

**Chapter 17.16**

**GENERAL REGULATIONS AND STANDARDS**

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**17.16.010 Purpose and intent.**

The purpose of the general use district regulations and standards is to provide a concise reference for bulk, density and setback regulations, as well as general requirements that are common to many different zoning districts. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.020 Access.**

A. No building shall be erected or moved onto any lot, tract or parcel of land unless the lot, tract or parcel of land has reasonably efficient access for emergency vehicles. Standards of development for access shall be as required by the city’s development standards.

B. Lots created adjacent to public streets designated as arterials by the adopted comprehensive plan shall either be provided access from another adjoining public street (not designated an arterial) or by a joint access established through a private easement; provided, that the easement will be utilized by two or more properties and is not located within one hundred fifty feet of another joint access easement or public street or road intersection. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.030 Setbacks and dimension requirements.**

Building setbacks and lot dimensional requirements shall be as provided in Table 17.16.030.

**Table 17.16.030  
Setbacks and Lot Dimensional Requirements**

Zone	Minimum Square Feet	Minimum Width	Setbacks		
			Front	Rear	Side
R-1	7,500	75 feet	20 feet	15 feet	5 feet
R-2	6,000	60 feet	20 feet	15 feet	5 feet
R-3	5,000	50 feet	15 feet	10 feet	5 feet
C-B	B	B	0 feet	0 feet	0 feet
C-H	B	B	0 feet	0 feet	0 feet
I-G	B	B	0 feet	0 feet	0 feet

**A. Residential Yard Requirements.**

1. Irregular shaped lots or lots located on a cul-de-sac shall maintain a front yard setback of twenty

feet from the front property line or at the point the subject lot measures sixty feet in width, whichever is greater.

- 2. Corner lots shall maintain one rear yard.
- 3. Corner lots shall be viewed as having two required front yards.
- 4. R-1 setbacks apply to residential uses in non-residential districts.
- 5. Structures accessory (i.e., carports, garage, etc.) to any residence may be erected within five feet of any rear property line if said structure is a distance of ten feet from any residential building and not more than fifty percent of the required rear yard is covered with structures.

**B. Commercial and Industrial Yard Requirements.**

- 1. Minimum lot size: sufficient size to accommodate the use(s) and minimum provisions in this title for such requirements relating to access, off-street parking, landscaping, storm drainage, minimum yards, etc.
- 2. Minimum lot width: sufficient size to accommodate the use(s) and minimum provisions in this title for such requirements relating to access, off-street parking, landscaping, storm drainage, minimum yards, etc. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.040 Permitted intrusions into required yards.**

- A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.
- B. Chimneys are considered a part of the structure of the building and are not permitted to project into a required yard.
- C. Open, unwallled and uncovered steps, ramps, not more than four feet in height may extend into the required front or rear yard setback requirement not more than five feet.

D. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than sixteen inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

E. Awnings and marquees may be allowed within required front yards and over sidewalks or public rights-of-way in commercial and industrial zones if all the following requirements are satisfied:

- 1. The zoning administrator (or designee) determines that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.
- 2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.
- 3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the comprehensive development plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.
- 4. The city's building codes and fire codes are satisfied for the structure and location. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.050 Height, bulk and density requirements.**

Height, bulk and density requirements shall be those provided in Table 17.16.050.

**Table 17.16.050  
Height, Bulk and Density Requirements**

<b>Zone</b>	<b>Maximum Height</b>	<b>Maximum Lot Coverage</b>	<b>Maximum Density</b>
R-1	30	None	4 DUA
R-2	30	None	10 DUA
R-3	30	None	20 DUA

**Table 17.16.050  
Height, Bulk and Density Requirements (Continued)**

<b>Zone</b>	<b>Maximum Height</b>	<b>Maximum Lot Coverage</b>	<b>Maximum Density</b>
C-B	35	None	None
C-H	35	75%	None
I	35	None	None

DUA = Dwelling Units per Acre

A. **Building Height Exceptions.** The following types of structures or structural parts are not subject to the building height limitations of this title: aerials, belfries, chimneys, church spires, cupolas, domes, fire and hose towers, flagpoles, monuments, radio or television antennas, water towers, windmills and other similar projections. (Ord. 1021 § 2, 2014; Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.060 Development standards.**

A. **Swimming Pools.** Swimming pools shall be enclosed by a solid or woven wire fence at least forty-two inches high, with a locking entry gate, and must meet the minimum yard requirements of the applicable district. Swimming pools shall not be placed in the front yard setback.

