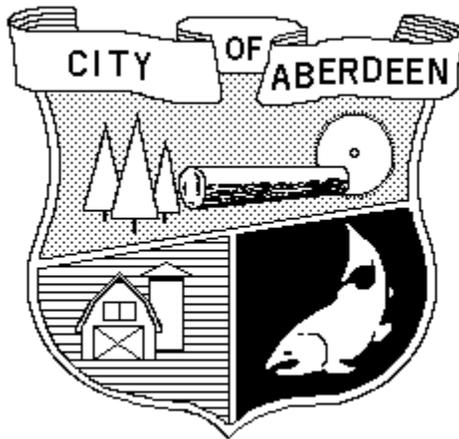


ABERDEEN



2001

COMPREHENSIVE
PLAN

ABERDEEN 2001

COMPREHENSIVE LAND USE PLAN

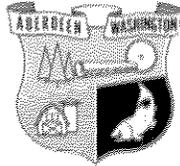
Mayor

J. MIKE WILSON

City Council

**Jo-Ann Andrews
Tobi Buckman
Tom Laufmann
Jim Manenica
Bob McCullough
Jerry Mills
Doug Paling
Alice Phelps
Bob Shortt
Bill Simpson
Rhonda Steinman
Bob Wiggins**

JULY 25, 2001



Dear Citizens of Aberdeen:

The City Council passed and I approved Aberdeen 2001: Comprehensive Land Use Plan on July 25, 2001. This Plan will provide direction for all future governmental land use actions within our city, ranging from residential to industrial.

The enactment of this Plan completes a lengthy process begun over ten years ago, and it will play an important part in the development of our community for the next decade.

The City Council and I would like to personally thank the many individuals and organizations who participated in the development of the Plan. Your efforts have resulted in a document that will allow us to both preserve the historic character of our city and create a bright future for our children.

Sincerely,

Mike Wilson
Mayor

RESOLUTION No. 2001 - 35

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF ABERDEEN.

WHEREAS, the Aberdeen Comprehensive Development Plan dated April 21, 1971, as adopted by the City Council in 1972, has been reviewed by the Aberdeen Planning Commission and the Department of Planning and Development, and public hearings and comment periods having been held and provided as required by law, and a revised and updated plan having been recommended to the City Council for adoption;

WHEREAS, the City Council having determined that the proposed comprehensive plan should be adopted by resolution, pursuant to Ordinance (Bill No. 01-06) , as a complete replacement of the comprehensive plan adopted by Ordinance 5024 §3, as amended by Ordinances 5077 and 5243; **NOW, THEREFORE**,

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF ABERDEEN: That the comprehensive plan recommended to the city council by the Aberdeen planning commission entitled "Aberdeen 2001 Comprehensive Land Use Plan" dated the 22nd day of February, 2001, is adopted as the comprehensive plan of the City of Aberdeen;

BE IT FURTHER RESOLVED: That this resolution together with the originals of the plan and maps adopted shall be certified and filed by the city clerk

PASSED and APPROVED on July 25, 2001.


J. Mike Wilson, Mayor

ATTESTED:

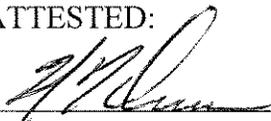

Fred J. Thurman, Finance Director

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Introduction

Functions, Goals and Concepts of the Plan

WHAT IS A COMPREHENSIVE PLAN?

This Comprehensive Plan is a document that indicates how the City wants to grow and function within a designated future time frame. It contains broad statements of community goals and policies, as well as specific direction for achieving them.

WHY IS A COMPREHENSIVE PLAN NEEDED?

It is important for the City of Aberdeen, like most households and businesses, to have a plan for its future. It would be difficult to determine the long-term direction and goals for the City without such a Plan.

The Plan, as a policy statement, provides a source of reference and guidance for future regulatory and administrative actions. Our Comprehensive Plan is intended to serve as the core of land use controls which all other City plans, ordinances, and regulations should support. It will serve as the legal basis for future zoning implementation actions.

The Plan provides a context upon which local government decisions are made. It sets forth the City's goals and policies and serves as a blueprint for how Aberdeen can achieve its vision over the next 20 to 30 years.

It is, therefore, important that this Comprehensive Plan most accurately reflect the goals and desires of the community. It is essential that the citizens and their elected representatives take an active role in advocating the vision incorporated in its Comprehensive Plan.

The Plan is also important because it will satisfy the pre-application planning requirements for many state and federal funding programs. The Plan conveys to these agencies what is most important to our citizens and how we intend to solve our own problems. Maintaining and expanding access to these funding sources will be essential if Aberdeen is to actively address community development needs.

FUNCTIONS, GOALS AND CONCEPT OF THE COMPREHENSIVE PLAN

This chapter contains the overall goals which have guided the development of the Comprehensive Plan, and which are intended to be accomplished by its implementation. This chapter also contains the key concepts which serve as a basis for the Plan and its functions.

1. Functions of the Plan

The Comprehensive Plan is intended to serve a wide range of functions, which are described below.

- ◆ **Promote the General Welfare** The comprehensive plan serves to promote the general health, safety, and welfare of the community. It does so by establishing general guidelines for development, facilitating the adequate provision of public services, and encouraging planned development.
- ◆ **Encourage Coordination** The coordination of development, community goals, and necessary facilities reduces costs for developers, the community as a whole, and individuals. The comprehensive development plan anticipates future development and future needs and coordinates the development and needs with the existing and planned public programs, facilities, and services.
- ◆ **Identify and Review City Goals and Policies** Local governments make policy on a frequent basis. Preparing or updating the Comprehensive Plan gives the City the opportunity to determine if the existing goals policies are still appropriate, and to develop new goals or revise existing policies when needed.
- ◆ **Communicate Goals and Policies** The Comprehensive Plan contains the land use goals and policies of a community in written form in a readily accessible location. This aids City decision makers in reviewing developments and directing programs, City staff in administering programs, developers in identifying City requirements, and makes the development process more certain, more efficient, and more cost-effective. The Comprehensive Plan also sets forth the City's policy on growth and development.
- ◆ **Comply with Requirements for Zoning** The Comprehensive Plan complies with the general principle that zoning be administered in a manner consistent with the goals and policies of the comprehensive plan.

2. Plan Goals

Development goals are general, long term ends to be achieved through other goals, policies, and the requirements of the Plan. In using the Plan, one must use the overall goals as guidance as to the intent of the Plan policies and the context in which they are to be used.

P-001 Encourage and provide for growth in residential, commercial, and industrial uses in appropriate locations.

P-002 Retain existing business and industry.

P-003 Provide public facilities and services to meet the needs of development in a manner that affords concurrency.

P-004 Protect existing uses and the environment.

P-005 Encourage the revitalization of distressed residential, commercial and industrial areas.

P-006 Provide an appropriate level of flexibility for land use.

P-007 Develop and maintain a Comprehensive Plan that reflects the City of Aberdeen and meets the City's changing needs.

3. Plan Concept

Aberdeen's Comprehensive Plan includes both existing policies and new recommendations. Many of the Plan's goals have historically been commonly accepted City goals. Many of the Plan's policies have been in place by the City for many years. The Plan seeks to identify and organize existing policies, as well define new goals and policies.

This Plan encourages growth by identifying areas for new development and listing actions to be taken by the City to provide for increased development. Measures to increase compatibility between uses are also included to make Aberdeen a more desirable community in which to locate new residences, businesses, and industries. The Plan also encourages the revitalization of distressed areas through providing direction for maintaining and improving existing structures, providing for new development in appropriate locations, and specifying City actions to promote rehabilitation and new development.

This Plan recognizes that the development and revitalization of Aberdeen requires a partnership between government, residents, and business. The Plan requires substantial community involvement and recognition that achieving the Plan's goals will demand continued cooperation and consultation. This does not imply that there is, or should be, complete agreement on all issues, but that a commitment to understand, compromise, and work together is required to resolve differences and function as a healthy community.

This Plan has been created with the full realization that diversification, development, and revitalization are long-term, incremental processes that require persistence. The development and revitalization of our City build on the existing elements of the community, which will encourage desired improvements over a number of years. Some changes will be small, other substantial. The Comprehensive Plan seeks to direct these changes to accomplish our goals and benefit our citizens.

No plan can be expected to last a lifetime. Conditions change through time, and what we value as a community also changes. This Plan is intended to be used for a 20 to 30 year period, but to remain effective and useful it must be reviewed and updated at least every five years as our conditions and values change, and amended as needed to address the needs of our community...our Aberdeen.

Chapter 1

Urban and Rural Areas Element

1. INTRODUCTION

The plan is a vision of how the City of Aberdeen should look in the future; the pattern of growth and development that recognizes the variety of the natural and man-made features and conditions throughout the City, the desires of the residents to have different types of living and working environments, and the need for adequate public facilities and services.

A basic land use planning principal is that development, and the providing of public facilities and services needed to support this development, should occur concurrently. Concurrency means that adequate public facilities are available when the impacts of development occur. Adequate public facilities are those which have the capacity to serve development without decreasing levels of service below established minimums, while available public facilities are those facilities or services that are either in place or for which a financial commitment is in place to provide those facilities or services within six years.

The delineation of urban areas, rural areas, and those transitional areas best suited for future inclusion as urban growth areas, is important for the City as it plans for the future. Annexation decisions, created either by area petition or the need to secure additional land for residential or commercial development, will be determined on the City's ability to provide an adequate level of public services. It is incumbent on Aberdeen, the county, and adjoining municipalities to address this issue as an act of responsible government.

2. URBAN AREA POLICIES

Urban growth refers to development activity that makes intensive use of land for the location of buildings, structures, and impervious surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, forest products, other agricultural products, fiber, or the extraction of mineral resources. Urban areas are where most new housing and jobs will locate, and where most public spending for facilities, services, and open space will be focused to assure livability and efficiency.

The plan encourages residential and employment growth within urban areas in a pattern that protects environmental quality and aesthetic features, encourages community diversity, provides economic opportunities for the growing population, controls public costs by using facilities efficiently, and conserves energy by having jobs, shopping, services and housing near each other. This pattern consists of

commercial areas which serve surrounding residential neighborhoods of a wide range of densities.

- U-100** The City should encourage most population and employment growth to locate in urban areas.
- U-101** Residential development in urban areas should include a full range of single family and multi-family housing types. The overall density should be consistent with the provisions of the zoning code and should be high enough to support efficient urban services and provide affordable housing choices, with a variety of high and low densities based on land form, environmental suitability, and availability or planned availability of facilities and services.
- U-102** The City should encourage commercial development in appropriate locations to meet the needs of the region's economy and to provide employment, retail shopping, services, and leisure-time amenities in diverse settings in all urban areas.
- U-103** Commercial development in urban areas should be designed to meet the shopping and service needs of the surrounding community. These developments should be compatible in size and scope with the surrounding residential areas and be able to be supported by area-wide service levels.
- U-104** Urban growth should be located, first, in areas of the City already characterized by urban growth that have existing public facility and service capacities to serve such development. It should secondarily locate in areas already characterized by urban growth that will be served by a combination both of existing public facilities and services that are provided by either public or private sources.
- U-105** Urban growth areas should be large enough to ensure an adequate supply of residential, commercial, and industrial sites for planned urban growth, and small enough to ensure that concurrency can be achieved.
- U-106** The City, the county and adjacent municipalities should address the following issues as part of the cooperative process to establish urban growth areas:
 - a. Planning for an orderly progression of annexations or incorporations within urban growth areas during a 20 to 30 year planning period.

- b. Establishment of agreements for interim governance of urban growth areas outside the City which are expected to be annexed.
- c. Negotiations of agreement for the appropriate allocation of financial burdens resulting from the transition of land from the county to the City.
- d. Identification of service providers and levels-of-service that will be provided to urban growth areas that lie outside the City and are not needed to accommodate any growth of the City.

U-107 The City should designate and map urban growth areas within which urban-level growth is to be encouraged, and outside of which growth should occur only if it is rural in character and consistent with natural resource policies and rural area policies. An urban growth area may include lands which are located outside the City limits if such lands are characterized by urban growth or are adjacent to land already characterized by urban growth.

U-108 The City should utilize the following procedures in the designation of urban growth areas:

- a. A determination of the amount of land necessary to accommodate likely growth, which should include a 20 to 30 year employment and population growth forecast, community growth goals, an identification of the amount of land needed for public facilities and services to support the growth, and an identification of the appropriate amount of open space to be preserved or created in connection with the overall growth pattern.
- b. A determination of the geographic area to be encompassed to provide the land necessary for growth, which should include an inventory of land available within the City available for development, an estimate of lands within City boundaries which may be potentially available for the public capital facilities and utilities necessary to support anticipated growth, and an estimate of lands to be allocated to open space or which are undevelopable. The urban growth area should encompass a geographic area which matches the amount of land necessary to accommodate likely growth, and the area should proceed outward from the present municipal boundaries until the amount of land necessary to accommodate likely growth is included. Areas that have existing public facility and service capacities to

serve anticipated development should be considered first for inclusion in the urban growth area.

- c. An evaluation of the future geographic requirements. This should include an analysis which anticipates the ability to finance the public facilities and services needed in the urban growth area over a 20 to 30 year period, the effect of confining growth within these areas to the price of property and its related impact on the ability of residents of all economic strata to obtain affordable housing, whether the level of population and economic growth contemplated can be achieved within the capacity of available natural resources and without environmental degradation, and the extent to which other governmental land use plans may influence the urban growth area.

3. RURAL AREA POLICIES

The primary land use consideration for development within rural areas involves compatibility with its rural character and providing for a variety of rural densities. The designation and conservation of these areas will maintain rural community character as a valued part of the City's diversity, provide a choice in living environments, maintain a link to our heritage, allow small-scale farming and forestry, and buffer valuable resource lands from incompatible uses.

U-200 Rural areas should be defined, identified and mapped as those resource lands with long-term commercial significance.

U-201 Rural areas should be consistent with one or more of the following criteria:

- a. Good opportunities exist for small-scale farming and forestry.
- b. A rural area designation will help buffer nearby resource lands from conflicting urban uses.
- c. There are major physical barriers to providing urban services at reasonable cost.
- d. Significant environmental constraints make the area generally unsuitable for intense urban development.

U-202 The City should preserve long-term rural areas with low residential densities and appropriate public improvements and services to provide for a rural lifestyle and protect rural character.

- U-203** The primary residential land use in rural areas should be very low density. Rural areas should also accommodate resource area-based uses compatible with rural character and a rural level of public facilities and services.
- U-204** Redesignation of rural areas to urban areas should occur only when necessary to achieve an adequate supply of land in order to prevent the premature expansion of urban services to into rural areas and to encourage the efficient use of land.
- U-205** The City should assure that portions of rural areas which are designated as future urban growth areas are not allowed to develop at densities and in subdivision patterns which would preclude future urban densities, except where existing environmental constraints, development patterns, and character make high densities impractical.

Chapter 2

Land Use Element

1. INTRODUCTION

The City of Aberdeen, over the last two decades, has been subject to unplanned economic restructuring created by an erosion of the underlying economic base of timber processing and commercial fishing. Land use issues, as a result, became intertwined with economic issues. The economy needed to diversify, with an emphasis placed during this transition period on the retention of existing businesses, relocate existing businesses into the area, and encouraging the start-up of new business. The economy will continue to transition from resource-based activities to those of a regional service and retail provider. Aberdeen's needs for various land uses are substantial, and result in significant changes that reflect this transition period.

The goals and policies of this Chapter, and the associated land use plan map, together with the goals and policies in the other chapters, are designed to address the land use needs of the City for the next 20 to 30 years.

2. LAND USE GOALS

The land use goals are the long term ends to be achieved through the policies, plan map, implementing ordinances, and implementing decisions.

- L-001** Encourage and provide for growth in economic activity and population while maintaining a balanced and orderly pattern of development and protecting the desirable attributes of the City and its environs.
- L-002** Encourage appropriate land uses within suitable areas.
- L-003** Provide sufficient space, protected from conflicts, for all land uses.
- L-004** Encourage the redevelopment of under utilized and blighted areas.
- L-005** Provide for the expansion of uses which require additional area while minimizing potential adverse impacts on nearby uses.
- L-006** Minimize land use conflicts and encourage compatibility between land uses through careful and attractive design.
- L-007** Maximize the opportunities provided by waterways and terrain.

- L-008** Provide support for private sector developers to produce infill development, while encouraging infill development which is attractive to potential residents and both beneficial and acceptable to existing residents.

3. LAND USE PLAN MAP

The land use plan map allocates space for the various categories of land use anticipated by this plan. It does so based on the goals and policies of the plan and, as such, the plan map implements those policies.

- L-010** The City should update the land use map that is the general, visual representation of the goals and policies of the development plan. In cases of conflict between the plan map and the policies, the policies shall control. The plan map should be amended to reflect changes in policies and circumstances.
- L-011** The goals, policies, and land use map shall guide land use decision making and implementing measures such as zoning, subdivisions, site plan review and Washington State Environmental Policy Act review.
- L-012** Zoning applications in compliance with the plan map and the land use area policies shall be considered in compliance with the comprehensive development plan, notwithstanding any other policy.
- L-013** The land use map, land use designations, and the densities allowed in the designations should allow for a portion of the Washington State Office of Management and Finance's estimated Grays Harbor County population increase of between 78,822 up to 97,231 persons by the year 2020. This would accommodate more than the City's fair share of regional population and housing.

4. LAND USE POLICIES

Residential Development

Housing is the major use of land in the City of Aberdeen, occupying well over half of its developed land. Policies to accommodate and guide the location and density of residential development are essential to achieve the goals of this Comprehensive Plan. Effective residential development regulations are also essential to protect public health and safety, and to promote a quality living environment.

- L-020** The City of Aberdeen should encourage and promote a wide range of residential development types and densities in various parts of the

City to meet the needs of a diverse population and provide affordable housing choices for all income levels.

- L-021** The City should encourage most new residential development to occur in areas where facilities and services can be provided at the lowest public cost. Residential areas should have a variety of housing types and prices, including mobile home or manufactured home parks, multifamily development, duplexes and townhouses, and single family residences.
- L-022** The City should encourage the establishment of policies and programs which provide for an integrated residential neighborhood setting, including residential day care facilities and group home facilities.
- L-023** Conditional uses are intended to reduce processing time and produce more consistent decisions. The uses listed as conditional uses have the potential for impacts that preclude the use from being permitted outright in a specific zoning district. The conditional use procedure allows these uses to be considered by the Board of Adjustment on a case-by-case basis for conformance with the Comprehensive Plan and compatibility with surrounding uses.
- L-024** Special uses are intended to reduce processing time and produce more consistent decisions. Those uses listed as special uses in the zoning code have the potential for impacts that preclude the use from being permitted outright and generally may also require subdivision or binding site plan approval. The special use procedure allows these uses to be considered by the same decision makers reviewing the subdivision or binding site plan. The special use review are intended to take place concurrently. The special use review is similar to a conditional land use review, but is performed by the Planning Commission and the City Council. It is necessary to retain a zoning review of these uses because the subdivision and binding site plan reviews alone do not adequately address compatibility and other zoning-related issues.

The Single Family Residential area should protect and maintain Aberdeen's single-family residential neighborhoods in a manner that encourages neighborhood revitalization where needed. Suitable undeveloped areas are designated Single Family Residential to provide for increased residential development and to designate the major public parks, schools, and semi-public uses which currently exist or are proposed. The single family residential area should provide a full range of low-intensity housing opportunities.

- L-030** Areas where single family residences are the predominate existing land use should be designated Single Family Residential in the zoning ordinance and accompanying land use map.
- L-031** Vacant areas adjacent to single-family neighborhoods, where the topography and level of public facilities are suitable for single-family residential development, should be designated Single Family Residential area.
- L-032** Vacant areas whose access is or will be provided by streets through existing single-family neighborhoods are suitable for Single Family Residential area designation. Where access is provided by streets which border a single-family neighborhood, areas of greater density may be designated where compatible with the other policies of the Comprehensive Plan.
- L-033** Blocks and half blocks on the borders of single family neighborhoods where over half of the area is occupied by single family dwellings, and including the block or half-block, would provide an area boundary in greater conformity with the criteria noted in policy L-035.
- L-034** Areas adjacent to principal and minor arterials should be unsuitable for single family residential area designation, unless needed to provide stable boundaries.
- L-035** The Single Family Residential area boundaries should separate uses within the area from more intense uses to the extent feasible. Where consistent with this policy and the other area policies, the following features should be used as area boundaries:
- a. Natural features such as rivers, streams, gullies, and changes in topography.
 - b. Major transportation routes such as highways, arterials, collectors, and railroad lines.
 - c. Platted blocks, lots, and improved alleys.
 - d. It is recognized that more intense uses may need to expand into existing residential neighborhoods designated as single family residential. In general, such expansion should be discouraged. In areas where no other available sites exist for expanding uses, the new designation should use the minimum amount of land area and should follow this boundary policy. Expanding uses may be required to provide and maintain buffers along the new boundary created by the expansion where necessary to lessen

the impacts of the more intensive use on adjacent Single Family Residential areas.

- L-036** The Single Family Residential area should be zoned in conformance with the purpose and appropriate uses of this area and the City's development standards. These standards should also be implemented through the City's other development ordinances and review procedures.

The Multiple Family Residential area should provide for residential neighborhoods with a mix of multi-family residences in areas where the available or planned public facilities are adequate for the allowed density. The area contains provisions to ensure that adequate public facilities and amenities are provided. The area also contains requirements to increase compatibility between this area and the single family residential area.

- L-040** Areas of predominantly multi-family housing types, including duplexes and townhouses, should be designated Multiple Family Residential area.
- L-041** Areas with a mixture of single-family detached, duplex, and multi-family housing types where the public facilities are adequate to accommodate the intensity of development allowed by this area, or the needed facility improvements are planned, should be designated Multiple Family Residential area.
- L-042** Areas which border on commercial areas where a transition is needed should be designated Multiple Family Residential area.
- L-043** Vacant areas suitable for residential development where the existing and/or planned public facilities are adequate for the level of development allowed should be designated Multiple Family Residential area. The facilities to be evaluated include street classification and capacity, and water, sewer and surface water capacity.
- L-044** Areas suitable for the Single Family Residential area should be unsuitable for the Multiple Family Residential area designation, as should areas which are committed to commercial or light industrial uses.

The Residential Professional area should provide a transition between downtown and other intense commercial areas and the adjacent residential neighborhoods, and to enable the development of neighborhoods with a mix of high density residential, professional, and service uses in appropriate locations. To accomplish this transitional function, the allowed uses and design standards

encourage an overall residential character. Non-residential uses allowed in this designation typically generate low to moderate levels of traffic, have low to moderate parking demands, and operate during daylight hours so as to minimize potential impacts on adjacent residential uses.

- L-050** The areas adjacent to downtown or other major commercial centers, such as the east Aberdeen area or the South Boone Street commercial corridor, where separation between the residential and commercial use is necessary, should be designated a Residential Professional area.
- L-051** Areas where the street network can provide access to uses within the areas without directing traffic onto residential streets should be designated a Residential Professional area.
- L-052** Areas suitable for the Single Family Residential area or the Multiple Family Residential area, or which this designation could negatively effect adjacent single family residential areas, are unsuitable for the Residential Professional area designation.

Commercial Development

Economic vitality is essential to Aberdeen's quality of life. Continued economic development is necessary to maintain that vitality, providing employment to a diverse population, replace jobs lost through changes in technology or markets, and to assure a stable and equitable municipal tax base. The economic development role of this Comprehensive Plan is to establish general criteria for the location of commercial growth, to direct public facilities and services be adequate to support this growth, and to identify general design concepts for commercial development.

- L-060** The City should work cooperatively with federal state, county and local agencies, non-profit organizations, and the private sector to encourage economic development which will provide continuing employment and economic vitality.
- L-061** The City should provide a full range of municipal services to meet the needs of expanding and new businesses in appropriate locations, and should identify the type and level of public services appropriate to support the degree of economic development being planned.
- L-062** City land use plans should help diversify and strengthen the municipal, county, state and national economies.
- L-063** Techniques considered to implement the City's economic development goals should include innovative and flexible land use

regulations, expedited permit processing, and planned capital facility improvement programming.

The Major Institution area should provide for major public or semi-public institutions and services centers, including multi-family dwelling units, to support the institutions. The area contains design standards to lessen the potential impact on the nearby residential areas.

- L-070** The area includes and supports an existing or proposed major public or semi-public institution, such as a hospital or an educational facility, should be designated a Major Institution area. The street network surrounding such uses should provide, whenever feasible, street access without directing traffic onto adjacent residential streets.
- L-071** Areas suitable for the Single Family Residential area are generally unsuitable for the Major Institution area designation, as are areas where this designation could negatively effect adjacent Single Family Residential areas. It should be recognized that many of these uses, such as places of worship, hospitals, and schools have traditionally located in residential areas to be near to those in need of their services.

The Commercial Residential area should provide the opportunity for appropriate types of professional, commercial, and multi-family residential development on the major highway routes through Aberdeen while enabling the continuation of existing residential uses. Because of the opportunities provided by the state highways and high levels of transit service, a wide range of uses are allowed within the area. Provisions are included to improve compatibility between the wide range of uses allowed by the Commercial Residential area.

- L-080** Areas immediately adjacent to a state highway segment, with a mix of residential and commercial uses, should be designated a Commercial Residential area.
- L-081** Areas immediately adjacent to a state highway segment which is likely to be used for commercial and residential purposes in the next six years.
- L-082** Areas immediately adjacent to principal arterial segments which connect a commercial area of one block or larger with a state highway.
- L-083** Areas which are not immediately adjacent to a state highway should be unsuitable for a Commercial Residential area.

- L-084** The boundaries of the Commercial Residential area should be interpreted flexibly. While the mapped boundary typically extends a half block away from the state highway, the area may be expanded to a greater depth provided all of the following conditions are met:
- a. The development will front upon or have direct access to the state highway.
 - b. A sight obscuring buffer shall be maintained on all boundaries with a residential area which are not an alleys or streets.
 - c. Driveways, curb cuts, and other forms of vehicular access to streets opposite the state highway shall be reviewed and approved by the Washington State Department of Transportation and the City on a case-by-case basis.

