Interior, Bureau of Reclamation; and~~
 - iv. ~~Any and all regulations set forth by the Washington State Department of Health, the Grant County Health District and the Washington State Department of Ecology.~~

~~c. Divisions of land within aquifer recharge areas will be evaluated for their impact on groundwater quality.~~

d. The city will support and encourage the Washington State Department of Ecology efforts to enforce the decommissioning requirements for unused wells.

C. Classification and Designation – The “Columbia Basin Ground Water Management Area Plan” (GWMA). Primary focus is to reduce nitrate in groundwater of the GWMA; significant scientific data has been developed that identifies, among other things, where there are groundwater areas in the city of Soap Lake that may be susceptible to contaminant loading. Any activities, particularly municipal, industrial, commercial and agricultural activities, that involve the collection and storage of substances that, in sufficient quantity during an accidental or intentional release, would result in the impairment of the aquifer water to be used as potable drinking water liquids shall be regulated by this chapter. ~~All well-head protection areas shall be considered a part of critical aquifer recharge areas (CARA).~~

D. Management Recommendations and Standards. The following management recommendations and standards will apply to development proposals determined to be located within critical aquifer recharge areas, as defined and described herein:

1. The appropriate agency(ies) will develop educational information to assist with informing people with shallow wells how best to manage and protect their potable water source.
2. The city will support the GWMA and local conservation districts in their efforts to educate agricultural producers about the best management practices for protecting groundwater quality.
3. Development activities within a critical aquifer recharge area that have a high potential for contamination shall be required to do a hydrological study, using best available science, and shall develop and implement protection measures to prevent contamination.
4. Any changes in land use or type of new facilities where substances of moderate risk are used, stored, treated or handled; or which produce moderate risk waste shall be designed to prevent the release of any such materials into the groundwater.
5. Surface impoundments, defined by Chapter 173-303 WAC, shall be designed by a professional engineer and constructed with an impermeable liner and other components as appropriate to prevent discharge of any material on the ground surface and/or into the groundwater system. Surface impoundments shall be designed and constructed in accordance with applicable governing law, and have a minimum excess capacity equal to 120 percent of the projected volume of liquid to be contained including intentional and unintentional stormwater capture.
6. All minor developments, as defined and described herein, authorized within an aquifer recharge area shall comply with the following standards:

- a. Connection to a public sanitary sewer system shall be required, ~~unless all of the following apply:~~
 - i. The public health officer has not designated the aquifer recharge area as an “area of special concern” in accordance with WAC 246-272-21501;

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- ii. The type of on-site system is approved by Grant County health upon finding that the design of the system will not be detrimental to the community water supply;
- iii. The property owner shall enter a no protest agreement with a sanitary sewer provider as appropriate to the property location, agreeing to not protest the formation of a local improvement district for the extension of sanitary sewer. This agreement shall be recorded with the Grant County auditor.

- b. The connection to an approved public water service shall be required.
- c. The city will support and encourage the Washington State Department of Ecology efforts to enforce the well-casing requirements.

7. All major developments as defined and described herein, authorized within a critical aquifer recharge area, shall comply with the following minimum standards:

- a. Connection to a public sanitary sewer system or an approved community sewer system shall be required.
- b. Connection to an approved public water system shall be required.
- c. Stormwater detention and retention facilities shall be designed using best available science and management practices to separate chemical and biological pollutants from the water.
- d. An analysis shall be conducted to assess the impact to groundwater quality from the potential of nitrate loading to the groundwater.
- e. Areas highly susceptible of transporting contaminants to the groundwater (i.e., natural drainages, springs, wetlands, etc.), as determined by the review authority, shall be designated as critical aquifer recharge areas. All impervious surfaces shall maintain an appropriate setback from areas identified as being highly susceptible and no amount of stormwater runoff shall be directed towards the susceptible area(s).

8. Parks, Schools and Recreation Facilities. Fertilizer and pesticide management practices of schools, parks, other recreation facilities and similar uses shall use best management practices as prescribed by the Washington State University Cooperative Extension Services.

9. All major and minor developments containing a wellhead protection area or critical aquifer recharge area shall have an informational note placed on the face of plat stating "this area is located within an aquifer recharge area. Best management practices shall be used for the containment of stormwater and the application of pesticides and fertilizers."

14.12.110 Critical area – Fish and wildlife habitat conservation areas.

A. Purpose and Objectives. As of the adoption of the ordinance codified in this chapter, there are presumptive Shrub steppe and potential other priority habitat areas and priority species within the City. The city of Soap Lake also recognizes the importance of protecting future annexed or discovered fish and wildlife habitat conservation areas while at the same time encouraging continued economic development of the city, including the continuation of agriculture. Implementation of this section is directed toward preserving resources by steering incompatible development away from these areas and/or by providing adequate and appropriate mitigation measures to development that alleviate negative impacts. The following reflect the goals and policies of the community.

B. Goal. Protect fish and wildlife habitat areas as important natural resource areas.

C. Policies.

- 1. The city will consider the impacts of new development on the quality of land, wildlife and vegetative resources as part of its environmental review process and require any appropriate mitigation measures.
- 2. Land uses adjacent to naturally occurring ponds and other fish and wildlife habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers based on the best available science will be provided to protect the habitat areas.