B. **Fences.** In any use district, no fence shall exceed the following in height:

1. **Front yard and side street yard:** forty-two inches maximum height as measured from the finished grade of the lot within ten feet of the front lot line; however, fences that do not impede visibility, such as chain link fences without slats, may be up to forty-eight inches within ten feet of the front lot line. On corner lots and when located within a vision clearance area at intersections as defined in subsection C of this section, no fence or other physical obstruction shall be higher than forty-two inches as measured from the established road grade, except that a chain link fence without slats may be up to forty-eight inches within the clear view triangle.

2. **Side yard:** a maximum of forty-two inches in height as measured from the finished grade of the lot within ten feet of the front lot line to the back point of the front yard setback, at which point it may be a max-

imum of eight feet in height as measured from the finished grade of the lot. However, chain link fences without slats may be up to forty-eight inches within ten feet of the front lot line.

3. **Rear yard:** eight feet maximum height from the finished grade of the lot in residential and commercial zones and eight feet maximum height in industrial zones.

4. **Barbed wire and concertina wire fences** or part of fencing shall not be allowed within the residential zoning districts or commercial zoning districts. Where allowed in the general industrial zoning district the barbed wire and/or razor ribbon (security wire) may only be used on the portion of a fence that is more than six feet high, and shall not exceed the allowable eight feet in height maximum.

5. **Fences located within the general industrial district** shall not exceed a height of eight feet, unless otherwise provided by federal, state law or this code, and may be located on the front property line pursuant to subsection C of this section, Clear View Triangle.

6. **Electric fences** shall not be allowed within any zoning district in the city.

7. **Double frontage lots within residential districts:** double frontage lots within a residential district and located on a collector or arterial road may construct a fence six feet in height on the front lot line adjacent to the arterial or collector. The fence height shall be measured from the established road grade. The following criteria shall be met:

a. Vehicular access is prohibited from the arterial or collector roadway for the affected lot;

b. If a gate is located for each affected lot, that it be designed for pedestrian access only;

c. The fence complies with the minimum standards set forth for clear view triangles; and

d. The fence shall be maintained and kept in good repair.

8. Fences enclosing special public or private buildings: a fence enclosing public or private school grounds, playfields, municipal buildings, cemeteries, or utilities may be a maximum height of eight feet as measured from the established road grade provided the requirements of clear view triangles are observed.

9. Fence posts and decorative features: fence posts and decorative features may exceed the maximum fence height by no more than eighteen inches provided the features are spaced at least six feet apart.

C. Clear View Triangle. In any use district, a clear view triangle shall be maintained at all intersecting public and/or private streets and alleys to maintain unobstructed sight corridors for transportation safety.

1. This area can be determined as follows:

a. At street intersections it shall be determined by measuring twenty-five feet from the point of intersection of the two property lines, along the property lines adjacent to each street. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle.

b. At a driveway intersection with a street right-of-way it shall be determined by measuring fifteen feet along the road right-of-way and fifteen feet along the edges of the driveway, beginning at the respective points of the intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle.

2. No sign, structure, fencing, associated landscaping or any other sight obstruction shall be placed within this triangle which exceeds the height of forty-two inches from the street grade.

3. Trees within the clear view triangle shall have their branches removed at the trunk from ground level to a minimum height of eight feet above the ground. In cases in which the clear view triangle will not provide adequate sight distance, the city engineer shall determine the required area needed to reduce hazards to the traveling public.

D. Clearing and Grading. Site preparation for development shall be topographically suited to such use without major earth movement that may result in unsafe or unsightly cut or fill slopes.

E. Utilities. All utilities shall be extended/provided to the subject property pursuant to the current design standards adopted by the city. Adequate provisions shall be made for sanitary sewer, domestic water for public use, irrigation water for landscape maintenance, and/or other health and safety related concerns as deemed necessary.

F. Fire Suppression. All development activity shall meet the minimum provisions for fire suppression pursuant to applicable fire codes.

G. Improvements. New residential land divisions and all nonresidential development shall meet the following minimum standards:

1. Sidewalks. Perimeter curbs, gutters and sidewalks shall be installed along all public streets in conformance with the current design standards adopted by the city.

2. Lighting. Parking lot lights, security lights, or any exterior lighting shall be directed towards the site and/or shall be shielded to keep light from directly projecting over property lines.

3. Development shall not disseminate dust, smoke, fumes, or obnoxious odors nor degrade air quality standards in accordance with state regulations.