The Downtown Commercial area should serve to promote the continued development and revitalization of downtown Aberdeen. The area design standards are intended to facilitate continued redevelopment and retain the desirable, unique characteristics of downtown including the compact development pattern, the pedestrian orientation, and the variety and character of downtown buildings.

- L-090** Areas located within the traditional downtown central business district, or immediately adjacent to downtown, and characterized by a compact development pattern should be designated a Downtown Commercial area.
- L-091** Areas outside of downtown and the immediate vicinity should be unsuitable for the Downtown Commercial area designation.
- L-092** The Downtown Commercial area should not be expanded into adjacent residential areas unless additional land is needed to accommodate a project that cannot locate elsewhere, and which will substantially contribute to the revitalization of downtown, adequately provide for the parking and public facility needs of the project, and designed to not negatively impact the adjacent residential neighborhoods.
- L-093** The Downtown Commercial area should not be expanded into adjacent commercial or industrial areas unless needed to accommodate a project which will be similar in character to the desirable elements of downtown, and which will adequately provide for the project parking and public facility needs.

- L-094** Adequate lighting, vegetation maintenance, sidewalks, street washing and cleaning, street signage, and roadway markings should be provided on all downtown streets and in alleys.
- L-095** Sidewalks should be constructed and maintained along all streets within the Downtown Commercial area for the duration of the use. If the City determines that there are adequate, pre-existing sidewalks, new sidewalks need not be constructed as a condition of new development.
- L-096** Facade improvements should be encouraged on the building fronts and sides facing those streets defined as existing or potential pedestrian pathways. Special emphasis should be placed on facilitating improvements to public infrastructure, such as sidewalks and lighting, and to the exteriors of privately-owned structures located along the state routes.

The General Commercial area should provide for a wide variety of commercial uses, particularly large scale commercial uses and commercial uses dependent upon high traffic volumes, in areas best suited for these uses and where their intensity will not adversely impact other uses.

- L-100** Areas with existing general commercial development should be designated a General Commercial area.
- L-101** Property characterized by the following three criteria should be located within the General Commercial area:
 - a. The areas are adjacent and have direct access to a arterial, collector or high capacity local street.
 - b. The streets and other public facilities serving the areas are adequate or will be improved to the level necessary to accommodate the size and intensity of the proposed development.
 - c. The area is separated or buffered from the single family residential area.
- L-102** Areas adjacent to Single Family Residential areas should be unsuitable for designation as a General Commercial area, as are areas suitable for industrial or manufacturing uses.

The Waterfront Development area should encourage the appropriate redevelopment of under-utilized and vacant waterfront areas suitable for a mix of uses. Because of the unique opportunities provided by access to shorelines of

statewide significance, special provisions are included to encourage compatibility among these various uses. Public access to the shoreline should be addressed through the shoreline permit process for any proposed land use action.

- L-200** Property characterized by all of the following criteria should be located within Waterfront Development areas:

 - a. The areas are adjacent to the rivers or harbor, or those which are water dependent.
 - b. The areas are characterized by a mix of water-related commercial uses, light industrial uses, and under-utilized or vacant properties.
- L-201** Areas in existing residential neighborhoods designated either Single Family or Multiple Family Residential, or those suitable for heavy industrial or manufacturing uses involving outside activities, should be unsuitable for the Waterfront Development designation.
- L-202** Adequate street lighting should be provided on all streets within this area and where needed on pedestrian paths and accessways. On-site exterior lighting should not reflect onto adjacent uses or property.
- L-203** Sidewalks should be constructed and maintained along all arterials within this area for the duration of the use. If pre-existing sidewalks are determined to be adequate by the City, new sidewalks need not be constructed as a condition of new development.
- L-204** Safe and convenient pedestrian access to and along the waterfront shall be provided where required by the policies of this plan, the City's Shoreline Master Program, and the Grays Harbor Estuary Management Plan.
- L-205** Exterior storage areas should provide sight-obscuring landscaping, and improved off-street parking facilities should be landscaped so as to buffer such areas from streets, adjacent properties, and shorelines.
- L-206** In areas where river bank or harbor bank erosion has or may occur, adequate protection measures and setbacks may be required by the City Shoreline Hearings Board or the Washington State Department of Ecology to stabilize the bankline or uplands.
- L-207** Residential and commercial uses adjacent to the shorelines should be designed to maximize the buildings waterfront views and encourage use of the waterfront areas. Where public waterfront

access is provided or designated, adjacent residential and commercial uses should provide an entrance fronting on the path.

Industrial Development

Groupings of similar or compatible industrial uses can improve the flow of shipping and employment traffic, as well as allowing firms to share facilities and services. Groupings also help reduce land use conflicts with less-intensive uses. Light industries are those with relatively minor impacts, such as electronic research and assembly, equipment repair, and light fabrication, with all activities customarily conducted inside a building. These businesses can be successfully grouped with offices and may be compatible with adjacent residential areas when developed in a business park or campus-style setting. Heavy industries, such as wood processing, machinery manufacturing, mining operations, and port facilities, may have multiple impacts that are more complicated to mitigate, such as heavy truck traffic, noise, vibration, light, glare, and odors. These impacts can best be controlled when heavy industries are separated from residential and commercial uses.

- L-300** Industrial development should be grouped with similar or compatible use to in areas that limit land use conflicts, improve traffic flow and safety, and allow businesses to share public facilities and services.
- L-301** Uses that generate significant non-industrial auto and pedestrian traffic during industrial working hours should be discouraged from locating in industrial areas, if such traffic would be incompatible with the industrial uses.
- L-302** Industrial parks should be encouraged to develop efficient and attractive working environments, with a mix of uses and at an employee-per-square foot ratio that encourages transit use.

The Light-Industrial area should provide space for transportation, warehousing, contractors yards, industrial sales, and industrial uses contained within a building which do not create objectionable noise, odors or hazards.

- L-400** Business properties whose industrial activities are conducted primarily inside buildings should be designated a Light Industrial area.
- L-401** Light industrial uses should be discouraged from developing in the Waterfront Development area.
- L-402** Areas which do not have direct access to a state highway or designated truck route, or where the uses allowed in this area would have an adverse effect on adjacent uses, should not be designated a Light Industrial area.

- L-403** Areas suitable for heavy industrial or large scale manufacturing uses should not be located in the Light Industrial area.

The Industrial area should provide the opportunity for intensive heavy industrial uses or large-scale manufacturing uses in appropriate locations, and reserve the limited amount of industrial lands within Aberdeen for industrial uses.

- L-500** Industrial development should be designed to be compatible with adjoining uses. Off-site impacts, such as noise, odor, light and glare, and vibration should be mitigated through the pollution control measures, setbacks, landscaping, and other best management practices. Unsightly views of parking areas, loading areas, and storage areas should be screened from adjacent office, retail and residential uses.
- L-501** Areas where the allowed uses could have a major adverse effect which cannot be lessened are unsuitable for the Industrial area designation.
- L-502** Industrial development should have direct access from principal arterials or state routes. Access points should be combined and limited in number to allow for adequate levels of service on arterials. Access through residential areas should be discouraged.

Chapter 3

Economic Development Element

1. INTRODUCTION

The level of growth and development in the City is, in large part, the result of the regional economic base. A region's economic base is the total level of economic activity within the area, that is the total amount of goods and services produced and sold. The economic well being of area residents is also dependent on the economic activity taking place in the community. A consistent flow of goods and services, in conjunction with a consistent increase in private sector investment, provides a solid foundation for long-term economic growth.

A major goal for the City of Aberdeen is to encourage economic development that provides for both a strong economy and diverse employment opportunities for area residents. Planning for economic development should utilize a regional perspective as the costs and benefits of economic growth go beyond jurisdictional boundaries.

2. ECONOMIC DEVELOPMENT GOALS

The economic development goals are the long term result to be achieved through the implementation of policies in land use decisions.

- E-001** Encourage the development of new commercial and industrial uses in appropriate locations.
- E-002** Encourage increases in the number and variety of jobs available to local residents.
- E-003** Encourage the retention of existing economic activities and jobs.
- E-004** Encourage and provide opportunities for increased diversification of the local economy.
- E-005** Encourage the development and maintenance of attractive, functional, and efficient commercial areas.
- E-006** Encourage the appropriate redevelopment of vacant and under utilized commercial and industrial sites.

- E-007** Provide a wide variety of locations for commercial and industrial development.
- E-008** Work cooperatively with all elements of the local economy, including labor, businesses, and other local governments.
- E-009** Work cooperatively with new businesses considering locations within Aberdeen and the region.
- E-010** Provide the opportunity for the efficient utilization of the area's natural resources and conserve the natural resources upon which the economy depends.

3. ECONOMIC DEVELOPMENT POLICIES

The economic development policies outline and describe directions for governmental action and decision making to implement the economic development goals. It is essential that the City establish a high level of credibility with governmental lending institutions as a strategy to secure funding for essential projects during periods of limited economic growth.

- E-020** The City of Aberdeen should work cooperatively with adjoining cities, the County, the Port of Grays Harbor, non-profit organizations such as the Aberdeen Revitalization Movement, the Grays Harbor Chamber of Commerce, the Grays Harbor Economic Development Council, and the private sector to encourage economic development which provides continuing employment and economic vitality, and be consistent with this Plan's goals and policies.
- E-021** The City should make every effort to make a supply of physically suitable and serviced sites potentially available to meet the needs of expanding and new businesses in appropriate areas.
- E-022** City land use plans should help diversify and strengthen the local economy.
- E-023** The City should identify the type and level; of public facilities and services appropriate to support the degree of economic development being planned.
- E-024** Techniques considered for the implementation of the City's economic development goals should include flexible land use regulations, expedited permit processing, and planned capital improvement programming.

E-025 The City should encourage the establishment of home occupation businesses in residential areas, provided that impacts to the character of the neighborhood are appropriately mitigated.

4. ECONOMIC DIVERSIFICATION POLICIES

The City has been required to develop strategies designed to retain its historic economic base of timber processing and commercial fishing, while expanding its efforts to become a regional retail and service provider.

E-030 Adequate areas should be designated for commercial and industrial uses in appropriate locations and at appropriate levels of intensity. Development trends should be monitored to ensure that adequate areas remain available over time.

E-031 Adequate areas should be provided to enable the expansion of existing businesses and industries where consistent with the policies of protecting existing neighborhoods and resource areas.

E-032 Increased economic diversity should be encouraged by planning for a full range of commercial and industrial uses consistent with the Comprehensive Plan's land use policies.

E-033 Economic development activities and planning for economic growth should be coordinated with public and private economic development groups and other jurisdictions.

E-034 The City of Aberdeen should continue to participate in cooperative, regional economic development and marketing efforts.

E-035 Public facility and services expenditures should be used to demonstrate municipal commitment to development as a method to encourage continued private investment within the City.

E-036 Aberdeen, in cooperation with other public and private economic development agencies, should maintain, within the constraints of available funding, information on the City and region for use in market feasibility studies and other business studies.

E-038 City staff, in cooperation with other public and private economic development agencies, should continue to monitor available public sector programs which can assist private firms and maintain contacts with the funding agencies.

- E-039** The City should maintain the capacity to issue revenue bonds, in cooperation with other local agencies, and actively promote their use for appropriate local projects.
- E-040** The City of Aberdeen should actively seek state and federal funding needed to facilitate the retention of existing firms, the expansion of existing firms, and the siting of new firms and economic activities within appropriate areas of the community.
- E-041** Local funds should be used to improve or provide public facilities to retain existing firms, for expansions to existing firms, and to establish new firms, provided:
- a. The retention or expansion would not otherwise occur or the new firm would not locate in the community.
 - b. The firm will either employ increased numbers of local residents, retain existing jobs, or pay enough in fees and/or taxes from the expansion or new facility to repay the expenditures and debt service costs within the likely economic life of the facility while also paying for the other the public facilities and services used.
 - c. State and federal funds are not available or will not fund the full cost of the needed improvements.
 - d. The expenditure of local funds on these improvements will not foreclose improvements needed to support existing development.
- E-042** The City should explore the feasibility of establishing a revolving loan fund to assist in financing the improvement and expansion of existing businesses and siting new businesses within Aberdeen. Sources of possible funding include Urban Development Action Grants repayments and other state or federal funds. In administering a revolving loan fund, the City should seek the greatest return possible on all loans.
- E-043** The City should encourage the State of Washington to allow the deferral of sales tax payments for firms constructing new or expanded commercial and industrial facilities.
- E-044** The job training and vocational education providers serving Grays Harbor County, such as the Aberdeen School District and Grays Harbor College, should be encouraged to continue to provide training opportunities tailored to the needs of specific businesses. The

availability of these programs should be publicized as part of the marketing efforts described in the other policies of this element.

- E-045** Local economic development organizations should work with local businesses to aid them in expanding their product lines and markets particularly in areas outside the region.
- E-046** Local economic development organizations should identify feasible opportunities for additional products based on local resources and to increase production of resources which are under utilized within Grays Harbor County. These opportunities should be marketed to private firms.
- E-047** Public facilities and public services serving commercial and industrial areas should be adequate to enable the efficient operation of these enterprises given the constraints of available funding.
- E-048** Existing transportation corridors should be maintained and necessary improvements provided in cooperation with other levels of government and private firms and organizations.
- E-049** Commercial and industrial uses should be protected from incompatible uses and uses which would limit their operations or efficiency.
- E-050** Important natural resources, such as prime forest lands, prime agricultural lands, and important aquatic areas, should be conserved and used for resource based industries.
- E-051** Increased retail trade and tourism should be encouraged by protecting and enhancing the appearance of the built and natural environments.
- E-052** The effectiveness of the City of Aberdeen's economic development policies and activities should be evaluated on a regular basis. Adjustments should be made to the policies and activities as needed.

5. DEVELOPMENT SITING POLICIES

Municipal efforts to either assist in the relocation of an existing local business to a site better suited to meet their long-term needs, or to assist in the effort to recruit new businesses to the area, requires an informational base that involves a wide variety of City services.

- E-060** As demands for commercial or industrial land approach the capacity of the available lands in the designated areas, these areas should be expanded and/or new areas designated as appropriate.

- E-061** In designating new or expanded commercial and industrial areas priority should be given to under-utilized and blighted lands suitable for redevelopment for those uses.
- E-062** New and expanded commercial and industrial areas should conform to the policies of the land use element and this economic development element.
- E-063** Concentrations of businesses which are complimentary, which attract increased customers, and/or which provide needed services or goods for nearby producers and consumers, should be encouraged by the land use pattern and its policies.

6. REDEVELOPMENT POLICIES

The redevelopment of sites with full infrastructure service is essential to the economic diversification strategy of the City.

- E-070** Continuing economic development should be encouraged in existing commercial and industrial areas to maintain the economic and employment base, safeguard private investments, and make use of existing public improvements. This policy recognizes that the type and intensity of uses appropriate to a commercial or industrial area may change over time and beneficial and appropriate changes should be encouraged.
- E-071** Redevelopment of distressed commercial and industrial areas should be encouraged through development incentives and public improvements.
- E-072** Redevelopment efforts should be planned in cooperation with the businesses, property owners, and residents of the area and the community.
- E-073** The City should actively seek available state and federal funding to encourage the revitalization of distressed areas by stimulating private sector investment, and should consider the use of private sector mitigation funds as the local match required for grants and loans.

7. COMMERCIAL DEVELOPMENT POLICIES

The City, as an essential public service provider, plays a vital role in the encouragement of the private sector to initiate development.

- E-080** New commercial firms should be encouraged to locate within the City of Aberdeen.
- E-081** The expansion of existing commercial uses is encouraged in appropriate locations.
- E-082** The prime commercial land within Aberdeen should be designated for commercial uses.
- E-083** Safe and attractive pedestrian pathways should be provided to link stores, parking areas, transit stops, and nearby residential neighborhoods. The pathways should be coordinated with the City pedestrian network.
- E-084** Efforts to attract pass-through travelers such as increased amenities, parks, parking improvements, and public bathrooms should be encouraged. The City should cooperate with interested groups to secure federal and state funds, funds from benefited properties, and other available funds to facilitate the construction of these amenities.
- E-085** Mixed uses should be encouraged in appropriate commercial areas.
- E-086** Mixed-use developments should be designed to encourage compatibility among the uses. The uses within the development shall be compatible with each other and surrounding uses.
- E-087** The City, in cooperation with other organizations and private businesses, should develop ample off-street parking in commercial areas with parking deficiencies.
- E-088** Where commercial uses are located next to residences and no open spaces or edges separate the uses, buffers, fences, or plantings should be required where necessary to lessen the potential for impacts on the residential uses.

8. INDUSTRIAL DEVELOPMENT POLICIES

The City's economic diversification strategy is based on the retention of existing businesses while working to provide a reliable level of public services which encourages private sector development.

- E-090** New industrial firms should be encouraged to locate within the City of Aberdeen and in the Grays Harbor area.
- E-091** The expansion of existing industrial uses is encouraged in appropriate areas.

- E-092** A full range of industrial uses should be allowed and encouraged to increase economic diversity.
- E-093** The prime industrial land within Aberdeen and the region should be designated and reserved for industrial uses in a manner consistent with the directives provided by the 1990 Overall Economic Development Program and the 1989 Industrial Lands Study for the Grays Harbor region.
- E-094** Industrial uses may expand into designated residential and commercial areas, provided:
- a. The land is needed for industrial uses which do not have other opportunities for expansion at their existing site within the City, or in other suitable areas of the City if the business is not currently located in Aberdeen.
 - b. The land used for expansion is on the border of a residential area.
 - c. The borders between the uses are compact and the residential uses are buffered and screened where needed.
 - d. Access to the industrial uses should not be provided by local or collector arterials serving a residential neighborhood. Plan areas and zoning consistent with this policy should be found to be consistent with the applicable plan area designation criteria and the other policies of this Plan.
- E-095** Where industrial uses are located next to designated residential areas and no open spaces or edges separate the uses, buffers, fences, or plantings should be required were necessary to lessen the impacts on the residential uses.
- E-096** Extractive industries mine or extract rock, gravel, fill dirt, and other useful minerals or subsurface resources. These resources are important to the continued development of the region. The extraction and processing of these natural resources should be managed to prevent conflicts with nearby land uses and to protect air and water quality. The actual exploration and extraction of these resources shall only be allowed through an unclassified use permit. The processing activities may be allowed at extractive sites through the unclassified use permit where appropriate or in suitable industrial areas as either a permitted or conditional use.

E-097 Unclassified use permits for exploration and/or extraction components of extractive industries should only be granted when impacts on adjoining land uses can be satisfactorily lessened. All permits should require review and renewal dates as a condition of permit issuance to ensure best management practices are used and the extraction operation and any processing activities located outside of an industrial district remain compatible with surrounding uses.

E-098 Extractive industries should only be allowed outside of designated natural resource areas and industrial areas when consistent with the following directives:

- a. The site has direct access to arterials. Truck traffic should not use residential collector or local access streets.
- b. Noise and vibration from extractive operations should be minimized. Operations should be limited to daylight hours.
- c. Peak surface water runoff should not increase above naturally occurring levels. The runoff and any discharges should not degrade the quality of any receiving waters.
- d. Buffers and setbacks should be required for heavy equipment, mines, and pits. Fencing should be considered for sites located adjacent to state routes.
- e. A reclamation plan has been developed and future use determined. A bond or other legally enforceable mechanism should be required to ensure the plan will be implemented.

9. DEVELOPMENT SITING POLICIES

Municipal efforts to either assist in the relocation of an existing local business to a site better suited to meet their long-term needs, or to assist in the effort to recruit new businesses to the area, requires an informational base that involves a wide variety of City services.

E-100 As demands for commercial or industrial land approach the capacity of the available lands in the designated areas, these areas should be expanded and new areas designated as appropriate.

E-101 In designating new or expanded commercial and industrial areas priority should be given to under-utilized and blighted lands suitable for redevelopment for those uses.

E-102 New and expanded commercial and industrial areas should conform to the policies of the land use element and this economic development element.

E-103 Concentrations of businesses which are complimentary, which attract increased customers, and which provide needed services or goods for nearby producers and consumers, should be encouraged by the land use pattern and its policies.

10. DESIGN POLICIES

The Comprehensive Plan provides minimal direction in encouraging the implementation of essential design elements that allow for integrated development.

E-110 Adequate public facilities and amenities should be provided in future commercial and industrial areas as the areas are needed.

E-111 Requirements and development standards for commercial and industrial areas should be the minimum necessary to provide for adequate public services, attractive and efficient areas, low public service maintenance costs, and to lessen adverse impacts on nearby uses.

E-112 The type and level of amenities required should be related to the intended use and the location of the development.

E-113 Building placement and landscaping should be used to separate conflicting uses and to separate intensive uses from adjoining residential areas.

E-114 Heavy machinery, service entries, storage areas, and loading docks should be screened from adjacent residential areas.

E-115 Commercial areas should be served by the following improvements:

- a. Paved streets with a capacity adequate to accommodate the level of development and improved sidewalks or walkways.
- b. Curbs and gutters, or other provisions for drainage control.
- c. City water and sewer services.

E-116 Industrial areas should be served by the following improvements:

- a. Paved Streets with a capacity adequate to accommodate the level of development.

- b. Curbs and gutters, or other provisions for drainage control.
- c. City water and sewer services, and industrial water where feasible.

Chapter 4

Housing and Community Development Element

1. INTRODUCTION

Aberdeen, incorporated in 1888, is the residential and commercial core of Grays Harbor County. Situated along the banks of the Chehalis River and the Grays Harbor estuary, the City is a contiguous urban area of approximately 11.938 square-miles. Weather conditions in the City are typical of a transition temperate rain forest region exhibiting cool and moist weather patterns, with rainfall averaging 70 to 80 inches annually and temperatures remaining moderate throughout the year.

Population

Since 1990, Aberdeen has experienced a modest increase in growth, although it has yet to recover the population loss experienced during the 1980's. Census information illustrates a population decrease of 15.1 percent, ranging from 19,653 in 1950 to 16,690 in 1997. The state population increased 135.7 percent during this same time period.

Age

The percentage of City residents who are age five years and under is similar to the rest of the state, but this changes with each group thereafter. A drop, of between three and five percent, in the six through 64 age groups likely reflects the large out-migration of younger City residents during the economic downturn of the 1980's. The 34.5 median age of Aberdeen residents is slightly higher than the 33.1 median age state average.

Race

Aberdeen has less racial diversity than the state average. Census information indicates that, out of the total population, approximately three percent is of African-American descent, approximately 2.8 percent are Native American, two percent are of Asian Pacific Island decent, and approximately 1.2 percent are of Hispanic origin. Its percentage of the county's overall population, however, continues to decline. Aberdeen continues to be the second largest City in Washington's Olympic Peninsula region.

Living Arrangements

Aberdeen has the lowest percentage of family households, at 60.7 percent, and persons per household, at 2.34 percent, of the Harbor cities. Aberdeen 11.5 percent of female heads of household is greater than the 9.4 percent statewide

average. Approximately 14.1 percent of seniors live alone in the City, which is greater than the 8.7 percent state average.

Income

The \$11,783 per capita income level of City residents lags behind the \$14,923 found in the rest of the state. The estimated median household income of \$28,343 for Grays Harbor County residents in 1997 was the fifth lowest reported for Washington's 39 counties; the state average was \$33,560. Recent trends also show that income levels in the county grew at a significantly lower level than elsewhere in the state.

Another income measure is the number of people in the City whose households are of low- and moderate-income. A low-income household earns 50% of the county's median household income. A moderate-income household earns 80% of the county's median household income. Nearly 43% of households in Aberdeen qualify as low- and moderate-income households. A majority of households in nine Aberdeen census tract block groups is low- and moderate-income.

The United States Census Bureau determines poverty by relating household size to total family income. The poverty threshold for a family of four people in 1989 during the Census was \$12,674 or less. The income threshold limit for a single person under the age of 65 years was \$6,451. For those single individuals 65 and older, the threshold was \$5,947. Aberdeen's 18.4 percent of people in poverty is greater than the state's 10.9 percent average.

Education

Aberdeen residents report lower educational attainment than the state average. This is particularly evident in the number of individuals with higher education degrees, with the City exhibiting 73.4 percent compared to the state average of 83.8 percent for a high school degree, and 12.5 percent compared to the state average of 22.9 percent for a bachelor's degree.

Social Service Program

The Department of Social and Health Services (DSHS) report high program use rates by the residents of Aberdeen. Out of the state's top 100 cities in population, Aberdeen ranks number 13 in the percentage of population using DSHS services overall.

Health

Comparisons between state averages and the country maternity statistics show that Grays Harbor County has:

1. Lower birth rates;
2. A higher percentage births by mothers 17 and under;
3. A higher rate of mothers smoking during pregnancy; and,
4. Generally higher infant mortality rates.

Department of Health statistics also show that Grays Harbor County has much higher death rates than the state average for leading causes. Overall, the death rate in Grays Harbor County is one and one-half times greater than the state average.

2. HOUSING

Housing is the largest single user of land in the City of Aberdeen, occupying over fifty percent of the developed land. A city's housing stock is important beyond the area used for housing. One of the primary determinations of the health and well being of an individual is the housing he or she live in.

Housing Units by Type

The City of Aberdeen has a slightly higher percentage of single family residences and a significantly smaller percentage of mobile homes than the statewide averages. Approximately one-quarter of the housing stock in Aberdeen is multi-family housing. Between 1990 and 1997, the number of single family housing units declined in Aberdeen; the number of multi-family housing units also declined in the same period.

Housing Age

Homes built in 1939 or earlier make up 47.8 percent of the total housing stock, which is considerably higher than the reported 15.7 percent state average.

Housing Affordability

The 1997 median home purchase price of approximately \$75,000 for Grays Harbor County falls far below the statewide median of approximately \$150,000. Frequently, the county has the lowest median home purchase price of any county in the state. The median home purchase price does not account for the quality of the housing.

The Washington Center for Real Estate Research developed its Housing Affordability Index based on the ability of a middle income family to make a 20% down payment and carry a 30 year mortgage payment on a median price home.

When the index is 100, there is a balance between the family's ability to pay and the cost of the home. An index figure over 100 indicates a more affordable housing market.