D. Objectives. The following objectives are the guiding factors in the application of this section to future development in the city of Soap Lake:

- 1. Identify and map categories of fish and wildlife habitat conservation areas, based in part on information supplied by Washington Department of Wildlife's Priority Habitat and Species Program, and other sources.
- 2. Use best available science.
- 3. Cooperate with federal, state and private agencies, and individuals who have primary authority to manage specific fish and wildlife habitat conservation areas within certain parts of the city.
- 4. Encourage preservation of adequate size blocks of land necessary for species survival and corridor areas that allow for migratory travel.
- 5. The city recognizes that species of wildlife in this locality are in a state of continuing flux, and a prudent understanding of this phenomenon is vital in guiding decision-makers to balance conservation of wildlife species with promotion of wise, desirable growth.
- 6. Development decisions will serve to protect local wildlife needs and reflect the values and desires of the public.
- 7. The city recognizes the need for a degree of flexibility in weighing the significance of different areas of fish and wildlife habitat conservation. Specifically, the magnitude of protection for priority habitat areas is anticipated to be more pronounced than that which addresses important habitat areas.

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E. Identification. According to WAC 365-190-080, “fish and wildlife habitat conservation” means land management for maintaining species in suitable habitat within their natural geographical distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species and all times, but it does mean cooperative and coordinated land use planning is critically important among counties and cities in a region. In some cases, intergovernmental cooperation and coordination may show that it is sufficient to assure a species will usually be found in certain regions across the state.

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1. “Areas of fish and wildlife habitat conservation” are defined as:

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- a. Areas with which federal or state endangered, threatened and sensitive species of fish, wildlife or plants have a primary association; or
- b. Habitats and species of local importance, which could include areas with state listed monitor or candidate species, or federally listed candidate species, or species with high recreational value (game, etc.) that have primary association; or
- c. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; or
- d. Waters of the state; or
- e. Lakes, ponds, streams and rivers planted with game fish by a governmental entity (these include water bodies planted under auspices of a federal, state or local program, or which support important fish species as identified by Washington Department of Fish and Wildlife); or
- f. Federal, state and private natural area preserves and natural resource conservation areas.

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2. The city of Soap Lake allows for the nomination of species/habitats of local importance, which process shall be included in the amendment process identified in SLMC 14.12.090. In order to nominate species/habitats of local importance as candidates for designation within the category of important habitat areas, an individual or organization must:

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- a. Demonstrate a need for special consideration;
- b. Propose relevant management strategies considered effective and within the scope of this chapter;
- c. Provide species habitat location(s) on a map (scale 1:24,000).

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3. In order to accommodate the needs and desires of the residents, public input shall be required to include species and/or habitats in the important habitat area classification identified in this section. Where the habitats and species classified as priority habitat area are responsive, concurrently, with official changes in federal and/or state threatened or endangered listings/de-listings, to include or un-include species and/or habitats in the important habitat area classification, these regulations must be amended through a formal process for nomination as described in this regulation.

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4. There are no “anadromous fisheries” within the city of Soap Lake.

F. Classification. Fish and wildlife habitat conservation areas will be classified and designated as follows, based on a variety of data sources as identified herein:

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1. Priority Habitat Areas. Seasonal ranges and habitat elements with which federal and/or state listed sensitive, endangered or threatened species have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term;
2. Important Habitat Areas. Habitat areas that are associated with and actively utilized by federal and/or state candidate species and species designated as being of local importance according to the nomination process.

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G. Determination Process. The city of Soap Lake will review each development permit application to determine if the provisions of this section will be applied to the project. In making the determination, the city may use any of the reference maps and/or inventories identified in SLMC 14.12.040. The following progressive steps will occur upon a determination by the city that a fish and/or wildlife habitat conservation area may exist on a site proposed for a development permit.

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1. Step One. Staff will determine if there are any possible fish and/or wildlife habitat conservation areas on site. This determination shall be made following a review of information available, as outlined in SLMC Title 1~~3~~ as well as a site inspection and/or a consultation with a qualified fish and/or wildlife biologist, if deemed necessary by the city. If no fish and/or wildlife habitat conservation area is determined to be present, this section shall not apply to the review of the proposed development.

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2. Step Two. If it is determined by staff that a fish and/or wildlife habitat conservation area may be present, a site inspection and consultation with federal and/or state wildlife agency personnel shall be conducted to more definitively determine if a fish and/or wildlife habitat conservation area exists on the site. If no, this section shall not apply to the review of the proposed development. If yes, the applicant shall submit a habitat boundary survey and a habitat management and mitigation plan, as provided for in this section.

H. Designation.

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1. If an area that is subject to a development permit application is determined to be a priority habitat area after going through the determination process described herein, it shall be designated as such, and a habitat boundary survey and a habitat management and mitigation plan shall be developed as provided for in this section.

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2. If an area that is subject to a development permit application is determined to be an important habitat area after going through the determination process described herein, it shall be designated as such, and habitat boundary survey and a habitat management and mitigation plan may be required as provided for in this section. Designation as either a priority or important habitat area is not intended to deny development opportunities; rather, it is aimed at either steering growth to more suitable areas where fish and wildlife values will not be unduly compromised, or developing appropriate and adequate mitigation measures to alleviate potential negative impacts.

I. Fish/Wildlife Habitat Boundary Survey.

1. If it is determined through the process identified herein that a priority habitat area exists on a site that is the subject of a development permit application, a fish/wildlife habitat boundary survey and evaluation shall be conducted by a fish or wildlife biologist, as appropriate, who is knowledgeable of wildlife habitat within Grant County. The wildlife habitat boundary shall be field staked by the biologist and surveyed by a land surveyor for disclosure on all final plats, maps, etc.

2. If it is determined through the process identified herein that an important habitat area exists on a site that is the subject of a development permit application, a fish/wildlife habitat boundary survey and evaluation may be required if the proposal meets the definition of "major development" as described within this regulation, and if the proposal is determined to have a probable adverse impact on the habitat area. When required, all provisions of the habitat boundary survey and evaluation described in this section shall be followed.