H. Residential Performance Standards. All residential dwellings permitted in the city of Grand Coulee shall meet the following provisions. Manufactured home placement within manufactured home parks in existence prior to adoption of the ordinance codified in this chapter, are excluded from these provisions:

1. Minimum ground floor area: five hundred square feet;

2. Foundation. A manufactured home shall have a foundation or skirting that is similar in appearance to foundations of housing built on site;

3. Floor Level. The first finished floor level of a single story residence shall be fifteen inches or less above the exterior grade of the lot. Manufactured homes shall be recessed (pit set) to achieve this;

4. Siding materials shall be wood, masonite, masonry, stucco, vinyl, metal, or other comparable materials. Residential structures shall be completely enclosed between the bottom of the exterior walls and adjacent ground level; and

5. As allowed in Section 17.48.020, District use chart, a designated manufactured home or a manufactured home located on an individual lot, parcel or tract of land shall be no more than ten years past the date of manufacture at the time a permit is requested to place the home on said lot, parcel or tract of land.

I. Multifamily Development Standards. Multifamily development shall meet the following standards:

1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash;

2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas;

3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation;

4. Landscape plans shall be submitted as part of the development application process;

5. Stormwater shall be channeled and disposed of on site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.

J. The mayor (or designee) shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit

application to assure compliance with these standards. (Ord. 997 § 2 (Exh. A) (part), 2011)

#### **17.16.070 Storage standards.**

A. General. All storage (including storage of recyclable materials) within all zoning districts shall be wholly within a building or shall be screened from view of the surrounding properties and shall be accessory to the permitted use on the site. There shall be no storage in any front yard.

1. Storage of scrap lumber, metals, glass and other material sold or offered for sale is prohibited unless authorized elsewhere in this title.

2. Storage of all raw materials, machinery, and equipment located in the I-G general industrial district shall be screened on all sides from public view by landscaping and sight-obscuring fencing. Material enclosed within a sight-obscuring fence shall not be placed, stacked or located so as to be visible above the fence.

3. No more than a total of five cars, trucks, boats and recreational vehicles, or a combination thereof, per dwelling may be located outside of an enclosed building on any lot in the R-1 residential district.

4. The storage of inoperable and/or not currently licensed vehicles must be within a six-foot, sight-obscuring fence, hedge, shrubs or maintained landscaped berm along side and rear property lines, or within a completely enclosed building with doors. (Ord. 997 § 2 (Exh. A) (part), 2011)

#### **17.16.080 Public transit.**

Property owners and/or developers of proposed residential subdivisions, developments or other types of land uses which generate more than five hundred average weekday vehicle trips as determined by the city's engineer shall negotiate with the public transit authority for provision of facilities that would enhance the area for public transit. Improvements may include bus shelters, pull outs, transit stops, and/or other necessary facilities to offset impacts to the transportation system. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.090 Stormwater drainage.**

All development within the city shall make provisions for stormwater runoff to be retained and disposed of on site, or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall be designed by a professional engineer, licensed in the state of Washington, using the Stormwater Management Manual published by the Washington State Department of Ecology, as now exists or as may be hereafter amended, for a storm event equal to or exceeding two inches of rainfall in a ninety-minute time period. Stormwater retention, collection and disposal systems shall be reviewed and approved by the city's engineer. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.100 Accessory uses and/or buildings and structures.**

Accessory uses and/or buildings shall be permitted in conjunction with any principal use or building; provided, that the following criteria are met:

A. The accessory use or building must meet the definitions provided in Section 11.17.018;

B. An accessory building must have been originally and specifically constructed for use as a permanent accessory building unless it is to be located in the industrial district. Cargo containers, truck vans, converted mobile homes and similar prefabricated containers and structures originally built for alternative purposes do not meet this criteria and are prohibited for use as accessory buildings;

C. The use or structure must not be expressly forbidden by this title;

D. Accessory structures shall not be used as a place of human habitation;

E. An accessory building shall be located in a side or rear yard and conform with setback regulations. An accessory structure shall not occupy any part of a required front yard area. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.110 Accessory dwelling units.**

An accessory dwelling unit, as defined in Section 11.17.015, shall meet the following minimum requirements:

A. Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot;

B. An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit;

C. The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence;

D. The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit;

E. The floor area for the accessory dwelling unit shall in no case exceed nine hundred square feet, nor be less than three hundred square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than fifty percent of the area of the primary single-family dwelling;

F. An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures with which it is associated, shall conform to all other provisions of this code, and no variance of yard setback or building lot coverage requirements will be granted;