Homes priced in the City rank consistently affordable according to this index. A comparison with other counties in the state shows that the county typically falls within the top five for affordability. However, one of the assumptions used for calculating affordability, the ability of a family to make a 20% down payment, takes for granted the ready availability of sufficient savings.

Housing Quality

A 1997 housing condition survey conducted by Neighborhood Housing Services, included in a housing and community development study used as part of this Chapter, revealed a majority of homes in each census block group need some level of repair. The survey evaluated the exterior appearance of roofs, foundation, windows, and siding. Neighborhood Housing Services also assigned repair cost values to each criteria based on recent housing rehabilitation experience. Survey teams made no attempt to evaluate interior conditions relating to plumbing, electrical, insulation, or interior walls.

The study indicated that Aberdeen has the second highest percentage of single family residential structures reporting one or more deficiencies, preceded by Hoquiam and followed by Cosmopolis. Aberdeen has the highest total repair value at \$18 million, followed by Hoquiam at \$12.7 million and Cosmopolis at \$1.5 million. Repairs for windows and siding are the most common housing deficiencies in Aberdeen.

The 1997 Neighborhood Housing Services survey also solicited comments from residents of Aberdeen, Cosmopolis, and Hoquiam regarding community issues relating to housing, public improvements, social services, and economic development. Distribution and collection of surveys occurred at the South Shore Mall in Aberdeen over a seven-day period. A total of 159 adults completed the survey, with 109 Aberdeen residents returning the highest number, followed by 42 Hoquiam residents and eight Cosmopolis residents.

Housing Perceptions

When the survey asked Aberdeen residents to list the three worst housing problems in their community, they most frequently stated the following issues in priority:

1. There is not enough affordable, quality rental housing available.
2. Aberdeen housing in general is not affordable and is in poor condition.

3. Many property owners do not maintain their homes, especially low-income households.
4. Many landlords do not properly maintain their rental properties.
5. Housing in the community is in generally short supply.
6. Property taxes are too high.
7. There is not enough low-income housing available.
8. First-time home buyers have trouble finding affordable housing.
9. Many homeowners need financial assistance in fixing up or repairing their homes.
10. Some neighborhoods fail to adequately maintain properties more so than others.

3. HOUSING GOALS

Meeting the housing needs of the City requires a coordinated, comprehensive approach. This Element contains the housing goals to address Aberdeen's identified housing needs; these goals are the long term ends to be achieved through policies, implementing ordinances and decisions.

- H-101** Encourage the development of new housing in appropriate locations.
- H-102** Complete an inventory and condition analysis of existing housing and projected housing needs. It should include the identification of sufficient land for housing, including government-assisted housing, housing for low- and moderate-income residents, manufactured housing, multi-family housing, group homes, foster-care facilities, and transitional housing facilities.
- H-103** Encourage the increase in the availability of adequate housing for all social, racial, and economic segments of the City.
- H-104** Encourage the opportunity for a wide range of choice in housing types and locations.
- H-105** Encourage the maintenance and improvement of the City's housing and neighborhoods.
- H-106** Encourage the elimination of housing discrimination based on race, color, ethnic or national origin, religion, sex, age, or household composition.

H-107 Advocate for an increase the availability, affordability, and quality of housing for citizens by:

- a. Rehabilitating existing housing to improve and maintain its quality.
- b. Expanding the availability of quality, affordable rentals.
- c. Encouraging the construction of new single and multi-family housing for households of all income levels.
- d. Assist in the creation of innovative public and private financing tools for home ownership.
- e. Examine the establishment of incentives and regulations for property owners to maintain their properties.
- f. Helping neighborhoods improve their appearance.

4. HOUSING POLICIES

The housing policies outline and describe general directions for governmental action and decision making to implement the housing goals.

H-201 Adequate areas should be designated for all housing types at appropriate densities. Housing trends should be monitored to ensure that adequate areas remain available over time and as housing needs and demands change.

H-202 Requirements and development standards for new housing should be the minimum necessary to provide for adequate public services, low public service maintenance costs, and to maintain the desirable attributes of the existing neighborhoods.

H-203 Developments which comply with City policies and standards should be expeditiously approved.

H-204 City staff should be available to provide guidance early in the development process to minimize development costs, decrease review time, and ensure proposals comply with City policies and standards.

H-205 City policies and standards should permit flexibility to encourage innovation and reduced housing costs while ensuring that adequate facilities are provided and the housing is compatible with the desirable traits of the existing neighborhoods.

- H-206** Land use policies, standards, zoning, and platting requirements should be based on the desirable characteristics of existing neighborhoods.
- H-207** The City should pursue the following housing strategies:
- a. Support the efforts of Neighborhood Housing Services to rehabilitate existing low and moderate-income, owner-occupied housing in Aberdeen.
 - b. Encourage and assist private lenders and non-profits to work together in developing home ownership programs for low- and moderate-income and first-time buyers. Programs that help these groups include down payment assistance, reduced mortgage rates, increased loan terms, and reduced down payment requirements.
 - c. Adopt innovative land use plans and regulations that promote affordability and supply. This can occur by allowing increased density, a variety of housing types in all districts, and cost-effective infrastructure design.
 - d. Support private and non-profit developers increase the quality and availability of multi-family rental housing.
- H-208** Land use policies, standards, zoning, and platting requirements which tend to discourage investment in existing neighborhoods should be revised.
- H-209** Mobile homes should be allowed in mobile home parks and mobile home subdivisions in all appropriate residential plan designations.
- H-210** Double-wide mobile homes with the characteristics of traditional housing types should be encouraged in the Single Family Residential plan designation.
- H-211** Townhouses should be located in single-family areas in clusters at the average density allowed by the zone after site specific review, the smaller lots being balanced by permanent open space.
- H-212** The City should participate with Hoquiam and Cosmopolis in preparing a joint application to the Community Development Block Grant Program to fund a housing rehabilitation project for low and moderate-income property owners. Neighborhood Housing Services should design, implement, and administer the program on behalf of the three cities.

- H-213** The City should support the efforts of Neighborhood Housing Services to rehabilitate existing low and moderate-income, owner-occupied housing in Aberdeen, Cosmopolis, and Hoquiam.
- H-214** The City should encourage private lenders and non-profits to work together in developing home ownership programs for low- and moderate-income and first-time buyers. Programs that help these groups include down payment assistance, reduced mortgage rates, increased loan terms, and reduced down payment requirements.
- H-215** The City should adopt innovative land use plans and regulations that promote affordability and supply, such as allowing increased density, a variety of housing types in all districts, and cost-effective infrastructure design.
- H-216** The City should support private and non-profit developers increase the quality and availability of multi-family rental housing.
- H-217** The City should improve the quality of neighborhoods by encouraging community cleanup activities and enforcing nuisance regulations against property owners who do not maintain their properties.
- H-218** The clustering of residences on part of a site with the remainder to be permanently maintained as open space should be encouraged in areas where a site's development potential is limited by natural features, such as geologically hazardous areas.
- H-219** Townhouses should be located in multi-family areas to provide diversity in housing styles and ownership options.
- H-220** Lot size averaging, lot clustering, flexible setback requirements, and attached and detached housing types should be encouraged in appropriate locations as part of the subdivision review process.
- H-221** Since multi-family housing designed specifically for the elderly, the disabled, and low and moderate-income populations typically generate less traffic, fewer demands on recreation areas and parking, and has less impact on surrounding areas than other multi-family development of comparable density, the development standards and requirements applied to this housing type should be less. To ensure that the intent of this policy is met, reduced standards should only apply to developments whose funding requires that elderly, disabled, and low and moderate-income residents occupy the housing units.

- H-222** The use of energy conserving and renewable energy technologies should be encouraged. City standards and requirements should allow exceptions to encourage energy conservation and renewable energy protection when hazards will not be created.
- H-223** In reviewing residential developments, the potential for renewable energy sources and energy efficient site development techniques to conserve energy should be considered by the City and the applicant.
- H-224** The City should encourage the Housing Authority of Grays Harbor to continue to seek available housing funds to help meet the housing needs of those lower income households which cannot otherwise be adequately housed through existing mechanisms.
- H-225** The City should support Neighborhood Housing Services in their application for grant funding through the Housing Trust Fund to support a down payment assistance program for low and moderate-income. Private lenders should be solicited to participate in the project with purchase funds.

5. COMMUNITY DEVELOPMENT

Employment in Aberdeen is more dependent on forestry, fisheries, personal services, and manufacturing than the state as a whole. While employment in agriculture, forestry, fisheries, social services, personal services, and producer services increased, jobs in manufacturing, construction, and distributive services declined.

Unemployment in Aberdeen and Grays Harbor County consistently exceeds the state average and has remained high throughout the 1990's. Taxable retail sales also indicate poor economic performance. Aberdeen has experienced a loss in taxable retail sales for the past two years. According to Aberdeen residents, the major barriers to economic development in their community are:

1. Community attitudes about change and growth.
2. City government.
3. The lack of employment and family wage jobs.
4. Low educational levels among workers and inadequate educational and training programs.
5. The need to recruit more businesses to the area.
6. Environmental issues.

Public Improvements

Aberdeen residents wrote, in a survey used for this Chapter of the Comprehensive Plan, the three most needed public improvements in their community. These projects were:

1. Construct or improve sidewalks throughout the City.
2. Improve the water system to ensure a reliable and clean supply of drinking water.
3. Develop a City-wide system of bicycle lanes and trails.
4. Improve, repair, and clean City streets.
5. Improve storm drainage in the community, including south Aberdeen ditches.
6. Improve flood control.
7. Fix up or removal of buildings in the downtown area and elsewhere in the community.
8. Park improvements, including increased accessibility for the disabled and an activity center.
9. Better park maintenance.
10. More activities for youth.

Social Services

Aberdeen residents listed, in a survey used for this Chapter of the Comprehensive Plan, the most critical social problems facing their community. These problems were:

1. The abuse of drug and alcohol by adults and youth.
2. The need for better and affordable health care.
3. The need for quality, affordable day care, particularly for parents working swing shifts.
4. Lack of activities for teens.
5. Too much crime and juvenile delinquency.

6. Teenage pregnancy.
7. Lack of care or assistance for seniors and the disabled.

Community Barriers

Aberdeen residents listed, in a survey used for this Chapter of the Comprehensive Plan, the major barriers to economic development in their community. The barriers were:

1. Community attitudes about change and growth.
2. City government.
3. The lack of employment and family wage jobs.
4. Low educational levels among workers and inadequate educational and training programs.
5. The need to recruit more businesses to the area.
6. Environmental issues.

6. COMMUNITY DEVELOPMENT GOALS

The City can play a direct and indirect role in addressing their community development needs. Many of the issues discussed in this plan are not the focus of municipal government. However, whenever the City lacks the resources and expertise to address any of the goals and strategies listed below, it should seek out other public and private organizations to form partnerships in designing and implementing specific action steps.

- H-301** Encourage residential developments which are compatible with the desirable elements of an existing neighborhood's character.
- H-302** Protect existing residential neighborhoods from the incompatible uses and the adverse impacts of developments. Neighborhoods should be protected from incompatible uses by edges, arterials, open spaces, transitional uses, or buffers. City standards and requirements should minimize any potential impacts from new developments. Development reviews should take into account probable significant adverse impacts on existing neighborhoods and require mitigating measures to lessen these impacts.
- H-303** Maintain public facilities and services in existing neighborhoods and, where necessary, upgraded within the constraints of available funds.

- H-304** Publicize existing housing rehabilitation incentives in appropriate ways.
- H-305** Encourage the revitalization of priority neighborhoods through the targeting of available federal funds for housing rehabilitation and public facilities improvements.
- H-306** Emphasize partnerships between the City, neighborhood residents, and the private sector to revitalize targeted neighborhoods.
- H-307** Continue efforts to work with private land owners to remove priority deteriorated buildings which cannot be rehabilitated, using available City resources where private resources are not available.
- H-308** Improve the economy of Aberdeen by:
- a. Creating employment opportunities that offer family wage jobs.
 - b. Recruiting new business to the community;
 - c. Strengthening existing businesses to retain jobs and services;
 - d. Improving educational and training programs that increase worker skills; and
 - e. Encourage the community to explore issues and make decisions about growth and change.
- H-309** Develop and maintain public improvements that protect and enhance the health, safety, and welfare of the community.
- H-310** The City should encourage the delivery of comprehensive and coordinated social services to community members aimed at:
- a. Eliminating drug and alcohol abuse by youth and adults;
 - b. Helping parents care for children with affordable, accessible, and quality day care;
 - c. Increasing the availability and affordability of health care;
 - d. Expanding programs that assist seniors and the disabled;
 - e. Reducing crime and juvenile delinquency; and,
 - f. Providing clean and sober activities for teenagers.

H-311 Maintain all residential structures in a safe and weather-tight condition.

H-312 Maintain vacant lots free of weeds and other nuisance vegetation.

7. COMMUNITY DEVELOPMENT POLICIES

Aberdeen intends to address the community development needs of its citizens through implementation of goals, strategies, and policies that are designed to create positive land use results within the City. These goals reflect the expected achievement of the City's efforts to address community needs. The policies are the methods used to attain established goals. Together, they represent the City's planned approach to efficiently and effectively bring about positive change to the community.

H-401 The City should support programs and agencies that treat drug and alcohol abuse by adults and teens. City prevention programs, such as DARE, help dissuade youth from abusing drugs and alcohol.

H-402 The City should support programs, agencies, and private businesses that provide affordable day care for children.

H-403 Support efforts by local organizations and health care practitioners to provide affordable health care to people of all incomes.

H-404 Support agencies and organizations providing care and assistance to the elderly and the disabled.

H-405 Reduce crime and juvenile delinquency in the community by supporting law enforcement programs and community activities, such as Block Watch.

H-406 Work with youth, the school districts, local organizations, and Parks and Recreation Department to increase the number of clean and sober youth activities available throughout the City.

H-407 The City should encourage the retention and expansion of existing businesses in the community by:

- a. Fostering small business development through government and private sector sponsored training and financial assistance;
- b. Enhancing the City's visitor appeal by supporting efforts at increasing tourism;
- c. Supporting local downtown commercial revitalization efforts;

- d. Encouraging small business development through government and private sector sponsored training and financial assistance; and,
- e. Linking local businesses with a variety of business development resources.

H-408 The City should pursue the following public infrastructure strategies:

- a. Upgrade municipal water systems to improve quality and supply.
- b. Expand and improve surface water drainage systems serving residential and commercial districts.
- c. Construct new and repair existing sidewalks.
- d. Develop a City-wide network of bicycle lanes and trails.
- e. Expand City parks, including adding accessibility improvements for the disabled.
- f. Upgrade and maintain City streets.
- g. Expand City facilities to accommodate growth in services.

H-409 The City should support programs that are designed to attract new businesses and industries to the City by increasing or emphasizing:

- a. Local worker skill levels;
- b. Suitably zoned lands for a wide range of business types;
- c. State of the art telecommunications services;
- d. Access to state and federal development assistance resources; and
- e. Availability of adequate transportation, sewer, water, and electrical infrastructure.

H-410 The City should support efforts for the expansion of and enrollment in vocational training and baccalaureate degree programs. These programs should be readily available to both youth and adults.

- H-411** The City should continue, and increase where financially possible, its support of community spring clean-up activities.
- H-412** The City should regularly hold public forums, workshops, meetings and hearings for all community members that share information on and encourage discussions about sustainable development. The City should use innovative methods to reach out to community members through non-traditional venues.

Chapter 5

Transportation Element

1. INTRODUCTION

Transportation systems are one of the most crucial and expensive public services provided by the City of Aberdeen. The appropriate integration of adequate roads and effective public transit is necessary for economic growth and desirable living conditions. Conflict between major transportation routes and nearby land uses can lead to air pollution, traffic congestion, and hazardous conditions for motorists, bicyclists and pedestrians. The planning and coordination roadway and transit systems to respond to existing and expected growth is essential to make the best use of public funds.

This element is concerned with the variety of transportation systems that serve Aberdeen, including water-borne commerce, railroads, highways, and streets. This element is also concerned with the relationship between transportation systems, land use growth, and economic development. Public investments in transportation systems can predetermine and influence private investment decisions related to development.

2. TRANSPORTATION SYSTEM GOALS

The transportation goals are the long term objectives to be achieved through the implementation of various policies, funding decisions, ordinances, and programs.

- T-001** Establish and maintain a safe, functional, and efficient multi-modal transportation network in cooperation with other public and private transportation organizations.
- T-002** Plan, fund, and construct projects that improve surface, air, and water facilities.
- T-003** Maintain and improve the transportation and circulation system.
- T-004** The City, the Port of Grays Harbor, and Washington State should facilitate improved truck access to the industrial and commercial areas of the City.
- T-005** The City and the Grays Harbor Transportation Authority should encourage the continued provision of transit services to meet the needs of City residents.

- T-006** The City, the Port of Grays Harbor, and private sector water-dependent uses should encourage the maintenance and continued development of both the Grays Harbor Navigation Channel and water-borne shipping terminals.
- T-007** The City, the Port of Grays Harbor, and Grays Harbor County should encourage the maintenance and improvement of the region's rail freight systems.
- T-008** Collaborate with the private sector to provide a safe and pleasant pedestrian system which promotes both functional and recreational walking.
- T-009** Encourage bicycle use for recreation and transportation.
- T-010** Require mitigation where possible to minimize the negative aspects of transportation systems on residential neighborhoods.

3. TRANSPORTATION SYSTEM PLAN MAP

The transportation and circulation plan map provides a correlation between existing transportation facilities and the level-of-service needs of the community.

- T-020** The City should prepare a transportation system plan map which identifies the function of streets within the City of Aberdeen and indicates the general location of future development potential which will require an expansion of the circulation system.
- T-021** The transportation system plan map should be coordinated with the adopted street designation map.
- T-022** The City should pursue the planning, design and construction of a north ring road arterial from the Sunset Drive area northeasterly to the general area of Herbig Heights, and eventually to the Bench Drive area.
- T-023** Principal arterial alternatives should continue to be developed as funds become available. These alternative routes will enable truck and through traffic to bypass the downtown and the residential areas located near Simpson and Sumner Avenues.
- T-024** An alignment of the alternate truck route should be along the State Street to Port Industrial Road east-west corridor and in the vicinity of the railroad right-of-way, with final route location consistent with the Washington State Department of Transportation's SR-101 Feasibility Report: SR-12 to SR-109 Hoquiam/Aberdeen, Washington.

4. GENERAL TRANSPORTATION SYSTEM POLICIES

Effective utilization and management of the platted right-of-ways within the City will ensure the installation of essential pedestrian, vehicular, drainage, and utility facilities that benefit all citizens. The transportation and circulation policies outline and describe directions for municipal decision making which implement the transportation goals. They also establish a framework for functional plans for the state highway and street system, public transit, and major bicycle and pedestrian facilities. Functional plans should define required service levels and facility improvement standards.

- T-030** The City of Aberdeen should prepare a transportation system functional plan, which analyzes findings, conclusions and recommendations contained in the City's Six-Year Street Plan, the State's Washington Coastal Corridor Master Plan, the City's Report 12: Streets and Circulation study document, the State's SR-101 Feasibility Report: SR-12 to SR-109 Hoquiam/Aberdeen, Washington and the State's 1998 A Highway Between The Bays: A Management Plan For the State Route 105 Corridor.
- T-031** First priority should be given to transportation system improvements which maintain or improve access, service levels, and safety within already developed areas.
- T-032** Second priority should be given to transportation system improvements that facilitate increased economic activity and employment.
- T-033** The City should support highway access to both the City and the Washington coastal areas that are improved in a manner consistent with those concepts noted for Planning Area Two in the Washington State Department of Transportation's Washington Coastal Corridor Master Plan.
- T-034** The City's Six Year Street Plan and any other functional street or transportation plans should be consistent with the directives provided by the Comprehensive Plan.
- T-035** New streets should be constructed to serve those portions of the City as they develop. The location and alignment of future streets should be determined during the platting and development review process.
- T-036** New construction and the reconstruction of existing buildings should be discouraged within the preferred or secondary alignment of the alternative route.
- T-037** Where the alternative route will be immediately adjacent to residential neighborhoods, or areas designated residential by the comprehensive development plan map, noise suppression measures

and buffers should be provided between the roadway and the residential areas.

- T-038** Right-of-way requirements for arterial and collector streets should be the minimum necessary to accommodate the roadway at full development, on-street parking, sidewalks, utilities, any planned amenities, and any planned buffers or noise suppression measures.
- T-039** The City should work collectively with the cities of Cosmopolis and Hoquiam, the Port of Grays Harbor, the Grays Harbor Transportation Authority, Grays Harbor County, and the State to establish level-of-service categories based on the Washington State Transportation Research Board's Highway Capacity Manual.
- T-040** The City should analyze level-of-service issues to determine roadway capacities and examine the opportunity to establish concurrency requirements. Information contained in the Transportation Inventory section for Planning Area Two of the Washington Coastal Corridor Master Plan should be used in this analysis.
- T-042** When local and neighborhood circulation patterns are established, the possible future need to redesignate local access streets as collectors or arterials should be evaluated and additional right-of-way acquired where needed.
- T-043** Whenever possible, new arterial corridors should follow topographic or land use patterns which minimize disruptive impacts on adjacent property.
- T-044** Whenever possible, new arterial corridors should be planned so that they do not border either existing or future school sites. Existing streets contiguous to school sites should not be designated as arterials.
- T-045** New collectors and arterials should not divide industrial sites or interfere with the efficient use of industrial areas.
- T-046** Access driveways and curb cuts should be limited on arterial and collector streets to maintain traffic capacity. Uses abutting arterial or collector streets should be encouraged to obtain access from side streets and common driveways. Mid-block driveways along arterials, which would adversely impact the level-of-service provided by the street, should be discouraged.
- T-047** Outside of downtown Aberdeen, all buildings should be constructed to conform with the building setback area requirements of the various

zoning districts to ensure that widening can be efficiently accomplished and to provide a pleasing streetscape.

- T-048** All new development providing street service to residential areas, commercial areas, and mixed use should have vertical curbs, unless determined by the City to be detrimental to surface water management control.
- T-049** Street lighting should be provided at all street intersections, cul-de-sacs, and as required by the City for safety.
- T-050** Right-of-way requirements for local access streets should be the minimum necessary to accommodate the roadway, on-street parking, sidewalks, and utilities.
- T-051** The City should inventory land and transportation facilities and services, including transit alignments, to define existing capital facilities and travel levels as a basis for future planning and funding.
- T-052** The City should establish level-of-service standards for all arterials and transit routes to serve as an indicator of system performance, with these standards regionally coordinated. The City should establish specific actions to address facilities or services that are operating below the established level-of-service standard.
- T-053** The City and the Washington State Department of Transportation should plan, design, secure funding, and construct projects which address roadway curvature problems at North Alder Street at Sumner Avenue, Simpson Avenue at North Park Street, and West Curtis Street at North West Boulevard.
- T-054** The City should identify system expansion needs and transportation system management needs to meet the current and future location, timing, and capacity demands of future growth.
- T-055** The City should prepare an analysis of transportation system funding capability to assess need in relation to probable funding resources. This analysis should include a multi-year financing plan based on the needs identified in the Six Year Street Plan, a discussion of securing additional funding or reassessing land use assumptions in the event that anticipated funding is insufficient to meet need, intergovernmental coordination efforts, and demand management strategies.

6. RESIDENTIAL TRANSPORTATION SYSTEM POLICIES

The provision of appropriate pedestrian and vehicular facilities, designed to meet the developed density of residential areas within the City, is an essential function of municipal government. The design and condition of private streets and driveways frequently are overlooked during the traditional planning process, despite the fact they represent potentially dangerous site access issues and costly remedies which far outweigh their importance in the total overall transportation system.

T-060 Residential street circulation patterns should be designed in conformance with the following principles:

- a. The topography and other physical features should be taken into account so that impacts from steep grades and difficult lot approaches are minimized.
- b. Numerous intersections and direct connections with arterials should be discouraged.
- c. Intersections should have adequate sight distances, have an angle of intersection as close to 90-degrees as possible, and be safe.
- d. Short distance cul-de-sacs should be included in development design to maintain residential character, while providing adequate vehicular circulation and access for emergency and service vehicles.
- e. Through traffic should travel through residential neighborhoods by the street pattern designed to disperse traffic created by any new development.
- f. Safe and convenient access should be provided to nearby schools and parks.
- g. The streets should be integrated with existing street patterns and planned future routes.
- h. Solar exposure should be facilitated when consistent with the policies of this Plan and City-approved traffic circulation design.

T-061 Street width in residential neighborhoods should be related to street function and the level-of-service so that the following objectives will be met:

- a. To provide a safe environment for children, bicyclists, and pedestrians.
- b. To provide for overflow on-street parking in neighborhoods, provided that adequate fire service access is maintained.
- c. To conserve energy and materials.
- d. To minimize storm water runoff and erosion associated with grading.
- e. To avoid unnecessary development and maintenance costs.

T-062 Temporary cul-de-sacs, hammerheads, and other turn-arounds may be constructed as part of a development, provided that the street will be extended in the future and that it is constructed to be consistent with Public Works Department and Fire Department policies.

T-063 Development approval processes, including rezones, subdivisions, and State Environmental Policy Act reviews, should be used to obtain additional rights-of-way and the construction of streets, sidewalks and bike improvements where required by the policies of this plan.

T-064 The development approval process should include equitable ways of ensuring that proposed projects help provide off-site transportation improvements when such projects contribute to an significant adverse impact to the transportation facility's level-of-service.

T-065 Any required off-site transportation improvement should include a City-approved reimbursement plan which provides partial compensation to the developer from those who subsequently use and benefit from the constructed improvement.

T-066 Residential developments adjacent to arterials should be designed to minimize the noise, glare, and traffic impacts to the development from the arterial.

T-067 Private streets should be allowed, provided they are constructed to public street standards and are consistent with the following directives:

- a. The private street is an easement or separate parcel and owned in common by all the owners of all property served by the street. Shared ownership of the street should not be separated from ownership of the property served by the private street.

- b. A legally enforceable mechanism is established to maintain the street and related drainage facilities. The maintenance mechanism should provide that the City may inspect and order that maintenance and repair work be done on the street and any associated facility, such as sidewalks and drainage structures.