3. The director may waive the requirement for the survey for minor development if:

- a. The proposed development is not within the extended proximity of the associated habitat;
- b. There is adequate information available on the area proposed for development to determine the impacts of the proposed development and appropriate mitigating measures; and
- c. The applicant provides voluntary deed restrictions that are approved by the city.

4. The fish/wildlife habitat boundary and any associated buffer shall be identified on all plats, maps, plans and specifications submitted for the project.

J. Fish/Wildlife Habitat Management and Mitigation Plan. A fish/wildlife habitat management and mitigation plan is required for all proposed developments determined to be within a priority habitat area. For those proposed developments determined to be within important habitat area, a fish/wildlife habitat management and mitigation plan may be required if it is determined by the city that the proposal will have probable adverse impacts on the habitat area.

1. When required, a fish/wildlife habitat management and mitigation plan shall be prepared by a biologist who is knowledgeable of wildlife habitat within Grant County.

2. The fish/wildlife habitat management and mitigation plan shall demonstrate, when implemented, that the net loss of ecological function of habitat is minimal.

3. Based on the best available science, the fish/wildlife habitat management and mitigation plan shall identify how impacts from the proposed project shall be mitigated, as well as the necessary monitoring and contingency actions for the continued maintenance of the habitat conservation area and any associated buffer.

4. The fish/wildlife habitat management and mitigation plan shall include maps and narrative descriptions that address at least the following items:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- c. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;
- d. Compensating for the impact by replacing, enhancing or providing substitute resources or environments.

5. A plan by the applicant that explains how any adverse impacts created by the proposed development will be mitigated, including without limitation the following techniques:

- a. Use of any federal, state or local management recommendations which have been developed for the species or habitats in the area;
- b. Establishment of appropriate and adequate buffer zones;
- c. Preservation of critically important plants and trees;
- d. Limitation of access to the habitat conservation area;
- e. Seasonal restriction of construction activities;
- f. Establishment of a timetable for periodic review of the plan.

g. Restoration and/or rehabilitation of degraded areas within Fish and Wildlife Habitat Conservation Areas

6. A detailed discussion of ongoing management practices which will protect the habitat conservation area after the project site has been fully developed, including proposed monitoring, contingency, maintenance and surety programs.

7. Activities or uses which would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation or affect aquatic life, should be prohibited.

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8. The director may waive the requirement for the habitat management and mitigation plan for minor development if:

- a. The proposed development is not within the 25-foot extended proximity of the associated habitat;
- b. There is adequate information available on the area proposed for development to determine the impacts of the proposed development and appropriate mitigating measures; and
- c. The applicant provides voluntary deed restrictions that are approved by the city.▼

14.12.120 Critical area – Frequently flooded areas.

A. Purpose and Objectives. As of the adoption of the ordinance codified in this chapter, there are no FEMA floodplains in the city of Soap Lake. However, it is the intent of the city to recognize and diminish potential hazards that may be caused by future annexations in areas where severe and costly flooding is anticipated to occur.

Based on historical observation and information collected by the Federal Emergency Management Agency, the city endorses a cautious posture that limits construction in areas located within zones designated to be flood prone. This decision stems from local, as well as state and federal, understanding that development limitation in these areas helps to serve the health, safety and public welfare of the people of the city of Soap Lake.

B. The following reflect the goals and policies of the community:

1. Goals. Protect the frequently flooded areas that are known to be critical parts of the natural drainage system by limiting and controlling potential alterations and/or obstructions to those areas.
2. Policies.
 - a. Discourage land use practices that may impede the flow of floodwater or cause danger to life or property. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other works which, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.
 - b. Maintain and add catch basins or similar measures, as needed to protect the health, safety, and welfare of residents and the environment.

C. Classification. Classification of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program. The following categories of frequently flooded areas established for the purpose of classification are:

1. Floodways. The channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order that the base flood is carried without substantial increases in flood heights.
2. Floodplains. The floodway and special flood hazard areas.
3. Special Flood Hazard Areas. The area adjoining the floodway which is subject to a one percent or greater chance of flooding in any given year, as identified in the Grant County Flood Insurance Study (July 26, 1977), and determined by the Federal Insurance Administration.

D. Designation. All lands, shorelines and waters which are currently identified within the 100-year floodplain in the Federal Emergency Management Agency entitled "The Flood Insurance Study for the County of Grant," dated July 26, 1977, with accompanying Flood Insurance Rate and Boundary Maps, are designated as frequently flooded areas. If and when this study becomes updated to reflect new conditions, designation of frequently flooded areas will include the changes.▼

14.12.130 Critical area – Geologically hazardous areas.

A. Purpose. It is the intent of the city to reduce the threat posed to the health and safety of its citizens from commercial, residential or industrial development that may be sited in areas of significant geologic hazard. In some cases, it is recognized that risks from geologic hazards can be reduced or mitigated to acceptable levels through engineering design or modified construction practices. In other cases where technological efforts are not sufficient to reduce associated risks, building is best avoided. The following reflect the goals and policies of the community:

1. Goal. Provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.
2. Policies. When probable significant adverse impacts from geologically hazardous areas are identified during the review of a development application, documentation that fully addresses these potential impacts and identifies alternative mitigation measures to eliminate or minimize the impacts will be required.

B. Identification. Geological hazards pose a threat to public health and safety. Adequate identification and development standards reduce these risks. Hazards of concern that exist in the city of Soap Lake include any land containing soils, geology or slopes that meet any of the following criteria:

1. Areas with slopes in excess of 45 percent;
2. Areas with all three of the following characteristics:
 - a. Soil types with the properties of the Ringold formation (clay);
 - b. Areas with the potential for water loading; and
 - c. Slopes in excess of 15 percent;

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3. Soils within the city that are especially subject to wind erosion;
4. Slopes having gradients steeper than 80 percent subject to rock fall during seismic shaking; and/or
5. Areas highly susceptible to liquefaction from seismic activity.