G. The accessory dwelling unit shall meet the minimum requirements of the Uniform Building Code, Uniform Fire Code, health district and all other local, state and federal agencies;

H. The accessory dwelling unit must be connected to the water and sewer utilities of the dwelling unit and may not have separate services;

I. Future subdivision would require compliance with all applicable parts of the city of Grand Coulee's land division requirements including, without limitation, water and sewer hook-up; and

J. Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.120 Building codes.**

In accordance with the standards and definitions contained in this title, all structures built subsequent to the effective date of the ordinance codified in this title must meet the requirements described and adopted in Title 14 as the same exists now or may be hereafter amended, except that structures that are not built on site shall comply with the provisions of this title and applicable state laws. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.130 Relocated structures.**

Buildings and structures that were legally constructed on a lot and being moved to a new site shall comply with all applicable codes contained in Title 14 pertaining to any new construction required to place the structure including but not limited to foundation, plumbing and electrical construction. All relocated buildings, structures, including mobile homes and manufactured homes, must meet the minimum design standards for the particular district to which they are to be relocated. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.140 Recreational vehicles/recreational vehicle park.**

A. No recreational vehicle, travel trailer, or similar vehicle, whether licensed or unlicensed, shall be parked on a public street, alley, or right-of-way for a period of more than sixty hours.

B. Within the residential zoning districts, the temporary occupancy of not more than two recreational vehicles per residence is permitted for a time period not exceeding fourteen days in any three-month period, provided the following minimum standards are met:

1. The unit shall be parked off of the public right-of-way and not within the first ten feet of the front yard area;

2. No rental or lease fees shall be charged for temporary use;

3. The occupants staying in the recreational vehicle shall be the owners or relatives/friends of the owners of the vehicle; and

4. The recreational vehicle shall not be hooked to city water or sewer service, and shall not be skirted in any way.

C. Recreational vehicles shall be located in recreational vehicle parks which shall be for the use of self-contained recreational vehicles only, which may be either motorized or towed. Recreational vehicle parks shall be located according to Chapter 17.48, District Use Chart, and developed in compliance with the following standards:

1. The minimum site size for a recreational vehicle park or campground shall be five contiguous, non-submerged acres.

2. Maximum units per acre shall be twenty, and each recreational vehicle stall shall have no side measuring less than twenty feet.

3. For recreational vehicle parks, the standards governing the length of stay allowed for a recreational vehicle shall be as described below; provided, that each site is clearly designated as to the allowable length of stay on the city approved site plan for the recreational vehicle park. The provisions governing the length of stay for the short-term and temporary sites described below may not be circumvented by rotating a particular recreational vehicle to different sites throughout the park. The recreational vehicle shall be removed from the park, for a period of at least thirty days, prior to being relocated in the park.

a. Short-Term Sites. A minimum of thirty percent of the permitted recreational vehicle stalls shall be limited to stays no longer than twenty-one days. These stays may not be renewed and a particular recreational vehicle shall not be allowed to return to these designated sites for a period of at least thirty days.

b. Temporary Sites. No greater than thirty percent of the permitted recreational vehicle stalls shall be limited to stays no longer than twenty-one days, with renewals of the spaces rented permitted up to a maximum of six months. After renewals every twenty-one days that total six months, any recreational vehicle that must leave the park shall not be allowed to return to any short-term or temporary site within the park for a period of at least thirty days.

c. Extended Stay Sites. No greater than forty percent of the permitted recreational vehicle stalls may be used for extended, unlimited stays provided the following minimum standards are met for the designated extended stay sites:

i. Alterations to the recreational vehicle that would make the unit less mobile are prohibited including but not limited to removing the wheels, removing the towing apparatus, etc.;

ii. Recreational vehicle parks containing "extended stay sites" shall install an approved domestic water and sewage disposal system according to the applicable federal, state and/or local regulations; and

iii. Each extended stay site shall be required to have full hook-ups to utilities, including without limitation power, water and sewer, and each recreational vehicle parked in an extended stay site shall be connected to those utilities at all times.

D. The minimum frontage on a public road or street shall be one hundred twenty-five feet.

E. Traveled roadways on site shall be a paved surface; minimum width shall be:

1. No on-street parking:
  - a. One-way traffic, twelve feet.
  - b. Two-way traffic, twenty-two feet.
2. One side on-street parking:
  - a. One-way traffic, twenty feet six inches.
  - b. Two-way traffic, thirty feet six inches.

F. Parking lanes where provided shall be eight and one-half feet wide.

G. The recreational vehicle park or campground shall have access from a public road or street. Ingress and egress points shall be located so as not to divert traffic onto residential streets classified as local access by the adopted comprehensive plan.