T-068 Private driveways provide access to individual buildings from streets. All joint access private drives serving two or more dwelling units should comply with the following requirements:

- a. Any driveways and parking required by zoning ordinance should either be owned in common by all the owners of all property and buildings served by the drive and parking, or be located within an access easement. The ownership should not be separated from the property.
- b. If the driveway is owned in common, a legally enforceable mechanism should be established to maintain the driveway, the parking area if owned in common, and related facilities such as sidewalks and drainage structures. The maintenance mechanism should provide that the City may inspect and order that maintenance and repair work be done on driveway and any associated facility.

7. COMMERCIAL TRANSPORTATION SYSTEM POLICIES

Road sections located within commercial zoning districts frequently require facilities designed to adequately address high traffic volumes and mixed vehicle use.

T-070 Local access streets serving mixed use and commercial areas should have a paved width adequate to accommodate the projected traffic volumes and vehicle types.

T-071 Development approval processes, such as rezones, subdivisions, and building permit processes, should be used to obtain rights-of-way and the construction of transportation improvements consistent with the policies of this plan.

T-072 The City should analyze traffic circulation patterns in the downtown and east Aberdeen, utilizing information contained in the City's 1989 East Aberdeen Traffic Improvement Program.

9. INDUSTRIAL TRANSPORTATION SYSTEM POLICIES

A majority of the transportation corridors which provide access from industrial properties to the State transportation system are located within areas that were

historically designed to provide service for a mix of commercial and residential properties. It is essential that the transportation system continue to be improved to decrease the transport time from these industrial sites to their markets. The City of Aberdeen, the Washington State Department of Transportation, Grays Harbor County, and the adjacent municipalities must continue to improve the industrial transportation system as an essential component of our economic development policies.

- T-080** Local access streets serving mixed use and industrial areas should have a paved roadway width adequate to accommodate the projected traffic volumes and vehicle types.
- T-081** Development approval processes, such as rezones, subdivisions, and building permit processes, should be used to obtain rights-of-way and the construction of transportation improvements required by the policies of this Plan.
- T-082** The City should advocate for the proposed truck route connection between West State Street and the Port Industrial Road as detailed in the Washington State Department of Transportation's SR 101 Feasibility Report: SR-12 to SR-109 Hoquiam/Aberdeen, Washington.
- T-083** The truck route system should be designed to ensure that ample truck access is provided to industrial areas while minimizing transportation impacts on residential and commercial areas.
- T-084** Private industrial haul roads are encouraged in appropriate areas to provide an increased level of access to industrial areas and minimize impacts on other uses.
- T-085** Truck routes and industrial haul roads should be within industrial areas whenever possible, and designed and constructed to minimize impacts on nearby uses and natural resources.

10. PORT AND MOORAGE FACILITY POLICIES

The deep-water port of Grays Harbor affords the City of Aberdeen a substantial degree of economic opportunity associated with international trade.

- T-090** The City of Aberdeen and the Port of Grays Harbor should coordinate land use, economic development, and public facility policies, decisions, and actions which impact both jurisdictions.
- T-091** The City should support the continued maintenance and improvement of the Grays Harbor Navigation Channel.

- T-092** The City should support the ongoing maintenance of the Grays Harbor Navigation Channel.
- T-093** The development and maintenance of deep-water marine shipping terminals is encouraged in the industrial and waterfront development zoning districts.
- T-094** Small watercraft moorage, docks, boat yards, and facilitates and businesses that support both commercial and recreational small craft activities should be encouraged at appropriate locations along the Chehalis River, the Wishkah River, and Grays Harbor.
- T-095** The City and the Port of Grays Harbor should consider the preparation of a coordinated interagency multi-year service and location analysis of port capital facilities. The analysis should include rail and truck freight movement for use in assessing transportation system adequacy and land use compatibility and availability for current and future port needs.
- T-096** The City and the Port of Grays Harbor should coordinate development and transportation programs for consistency with both the City's Comprehensive Plan and the Port's Industrial Properties Master Plan.

11. RAILROAD TRANSPORTATION SYSTEM POLICIES

Rail service in the City of Aberdeen is an essential component of the regional transportation system, as it provides reliable access for the Port of Grays Harbor and local manufacturing facilities to regional, national, and international markets.

- T-100** Automobile and pedestrian railroad crossings should be limited to maintain rail safety and efficiency. Rail crossings which are not necessary for automobile or pedestrian circulation should be closed. Rail crossings should be signalized and improved to facilitate pedestrian and vehicle safety.
- T-101** The railroad should be encouraged to maintain, upgrade and extend rail service within Aberdeen and Grays Harbor County. Alternatives to any proposed rail abandonment for spurs which serve existing industries or planned industrial areas should be thoroughly explored.
- T-102** Regional freight terminals should provide screening and buffering to reduce their visual impact on surrounding land uses. Of-site impacts, such as increased traffic congestion or air and noise pollution, should be mitigated.

- T-103** The City and the private service provider should consider the preparation of a coordinated multi-year service and location analysis of rail facilities. The analysis should include information on the location, ownership, and condition of facilities, and land use compatibility and availability for current and future railroad company needs.
- T-104** The City and Port of Grays Harbor should work collectively to plan, design, secure funding, and construct trans-loading facilities which enhance economic development opportunities.

12. PEDESTRIAN TRANSPORTATION SYSTEM POLICIES

The City of Aberdeen was incorporated in 1888. Development is at a high density consistent with that typically found in urban areas. Pedestrian facilities should be designed and constructed to meet both the recreational and transportation needs of a diverse public.

- T-110** The City of Aberdeen should encourage the development of a pedestrian facility system which provides safe, convenient access to all areas of the community and a variety of employment, shopping, and recreational opportunities.
- T-111** Sidewalks should be maintained in a safe, passable condition. The City should continue to maintain those pedestrian facilities of general benefit, with priority given to those areas of greatest pedestrian use.
- T-112** The City should complete construction of both the *East Aberdeen Waterfront Walkway* and the *South Aberdeen - Cosmopolis Trailway*, and pursue funding to plan, design and construct additional pedestrian transportation facilities.
- T-113** In constructing and repairing sidewalks in residential areas, priority should be given to providing safe access to schools and parks.
- T-114** Sidewalks should be constructed along property frontages as part of the land development process.
- T-115** Pedestrian facilities should be considered during the design phase for street construction or reconstruction projects.
- T-116** Sidewalks should be constructed, whenever possible, at an elevation equal to or greater than any adjacent area subject to high-frequency localized flooding or impoundment.

- T-117** Wheelchair ramps should be incorporated into sidewalk and walkway design, with wheelchair accessibility included in trail system design and construction.
- T-118** The City should construct pedestrian facilities along state routes for those roadway sections note in the Planning Area Two section of the Washington Coastal Corridor Master Plan.
- T-119** The City and Aberdeen School District No. 5 are encouraged to provide pedestrian facilities along all state routes and within right-of-ways that serve as connectors between school sites and the state routes.

13. BICYCLE TRANSPORTATION SYSTEM POLICIES

The main arterials within the City also serve as a major component of the state route transportation system, with average daily traffic counts in excess of 15,000 vehicles along certain sections of the system. It is essential that both local residents and tourists be afforded the opportunity to utilize safe and well-designed bicycle facilities.

- T-120** The City should prepare a bicycle route plan map, which should display the bicycle route system for the City of Aberdeen. The map should include both bicycle corridors designated by the Washington State Department of Transportation for intercity transportation and locally designated routes to facilitate bicycle use within Aberdeen.
- T-121** The existing routes shown on the bicycle route plan map should be signed, as funding becomes available, to indicate their designation as bicycle routes.
- T-122** Improvements to streets should remove any hazards to bicycle use whenever possible.
- T-123** When repairs or improvements are planned for streets designated as bicycle corridors or bicycle courses, consideration should be given to the impact of the proposed improvements on bicycle use. The construction of bicycle safety measures should be considered depending on the availability of funding.
- T-124** The bicycle paths shown on the plan map should be constructed based jointly on the availability of City funds and as part of private sector development on adjacent property.

- T-125** Ordinances regulating bicycle use in the City of Aberdeen should be periodically reviewed to ensure they do not unreasonably hinder bicycle use.
- T-126** The City is encouraged to provide pedestrian facilities along all state routes and within right-of-ways that serve as connectors between school sites and the state routes.
- T-127** The City should construct bicycle transportation facilities along state routes for those areas identified as deficient in the Planning Area Two section of the Washington Coastal Corridor Master Plan.

14. PUBLIC TRANSPORTATION SYSTEM POLICIES

Public transit service within Aberdeen is required to meet the diverse needs of high-density urban population while continuing to provide an effective level-of-service to and from rural areas.

- T-130** The City of Aberdeen should consult with the Grays Harbor Transportation Authority to coordinate land use, transportation, and public facility policies which impact both jurisdictions.
- T-131** The high level of transit service provided to the City of Aberdeen and Grays Harbor County should be maintained to the extent possible given funding constraints.
- T-132** The Grays Harbor Transportation Authority should be encouraged to continue to provide convenient access to employment, commerce, housing, and recreation and reliable connections to other transportation modes.
- T-133** Downtown Aberdeen should continue as the Transit systems' major transfer point. The City should encourage the Authority to continue to develop solutions to reduce traffic and bus conflicts, improve east-west system transfers, lessen street damage, lessen noise impacts, and reduce passenger-business conflicts.
- T-134** The City should encourage the Transit Authority to continue the program for installation of benches and shelters at high use bus stops locations.
- T-135** The City should encourage the Transit Authority to continue to provide transportation facilities and services which minimize air, water, and noise pollution.

- T-136** The City should encourage the Transit Authority to continue to provide accessible and convenient transportation facilities and services for elderly and disabled citizens.
- T-137** Bus stop shelters outside the transit center should be provided should be provided at route transfer points and at other bus stops as resources allow. Shelters also should be included in the design of business and industrial development located along transit routes.
- T-138** Bus pullouts should be incorporated into road design, as existing streets are reconstructed and new streets built, to improve traffic operation and safety.
- T-139** The City and the Transit Authority should consider the preparation of a coordinated interagency multi-year financing plan based on the needs identified in the City's Six Year Street Plan and Transit's public transportation system program.

Chapter 6

Capital Facilities Element

1. INTRODUCTION

Adequate roads, sewage disposal, water supply, fire and police protection, parks, libraries, and other public facilities and services are necessary to protect the public, health, safety and welfare of Aberdeen residents. Planning for public facilities and services can ensure that they are provided as the community grows, and can reduce public costs by encouraging maximum possible use of existing facilities and cost-effective service extensions.

The policies in this Chapter set forth Aberdeen's approach to assuring adequate facilities and services, providing a basis for adopting technical standards for service levels and facility design, and for deciding when and where such facilities and services should be provided. Other public agency service providers, such as special-purpose districts, may use this plan for their own planning, and to develop standards that can be integrated between the various service providers.

The Comprehensive Plan addresses facilities and services that are closely related to land use. Important facilities, such as social services or criminal justice, are not included in this Comprehensive Plan but are addressed in their respective functional plans.

2. CAPITAL FACILITY GOALS

The capital facility goals are the long term ends to be achieved through policy implementation.

- F-101** Complete an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities. This should also include an evaluation of the extent to which these facilities possess presently unused capacity.
- F-102** Forecast the future needs of capital facilities based on the maintenance of existing levels of service, and consistent with the growth patterns, densities and growth anticipated in the land use element.
- F-103** Examine alternative locations and capacities as part of a capital facilities planning process.
- F-104** Reassess the land use element if the projected funding capacities for capital facilities are insufficient to meet existing and future needs.

- F-105** Establish levels-of-service for the various capital facilities which reflect community goals.
- F-106** Improve public facilities with service deficiencies, within the constraints of available funding.
- F-107** Manage new development, so that potential negative impacts on public facilities are minimized.
- F-108** Closely coordinate all capital facility functional plans and projects with the City of Cosmopolis, the City of Hoquiam, and Grays Harbor County to ensure cost-effectiveness and service coverage.

3. CAPITAL FACILITY POLICIES

The capital facility policies outline and describe directions for governmental action and decision making to implement the goals. The policies should also be applied to specific projects through zoning conditional use reviews, rezone ordinances, State Environmental Policy Act reviews, and subdivision reviews.

- F-201** Public facilities and services should be provided at levels necessary to support growth and development planned for urban areas. The facilities and services needed to support this growth and development are: transportation, sewage disposal, water, solid waste disposal, surface water management, police and fire protection, schools and libraries, and parks and open space. Facilities for social and health services are addressed in their respective functional plans.
- F-202** First priority should be given to public facility improvements which maintain or improve service within already developed areas.
- F-203** Second priority should be given to public facility improvements that facilitate increased economic activity and employment.
- F-204** The Comprehensive Plan should be coordinated and mutually consistent with the public facility functional plans.
- F-205** Public facilities in new developments shall conform to the policies and standards in the adopted functional plans.
- F-206** Water, sewer, and storm drainage utility extensions within the City should be accomplished in a coordinated manner, so a full range of utility service is provided to areas in a cost-effective manner.

- F-207** The capital facility functional plans should establish service area boundaries for the each type of public facility. The service area boundaries should be consistent and coordinated with land use needs and projected levels of growth.
- F-208** The development approval process, such as rezoning, subdivision, and State Environmental Policy Act reviews, should be used to obtain on-site utility rights-of-way and the construction of on-site utility facilities.
- F-209** The development approval process should include equitable ways of ensuring that proposed projects help provide off-site utility improvements when the projects contribute to the demand for those improvements. In determining the share to be attributed to the project, the public benefits provided by the project shall be weighted to determine if public participation in the project is warranted.
- F-210** The City should actively seek state and federal funds for public facility extensions and improvements needed to facilitate the retention and expansion of existing firms and the siting of new firms and economic activities within appropriate areas of the community.
- F-211** The costs of adequate facilities and services should be kept as low as possible, cost-effective relative to the benefit received, and distributed equitably. Extension of services and construction of facilities to support planned growth should:
- a. Be paid for by those who benefit, to the extent possible;
 - b. Prevent substantially reduced service levels for residents of existing neighborhoods; and
 - c. Be timed to prevent problems before they require expensive remedial action, while avoiding the costs of premature excess capacity in facilities and of services.
- F-212** The existing and scheduled availability and adequacy of planned facilities and services should be a major consideration in land use plans. Review of individual development proposals should include verification of the availability of all facilities and services essential to public health and safety in time to meet the needs generated by the proposal.
- F-213** Public facilities and services provided by all agencies, whether directly or by private developer extensions or contributions, should be provided at levels that support existing and planned uses.

4. DOMESTIC WATER UTILITY CAPITAL FACILITIES

Aberdeen residents, the residents in the adjacent City of Cosmopolis, and small areas of the Wishkah River valley receive domestic water from Aberdeen's municipal utility system, which distributes water from the sole surface water source of the Wishkah River watershed. The City has a compelling interest in a safe and adequate water supply to support existing development and expected growth. Federal and State regulations govern water quality standards, and the City is responsible for engineering, building, and operating a municipal domestic water system that complies with these regulations.

F-301 Public spending priorities for domestic water capital facilities and services should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
- b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.

F-302 The City should update its domestic water utility functional plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also forecast the future needs for the capital facilities based on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine the alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the City's 1994 Water Comprehensive Plan and in the City's Report 11: Existing Public Facilities study document.

5. SANITARY SEWER UTILITY CAPITAL FACILITIES

Adequate sewage treatment and disposal are essential to protect public health and safety, and to maintain high quality for all water resource users. Aberdeen's wastewater is treated by a public sewer system, which conveys wastewater to a central plant for treatment and subsequent discharge into the Chehalis River.

F-401 Public spending priorities for sanitary sewer utility capital facilities and services should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
- b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.

F-402 The City should update its sanitary sewer utility functional plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also forecast the future needs for the capital facilities based on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the City's 2001 Comprehensive Sewerage Facilities Plan and in the City's Report 11: Existing Public Facilities study document.

6. INDUSTRIAL WATER UTILITY CAPITAL FACILITIES

The Cities of Aberdeen, Hoquiam and Cosmopolis receive industrial water from Aberdeen's municipal utility system, which distributes water from the sole surface water source of the Wynoochee River watershed. The City has a compelling interest in a reliable and adequate water supply to support existing industrial development and industrial recruitment efforts. Federal and State regulations govern municipal water transmission, and the City is responsible for engineering, building, and operating a municipal industrial water system that complies with these regulations.

F-501 The City's industrial marketing efforts and those regional industrial marketing efforts should actively promote the available industrial water resource.

F-502 Public spending priorities for industrial water utility capital facilities and services should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
- b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.

F-503 The City should prepare an industrial water utility functional plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also forecast the future needs for the capital facilities based on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine the alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the City's 1996 Industrial Water Utility Rate Study and Recommendations, the City's 1998 Industrial Water Line Assessment, and in the City's Report 11: Existing Public Facilities study document.

7. SURFACE WATER MANAGEMENT UTILITY CAPITAL FACILITIES

Surface water can be managed most effectively by considering potential problems and solutions for an entire drainage basin. A basin may extend into another jurisdiction, so planning and implementation must be coordinated to be effective. Natural drainage systems have many important functions, including storing and regulating surface water flow, purifying surface water, recharging groundwater, conveying water, and supporting important biological activities. Alteration of existing natural systems results in public costs and can result in environmental degradation, including flooding, erosion, sedimentation, and adverse impacts to water quality and habitat elsewhere in the drainage basin.

F-601 Surface water management plans should consider entire drainage basins, with responsibility shared where the basin extends into adjacent governmental jurisdictions.

F-602 Natural drainage systems should be maintained and enhanced to protect water quality, reduce public costs, and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without providing acceptable mitigation measures which significantly reduce or eliminate the risk of flooding or adverse impacts to water quality.

F-603 Water quality and natural drainage systems should be protected by controlling the quality and quantity of surface water run-off.

F-604 The City should continue the policy of funding drainage improvements incrementally as part of the operation of the surface water management utility. These incremental improvements should be coordinated with the City's functional drainage system plans. The goal of the utility should be to address priority drainage

improvements throughout the City. Each year the funds raised through the utility fee mechanism should be allocated to address drainage projects identified in the utility's functional plan.

- F-605** Public spending priorities for surface water management utility capital facilities and services should be as follows:
- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
 - b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.
- F-606** The City should update its surface water management utility functional plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also identify system deficiencies, forecast the future needs for the capital facilities based on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the City's 1972 Report of Storm Drainage Improvements and in the City's Report 11: Existing Public Facilities study document.
- F-607** New development should not increase peak surface water run-off. New development should not increase total run-off quantity in critical drainage areas, or areas which exhibit erosion hazards or frequent flood hazards. New development should not increase peak storm water runoff discharges above the site's naturally occurring discharge levels, and surface water retention/detention facilities should be provided and maintained to control surface water in excess of the naturally occurring peak discharge.
- F-608** Site plans and construction practices should be designed to minimize on-site erosion and sedimentation impacts during and after construction.
- F-610** The City of Aberdeen will coordinate the improvement and expansion of public facilities with neighboring jurisdictions and public service providers which would be effected by utility decisions.

F-611 Those public facilities which have available capacity should be extended to new users outside the City limits in cases where those users will pay the full cost of the extension and a fair share of the operating and systems development costs.

8. PUBLIC SAFETY CAPITAL FACILITIES

Public safety services include police and fire protection, emergency medical services, and animal control. This element is concerned with these services, both public and contracted, as they relate land use. Supporting facilities include police and fire stations, training and equipment maintenance facilities, and shelters for impounded animals.

F-702 Public spending priorities for public safety capital facilities and services should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
- b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.

F-703 The City should update its public safety functional plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also identify system deficiencies, forecast the future needs for the capital facilities based on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the Police Department's 1997 Five Year Plan, the Fire Department's 1996 Five Year Plan, and in the City's Report 11: Existing Public Facilities study document.

F-704 The preferable locations for public safety facilities, such as police and fire stations, are in urban areas. Police and fire stations also may locate outside urban areas on sites with road access of an appropriate level-of-service, when such location would result in a better response time. Facility design and location should be coordinated with nearby jurisdictions.

- F-705** Police and fire department training facilities and centralized equipment maintenance facilities should locate in urban areas on site large enough to buffer adjacent uses. They may locate in rural areas if no reasonable alternative location can be identified.
- F-706** Animal control shelters should locate in industrial or heavy commercial areas to reduce or eliminate noise and other adverse impacts to adjacent uses.
- F-707** The City should coordinate future correctional facility obligations with Grays Harbor County and Washington State to ensure a safe, efficient, and comprehensive level-of-service.
- F-708** The City should analyze the opportunity to provide improved water emergency service through the purchase of a rapid river rescue fire-boat and an upgrade of the police emergency service boat. The City should explore vessel moorage facility options either with the Port of Grays Harbor or through the construction improvements to the south Aberdeen Boat Launch area.
- F-709** Municipal, county, state and federal public safety facilities should be considered essential facilities, and should be reviewed from a regional perspective to ensure environmental quality through a process involving public hearings and formal actions by elected officials and the public.
- F-710** Commercial, public facility, or special construction projects and development plans should be reviewed in a manner consistent with the Police Department's *Crime Prevention Through Environmental Design* process.
- F-711** The City should update and implement the City-wide Emergency Disaster Plan, which addresses coordinated municipal actions in cases of significant adverse natural or man-made emergencies
- F-712** The City should consider the expansion or relocation of the south Aberdeen Fire Station. The relocation of this facility, if determined necessary due to limited expansion potential of the existing building, should be coordinated with the Police Department service area requirements to create a south Aberdeen public safety facility which houses both departments.
- F-713** The Fire Department should continue to utilize and refine the *Total Quality Team Management Concept*.

9. PARKS AND RECREATION CAPITAL FACILITIES

Active and passive park facilities, and other forms of open space, are essential and unique features of Aberdeen which provide multiple public benefits for the residents of the area. Public and private park facilities are important factors for quality of life, and must be provided as the City grows.

- F-801** A wide variety of lands should be preserved for park purposes, including:
- a. Natural areas and natural features with outstanding scenic or recreational value;
 - b. Lands that may provide public access to rivers, creeks, sloughs, or the harbor;
 - c. Lands that define, through their natural features, the boundaries of urban and rural areas, including parks, trails, water features, and scenic corridors;
 - d. Lands that visually or physically connect natural areas, or provide important linkages for recreation, transportation facilities for pedestrians and bicyclists, and plant communities and wildlife habitat; and
 - e. Lands valuable for active and passive recreation, such as athletic fields, trails, fishing and boating, swimming, or picnic areas.
- F-802** Public spending priorities for public safety capital facilities and services should be as follows:
- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
 - b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.
- F-803** The City should continue to regularly update its Parks and Recreation Comprehensive Plan, which should contain an inventory of existing capital facilities indicating location and capacities, and include an evaluation of the extent to which the existing facilities possess presently unused capacity. This plan should also identify system deficiencies, forecast the future needs for the capital facilities based

on the maintenance of existing levels-of-service, forecast the future needs of the facilities consistent with anticipated growth, and examine alternative possible locations and capacities of such future needed facilities. This functional plan should analyze the findings, conclusions and recommendations contained in the City's 1993 Park and Recreation Comprehensive Plan and in the City's Report 11: Existing Public Facilities study document.

- F-804** The City should acquire land for park purposes to meet the present and future needs of all the citizens of Aberdeen.
- F-805** The City should establish and provide recreational programs sufficient to meet the needs of all the citizens of Aberdeen.
- F-806** The City should provide recreation facilities designed to meet the needs and desires of all Aberdeen residents, while providing a high standard of quality in design and maintenance.

10. PUBLIC LIBRARY CAPITAL FACILITIES

Libraries compliment school systems as well as provide Aberdeen residents with cultural, educational and leisure opportunities.

- F-901** Public spending priorities for library capital facilities and services should be as follows:
 - a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at the applicable level-of-service standards; and
 - b. Second, to upgrade facilities and services where possible to support planned growth at the applicable level-of-service standards.
- F-902** The City should update its public library functional plan, which should contain an inventory of the existing capital facility indicating location and capacity, and include an evaluation of the extent to which the existing facility possess presently unused capacity. This plan should also identify system deficiencies, forecast the future needs for the capital facility based on the maintenance of existing levels-of-service, forecast the future needs of the facility consistent with anticipated growth, and examine alternative possible locations and capacities of such future needed facility. This functional plan should analyze the findings, conclusions and recommendations contained in the 1995 Timberland Regional Library Long Range Plan, the 1999 Timberland Regional Library Facilities Needs Assessment, the 1999 Timberland

Regional Library Services Needs Assessment, and in the Report 11: Existing Public Facilities study document.

- F-903** Public library services should be provided in urban areas on sites with road access of an appropriate level-of-service, when such location would result in better service. Facility design and location should be consistent with the Timberland Regional Library System siting criteria.

Chapter 7

Natural Resource Element

1. INTRODUCTION

Natural resources in the City of Aberdeen include forest and farmland, mineral lands, the Grays Harbor Estuary and its related rivers, streams, and sloughs. These resources support industries that are important part of the City's economy, providing jobs and needed products for local use and export. Forest, farmland, soil and water resource areas also provide non-economic resource values such as scenic views and wildlife habitat. Natural resource lands and waters are a major element of the growth and development pattern envisioned in the plan concept because of their long-term economic, cultural and open space significance.

This Chapter establishes policies to guide planning and the conservation of valuable forest lands, farmlands, mineral resources and waterways, and to encourage and promote their productive management by resource industries. The City recognizes that healthy resource industries are essential to the conservation of resource lands and waters.

2. NATURAL RESOURCE GOALS

Resource industries are productive land and water uses to be encouraged throughout the City. In growing urban areas, many forces work against continued resource management and conservation of productive lands and waters. Urban development adjacent to or near productive lands or waters increases land prices, and results in the economic pressure to convert the land to urban uses. An effective strategy to conserve productive land and water resource industries must establish land use policies and regulations which support resource industries' responsible management practices and limit the points of adverse contact and potential conflict with incompatible uses. Encouraging the efficient use of non-resource lands and waters will also help to protect these resources.