C. Classification and Designation.

1. All geologically hazardous areas shall be classified and designated according to the level of risk associated with the hazardous area as established through an approved geologic hazard risk assessment and/or a geotechnical report submitted by the applicant in accordance with this chapter. On-site inspections and the information sources identified in this chapter shall be used as guidance in identifying the presence of potential geologically hazardous areas.
2. Geologically hazardous areas in the city of Soap Lake shall be classified according to the following system:
 - a. Level 1. Critical hazard areas shall be those areas with a known risk.
 - b. Level 2. Awareness hazard areas shall be those areas that have a suspected risk.

D. Determination Process. The city will review each development permit application to determine if the provisions of this section will be applied to the project. In making the determination, the city may use any of the reference maps and/or inventories identified in SLMC 14.12.010 through 14.12.080:

1. Step One. Staff will determine if there are any possible geologically hazardous areas on site as defined herein. This determination will be made following a review of information available and a site inspection if appropriate. If no hazard area is determined to be present, this section shall not apply to the review of the proposed development.
2. Step Two. If it is determined that a geologically hazardous area may be present, the applicant shall submit a geologic hazard area risk assessment prepared by a licensed engineer or a licensed geologist. The risk assessment will include a description of the geology of the site and the proposed development; an assessment of the potential impact the project may have on the geologic hazard; an assessment of what potential impact the geologic hazard may have on the project; appropriate mitigation measures, if any; and a conclusion as to whether further analysis is necessary. The assessment will be signed by and bear the seal of the engineer or geologist that prepared it. No further analysis shall be required if the geologic hazard area risk assessment concludes that there is no geologic hazard present on the site, nor will the project affect or be affected by any potential geologic hazards that may be nearby.
3. Step Three. If the professional preparing the risk assessment in step two concludes that further analysis is necessary, the applicant shall submit a geotechnical report as provided for herein.
4. A proposed development cannot be approved if it is determined by the geotechnical report that either the proposed development or adjacent properties will be at risk of damage from the geologic hazard, or that the project will increase the risk of occurrence of the hazard, and there are no adequate mitigation measures to alleviate the risks.

E. Geotechnical Report.

1. All geotechnical reports shall be prepared by a civil engineer licensed to practice in the state of Washington.
2. A geotechnical report shall include a description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinions and recommendations on the suitability of the site to be developed. The report shall evaluate the actual presence of geologic conditions giving rise to the geologic hazard, and an evaluation of the safety of the proposed project, and identification of construction practices, monitoring programs and other mitigation measures necessary. A bibliography of scientific citations shall be included as necessary.
3. The geotechnical report shall include a certification from the engineer preparing the report, including the engineer's professional stamp and signature, stating all of the following:
 - a. The risk of damage from the project, both on and off site, is minimal;
 - b. The project will not materially increase the risk of occurrence of the hazard;
 - c. The specific measures incorporated into the design and operational plan of the project to eliminate or reduce the risk of damage due to the hazard; and
 - d. Mitigation of adverse site conditions including slope stabilization measures and seismically unstable soils, if appropriate.
4. All mitigation measures, construction techniques, recommendations and technical specifications provided in the geotechnical report shall be applied during the implementation of the proposal. The engineer of record shall submit sealed verification at the conclusion of construction that development occurred in conformance with the approved plans.

14.12.140 Critical area – Wetlands.

A. Purpose and Objectives. As of the adoption of the ordinance codified in this chapter, there are no mapped wetlands within the city of Soap Lake or the Soap Lake urban growth area. However, it is the intent of the city of Soap Lake to promote public health and welfare by instituting local measures to preserve naturally occurring wetlands that may be determined by site specific analysis or annexed in the future. These areas may serve a variety of vital functions, including, but not limited to: flood storage and conveyance, water quality protection, recharge and discharge areas for groundwater, erosion control, sediment control, fish and wildlife habitat, recreation, education and scientific research.

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Protection measures should strive to spare identified value and function of wetlands that may be in jeopardy from new development proposals. However, regulations shall not prohibit uses legally existing on any parcel prior to their adoption.

The city recognizes that various legal means and levels of government already address protection of wetlands. Effort will be made to avoid unnecessary duplication and to promote cooperation and coordination whenever possible. The following reflect the goals and policies of the community:

1. Goal. The city's wetlands will be protected to the greatest extent possible, with no net loss to ecological functions, because they provide important functions that protect and improve the quality of life.
2. Policies.
 - a. Use of innovative techniques should be encouraged to protect wetlands.
 - b. For development proposals which encompass wetland areas or their buffers there will be a site-specific review process required to determine impacts of development.

B. Classification and Designation. Wetlands shall be identified and delineated using the approved federal wetland delineation manual and applicable regional supplements. Classification and rating of wetlands will be done using the Washington State Wetland Rating System for Eastern Washington—2014 Update (Ecology Publication #14-06-030, October 2014) as revised.

/ "Vernal pools" are wetlands that are less than 4,000 square feet and meet at least two of the following criteria:

- a. Its only source of water is rainfall or snowmelt from a small contributing basin and has no groundwater input.
- b. Wetland plants are typically present only in the spring and the summer vegetation is typically upland annuals.
- c. The soils in the wetland are shallow (less than 30 cm or one foot deep) and are underlain by an impermeable layer such as basalt or clay.
- d. Surface water is present for less than 120 days during the wet season.
- e. Vernal pools that are both near other aquatic resources and relatively undisturbed during February and March are considered Category 2 wetlands.