H. Entrances and exits to the recreational vehicle park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exits.

I. Accessory uses including management headquarters, recreational facilities, restrooms, dumping stations, showers, laundry facilities and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted, provided all applicable health and safety regulations are met, including without limitation regulations governing potable water, sewage disposal and fire safety. One caretaker's residence will be allowed for each recreational vehicle park and/or campground.

J. A minimum of twenty percent of the gross site area for the recreational vehicle park or campground shall be set aside and developed as common use areas for open space. Up to eight percent may be used for enclosed recreation facilities. Recreational vehicle stalls, private roadway, storage area, or utility sites shall not be used for meeting this requirement.

K. Every application for the construction, operation, maintenance, and occupancy for a recreational vehicle park shall be accompanied with plans, specifications, and dimensions, fully setting out the vehicle stalls (spaces), motor vehicle parking spaces, the interior road circulation and design, open space and enclosed spaces for recreational opportunities, landscaping plans and utility infrastructure.

L. Sight-obscuring landscaping, berm or any combination thereof meeting the standards set forth in Chapter 17.56 for conditional uses, as the same exists now or may hereafter be adopted or amended, shall be required to assure compatibility with adjacent uses. All landscaping, recreational, and open space areas shall be maintained free of weeds and trash, and any diseased, damaged, unhealthy, or dead plants shall be replaced in accordance with the approved landscape plan.

M. Recreational vehicle parks and campgrounds shall be kept in a neat, orderly fashion, and shall be subject to all other provisions of the GCMC, includ-

ing without limitation public nuisance, storage, and abandoned vehicle regulations. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.150 Utilities.**

No building permit shall be issued for any development proposal on any lot that does not have adequate city water, city sewer, and electricity available on site as specified by the city public works superintendent unless the nature of such development does not require these utilities. Additionally, no building permit shall be approved without the certification of the city fire chief indicating that fire control measures (i.e., fire hydrants, sprinkler system, access) are adequate as required by city and state fire code regulations. (Ord. 997 § 2 (Exh. A) (part), 2011)

**17.16.160 Vehicle repair, supply and service shops.**

Vehicle repair, supply and service shops shall comply with the following standards:

A. All repair of vehicles shall occur inside an enclosed building.

B. All vehicles and parts shall be stored within a sight-obscuring fence (placed within the required landscaping) a minimum of six feet in height.

C. All storage is prohibited within any yard setback. (Ord. 997 § 2 (Exh. A) (part), 2011)

## Chapter 17.18

### RESOURCE LANDS AND CRITICAL AREAS DEVELOPMENT

#### Sections:

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#### **17.18.010 Statutory authorization.**

The Washington State Legislature has adopted Engrossed Substitute House Bill 2929, further amended by RSHB 1025, the Growth Management Act, which requires certain counties and cities to classify and designate critical areas and resource lands of long-term commercial significance. Local governments required to plan under RCW 36.70A.040 must further adopt regulations to ensure the conservation of agricultural, forest and mineral resource lands and development regulations precluding land uses or development that is incompatible with critical areas designated under RCW 36.70A.170. More recent amendments to the Growth Management Act require Grand Coulee to consider the best available science when classifying, designating and protecting critical areas and resource lands. (Ord. 997 § 2 (Exh. A) (part), 2011)

#### **17.18.020 Findings.**

A. Growth management, resource land conservation, and critical areas protection share problems related to governmental costs and efficiency.

B. Urban sprawl and the unwise development of resource lands or critical areas susceptible to natural hazards may lead to inefficient use of limited public resources, jeopardize environmental resource functions and values, subject persons and property to unsafe conditions, and affect the perceived quality of life.

C. The cost to remedy the loss of resource lands or critical areas is greater than conserving and protecting them from loss or degradation.

D. The inherent economic, social, and cultural values of resource lands and critical areas should be considered in the development of strategies designed to conserve and protect such lands.

E. This chapter implements the goals and policies of the resource lands and critical areas element of the comprehensive plan. (Ord. 997 § 2 (Exh. A) (part), 2011)

#### **17.18.030 Purpose.**

It is the purpose of this chapter 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 chapter shall also implement the goals and policies of the State of Washington Growth Management Act(s) of 1990 and 1991 through the classification and designation of resource lands and critical areas and the development and implementation of interim regulations to conserve resource lands and protect critical areas in the public 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 sensitive to the environment and resources of the community. (Ord. 997 § 2 (Exh. A) (part), 2011)