- N-101** Encourage the continued development of the community and natural resources within the City.
- N-102** Retain the desirable elements of Aberdeen's character and setting.
- N-103** Minimize the potential undesirable impacts of development.
- N-104** Conserve farmlands, forest lands, mineral resources and waterways for productive use.
- N-105** Provide for the appropriate expansion of the City of Aberdeen.

N-106 Plan for regional growth in cooperation with other affected jurisdictions.

3. NATURAL RESOURCE POLICIES

The natural resource policies outline and describe directions for governmental action and decision making to implement the community and natural resources goals. The classification and designation of natural resource lands and waters is an important step in the overall comprehensive development process.

N-201 Agriculture, aqua-culture and forestry should be encouraged. Mining should be encouraged in areas if adverse impacts can be adequately mitigated.

N-202 The City should work with other agencies, special-purpose districts, and private land owners to conserve public and private resource lands and waters, and to encourage continued resource management.

N-203 Resource industries should use management practices that protect the environment and adjacent uses, and maintain the long-term productivity of the resource base.

4. FOREST RESOURCE LAND POLICIES

Forest management is a long-term investment which produces little or no income until harvest time, which occurs on a forty to sixty year cycle. Forest managers look to long-term land use and market trends, and other economic factors, to determine the likelihood of producing income from another forest crop, and success is more certain in areas where forest parcels are consolidated in large-acre tracts with few conflicting land uses. Forest resource lands are primarily useful for growing trees for commercial purposes, and exhibit long-term significance for commercial tree production.

N-301 The City of Aberdeen should use the private forest land grades of the Washington State Department of Revenue in the process for determining and mapping forest resource land.

N-302 Lands intended for forest production should remain, when possible, in large-acre tracts and ownership patterns conducive to forestry. Any residential development within these areas should be for specific forestry-related purposes, and should only be permitted in unique circumstances which contribute to continued forest management practices.

N-303 Land uses adjacent to forest lands should be sited and designed to prevent conflicts with forestry, with new residential development

designed and sited to reduce potential conflicts between residences and forest practices on adjacent lands.

- N-304** Development on land adjacent to forest lands should be designed so as to not interfere with the best management practices in place on the forest lands. Possible interference by the development to the effectiveness of the practices should be addressed by the development rather than encouraging the conversion of the resource land.
- N-305** Residences within forest lands should be designed and sited to maintain the productivity of the resource land. Design measures and site plan requirements should also be used to provide for fire control and to prevent conflicts with forest management.
- N-306** The City should encourage public and private forest managers to provide recreation and multiple uses within forest lands, provided that they are compatible with productive forestry practices and other resource management goals.
- N-307** Forest land should be managed to maintain its productive qualities, to protect air and water quality, habitat, and to minimize adverse impacts to adjacent land uses.

5. AGRICULTURE RESOURCE LAND POLICIES

City residents have consistently supported efforts to preserve good farmland and active farms for the value of local crops, dairy and livestock, and for scenic and historic values. Farming offers variety in the City's living and working environments, and also serves as an appropriate land use in floodplain areas. Agricultural resource lands are primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, animal products, berries, grain, hay, straw, turf, seed, and livestock and which have a long-term commercial significance for agricultural production.

- N-401** The City should use the land-capability classification system of the United States Department of Agriculture Natural Resource Conservation Service in the process for determining and mapping agriculture resource lands.
- N-402** The City should encourage farmland conservation and the continuance of agriculture, and encourage agriculture practices that protect the environment. n facilities development needed to facilitate new developments within appropriate areas of the community.

N-403 The City should encourage agricultural activities in rural areas and in urban areas that provide large-acre undeveloped tracts. Permanent construction within agricultural areas should be limited to farm residences, farm buildings, and direct market farm stands, and should not disrupt agriculture within the area.

N-404 Land uses adjacent to agricultural areas should be designed to minimize conflicts with agriculture. Residential developments should be low-density and should be clustered, screened, and fenced to increase the distance between housing and agricultural, and to discourage trespass. Proposed commercial and industrial development adjacent to agricultural areas should minimize traffic, noise, and pollution impacts to agriculture.

N-405 Agriculture should be managed to maintain water quality, protect fisheries, and prevent erosion of valuable agricultural soils.

N-406 Public services and utilities within and adjacent to agricultural areas should be designed to prevent adverse impacts on agriculture and to maintain total farmland acreage, by utilizing the following concepts:

- a. Water lines and mains, sewer lines and interceptors, and other public facilities should avoid crossing agricultural lands unless their purpose is to provide service necessary for agriculture, and they should be installed at times which minimize adverse impacts on seasonal agricultural practices;
- b. Roads that cross agricultural lands should be aligned, designed, and maintained to minimize impacts on agriculture and farm traffic; and
- c. Facilities that must be located in agricultural lands to meet urban area needs should be built and located to prevent adverse impacts to agricultural activities. Service providers should mitigate for agricultural land removed from production by utilizing such methods as soil enhancement, land replacement, or parcel consolidation.

6. MINERAL RESOURCE LAND POLICIES

Mining practices are an essential resource industry, and it should be managed to protect water and air quality and minimize problems associated with surface water run-off, dust, and glare. Conflicts between mining and adjacent land uses can also be minimized by using distance or earthen barriers to reduce off-site ambient noise impacts, and by operating equipment and trucks to ensure safety and reduce noise levels. Mineral resource lands are land primarily devoted to the

extraction of minerals or that have identified or potential long-term commercial significance for the extraction of minerals.

- N-501** The City should use the minerals classification system of the Washington State Department of Natural Resources and the United States Bureau of Mines in the process for determining and mapping mineral resource lands.
- N-502** The City should identify and preserve opportunities to extract mineral resources, following public study and review, by permitting such activities when:
- a. The proposed site contains a substantial or high-quality deposit of rock, sand, gravel, or other mineral resource; the recovery of which will have public benefits clearly outweighing environmental and others associated costs; and
 - b. Location, parcel size, site characteristics and existing land uses allow operation with limited impacts to adjacent land uses, and environmental quality can be protected when mitigating measures are applied; and
 - c. Roads or similar transport facilities serving, or proposed to serve the site, can safely transport mined products when operations begin.
- N-503** Mineral extraction activities should be regulated through a permitting process which includes public notice and comment, specific duration of operations, and the authority to condition permit extensions or renewals to address new circumstances or impacts. Compliance with environmental, operational, and safety standards should be considered in the granting, renewal, and expansion of mining operations.
- N-504** Permanent structures not related to or consistent with on-site mineral extraction, including the outdoor storage and parking of transport vehicles and equipment associated with other off-site activities, should be excluded from mining sites.
- N-505** Mineral extraction sites should be large enough to allow resource removal, and include enough land to confine operational impacts such as ambient noise, reduced air quality, light and glare, and other adverse impacts from property owned or controlled by the mining operator.
- N-506** The preferred land uses adjacent to mineral extraction operations are mining, open space, forestry, or industrial uses. Any new residential

development adjacent to extraction operations should be of a very low density and sited to help minimize potential conflicts between residences and mining.

- N-507** Extraction and processing of rock, sand, gravel, and other mineral resources should be managed to avoid, or to effectively mitigate, impacts to surrounding land uses and to protect water and air quality. Special operating procedures, landscaping, sight-obscuring fences, buffers, berms, noise-attenuation mufflers and other techniques should be used to minimize off-site impacts.
- N-508** Truck traffic for mining operations should utilize designated truck routes when available and avoid local neighborhood access streets. Truck traffic should use routes which produce lower peak traffic volumes in circumstances where two or more arterials provide potential access to the site. Heavy truck traffic affecting residential neighborhoods should be scheduled for non-peak daylight hours.
- N-509** Extractive operators should provide traffic controls at entrances and exits to the mining site as needed. Trucks and equipment should be operated in such a manner that does not cause excessive damage to road surfaces, prevents debris from being deposited on road surfaces, minimizes noise, and is safe for auto, pedestrian, and bicycle traffic.
- N-510** Noise and vibration from extraction operations should be minimized. Surface blasting operations and underground blasts causing noticeable vibrations should be limited to daylight hours when adjacent to residential areas. Blasts should be scheduled for regular and predictable times, except in cases of emergencies, with blast time information available to both area residents and municipal emergency services providers.

7. AQUA-CULTURE RESOURCE WATER POLICIES

The Grays Harbor Estuary, the Chehalis River, the Wishkah River, the Wynoochee River, Alder Creek, Devonshire Slough, Division Creek, Fry Creek, Mill Creek, Miller Slough, Shannon Slough, Stewart Creek, and Union Slough combine to provide the City of Aberdeen with a unique habitat for resource industries. Aqua-culture resource waters are water and the underlying aquatic lands primarily devoted to shellfish harvesting and commercial fishing and which have a long-term commercial significance for harvesting and fish production.

- N-601** The City should use the commercial and recreational shellfish growing classification of the Washington State Department of Health, the kelp and eelgrass identification system of the Washington State

Department of Natural Resources, and the important habitat and species classification and designation of the Washington State Department of Fish and Wildlife, in the process for determining and mapping aqua-culture resource lands.

- N-602** Development adjacent to all waters of the state should be consistent with the policies of the City's Shoreline Master Program and the Grays Harbor Estuary Management Plan.
- N-603** The City should participate in Chehalis River basin-wide planning efforts to coordinate private and public sector development activities to facilitate increased awareness of the resource and to actively address issues related to water quality, habitat value and function, and flooding.
- N-604** The City should work with Washington State, Grays Harbor County, the Quinault Indian Nation, the City of Hoquiam, the City of Cosmopolis, the Port of Grays Harbor, special purpose districts, and the private sector to coordinate those land use actions which would impact the ability of the Chehalis River watershed and the Grays Harbor estuary to function as a resource water.
- N-605** The City should compile and organize data related to surface water management, water quality enhancement programs, flood hazard mitigation, and related information in the context of watershed management as provided by the State's 1994 Washington State Water Quality Assessment Report and the associated water resource inventory area concept.
- N-606** The City should support programs which address the invasion of noxious weeds into the watershed.

Chapter 8

Downtown and Waterfront Development Element

1. INTRODUCTION

The downtown and waterfront areas of Aberdeen have undergone many dramatic changes in recent years. Aberdeen serves as the geographical, commercial, transportation, and population center of Grays Harbor County, and is the key route to the Ocean Beaches and the Olympic Peninsula. The Wishkah River and Chehalis River act as the eastern and southern boundaries of its downtown area.

2. DOWNTOWN DEVELOPMENT GOALS

The first key component in downtown revitalization is the partnership between the City government, downtown businesses, downtown property owners, other organizations, and the community as a whole. The second is the realization that downtown revitalization is a long term incremental process. Incremental change can be accomplished locally and changed over time as successes are achieved and needs change.

D-001 Continue and strengthen the partnership to revitalize downtown which includes the City, downtown property owners, downtown business owners, and the entire community.

D-002 Facilitate downtown redevelopment.

D-003 Maintain and improve the physical facilities downtown including downtown buildings and public facilities.

D-004 Use the available opportunities to aid in revitalizing downtown.

D-005 Retain existing businesses appropriate to the role of downtown.

D-006 Attract compatible new uses and businesses downtown.

3. DOWNTOWN DEVELOPMENT POLICIES

The downtown redevelopment policies outline and describe directions for governmental action and decision making to implement the downtown redevelopment goals. The policies are also applied to specific projects through zoning conditional use reviews, rezone ordinances, State Environmental Policy Act reviews, and long and short subdivision reviews.

- D-010** The City of Aberdeen should continue to plan and implement downtown redevelopment activities in cooperation with downtown businesses, downtown property owners, downtown residents, other public and private organizations, and the entire community.
- D-011** The City of Aberdeen should, in encouraging the redevelopment of downtown, take an active role in partnership with other affected parties and the community. The City role should include working with the affected parties to remove barriers to downtown redevelopment, to identify and market rehabilitation opportunities, to provide information on rehabilitation techniques and funding, to help develop organizations to aid in downtown revitalization, and to jointly fund priority public facility improvements within the constraints of available funding sources.
- D-012** The City should actively seek available state and federal funding for downtown public facility improvements and improvements to private facilities and structures thereby encouraging revitalization and redevelopment by stimulating private sector reinvestment.
- D-013** A broad variety of compatible uses should be encouraged downtown.
- D-014** Retail trade and service uses which are complimentary or which reinforce each other's customer attracting potential should be encouraged to concentrate along major pedestrian routes downtown.
- D-015** Public and private festivals should be encouraged downtown. The City should provide appropriate levels of support for the festivals, within tourism funding limitations. Downtown businesses should be encouraged to conduct promotions in conjunction with the festivals.
- D-016** The City should identify public and private sector funding sources to aid in the restoration and improvement of downtown buildings.
- D-017** The City should encourage the repair and renovation of deteriorated buildings.
- D-018** The City should encourage property owners to perform store front remodels and restorations based on the original design, and be constructed with materials and techniques compatible with the character of the building.
- D-019** The repainting and restoration of old signs and graphics on side and rear walls should be encouraged. Murals and large permanent signs should be encouraged on side and rear walls.

- D-020** Store front signs should be designed, whenever possible, to fit and blend with the building on which the sign is to placed.
- D-021** Information and direction signs should use international symbols whenever possible to assist visitors to the area.
- D-022** Pedestrian access between the downtown area and the waterfront area should be improved, in a manner consistent with the City's 1991 East Aberdeen Waterfront Walkway Plan and the Port of Grays Harbor's Aberdeen Landing Master Development Plan.
- D-023** The City should encourage the Grays Harbor Transportation Authority to continue to use downtown Aberdeen as the main transfer point for the Authority's public transit system.
- D-024** The City, special-purpose agencies, and local private economic development organizations should explore the possibility of the construction and staffing of a visitor information center, public restroom facility, and public parking area for tourists.
- D-025** The City should explore the establishment of a special valuation tax program for improvements to historic properties to encourage the maintenance, improvement, and preservation of privately-owned historic landmarks.
- D-026** Downtown businesses should be encouraged to target the visitors who currently pass through downtown on the way to the Ocean Beaches.
- D-027** The City should encourage the private-sector to provide visible, easily accessible parking to encourage pass through visitors to stop downtown. The City should also pursue funding sources for the construction of public parking facilities.
- D-028** The City should encourage the retention of existing street trees and flower plantings. The City, the private sector, and volunteer organizations should be encouraged to expand the use of street trees, flower plantings, and other landscaping elements. These landscaping elements should be provided and maintained collaboratively by the City, business and building owners, and volunteer organizations such as the Aberdeen Beautification Committee.
- D-029** The City should encourage the Washington State Department of Transportation to construct a northbound ramp at the base of the

Chehalis River Bridge to allow for a free right turn lane eastbound onto East Heron Street.

- D-030** The City should initiate a public awareness campaign aimed at elevating the outward appearance of private property in the area.

4. WATERFRONT DEVELOPMENT GOALS

One of Aberdeen's most important economic and natural resources is the City's waterfront. The waterfront is used for fishing, recreation, commercial uses, and industrial uses. Grays Harbor is the only deep water port on the Washington Coast. Aberdeen has many different types of waterfront areas, including the habitat areas of the Chehalis River, the Wishkah River, and Grays Harbor. Lake Aberdeen, a freshwater lake, is also within the City's corporate limits. Aberdeen also has several creeks and sloughs, including Alder Creek, Devonshire Slough, Division Creek, Fry Creek, Shannon Slough, Mill Creek, Miller Slough, Stewart Creek, Union Slough, and Wilson Creek.

W-001 Manage the Grays Harbor estuary for multiple uses.

W-002 Encourage the appropriate development and use of suitable waterfront areas.

W-003 Encourage the appropriate redevelopment and use of blighted waterfront areas.

W-004 Increase appropriate public and private use of the waterfront areas of the City.

W-005 Protect important waterfront areas and resources.

5. WATERFRONT DEVELOPMENT POLICIES

The waterfront development policies outline and describe directions for governmental action and decision making to implement the waterfront development goals. The policies are also applied to specific projects through zoning conditional use reviews, special use permit reviews, rezone ordinances, State Environmental Policy Act reviews, discretionary administrative reviews, long and short subdivision reviews, and reviews of shoreline permit applications.

W-010 Waterfront development within the City should be consistent with the findings, conclusions and recommendations contained in the City of Aberdeen's Shoreline Master Program, the Grays Harbor Estuary Management Plan, the 1991 East Aberdeen Waterfront Walkway Plan, the Port of Grays Harbor's 1996 Aberdeen Landing Master Development Plan, the Port of Grays Harbor's 1996 Industrial

Properties Master Plan, the City's Report 13: The Local Economy study document, the Washington State Department of Transportation's 1997 Washington Coastal Corridor Master Plan, the 1987 East Aberdeen Waterfront Redevelopment Plan and Market Study, and the 1981 Revitalization Potentials on the Grays Harbor Waterfront report.

- W-011** New developments fronting upon the water should provide appropriate levels of public access. The access should be provided as condition of any discretionary land use approvals granted for the property where an access is identified, or where appropriate through a combination of private and public funding.
- W-012** Public access is necessary to continue the public use of the public shorelines of the City of Aberdeen. The protection and development of this access is found to be in the public interest of the City of Aberdeen.
- W-013** Waterfront access should be provided as condition of any discretionary land use approval granted for a property where a proposed development would:
- a. Generate increased demand for waterfront access; or
 - b. Reduce public access to the waterfront.
- W-014** Priority public access facilities should, under appropriate circumstances, be constructed with public funding or a combination of public and private funding.
- W-015** The City should encourage the development of shoreline areas located adjacent to the convergence of the Wishkah River and the Chehalis River, consistent with the following directives:
- a. An 'Old Aberdeen Waterfront' atmosphere should provide a flexible guide for development of the South "F" Street area. The reuse of existing buildings should be encouraged and all properties should maintain a quality appearance.
 - b. The east Aberdeen area and the South "F" Street area should contain a mix of uses.
 - c. The harbor provides unique vistas that should be preserved and emphasized. There should be maximum utilization of the waterfront, especially to enhance vistas and promote a variety of activities for all ages.

- d. Site improvements and amenities should cater to public needs and comfort, and have a consistent theme when possible. Lighting should fit uses by providing different moods, accenting certain features or activities, and promote after sunset usage.
- e. Open spaces should provide opportunities for public entertainment, visual variety and recreation.
- f. Public improvements should be encouraged to complement or enhance development in the area, with the district 'user friendly' to vehicles and pedestrians in both East Aberdeen and South "F" Street area. Pedestrian facilities should be accessible for the disabled.

W-016 Circulation plans and development of parking areas should be coordinated with the Transit Authority to efficiently address the needs of pedestrians.

W-017 The City should work with business and property owners to prepare a Market Analysis and Business Development Master Plan which provides findings, conclusions and recommendations concerning the type and number of businesses needed to achieve a successful development environment for the area.

W-018 The City should utilize its staff and resources to provide support for area development organizations.

W-019 The City and the private sector should examine the process for continuing the *East Aberdeen Waterfront Walkway*, from its western terminus at South "F" Street westward along the north bank of the Chehalis River. Shoreline permit policies should be utilized for private development in this area to insure consistency with public access policies.

W-020 The City should encourage and work with the private sector to repair unsightly dock structures, and to remove debris and logs from the Wishkah and Chehalis Rivers from Morrison Riverfront Park to the Chehalis River Bridge.

W-021 The City should pursue a decorative lighting project on the Chehalis River Bridge.

Chapter 9

Open Space and Critical Areas Element

1. INTRODUCTION

The protection of open space and critical areas share problems related to governmental costs and efficiency. Sprawl and unplanned development into these areas may lead to the inefficient use of limited public finances, jeopardize environmental resource value and function, subject persons and property to unsafe conditions, and affect the perceived quality of life. It is more costly to remedy the loss of these areas than to conserve and protect them from loss through degradation. The inherent economic, social, and cultural values of these areas should be considered in the development of strategies designed to conserve and protect them.

2. OPEN SPACE POLICIES

A wide variety of land can meet the open space needs of the residents of the City of Aberdeen, from flat, dry ground to environmentally critical lands that must remain undeveloped to prevent severe hazards or environmental degradation. They also provide scenic and recreational values. Identifying lands for open space preservation is an ongoing process that requires public involvement in determining which areas to preserve and which methods to use. Potential open space parcels should be identified through the City and county planning processes, as open space lands must meet both local and regional needs.

O-100 A wide variety of land should be preserved, whenever feasible, for open space purposes, including:

- a. Natural areas and natural features with outstanding scenic or recreational value;
- b. Lands that provide public access to creeks, sloughs, rivers, and harbors;
- c. Lands that define, through their natural features, the boundaries of urban and rural areas, including features such as parks, trails, rivers, creeks, sloughs, wetlands, and scenic corridors;
- d. Lands that visually or physically connect natural areas, or provide important linkages for recreation, plant communities, or wildlife habitat; and

- e. Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming or picnic areas on a community or regional scale.

O-101 Open space preservation methods which result in low public maintenance costs should be used whenever possible. Preservation of privately-owned open space parcels, or parcels retained in undivided ownership by a group of homeowners, should be encouraged.

O-102 Lands of regional significance should be identified for preservation as open space or parks through a process involving City and County residents, land owners, governmental agencies, and outdoor conservation and recreation advocates.

O-103 Local residents should have the primary role in determining priorities for meeting the local open space needs of the community.

O-104 A variety of measures should be used to preserve parcels designated as open space, including incentives, regulation, trades, purchase of land or easements, and property tax reduction. The transfer of development rights may be another appropriate method.

O-105 The City should obtain easement right or ownership, when financially feasible, of environmentally critical areas in circumstances where public access is desired.

O-106 The City should evaluate and establish a procedure, included as part of the open space designation process, which ensures the protection of property rights from unconstitutional invasion and arbitrary actions by government.

3. CRITICAL AREAS POLICIES

The City of Aberdeen's wide variety of natural features include lands that can accommodate extensive development, as well as lands where development must be carefully planned or sized to maintain environmental quality. This section describes the natural features requiring special consideration in land use decisions to reduce hazards and prevent adverse environmental impacts.

O-200 Land use actions should consider natural constraints, such as wetland areas, aquifer recharge areas, frequently-flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas as part of any decision-making process.

O-201 The City should prepare detailed mapping, to scale, which identifies known critical areas. The mapping should be for informational or illustrative purposes only, and should require additional field verification prior to any regulatory action.

O-202 The need to protect sensitive features should be incorporated into site planning when environmentally sensitive areas are discovered through the technical review process of a development proposal. Development plans should ensure that structures locate on unconstrained portions of the site whenever feasible, and that clustering, if approved, is compatible with surrounding uses. These considerations may result in a reduction of density from that otherwise allowed by the underlying zoning district.

Wetland Areas

O-210 Wetlands important for flood control, drainage, water quality, aquifer recharge, visual or cultural values or habitat functions should be preserved or enhanced.

O-211 The City should utilize both the United States Federal Manual for Identifying and Delineating Jurisdictional Wetlands and the United States National Wetlands Inventory Map as baseline information sources for regulatory actions involving wetland areas.

Aquifer Recharge Areas

O-220 Groundwater recharge areas should be identified and protected to ensure that groundwater resources are protected from potential pollution.

O-221 The City should utilize both the United States Safe Drinking Water Act and the Washington State Groundwater Management Program as baseline information sources for regulatory actions involving aquifer recharge areas.

Frequently Flooded Areas

O-230 The natural flood storage function of floodplains should be preserved. Non-structural methods should be emphasized in planning for flood prevention and damage reduction. New development or land modification in 100-year floodplains should be designed to maintain natural flood storage functions and minimize hazards.

O-231 The City should utilize both the United States Federal Emergency Management Agency policies and the United States National Flood

Insurance Rate Map as baseline information sources for regulatory actions involving floodplain areas.

Geologically Hazardous Areas

- O-240** Geologically hazardous areas should be classified as those susceptible to one or more of the following types of hazards:
- a. erosion hazard;
 - b. landslide hazard;
 - c. seismic hazard;
 - d. other geologic events, such as coal mine hazards.
- O-241** The City should utilize both the United States Soil Conservation Service policies and the United States Department of Agriculture's Soil Survey of Grays Harbor Area, Pacific County, and Wahkaikum County, Washington as baseline information for regulatory actions involving geologically hazardous areas.
- O-242** Land uses on steep slopes should be designed to prevent property damage and environmental degradation, provide open space, and enhance wildlife habitat values.
- O-243** Development intensity, site coverage and vegetation removal should decrease as slope increases to mitigate for problems of drainage, erosion, siltation and landslides.
- O-244** Severe landslide hazard areas should be free of development and roads unless proven to be engineered to reduce adverse impacts.
- O-245** Native ground cover should be retained or replaced after construction in areas subject to erosion hazards, with special construction practices used and allowable site coverage reduced to prevent erosion and sedimentation. Limitations on the time site work may be undertaken may also be appropriate.
- O-246** Special building design and construction should be used in areas with severe seismic hazards to minimize the risk of structural damage, fire and injury to occupants, and to prevent post-seismic collapse.
- O-247** Builders should conduct special studies, prior to development in severe seismic hazard areas, to evaluate seismic risks and should use appropriate mitigation measures to reduce identified risks.

O-248 The City should encourage the elimination of coal mine hazard areas.

Fish and Wildlife Habitat Conservation Areas

O-250 The City should utilize both the Washington State 1994 Water Quality Assessment report and the Washington State Forest Practice Base Maps as baseline information for regulatory actions governing fish and wildlife habitat areas.

O-251 Private development and public actions should maintain adequate flows in rivers, streams, and sloughs to protect fisheries and recreation resources.

O-252 Development within designated shoreline jurisdictions should:

- a. Preserve the value and function of the water and shoreline;
- b. Avoid natural hazards;
- c. Promote visual and physical access to the water; and
- d. Preserve navigation rights.

O-253 Water quality, natural drainage, fish and wildlife habitat, and aesthetic functions of rivers, streams, sloughs, and the harbor should be protected.

O-254 New development adjacent to rivers, streams, sloughs, and the harbor should preserve an undisturbed corridor wide enough to maintain natural bankline and wetland functions.

O-255 Natural stream and slough channels should be preserved, protected and enhanced for their hydraulic, ecological and aesthetic functions through development regulations, land dedications, easements, tax incentives, or acquisition.