C. Determination Process. The city of Soap Lake will review each development permit application to determine if the provisions of this section will be applied to the project. In making the determination, the city may use any of the reference maps and/or inventories identified in this chapter. The following progressive steps will occur upon a determination that a wetland area may exist on a site proposed for a development permit.

1. Step One. City staff will determine if there are any possible wetland areas on site. This determination shall be made following a review of information available, as well as a site inspection and/or a consultation with a qualified wetland biologist, if deemed necessary by the city. If no regulated wetland area is determined to be present, this section shall not apply to the review of the proposed development.
2. Step Two. If it is determined that wetland areas may be present, a site inspection and consultation with a qualified wetland biologist shall be conducted to more definitively determine if a regulated wetland area exists on the site. If no, this section shall not apply to the review of the proposed development. If yes, the applicant shall conduct a wetland delineation and shall submit a wetland management and mitigation plan, as provided for in this section.

D. Wetland Management and Mitigation Plan.

1. As determined necessary as provided for in this section, a wetland management and mitigation plan shall be required when impacts to a wetland are unavoidable during project development.
 - ✖ Wetland management and mitigation plans shall be prepared by a professional wetland scientist with sufficient experience as a wetlands professional including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments and developing and implementing mitigation plans.
 - ✖ The wetland management and mitigation plan shall demonstrate, when implemented, that there shall be no net loss of the ecological function or acreage of the wetland.
 - ✖ The wetland management and mitigation plan shall identify how impacts from the proposed project shall be mitigated, as well as the necessary monitoring and contingency actions for the continued maintenance of the wetland and its associated buffer.
 - ✖ The wetland management and mitigation plan shall contain a report that includes, but is not limited to, the following information:
 - a. Location maps, regional 1:24,000 and local 1:4,800;
 - b. A map or maps indicating the boundary delineation of the wetland; the width and length of all existing and proposed structures, utilities, roads, easements; wastewater and stormwater facilities; adjacent land uses, zoning districts and comprehensive plan designations;
 - c. A description of the proposed project including the nature, density and intensity of the proposed development and the associated grading, structures, utilities, stormwater facilities, etc., in sufficient detail to allow analysis of such land use change upon the identified wetland;

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Deleted: 2. "Vernal pools" are wetlands that are less than 4,000 square feet and meet at least two of the following criteria:¶

- a. Its only source of water is rainfall or snowmelt from a small contributing basin and has no groundwater input.¶
- b. Wetland plants are typically present only in the spring and the summer vegetation is typically upland annuals.¶
- c. The soils in the wetland are shallow (less than 30 cm or one foot deep) and are underlain by an impermeable layer such as basalt or clay.¶
- d. Surface water is present for less than 120 days during the wet season.¶
- e. Vernal pools that are both near other aquatic resources and relatively undisturbed during February and March are considered Category 2 wetlands.¶

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- d. A detailed description of vegetative, faunal and hydrologic conditions, soil and substrate characteristics, and topographic features within and surrounding the wetland;
- e. A detailed description of vegetative, faunal and hydrologic conditions, soil and substrate characteristics, and topographic features within any compensation site;
- f. A detailed description of the proposed project's effect on the wetland, and a discussion of any federal, state or local management recommendations which have been developed for the area;
- g. A discussion of the following mitigation alternatives as they relate to the proposal. The mitigation alternatives shall be proposed in a manner that considers the following in order of priority from (i) through (iv):
- i. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - ii. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - iii. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;
 - iv. Compensating for the impact by replacing, enhancing or providing substitute resources or environments;
- h. A plan by the applicant which explains how any adverse impacts created by the proposed development will be mitigated, including without limitation the following techniques:
- i. Establishment of buffer zones;
 - ii. Preservation of critically important plants and trees;
 - iii. Limitation of access to the wetland area;
 - iv. Seasonal restriction of construction activities;
 - v. Establishment of a monitoring program within the plan;
 - vi. Drainage and erosion control techniques
- i. A detailed discussion of ongoing management practices which will protect the wetland after the project site has been fully developed, including proposed monitoring, contingency, maintenance and surety programs for the time period necessary to establish that the performance standards have been met, but for not less than five years;
- j. All reports will be provided in an electronic format (word processor) and all geographic entities (maps, etc.) will be provided in a geocoded format for use in GIS systems (ArcView, MapInfo, AutoCAD, etc.).

6. Mitigation ratios shall be used when impacts to wetlands cannot be avoided. As identified below, the first number specifies the acreage of replacement wetlands and the second number specifies the acreage of wetlands altered. The mitigation ratios by wetland type are as follows:

Table 14.12.140 (D)(6): Mitigation Ratios for Eastern Washington

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<u>Category and Type of Wetland Impacts</u>	<u>Re-establishment or Creation</u>	<u>Rehabilitation Only¹</u>	<u>Re-establishment or Creation (R/C) and Rehabilitation (RH)¹</u>	<u>Re-establishment or Creation (R/C) and Enhancement (E)¹</u>	<u>Enhancement Only¹</u>
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
▲					
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
▲					
Category II Forested	4:1	8:1	1:1 R/C and 4:1 RH	1:1 R/C and 6:1 E	16:1
Category II Vernal Pool	2:1 Compensation must be seasonally ponded wetland	4:1 Compensation must be seasonally ponded wetland	1:1 R/C and 2:1 RH	Case-by-case	Case-by-case
All other Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
▲					
Category I Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible ²	6:1 Rehabilitation of a Natural Heritage site	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-base
Category I Alkali	Not considered possible ²	6:1 Rehabilitation of an alkali wetland	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-case
Category I Bog	Not considered possible ²	6:1 Rehabilitation of a bog	R/C Not considered possible ²	R/C Not considered possible ²	Case-by-case

¹ These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.

² Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

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Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part I: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

7. Wetlands Enhancement as Mitigation.

- a. Impacts to wetlands may be mitigated by enhancement of existing wetlands and must be accomplished in a manner consistent with the requirements of SLMC 14.12.170. Applicants proposing to enhance wetland must produce a critical area report that identifies how enhancement will increase the functions of the wetland and how this increase will adequately mitigate for the loss of wetland area and function at the impact site.
- b. The ratios identified in subsection (D)(7) of this section shall be at a minimum four times the required acreage where the enhancement proposal would result in minimal gain in the performance of wetland functions and/or result in the reduction of other wetland functions currently being provided in the wetland.

E. Management Recommendations and Standards. The following management recommendations and standards will apply to development proposals determined to be located within wetland areas, as defined and described herein:

1. Wetlands shall be protected, based on their quality established from the rating system, and from alterations which may create adverse impacts. The greatest protection shall be provided to Category I and II wetlands.
2. Alteration shall not mean best management practices for agriculture which by design could not be considered a change in land use, including but not limited to improved chemical application or practice, which are intended to improve crop production and enhance areas adjacent to wetlands.
3. Activities conducted by public agencies to control mosquitoes in compliance with state and federal laws shall be exempt from city wetland regulations.
4. Activities and construction necessary on an emergency basis to prevent threats to public health and safety may be **allowed if in compliance with section 14.12.070.A.1.**
5. The city will coordinate wetland preservation strategy and effort with appropriate state and federal agencies, and private conservation organizations, to take advantage of both technical and financial assistance, and to avoid duplication of efforts.
6. A wetland buffer area of adequate width shall be maintained between wetlands and adjacent new development to protect the function and integrity of wetlands. The ultimate width of the established buffer shall be dependent upon functioning and sensitivity of the wetland; characteristics of the existing buffer, potential impacts associated with adjacent and proposed land use, and other existing regulation which may control the proposed activity. Extension or reduction in required buffer widths may be imposed according to these factors. **Standard buffer widths shall be measured on the horizontal from the wetland boundary as surveyed in the field.**

7. Measurement of wetland buffers. All buffers shall be measured on the horizontal from the wetland boundary as surveyed in the field. The width of the wetland buffer shall be determined according to the proposed land use (Table 14.12.140(E)(7)(a)) and wetland category (Table 14.12.140(E)(7)(b)).

Table 14.12.140(E)(7)(a). Land Use Intensity Table.

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c. Wetland Category III – 2:1;
d. Wetland Category IV – 1.5:1.0.

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<u>Level of Impact from Proposed Change in Land Use</u>	<u>Types of Land Use Based on Common Zoning Designations</u>
<u>High</u>	<ul style="list-style-type: none"> • <u>Commercial</u> • <u>Urban</u> • <u>Industrial</u> • <u>Institutional</u> • <u>Retail sales</u> • <u>Residential (more than 1 unit/acre)</u> • <u>High-intensity recreation (golf courses, ball fields, etc.)</u>
<u>Moderate</u>	<ul style="list-style-type: none"> • <u>Residential (1 unit/acre or less)</u> • <u>Moderate-intensity open space (parks with biking, jogging, etc.)</u> • <u>Paved driveways and gravel driveways serving 3 or more residences</u> • <u>Paved trails</u>
<u>Low</u>	<ul style="list-style-type: none"> • <u>Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.)</u> • <u>Timber management</u> • <u>Gravel driveways serving 2 or fewer residences</u> • <u>Unpaved trails</u> • <u>Utility corridor without a maintenance road and little or no vegetation management.</u>

Table 14.12-140 (E)(7)(b). Wetland Buffers

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<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Category IV Wetlands (For wetlands scoring less than 15 points or more for all functions)</u>		
<u>Score for all 3 basic functions is less than 30 points</u>	<u>Low – 25 ft</u> <u>Moderate – 40 ft</u> <u>High – 50 ft</u>	<u>No recommendations at this time</u>
<u>Category III Wetlands (For wetlands scoring 16-18 points or more for all functions)</u>		
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u> <u>High – 150 ft</u>	<u>No recommendations at this time</u>
<u>Not meeting above characteristic</u>	<u>Low – 40 ft</u> <u>Moderate – 60 ft</u> <u>High – 80 ft</u>	<u>No recommendations at this time</u>
<u>Category II Wetlands (For wetlands that score 19-21 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>High level of function for habitat (score for habitat 29-36 points)</u>	<u>Low – 100 ft</u> <u>Moderate – 150 ft</u> <u>High – 200 ft</u>	<u>Maintain connections to other habitat areas</u>
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u> <u>High – 150 ft</u>	<u>No recommendations at this time</u>
<u>High level of function for water quality improvement and low for habitat (score for water quality 24-32 points; habitat less than 20 points)</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Riparian forest</u>	<u>Buffer width to be based on score for habitat functions or water quality functions</u>	<u>Riparian forest wetlands need to be protected at a watershed or subbasin scale</u> <u>Other protection based on needs to protect habitat and/or water quality functions</u>
<u>Not meeting above characteristic</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No recommendations at this time</u>
<u>Vernal pool</u>	<u>Low - 100 ft</u> <u>Moderate - 150 ft</u> <u>High - 200 ft</u> <u>Or develop a regional plan to protect the most important vernal pool complexes – buffers of vernal pools outside protection zones can then be reduced to:</u> <u>Low – 40 ft</u> <u>Moderate - 60 ft</u> <u>High – 80 ft</u>	<u>No intensive grazing or tilling of wetland</u>
<u>Category I Wetlands (For wetlands that score 22 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u>		
<u>Natural Heritage Wetlands</u>	<u>Low – 125 ft</u> <u>Moderate – 190 ft</u> <u>High – 250 ft</u>	<u>No additional surface discharges to wetland or its tributaries.</u> <u>No septic systems within 300 ft of wetland.</u> <u>Restore degraded parts of buffer.</u>
<u>High level of function for habitat (score for habitat 29-36 points)</u>	<u>Low – 100 ft</u> <u>Moderate – 150 ft</u> <u>High – 200 ft</u>	<u>Restore degraded parts of buffer.</u> <u>Maintain connections to other habitat areas</u>