O-256 River, stream and slough channels should not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for these crossings, and such crossings should serve several properties to reduce the disruption to these waters and their banklines. Oversized culverts, designed to facilitate fish passage, which maintain channel width and grade should be used when culvert installation is necessary.

O-257 Degraded river, stream and slough channels and banklines should be rehabilitated by public programs and by new development to maintain

water quality and prevent further erosion problems. The channels and associated bankline areas should be restored to their natural state where conditions permit.

O-258 Water quality should be protected and enhanced. Land development should preserve the amenity and ecological functions of water features.

O-259 Water resources should be managed for multiple uses, including recreation, fish and wildlife habitat, flood protection, erosion control, water supply, energy production, and open space. Use of water resources for one purpose should, to the fullest extent possible, preserve opportunities for other uses.

Chapter 10

Utilities Element

1. INTRODUCTION

Utilities include all lines and facilities used to distribute, collect, transmit, control, or dispose of water, surface-water and sanitary sewage, solid waste, electricity, petroleum products, and telecommunications. Most utilities within Aberdeen are operated by special-purpose districts and private companies, although the City provides local domestic and industrial water, and sanitary and surface-water disposal. The City's responsibility for utilities provided by other agencies ranges from managing their use of public rights-of-way to defining their geographic service areas.

This chapter contains policies to guide the City of Aberdeen in operating its own utilities, allocating public funds for utilities, reviewing private development proposals, and regulating utility services and facilities provided by other public agencies and the private sector. This section also provides a general framework for utility functional plans, including those prepared by other entities as well as the City. Special-purpose districts and private companies are encouraged to use the Comprehensive Plan in preparing their own plans and capital improvement programs.

2. GENERAL UTILITY POLICIES

Functional plans will define required levels-of-service for urban and rural areas. The City, special-purpose district, or private company will provide facility improvement standards where applicable, specify current and potential funding methods, and schedule facility maintenance and construction through capital improvement programs.

U-101 Special Purpose District comprehensive plans and proposals should support and be consistent with the land use element whenever possible.

U-102 Utilities should be designed, located and constructed to avoid significant adverse environmental impacts and to protect valuable environmental features. Siting decisions should include all relevant planning policies, and should include the following actions:

- a. Prior consultation with the Utilities and Transportation Commission to determine any impacts of siting selections on the public service obligations of utilities or their rates.
- b. Review of data on industry design and service standards.

- c. The use of information provided by the utility on the relationship between growth, demand, and facility needs.

- U-103** Necessary improvements should be provided where utilities are inadequate to serve existing development in urban areas. Utility capital improvement programs should give priority to improving systems with significant inadequacies.
- U-104** Utility providers, including the City and special-purpose districts, should plan to eventually serve urban uses and densities throughout all urban areas and those rural areas where the comprehensive plan has determined that urban densities will be appropriate in the future.
- U-105** Standards and plans for utility service in rural areas and resource lands should be consistent with long-term, low-density development and resource industries. Utility facilities that serve urban areas, but must be located in rural areas or resource lands, should be designed and scaled to serve primarily the urban areas.
- U-106** The City should integrate the mapping of existing and future utility service lines with the land use element of this plan.
- U-107** Utilities should make joint use of utility rights-of-way whenever possible. Underground utilities should also be grouped together and easily accessible for maintenance, repairs, and expansions.
- U-108** Above-ground utility installations should be designed and located to minimize unsightly views and environmental impacts. Power and telephone poles should be as far from right-of-way centerlines as possible.
- U-109** Power and telephone wires should be installed underground where feasible, particularly in newly-developing and high-density areas.
- U-110** The directional drilling technique should be used whenever possible to reduce potential adverse impacts to environmentally-sensitive areas.

3. DOMESTIC WATER SERVICE POLICIES

The City of Aberdeen provides domestic water service for all residential and commercial customers within both the Aberdeen and Cosmopolis city limits, as well in areas of unincorporated Grays Harbor County in the Wishkah River valley.

The City has compelling interest in a safe and adequate water supply to support existing development and expected growth. Federal and State laws govern

water quality standards, and the City is responsible for engineering, building and operating a public water supply in conformance with these laws.

- U-201** Level-of-service standards for the water supply assure water quality, adequate domestic supply and fire-flow levels in urban and areas. Level-of-service standards for rural areas must also assure water quality and domestic supply, and provide fire-flow levels consistent with low residential densities.

- U-202** The City should design system improvements and plan future annexations based on the following factors:
 - a. Adequate system capacity to accommodate planned land use intensities in urban areas; and
 - b. The planned area-wide, low residential densities and rural uses in rural areas.

- U-203** The decision to provide municipal water to a local geographic section of a rural area should be based on the following factors:
 - a. The section has been committed to municipal water service through previous City or County water comprehensive plan; or
 - b. A developer extension to the water system will be paid for only by new development, and is economically feasible with no increase in planned densities; or
 - c. Water quality problems that threaten public health exist which can best be resolved by municipal service; or
 - d. Water quality problems exist that can best be solved by municipal service.

- U-204** Conservation measures should be included in municipal and special-purpose district plans, as well as the development of new sources, to support planned land uses with reliable service at minimum cost, and to assure maximum net benefit in the allocation of water for industrial, municipal, fisheries, navigation, hydroelectric power, and recreational uses.

- U-205** Public watersheds should be managed primarily for the protection of drinking water, but should allow for multiple uses, such as recreation and tree harvesting, when such uses do not endanger water quality standards.

4. INDUSTRIAL WATER SERVICE POLICIES

The City of Aberdeen is one of only two Washington State municipal utilities that provides industrial-grade water. The Wynoochee River watershed serves as the source of supply for industrial sites located both within the City and the adjacent municipalities of Cosmopolis and Hoquiam.

This supply system, which has a 100 million-gallon per-day capacity, provides the City with a water resource opportunity to create increased industrial development opportunities within the City and in areas immediately adjacent to the City.

U-301 The City of Aberdeen should establish, with the cooperation of the utility users, an equitable rate structure that allows for ongoing maintenance and improvements to deteriorated sections of the conveyance system.

U-302 The City should explore state and federal funding sources for system extensions to serve new utility customers.

U-303 The City should explore interlocal agreements with special purpose districts and the county concerning opportunities for the operation of the utility as a regional industrial water purveyor.

5. SEWAGE TREATMENT SERVICE POLICIES

Adequate sewage treatment and disposal are essential to protect the public health and safety, and to maintain a high quality for all water resource users. The City of Aberdeen's wastewater is treated by a public sewer system which conveys wastewater to the central plant, where it is treated and released into the Chehalis River. The needs for sewer service are different for urban and rural service areas.

The public sewer system can accommodate dense development and large quantities of wastewater. It is a large, complex, and expensive public utility system that can become cost-effective only at urban densities. The presence or absence of a public sewer system is, because of its expense, a major factor in the ability of both urban and rural areas to accommodate growth.

U-401 Public sewers are the preferred method of wastewater treatment for development in urban service areas.

U-402 Service areas for sewers should be designated only in urban areas and their identified expansion areas. In designating or adjusting service area boundaries, the following criteria should be applied;

- a. Detailed land use plans and zoning for urban uses and densities support the proposed expansion;

- b. Potential adverse impact of sewers on adjacent rural areas or resource lands, and environmentally sensitive areas will be mitigated;
- c. Sewers are technically feasible within the proposed expansion area;
- d. The proposed expansion can be served by gravity sewer, pressure line or similar approved method, to the existing service area; and
- e. There is sufficient treatment plant capacity and interceptor capacity to serve the entire existing service area as well as the proposed expansion.

U-403 Wastewater treatment systems should be designed and located to protect water quality in lakes, streams, sloughs, wells, and aquifers.

U-404 The City should continue with efforts to reduce the level of residential, commercial, and industrial inflow and infiltration into the sanitary sewer system.

U-405 Operation and maintenance standards should be established for both urban and rural service areas. Special programs should be established in areas with a high risk of system failure, depending on utility funding ability.

6. SOLID WASTE SERVICE POLICIES

Solid waste management within the City of Aberdeen governs refuse at every stage, including storage, collection transfer, resource recovery, and disposal. Most solid waste is collected, taken to transfer stations for recycling or temporary storage, or taken directly to landfills. Waste management efforts are undertaken consistent with the direction provided by the Grays Harbor County's 1991 Comprehensive Solid Waste Management Plan.

The transfer station and landfill are operated by a private company, which has a franchise contract with the City of Aberdeen to collect refuse.

U-501 Solid waste should be collected and disposed of in ways that minimize land, air, and water pollution, and protects the public health.

U-502 The management of solid waste should take a regional approach in planning for future needs, facilities, and services.

U-503 Recycling and energy recovery systems should be encouraged when they meet environmental standards because they extend the life of landfills and regain useful materials.

U-504 Compost centers should be established at utility sites to encourage the proper disposal of yard waste.

7. SURFACE WATER MANAGEMENT SERVICE POLICIES

The management and control of surface and storm water has become more crucial as more of Aberdeen's land is covered by impervious surfaces such as streets, parking lots, and buildings. The purpose of surface water management is to minimize water quality degradation, flooding, erosion, and attendant property damage. In Aberdeen, surface water management is addressed through the operation of a public utility that develops functional plans, operates and maintains area-wide facilities, and develops facility standards which are applied to both public and private development projects.

U-601 Surface water management should use and protect natural drainage systems wherever possible.

U-602 A basin and watershed approach should be utilized in surface water management, with the responsibility shared between the various municipalities, the county, and the special-purpose district.

U-603 Basin and watershed plans should provide for multiple use, including recreation, fish and wildlife enhancement, flood protection, erosion control, and open space.

U-604 The City should continue the practice of updating its methodologies in addressing surface water run-off.

U-605 Surface water management facilities should be funded through adequate and equitable system fees on contributing and benefiting properties, with the facilities required for new development designed and built for low-cost, long-term maintenance and consistency with water quantity and quality standards.

8. ENERGY SERVICE POLICIES

Electrical service is provided by a special-purpose district, with natural gas service provided by the private sector. Both utilities provide most City residents with energy. Many large generation and transmission facilities are regional facilities subject to federal or state law. Local distribution, transmission, and reception facilities, however, are the responsibility of the City to regulate in order to safeguard public health and safety, and to control aesthetic impacts.

- U-701** Energy distribution and transmission facilities, such as substations, pump stations, major power lines and pipelines, transmission and reception towers, should be located in industrial areas and resource lands when possible. They should be located in residential areas only when necessary to provide an efficient and cost-effective method of utility service.
- U-702** The City's siting decisions for energy facilities should be based on the following factors:
- a. Minimal health risks to residents of neighboring properties, whether from noise, fumes, radiation or other hazards;
 - b. Minimal visual impacts, achieved with buffering through distance and/or landscaping.
 - c. No adverse impacts on aviation traffic patterns from power lines, transmission towers, or reception towers.
 - d. Convenient access to a street.

9. TELECOMMUNICATION SERVICE POLICIES

Telecommunications deregulation has created a marketplace with new, more-efficient technologies. These technologies should encourage economic development by creating jobs and helping local businesses remain competitive. At the same time, the influx of new telecommunication providers poses a significant challenge to the City as it performs its traditional land use responsibilities.

- U-801** Telecommunication distribution and transmission facilities, such as relay stations and transmission and reception towers, should be located in industrial areas and resource lands when possible. They should be located in residential areas only when necessary to satisfy the technical demands of their grid system.
- U-802** The City should presume a wireless telecommunications facility is safe if it meets the technical emission standards set by the Federal Communications Commission. The facility should not create interference with any other communication signals.
- U-803** The City should encourage the principle of co-location, which affords two or more utility providers the ability to place their transmitting facilities in the same location or on the same tower or pole.

Chapter 11

Plan Implementation Element

1. INTRODUCTION

This plan is only effective to the degree it is implemented. This chapter outlines the process and procedures to implement this Comprehensive Plan.

Comprehensive plans are implemented by both the public and private sectors. The private sector builds and develops. The public sector provides public facilities and services and, in certain cases, incentives. This plan contains goals and policies to coordinate public and private actions, to encourage private sector development, and to protect the general welfare of the community.

The implementation of this long range Comprehensive Plan requires continuing monitoring, review, and plan revision. Over time there will be a need to refine or change the goals and policies of the comprehensive development plan as implementing actions are completed and needs and circumstances change.

2. PLAN IMPLEMENTATION GOALS

The plan implementation goals are the long term ends to be achieved through the policies, implementing ordinances, and implementing decisions.

- I-001** Efficiently and equitably implement the Comprehensive Plan.
- I-002** Maintain and strengthen the partnership between government, residents, property owners, and business owners.
- I-003** Maintain and strengthen communication between government, residents, property owners, and business owners.
- I-004** Review and update this Comprehensive Plan every five years to ensure that it meets the needs of the community and the plan is effective and efficient.

3. PLAN IMPLEMENTATION POLICIES

The plan implementation policies outline and describe directions for governmental action and decision making concerning the plan implementation goals.

- I-010** Government, residents, property owners, and business owners should jointly participate in all public agency planning for the development and redevelopment of Aberdeen.

- I-020** The public should be involved in municipal decisions which utilize the Comprehensive Plan.
- I-030** The zoning ordinance, short subdivision ordinance, subdivision ordinance, shorelines master program, and other development regulations shall be consistent with the adopted Comprehensive Plan.
- I-040** Functional plans and special purpose plans should be integrated into and be consistent with the adopted Comprehensive Plan.
- I-050** Decisions on City development projects and public facilities should be consistent with the adopted Comprehensive Plan.
- I-060** Decisions on specific projects through discretionary administrative reviews, conditional land use reviews, rezone ordinances, special use reviews, State Environmental Policy Act reviews, shoreline permit reviews, and long and short subdivision reviews should be consistent with the adopted Comprehensive Plan.
- I-070** The Planning Commission should continuously review the Comprehensive Plan and the implementing ordinances to ensure community needs are met, community goals and aspirations are promoted, and appropriate developments are encouraged. The Planning Commission should forward the results of any reviews with recommendations to the City Council.
- I-080** City staff should monitor the effects of the Comprehensive Plan on development and redevelopment activity and report on the any identified impacts to the Planning Commission.
- I-090** Proposed amendments to the Comprehensive Plan should be accompanied by any land use regulatory changes required for implementation so policies and regulations will be consistent.
- I-100** All Comprehensive Plan text and plan changes should be considered from a City-wide perspective which examines the cumulative effects of any proposed change.
- I-120** All Comprehensive Plan text and plan map changes should be considered in the following manner:
 - a. The Planning Commission should hold a public meeting on the proposed change and make a recommendation to the City Council on the proposal.

b. The City Council should hold a public hearing on the proposed change and decide whether or not to adopt the change.

I-130 Land use regulations should be clear and comprehensive so they implement land use plans effectively and efficiently.

I-140 The Planning Department should be responsible for implementing the land use regulatory and development incentive actions recommended by this Comprehensive Plan.

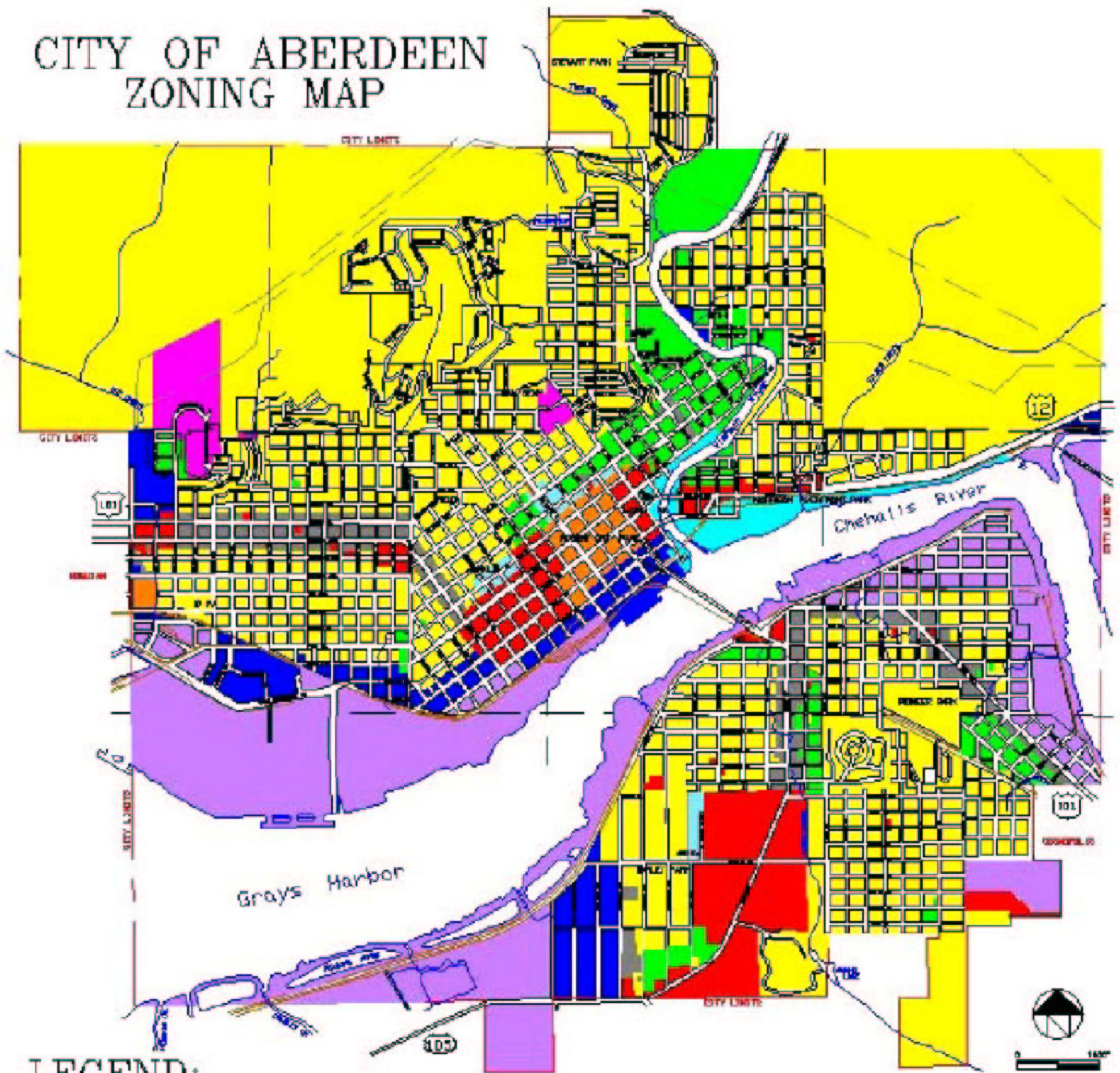
I-150 The City Departments charged with responsibility of administering the various City facilities and services, such as streets and water systems, should be responsible for implementing the actions recommended for those systems by the Comprehensive Plan.

I-160 The City of Aberdeen should participate in cooperative planning efforts to solve regional problems and to pool and distribute data and forecasts.

APPENDIX A

MAPS

CITY OF ABERDEEN ZONING MAP

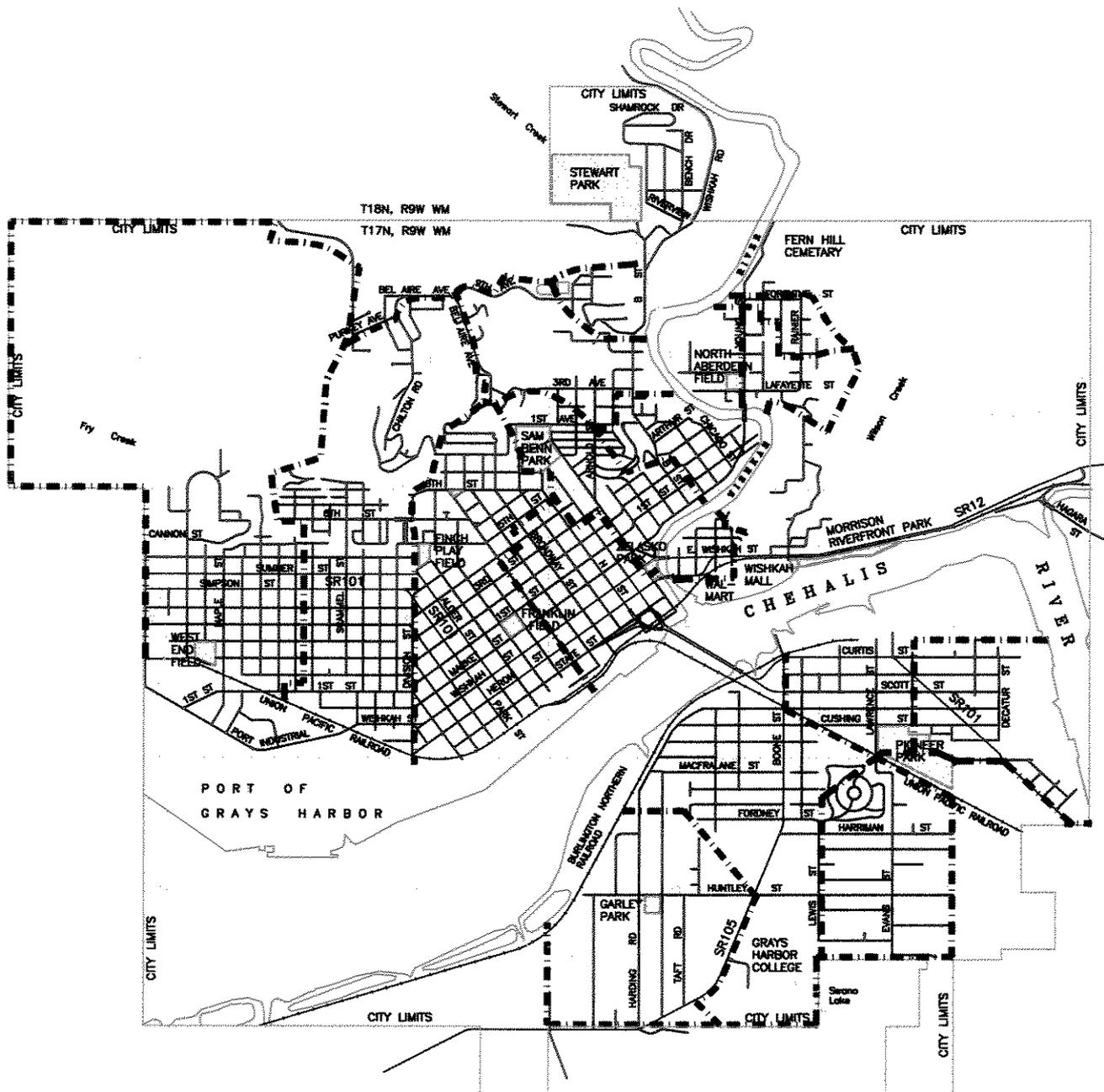


LEGEND:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| RS SINGLE FAMILY RESIDENTIAL | CG GENERAL COMMERCIAL |
| RM MULTIPLE FAMILY RESIDENTIAL | MI MAJOR INSTITUTIONAL |
| RP RESIDENTIAL PROFESSIONAL | LI LIGHT INDUSTRIAL |
| CR COMMERCIAL/RESIDENTIAL | I INDUSTRIAL |
| CD DOWNTOWN COMMERCIAL | WD WATERFRONT DEVELOPMENT |



The accuracy of this map may be subject to zoning changes, please check with the City of Aberdeen for actual zoning decisions and accuracy.



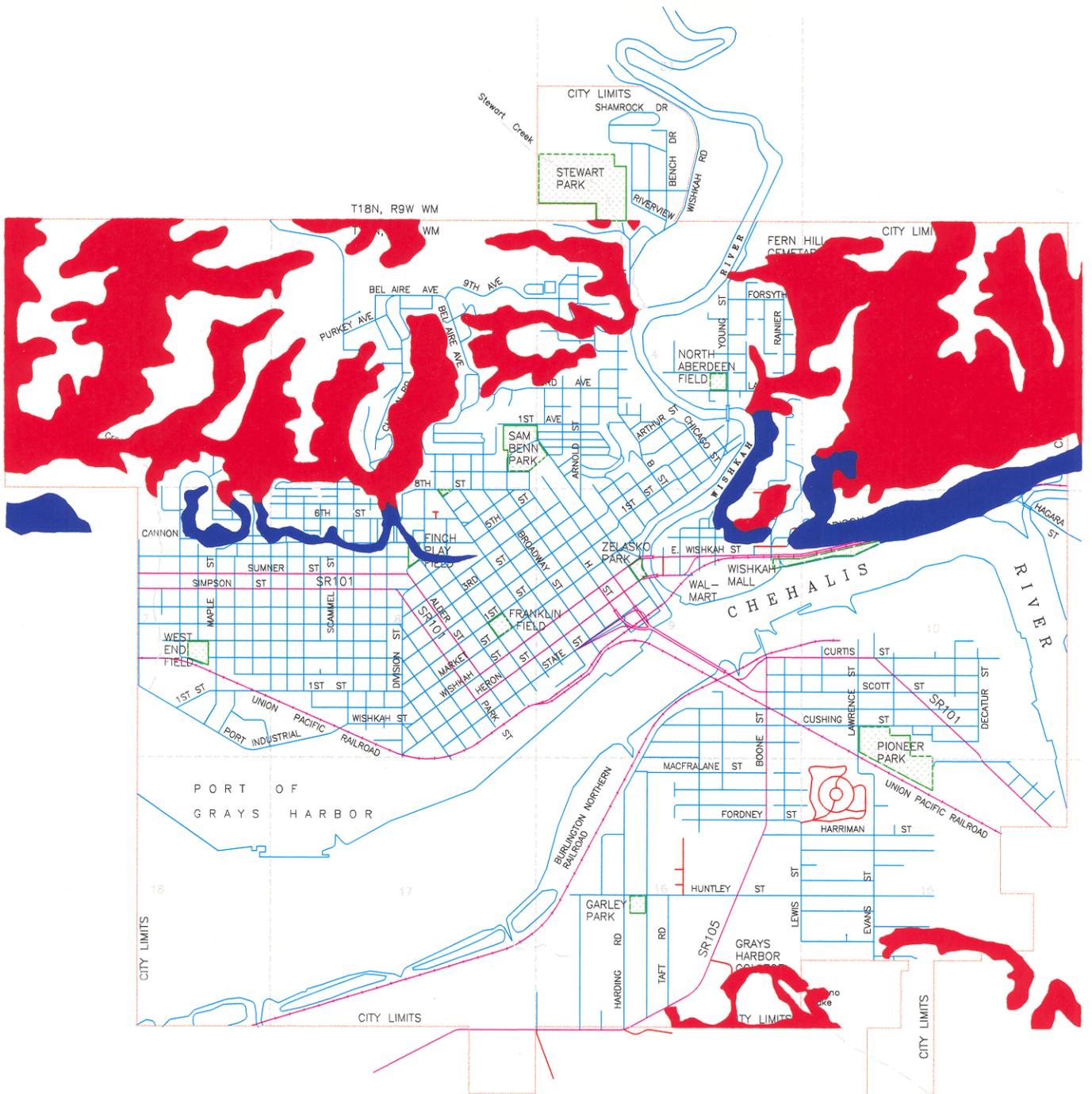
LEGEND

--- DRAINAGE SUBBASIN BOUNDARY



**CITY OF
ABERDEEN**

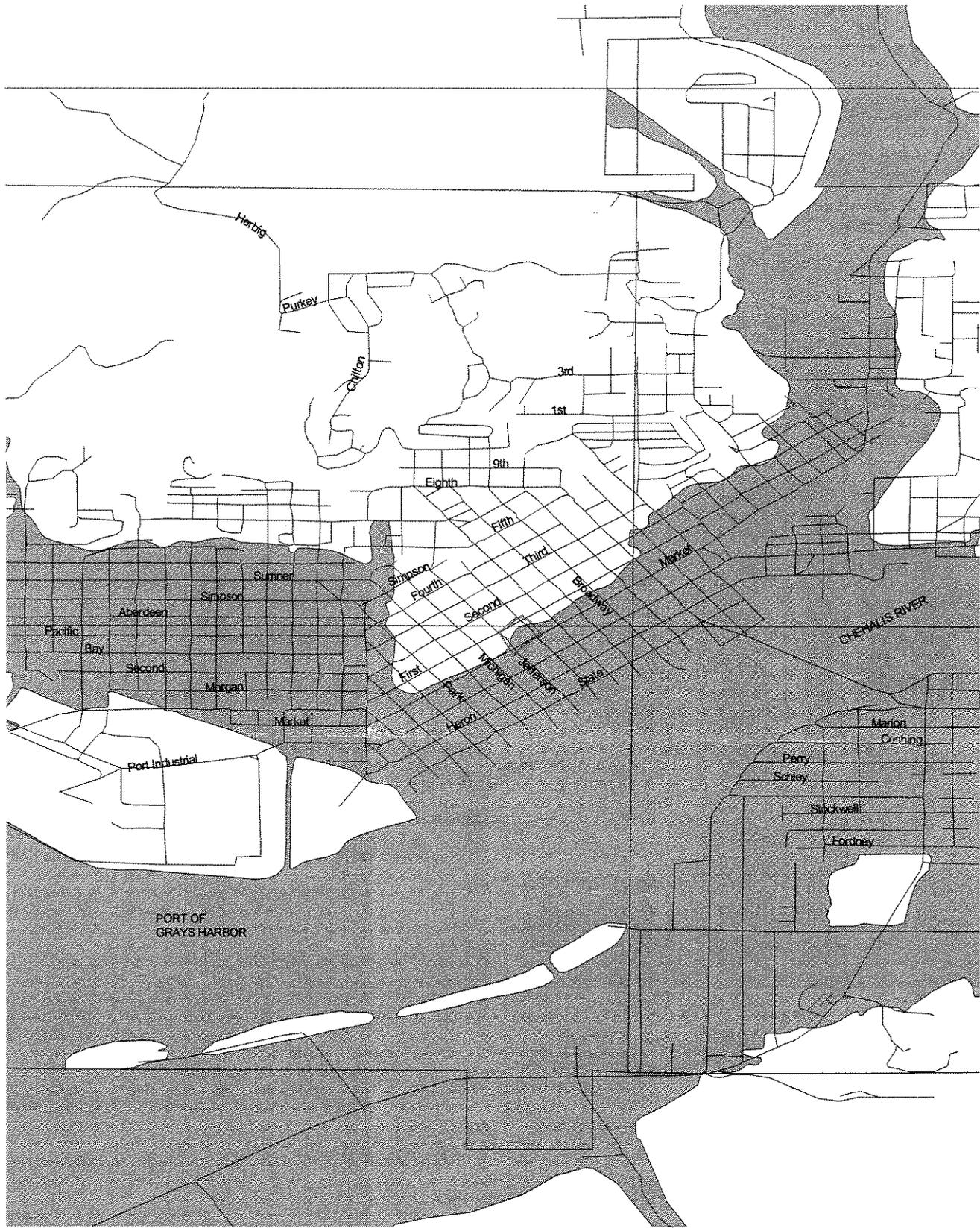
DRAINAGE SUBBASINS



- 30% - 65% SLOPE
- 65% - 90% SLOPE

 CITY OF
ABERDEEN

GEOLOGICALLY
HAZARDOUS AREAS



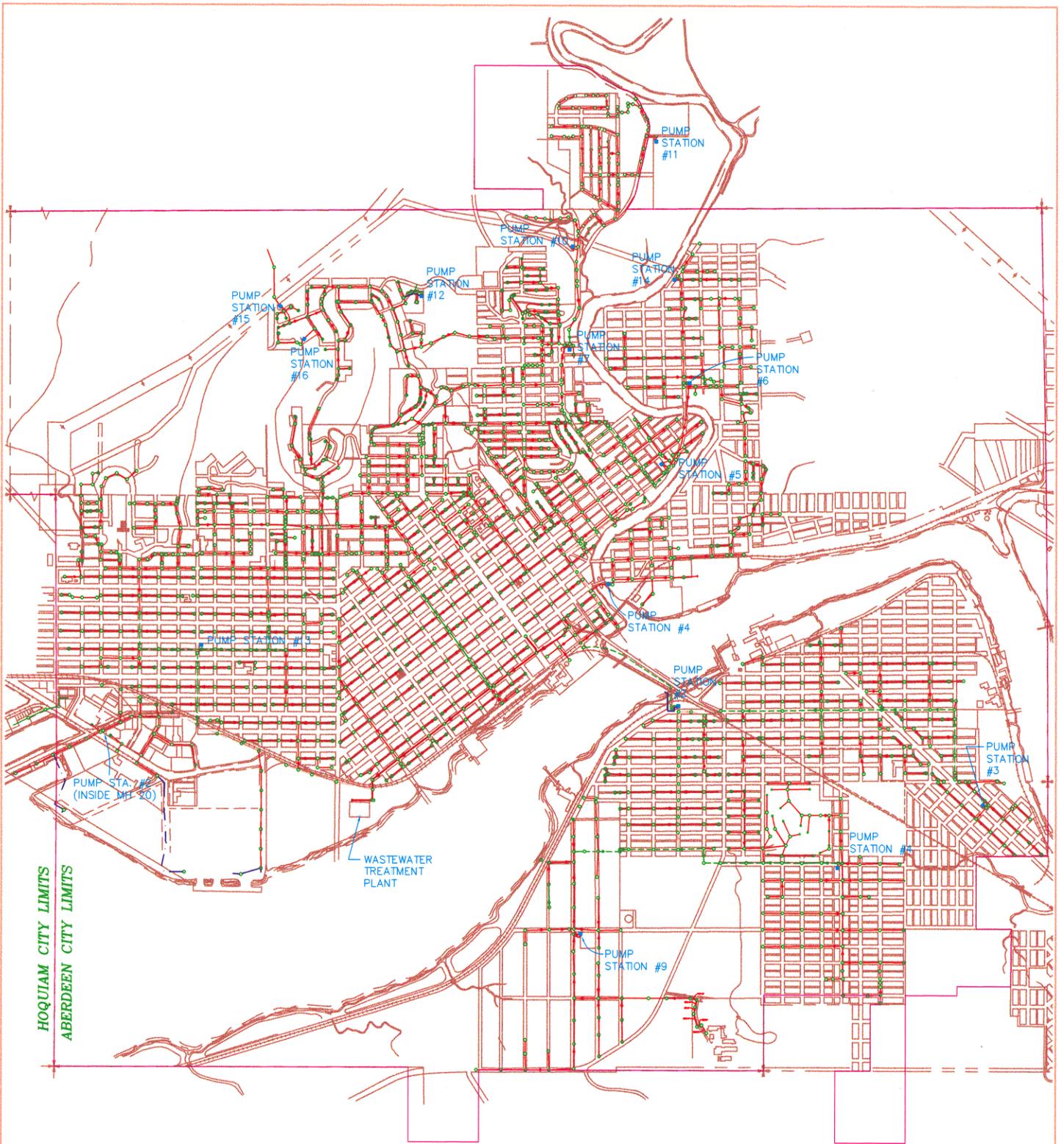
**FEMA FLOOD
ZONE DESIGNATION**

-  A
-  X



CITY OF
ABERDEEN

FEMA FLOODPLAIN MAP



HOQUIAM CITY LIMITS
 ABERDEEN CITY LIMITS

WASTEWATER
 TREATMENT
 PLANT

PUMP STA. #7
 (INSIDE MH #20)

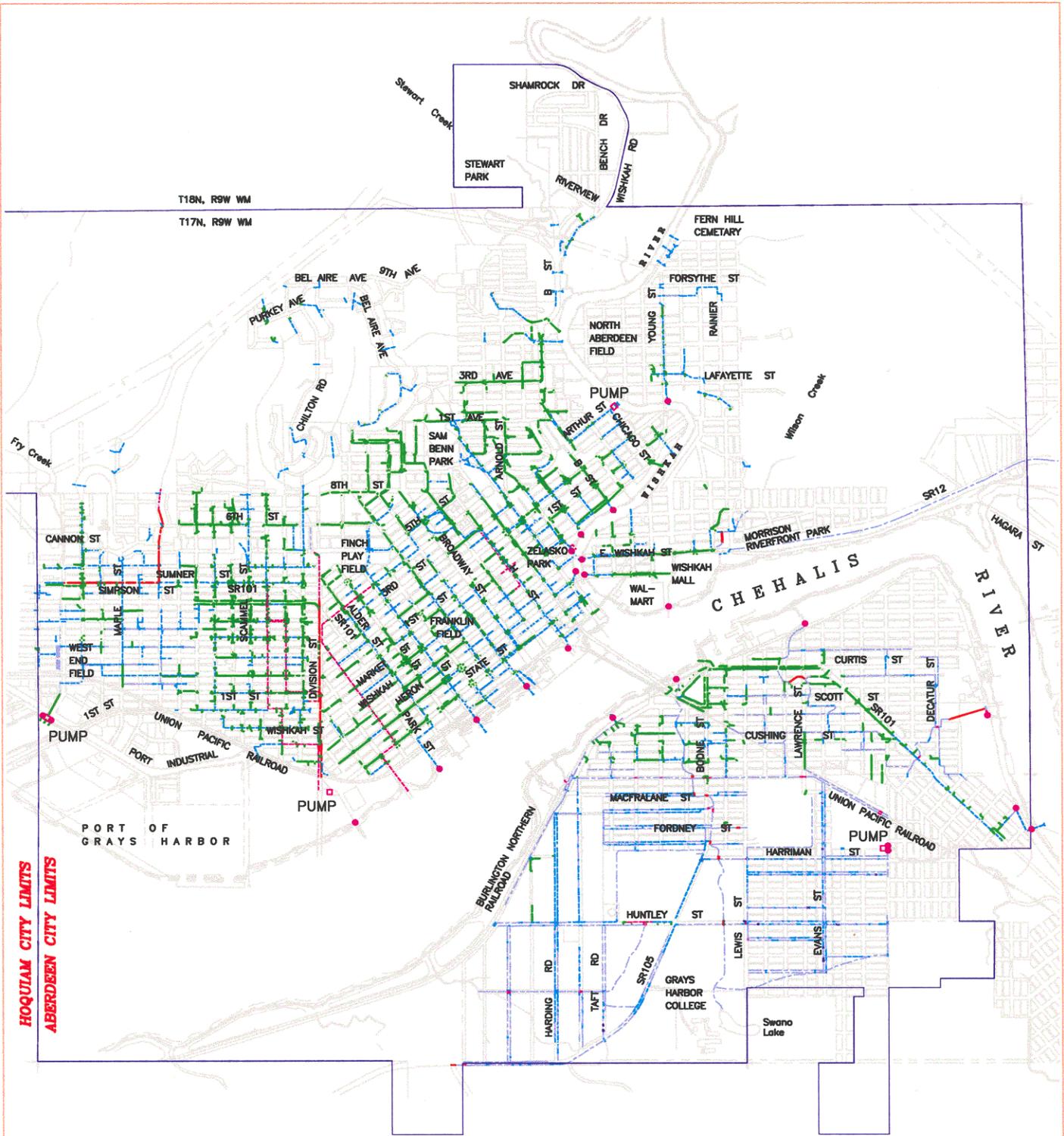
LEGEND

-  SEWER PIPE 12" OR SMALLER
-  SEWER PIPE 14" TO 20"
-  SEWER PIPE 24" TO 36"
-  SEWER PIPE 48" TO 54"
-  FORCE MAIN
-  SEWER MANHOLE
-  PUMP STATION



CITY OF
 ABERDEEN

SEWER SYSTEM



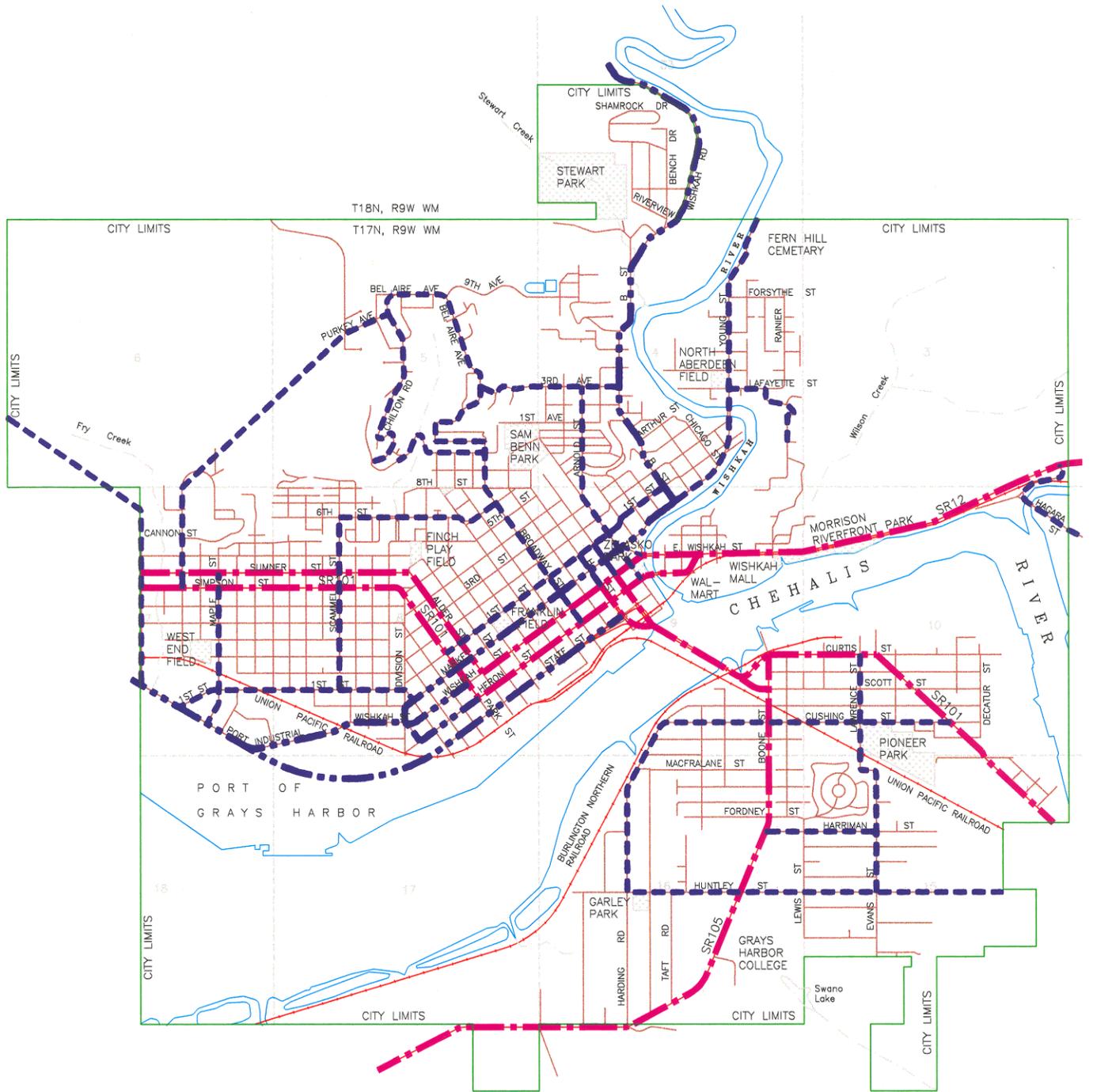
LEGEND

- STORM LINE UNDER 12"
- STORM LINE 12" TO 24"
- STORM LINE 30" TO 45"
- STORM LINE 48" AND 54"
- - - DRAINAGE DITCH
- PUMP STATION
- TIDE GATE



**CITY OF
ABERDEEN**

STORM DRAINAGE SYSTEM



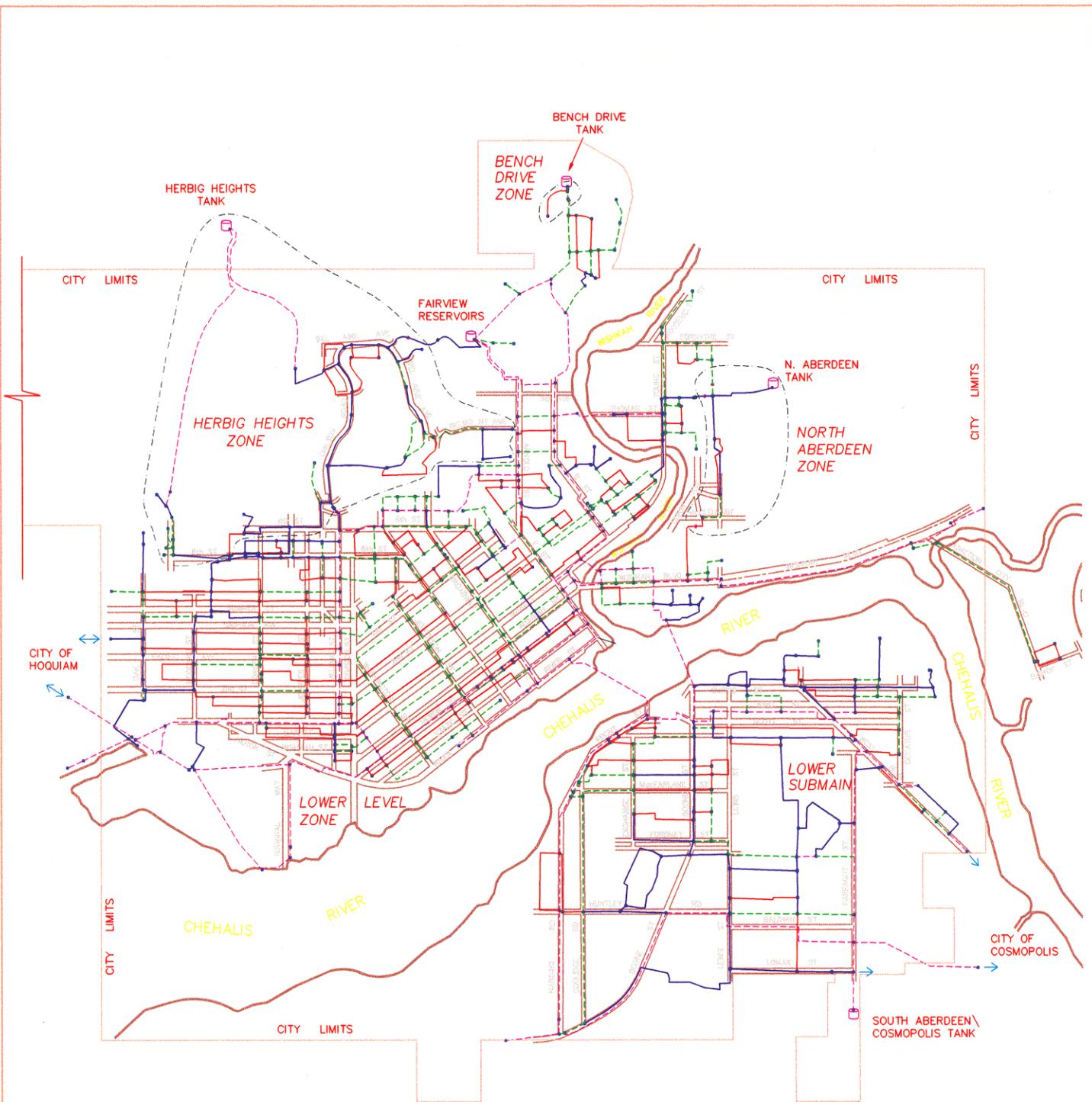
LEGEND

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR



CITY OF
ABERDEEN

TRANSPORTATION SYSTEM
CLASSIFICATION



LEGEND

WATER MAIN

- 4" AND UNDER
- - - 6"
- 8"
- - - 10" AND BEYOND

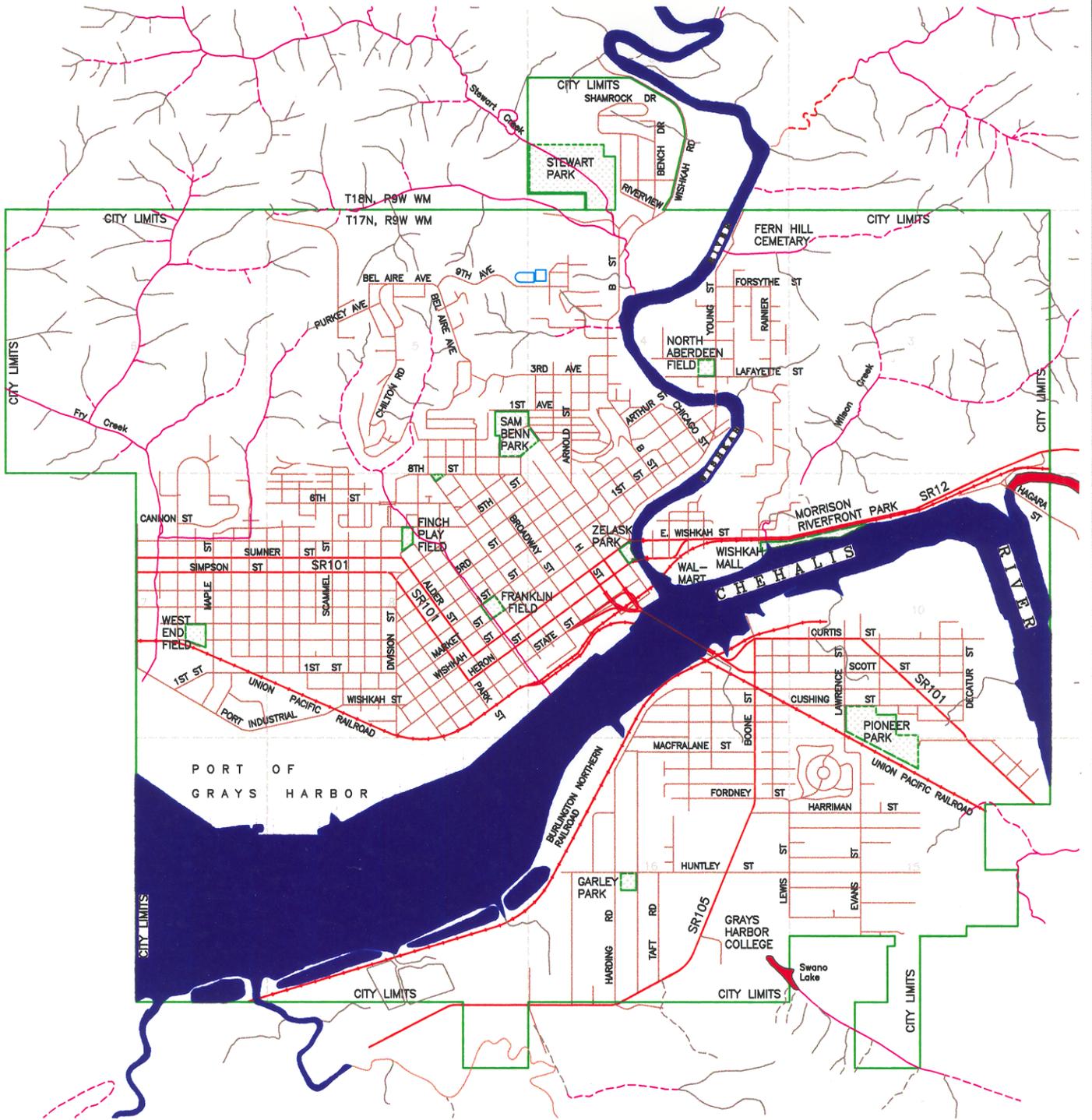
SYMBOL

- RESERVOIR
- CITY INTERTIES
- - - PRESSURE ZONE



**CITY OF
ABERDEEN**

WATER SYSTEM



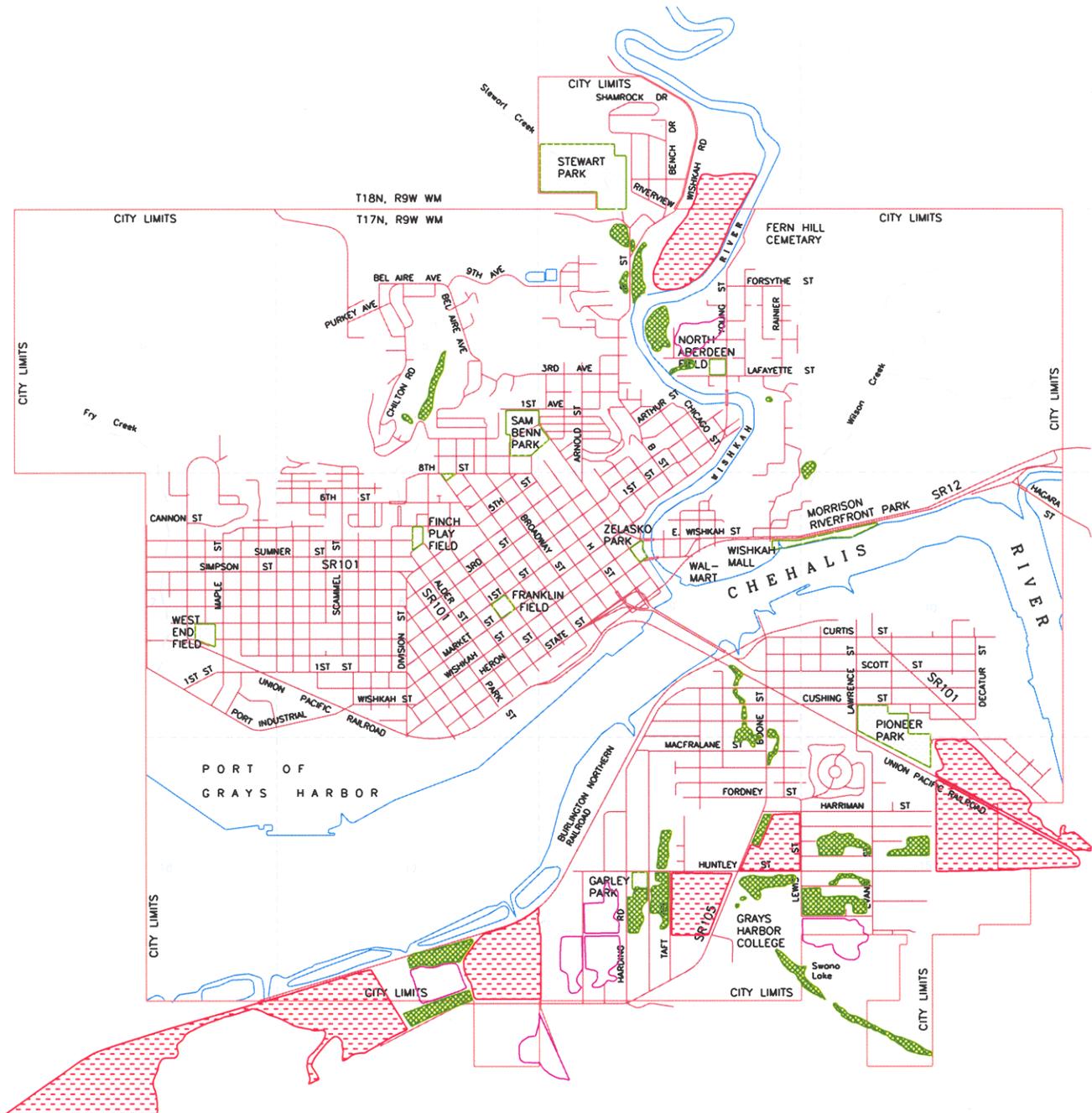
LEGEND

-  **STREAM TYPE 1**
-  **STREAM TYPE 2**
-  **STREAM TYPE 3**
-  **STREAM TYPE 4**
-  **STREAM TYPE 5**
-  **STREAM TYPE 5A**