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<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u> <u>High – 150 ft</u>	<u>No recommendations at this time</u>
<u>High level of function for water quality improvement (24-32 points) and low for habitat (less than 20 points)</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Not meeting above characteristics</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No recommendations at this time</u>

Wetland buffers shall be retained in their natural conditions unless change in a portion of a wetland buffer is proposed that will not have an adverse impact on the wetland, or adequate mitigation cannot or will not be provided by natural conditions. Integrity of the wetland shall be maintained as a function of the buffer.

Buffer Averaging.

a. Standard buffer widths modified by the planning director for an averaging to improve wetland protection may be permitted when all of the following conditions are met:

- The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower rated area.
- The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion.
- The total area of the buffer after averaging is equal to the area required without averaging.
- The buffer at its narrowest point is never less than three-quarters of the required width and/or 25 feet.

b. Averaging to allow reasonable use of a parcel may be permitted when all of the following are met:

- There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
- The averaged buffer will not result in degradation of the wetland’s functions and values as demonstrated by a report from a qualified wetland professional.
- The total buffer area after averaging is equal to the area required without averaging.
- The buffer at its narrowest point is never less than three-quarters of the required width.

10. Wetland alteration shall not cause significant adverse impact to wetland ecosystems or surrounding areas.

14. Encourage development of an education program promoting the value of wetlands, and that promotes private stewardship of wetland areas.

14.12.150 Best available science.

Critical area reports and decisions to alter critical areas shall rely on the best available science to protect the functions and values of critical areas and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish and their habitat. Best available science is that scientific information applicable to the critical area prepared by local, state or federal natural resource agencies, a qualified scientific professional or team of qualified scientific professionals, that is consistent with criteria established in WAC 365-195-900 through 365-195-925.

14.12.160 Development standards.

Within critical areas, the city shall prohibit soil excavation, grading, removal of native vegetation species, draining, intentional burning, planting of invasive or nuisance vegetation, placement of structures and new construction on critical areas unless otherwise authorized in this chapter.

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Deleted: 9. Activities or uses which would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation or affect aquatic life, should be prohibited. ¶
10. Construction of structural shoreline stabilization and flood control works should be minimized. New developments should be designed to preclude need for such works and should be compatible with shoreline characteristics and limitations.

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A. Applicability. These development standards apply to uses on critical areas and within buffers unless otherwise exempted in this chapter.

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B. Performance Standards. In order to approve application for development on lands subject to this chapter, the city planner shall find that the following standards have been met:

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1. All reasonable alternatives for locating the development activity in such a way so as to avoid critical areas have been considered and the development activity will be located in the least environmentally sensitive area as practicable and the purpose of this chapter is fulfilled.
2. The city has approved the vegetation removal methods and the removal of native plants has been avoided, to the extent practicable.
3. All adverse impacts to all affected critical areas and buffers are either avoided or fully mitigated.
4. The plan minimizes cuts and fills.
5. The director has reviewed and approved an erosion control plan, grading plan, and vegetation removal and replanting plan prior to construction activity.
6. All activities have received applicable state and federal permits, and comply with SEPA requirements if the "lead agency" makes a threshold determination of significance (DS), or a mitigated determination of nonsignificance (MDNS).
7. Compliance with this chapter does not constitute compliance with state and federal environmental standards. The applicant shall be responsible for demonstrating such compliance.

C. Review Process.

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1. The review process shall be the type specified in SLMC Title 17 for each particular land use action unless otherwise specified in this chapter.
2. Applications to develop on critical areas or their buffers shall be subject to review if, within a one-year period, the cumulative impact on critical areas is:

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- a. Disturbance of ~~greater~~ than 10 cubic feet of soil;
- b. An activity, the fair market cost of which is ~~greater~~ than \$500.00; or
- c. The activity involves ~~greater~~ than 1,000 square feet of critical areas.

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D. SEPA Review. On a case-by-case basis, the responsible official may issue a determination of nonsignificance (DNS) if:

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1. The application for development review contains all requested information, including reports, maps and other documents relevant to the proposed activity; and
2. The proposed activity complies with all applicable development review and performance standards; and
3. Compliance with all applicable development standards and performance standards is made a binding condition of land use approval.

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14.12.170 Mitigation.

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A. Approval. City approval of a mitigation plan is a prerequisite for approval of any development activities in critical areas. ~~Only Geological Hazard and Wetland critical areas are eligible for mitigation planning. Other types of mitigation may be appropriate for other critical areas.~~

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Commented [BF4]: Remind me why this was added in? I wouldn't limit it to just these two... you could have mitigation for all types of critical areas

1. The applicant shall submit a written request describing the extent and nature of the proposed development activity on critical areas and buffers. The request shall include boundary locations of all critical areas and attendant buffers.
2. The application for development shall include a mitigation plan prepared in compliance with this section. Mitigation plans shall be developed utilizing the guidelines found in Wetland Mitigation in Washington State, Part 1, Agency Policies and Guidance (Version 1, Publication No. 06-06-011a, March 2006) and Wetland Mitigation in Washington State, Part 2, Developing Mitigation Plans (Version 1, Publication No. 06-06-011b, March 2006).
3. The city may require the applicant to prepare special reports evaluating potential adverse impacts upon critical areas and potential mitigation measures as part of the land use application process. These reports may include, but are not limited to, the following: storm water management plan; hydrology, geology, and soils report; grading and erosion control plan; native vegetation report; fish and wildlife assessment and impact report; water quality report; wetlands delineation; and other reports determined necessary by the city.
4. The city shall consult with state and federal resource management agencies and, in order to protect wildlife habitat or natural resource values, shall attach such conditions as may be necessary to effectively mitigate identified adverse impacts of the proposed development activity.
5. The city may request third party "peer review" of an application by qualified professionals and may incorporate recommendations from such third party reports in findings approving or denying the application.
6. All reports recommending mitigation shall include provisions for monitoring of programs and replacement of improvements, on an annual basis, consistent with report recommendations and at one-, three-, five- and seven-year intervals.
7. The city may require replacement mitigation to be established and functional prior to project construction.

Commented [GU5R4]: This was in response to Debra Johnsons Comment "Please note that it is not appropriate to apply the general mitigation requirements in SLMC 14.12.170 to all critical areas. The compensatory mitigation provisions of WAC 365-196-830 are carried through to only two specific critical areas types – geohazard (WAC 365-190-120) & wetlands (WAC 365-190-090) – but do not extend to CARAs (not included in WAC 365-190-100) or other critical area classes. When placed in general standards, these provisions imply that some degree of degradation to an aquifer is acceptable, while allowing even a limited degree of harm to an aquifer could result in lost potability. "

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B. No Net Loss.

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1. Mitigation efforts, when allowed, shall ensure that development activity does not yield a net loss of the area or function of the critical areas. No net loss shall be measured by:

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- a. Avoidance or mitigation of adverse impacts to fish life; or
 - b. Avoidance or mitigation of net loss of habitat functions necessary to sustain fish life; or
 - c. Avoidance or mitigation of loss of area by habitat type.
2. Mitigation to achieve no net loss should benefit those organisms being impacted.

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3. Where development results in a loss of wetland area, the mitigation plan shall demonstrate that wetland area is replaced consistent with the ratios described in SLMC 14.12.140. The created or enhanced wetland shall be, acre for acre, of equal or greater biological values, including habitat value, and with equivalent hydrological values including storage capacity.

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C. Mitigation Plan. A mitigation plan shall provide for the design, implementation, maintenance, and monitoring of mitigation measures. A mitigation plan shall include but is not limited to the following:

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- 1. Methods and techniques to be used to mitigate impacts to critical areas;
- 2. Explanation of methods and techniques, such as construction practices to be used to implement the identified mitigation methods;
- 3. Methods and techniques for monitoring said mitigation and a proposed time frame for such monitoring. Monitoring periods shall be a minimum of five (5) years and shall be ten (10) or more years for scrub-shrub communities and other areas where rate of growth slows the development of adequate cover.

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14.12.180 Modification to overlay zone.

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The city may modify the boundaries of the critical areas overlay district based upon expert studies. Such amendments shall occur under Chapter 14.04 SLMC.

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A. Land to be conserved as public or private open space, through dedication, conservation easements or other appropriate means, shall retain a critical areas overlay designation.

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B. Land approved for private building construction shall be removed from this overlay district.

C. The city shall maintain a record of all administrative amendments to the critical areas overlay district, including findings in support of the decision to modify the boundaries of the overlay district.

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14.12.190 Application fees.

At the time of application for land use review or critical areas review, the applicant shall pay a critical areas review fee, adopted by the city council, from time to time, by resolution.

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14.12.200 Bonds to ensure mitigation, maintenance and monitoring.

A. When mitigation required pursuant to a development proposal is not completed prior to the city final permit approval, such as final plat approval or final building inspection, the city shall require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the city. If the development proposal is subject to mitigation, the applicant shall post a mitigation bond or other security in a form and amount deemed acceptable by the city to ensure mitigation is fully functional.

B. The bond shall be in the amount of 125 percent of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater, and the cost of maintenance and monitoring for a 10-year period.

C. The bond shall be in the form of an assignment of savings account, or an irrevocable letter of credit guaranteed by an acceptable financial institution with terms and conditions acceptable to the city attorney or other method acceptable to the planner.

D. Bonds or other security authorized by this section shall remain in effect until the city determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the city for a minimum of 10 years to ensure that the required mitigation has been fully implemented and demonstrated to function, and may be held for longer periods when necessary.

E. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.

F. Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring, or restoration.

G. Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within 30 days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the city code or any other law.

H. Any funds recovered pursuant to this section shall be used to complete the required mitigation, maintenance or monitoring ▼

14.12.210 Critical area inspections.

Reasonable access to the site shall be provided to the city, state, and federal agency review staff for the purpose of inspections during any proposal review, restoration, emergency action, or monitoring period. ▼

14.12.220 Agricultural lands.

No agricultural land located within the city's urban growth areas shall be designated as agricultural land of long-term commercial significance under RCW 36.70A.170. The city is proposing no changes to the manner and intent of the applications of these regulations regarding agricultural lands located within the city's jurisdictional authority consistent with Chapter 36.70A RCW as amended by the passage of SSB 5248. ▼

14.12.230 Enforcement.

This chapter shall be enforced in the same manner as provided in SLMC Title 17 for the enforcement of the zoning code. ▼

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