CITY OF
ABERDEEN

STREAM CLASSIFICATION



LEGEND

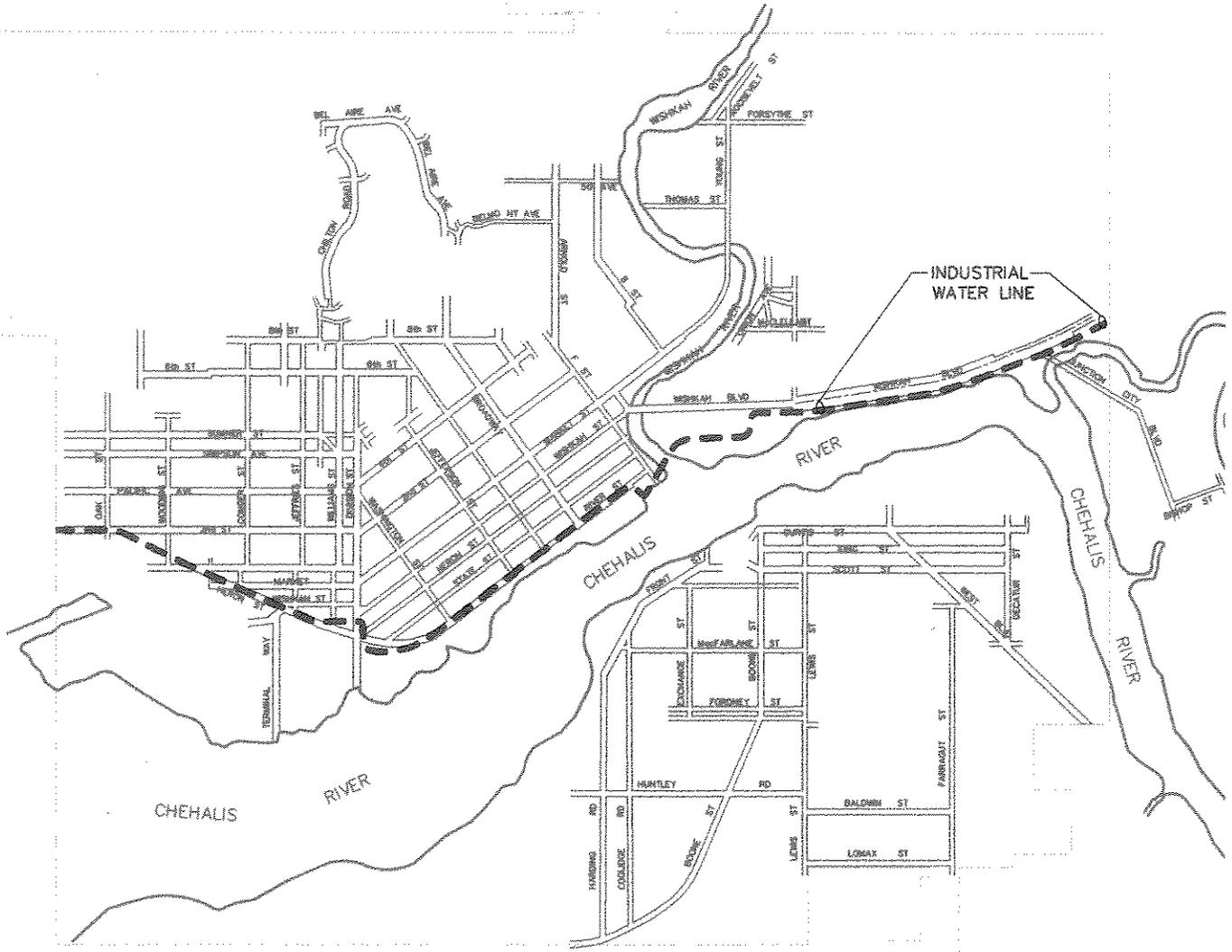
WETLAND

-  TYPE 1
-  TYPE 2
-  TYPE 3



**CITY OF
ABERDEEN**

**WETLAND
CLASSIFICATION**



	CITY OF ABERDEEN
INDUSTRIAL WATER LINE	

APPENDIX B

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APPENDIX C

**ENVIRONMENTAL
REVIEW**



**CITY OF ABERDEEN COMPREHENSIVE LAND USE PLAN
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Description of Proposal: A Comprehensive Land Use Plan for the City of Aberdeen. The Plan provides policies and direction for use in a wide range of land use issues and actions in Aberdeen. Aberdeen Municipal Code (AMC) Chapter 14.04.010 and Washington Administrative Code (WAC) Chapter 197-11-800(6) require an environmental threshold determination for major land use decisions.

Proponent: Planning and Development Department
City of Aberdeen
200 East Market Street
Aberdeen, Washington 98520-5242

Location of current proposal: Portions of Section 28, Township 18, Range 8; portions of Section 6, Township 17, Range 8; portions of Section 33, Township 18, Range 9; and portions of Sections 1 and 3-16, Township 17, Range 9; Grays Harbor County; Washington.

Lead Agency: City of Aberdeen

Findings: The City of Aberdeen has determined that this proposal does not represent probable significant adverse impact on the environment. This decision is based upon a review of the completed environmental checklist and other information on file and available for review Monday through Friday from 8:00 a.m. to 5:00 p.m. at the Planning and Development Department on the second floor of Aberdeen City Hall. An Environmental Impact Statement is not required for this proposal under the Revised Code of Washington (RCW) Chapter 43.21C.030.

The DNS is issued under the authority of AMC Chapter 14.04.090, WAC Chapter 197-11-340, and RCW Chapter 43.21C.135; the City will not act on this proposal for 14 days from the date below. Written comments to the City on this determination must be submitted by February 20, 2001 at 5:00 p.m.

Responsible Official: Brian Shea

Address: Planning and Development Department
200 East Market Street
Aberdeen, Washington 98520-5242

Telephone: (360) 537-3226

Date: February 7, 2001



P.O. Box 269, 315 S. Michigan Street, Aberdeen, WA 98520
(360) 532-4000

14757

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
County of Grays Harbor ss

The undersigned being first duly sworn on oath deposed and says: That he/she is the Principal Clerk of The Daily World, which is a legal newspaper printed and published in the City of Aberdeen Grays Harbor County, Washington: of general circulation in said city, County and State that the

City of Aberdeen
#076210

COPY

of which the attached is a printed Copy, was published in said newspaper on the

7 day of February 2001

CITY OF ABERDEEN COMPREHENSIVE LAND USE PLAN

Determination of Non-Significance (DNS)

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Responsible Official: Brian Shea
Address: Planning and Development Department
200 East Market Street
Aberdeen, Washington 98520-5242

Telephone: (360) 537-3226

Date: February 7, 2001

publish: February 7, 2001. The Daily World 076210

_____ day of _____ 2001

e said newspaper was generally circulated during all said time, and en published for more than six months prior to the dates of the tion of this legal document, and that the notice was published in vspaper proper, and not in supplied form.

ount of fee charged for this publication is \$ 121-

PO Number # _____

Gina Bildenback

Principal Clerk

Subscribed and sworn to me this 8 day of February 2001

NANCY M. BARNETT
NOTARY PUBLIC

STATE OF WASHINGTON
My Commission Expires Oct. 9, 2002

Nancy M. Barnett
Notary Public for the State of Washington Grays Harbor County Washington



ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environment impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area" respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Aberdeen Comprehensive Land Use Plan

2. Name of applicant: City of Aberdeen

3. Address and phone number of applicant and contact person: 200 East Market Street
Aberdeen, WA 98520-5242
(360) 537-3226
Brian Shea

4. Date checklist prepared: October 30, 2000

5. Agency requesting checklist: City of Aberdeen

6. Proposed timing or schedule (including phasing, if applicable): The Comprehensive Land Use Plan is scheduled for adoption, through the public hearing and ordinance process, by the Aberdeen City Council in the fall of 2000.

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

Any amendments to the Comprehensive Land Use Plan or Land Use Plan Map will be subject to the public review process conducted by both the Planning Commission and the Aberdeen City Council.

SEPA Rules

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

All documents included in the Reference Section as Appendix B of the document are classified as environmental information pertaining to elements of either the natural or built environment.

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.

Grays Harbor County is currently in the process of updating its Comprehensive Plan.

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

Ordinance adoption by the Aberdeen City Council.

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

A Comprehensive Land Use Plan for the City of Aberdeen. The City's current plan was adopted in 1972. The update process was begun in 1988. The document is intended to provide guidance for the decision-makers on a wide variety of land use-related issues, including rezone and subdivision requests, shoreline management permit actions, conditional use permits actions, and issues related to the funding of public infrastructure. The Plan is structured to provide general direction, with more specific information provided by the supporting Functional Plans. Among these Functional Plans are the City's Comprehensive Water Plan, the City's Comprehensive Parks and Recreation Plan, and the Six Year Transportation Plan.

12. Location of 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.

Portions of Section 28, Township 18, Range 8; portions of Section 6, Township 17, Range 8; portions of Section 33, Township 18, Range 9; and portions of Sections 1, 3-16, Township 17, Range 9; Grays Harbor County; Washington.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

0-65%.

TO BE COMPLETED BY THE APPLICANT

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 prime farmland.

Elochoman, Fluvaquents, Hoquiam, Lytell, Mopang, Narel, Ocoats, Orcas, Rennie, Udorthents, and Zenker Series Soils.

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

Unstable soil incidents have been recorded in portions of the city which exhibit soil slopes in excess of 30-percent.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Any development within the Federal Emergency Management Agency's (FEMA) floodplain designation will be required to comply with the minimum floor elevations established by both FEMA and Aberdeen Municipal Code Chapter 15.52.

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

Yes; erosion could occur during any construction activity.

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

Aberdeen Municipal Code Title 17 governs land use zoning within the City. It establishes a 40-percent lot coverage for residential uses, and provides landscape requirements for commercial uses.

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

All building permits issued by the City are conditioned to include the installation of temporary erosion and sediment control practices before, during, and after construction. The Plan's Geologically Hazardous Areas Map and Critical Areas Element policies will be utilized in all land use decision-making processes; this process will result in specific permit conditions designed to address the specific erosion issue.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions are expected to increase as development density increases. It is anticipated that engine efficiency would increase correspondingly to offset the increase from development and the associated vehicular usage.

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

The City anticipates improvements in air quality as statewide efforts are enacted to reduce emissions. Increased improvements in vehicular emissions, emission reductions at wood processing facilities, and the implementation of outdoor burning ban scheduled for 2001, will improve air quality within the City.

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

The City of Aberdeen will work collaboratively with the Washington State Department of Ecology and the Olympic Air Pollution Control Agency to implement measures designed to reduce air emissions.

SEPA Rules

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. Water

a. Surface:

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.

Contained wholly or partially within the City are: Chehalis River, Wishkah River, Elliot Slough, Wilson Creek, Stewart Creek, Duffy Creek, Division Creek, Fry Creek, Mill Creek, Union Slough, Miller Slough, Shannon Slough, Alder Creek, Devonshire Slough, Lake Swano, and Charlie Creek. All waterbodies directly or indirectly drain into Grays Harbor.

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.

Yes. All work on property located either within 200 linear-feet of either the Mean Higher High Water Mark (MHHWM) or the Ordinary High Water Mark (OHWM) for the waterbodies noted in Section 3.a.1. above, or within the Management Units of the Grays Harbor Estuary Management Plan, will be subject to the provisions of the both the City of Aberdeen's Shoreline Master Program and the Washington State Shoreline Management Act.

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.

New development will require the movement, placement or grading of fill material. The placement of this material into either surface water or wetlands is subject to the provisions of Aberdeen Municipal Code Title 14, the Aberdeen Shoreline Master Program, and the Washington State Environmental Policy Act (SEPA).

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

Yes. Surface water from any development will be diverted and, depending on anticipated project impacts, receive water quality treatment prior to outfall into the City's stormwater collection and conveyance system.

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

Those portions of the City shown on the Comprehensive Land Use Plan's FEMA Floodplain Map are located within the FEMA designated floodplain area.

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.

No; all existing and planned development is required to discharge waste materials into an approved City conveyance system.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No; all residential and commercial water uses are provided by the City's domestic water utility conveyance system.

2) Describe waste materials 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.

None; all water materials are required to be discharged into an approved City conveyance system.

TO BE COMPLETED BY THE APPLICANT

c. Water Runoff (including storm water):

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.

All surface water run-off in the City is conveyed into the City's stormwater conveyance system. The stormwater is conveyed via either underground pipe or drainage ditches, with pumping stations located at the outfalls. All drainage eventually flows into Grays Harbor.

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

Rail or vehicular-transported waste materials could enter either ground or surface waters in the event of an accidental spill. The Aberdeen Fire Department's Emergency Spill Response Team would respond to these accidental spills, and coordinate remedial action with the Washington State Department of Ecology and the Washington State Department of Fish and Wildlife.

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

The Plan contains a Stream Classification Map, a Wetland Classification Map, and a FEMA Floodplain Map. These maps, and the related element policies, will be used in all land use decision-making processes. The Aberdeen Fire Department's Emergency Spill Response Team will be used to address any impacts from the conveyance of hazardous materials into surface or groundwater.

4. Plants

a. Check or circle 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
- 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?

Aberdeen City Code Title 17, governing land use zoning, encourages the retention of existing vegetation where possible and the creation of open space in residential subdivisions. The Comprehensive Land Use Plan provides for the protection of steep slope areas through, in part, the retention of existing vegetation. The Plan's Geologically Hazardous Areas Map and Critical Areas Element policies will be utilized in all land use decision-making processes.

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

None.

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

The Comprehensive Plan provides direction concerning both Open Space and Critical Areas protection. The document contains policies which will be utilized in the land use decision process to either preserve or enhance vegetation.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawks, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beaver, other
- fish: bass, salmon, trout, herring, shellfish, other

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

Bull trout are listed as a threatened species within the City. The United States Fish and Wildlife Service will be conducting further analysis to determine the location and extent both the species and their habitat within the City.

SEPA Rules

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

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

Yes; Pacific Flyway.

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

The Plan's Chapter 9 addresses the importance of creating Open Space and the protection of designated Critical Areas. The utilization of policies which address these issues in the land use decision-making process are intended to be beneficial for both the preservation of wildlife and the enhancement of habitat.

6. Energy and Natural Resources

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.

The Plan's Chapter 10 addresses utilities, and focuses on the City-owned and operated domestic water utility, sanitary sewer utility, stormwater drainage utility, and industrial water utility. The primary directive provided by the Plan encourages updates of the Functional Plans for these utilities, and emphasizes the importance of connecting future growth to level-of-service standards within urban areas.

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

No. The use of solar power would be consistent with the Plan's directive for energy conservation.

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

The directive concerning conservation is provided by the policies contained in the Plan's Utilities Element.

7. Environmental Health

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.

No. The Plan's Land Use Map is consistent with the City's current zoning map, which locates various land uses in areas that have been determined, through an extensive public process, to be most appropriate.

1) Describe special emergency services that might be required.

The Plan provides direction concerning this issue through the policies contained in Chapter 1 concerning Urban and Rural Areas. This component of the Plan provides for the direct correlation between the infrastructure level-of-service, including emergency services, and its ability to accommodate growth.

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

The Plan's Capital Facilities element provides direction for the need to site public service facilities in proximity to the highest density service area.

b. Noise

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

The City's noise levels are consistent with those found in urbanized areas. The City analyzes the issue of appropriate noise levels on a case-by-case basis, with determinations based, in part, on the standards contained in Washington Administrative Code Chapter 173-60.

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.

Short Term: daytime noise from any construction-related activity; Long Term: moderate increases in ambient noise levels.

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3) Proposed measures to reduce or control noise impacts, if any:
Permit conditioning requiring construction activities to daytime business hours where determined to be appropriate by the environmental threshold determination for the individual project.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

A 11.938 square-mile municipality, with a Washington State Office of Financial Management year 2000 population count of 16,290 residents.

b. Has the site been used for agriculture? If so, describe.

Yes; portions of the north Aberdeen hill area have been used for tree farming. Portions of south Aberdeen were used for fruit farming in the early 1900's.

c. Describe any structures on the site.

The City contains a wide variety of structures which reflect typical urban land uses, from single-family residential dwellings to major industrial facilities.

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

Dilapidated residential and commercial structures will be demolished as the building stock ages.

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

Single Family Residential (R-S); Multiple Family Residential (R-M); Residential Professional (R-P); Commercial Residential (C-R); Downtown Commercial (C-D); General Commercial (C-G); Waterfront Development (W-D); Light Industrial (L-I); and Industrial (I).

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

Same as above.

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

Natural(N); Conservancy Natural (CN); Conservancy Manager (CM); Rural Agricultural (RA); Rural Low Density (RL); Urban Residential (UR); Urban Mixed (UM); Urban Development (UD); and Special (SP).

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. Floodplain, wetland, fish-bearing waters, and geologically hazardous areas have been mapped for inclusion in this Plan. These maps and the related policies will be used by the decision-makers in all land use processes involving shoreline management permits, conditional use permits, subdivision requests, and rezone requests.

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

The Washington State Office of Financial Management has established official growth management population projections in three series for Grays Harbor County. The High Series projects an increase from 73,578 residents in 2000 to 97,231 in 2020; the Medium Series projects an increase from 74,266 in 2000 to 86,309 in 2020; and the Low Series projects an increase from 70,554 in 2000 to 78,822 in 2020.

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

Development will create displacement impacts. A moderate increase in residential development construction will be, in conjunction with the existing residential housing stock, able to accommodate any displacement impacts.

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

The Plan's Housing and Community Development Element provides policies which are designed to assist in the enhancement of the City's housing stock through efforts such as the pursuit of Community Development Block Grant (CDBG) program funding for housing projects which benefit low and moderate income residents.

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

The Plan update process was begun in 1988, and has included numerous opportunities for public input from all affected parties within the City. The public process was a collaborative effort between the City's Planning Commission and the Grays Harbor Regional Planning Commission. This public review process will be finalized through formal City Council action.

SEPA Rules

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY**9. Housing**

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

The City has experienced an average construction of approximately 12 dwelling units per year from 1990 through and including 2000. The construction of dwelling units within the City would be entirely dependant upon private sector financing decisions. The Plan has established residential land use designations for property, and these designations will provide opportunity for the private sector to construct low-income housing based on market conditions. The City supports both Aberdeen Neighborhood Housing Services and the Housing Authority of Grays Harbor County in their efforts to provide public-financed housing projects.

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

The City has experienced a demolition average of approximately 20 dwelling units per year from 1990 through and including 2000. The majority of these structures were constructed in the early-1900's, and were demolished due to their dilapidated condition and their non-conformance with the Uniform Building Code.

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

All new residential construction, especially those associated with subdivision requests, will be reviewed for conformance with the policies of the Plan's Housing and Community Development Element.

10. Aesthetics

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

Structural height limitations are imposed through the provisions of the zoning code, shoreline master program, and the codes governing adverse impacts as defined by the state environmental policy act.

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

The north Aberdeen area exhibits topographical increase in elevation which may create view obstruction as a result of new development.

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

Issues governing view obstruction will be reviewed during the performance of a state environmental policy act threshold determination for the individual project, specifically with the element of the environment which addresses aesthetic impact.

11. Light and Glare

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

Any development within the City will result in an increase in the level of ambient light and glare during the evening hours.

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

Not more than currently exists.

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

Not more than currently exists.

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

Any significant proposed development will be reviewed for impacts to the environment addressing light and glare, with the appropriate mitigating measures assigned to the project to address significant adverse impacts to the environment.

12. Recreation

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

The City contains numerous waterbodies which provide recreational fishing opportunities. The City's Parks and Recreation Department also operates a public system, containing 16 park facilities, which provides a wide variety of organized recreational activities, as well as operating an extensive pedestrian inter-urban trail system.

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

No.

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

Impacts to recreational opportunities from significant new development will be addressed during the state environmental review process for the project, with appropriate mitigating measures assigned to the proposal which address significant adverse impacts to recreation.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

Any proposal which impacts any historic, archeological, scientific, or cultural landmarks will be reviewed for conformance with the state environmental policy act in consultation with the Washington State Office of Archeology and Historic Preservation.

14. Transportation

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

The Plan includes a Transportation System Classification Map.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking for any new development will be required to be provided in conformance with the provisions of the City's zoning code.

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

Any new development will be reviewed for conformance with the City access requirements, with construction required pursuant to the provisions of city code, including the state environmental policy act.

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

The City currently contains water and rail transport facilities. Water transport is provided by both the Chehalis River and the Wishkah River, and rail provided by the Puget Sound & Pacific Railroad.

f. How many vehicle trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Any increase in traffic created by a new development will be reviewed for impacts to the level-of-service for the roadway system, with appropriate mitigation measures assigned to the proposal during the state environmental policy act review process.

SEPA Rules

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EVALUATION FOR AGENCY USE ONLY

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

Review for conformance with the policies contained in the Transportation Element of the Plan, including an analysis of level-of-service impacts.

15. Public Services

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

Increases in the level of public services are anticipated by the Plan. Any increase would be examined for conformance with the policies contained in the Capital Facilities Element of the Plan, as well as with those policies contained in the various Functional Plans for the individual public service. These Functional Plans include, in part, the Parks and Recreation Comprehensive Plan, the Police Department Five Year Plan, the Fire Department's Five Year Plan, the Water Comprehensive Facilities Plan, and the Sewer Comprehensive Plan.

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

All development will be reviewed for conformance with the Comprehensive Land Use Plan and its associated Functional Plans.

16. Utilities

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

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.

Electricity is provided by the Grays Harbor Public Utility District #1; Water and Sewer service is provided the City of Aberdeen; industrial water service by the City of Aberdeen; natural gas service by Cascade Natural Gas; refuse service by LeMays Incorporated, and telephone service by Qwest.

C. Signature

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: R. M. Oue

Date Submitted: October 31, 2000

TO BE COMPLETED BY THE APPLICANT

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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?

Any future land development, completed in conformance with the policies contained in the Comprehensive Land Use Plan, has the potential to increase the level of adverse impacts to the environment.

Proposed measures to avoid or reduce such increases are:

All new development will be subject to City stormwater treatment requirements, City temporary erosion and sediment control requirements, and Olympic Air Pollution Control Agency air quality control requirements. Mitigation measures for impacts to water, air and from noise will be addressed through the City's state environmental policy act review process, with mitigation measures assigned to address significant adverse impacts to specific elements of the environment.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Any future development completed in conformance with this Plan will likely affect plants, fish, and marine life. It will impact plants through an increase in the amount of impervious surface associated with development. It will impact fish and marine life through impacts to both water quality and water quantity.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Plan contains policies which encourages the preservation of existing vegetation, and requires the creation of open space areas through the subdivision process. The City's zoning code also requires landscaping for all new commercial development, including multi-family residential construction. Water quality is addressed through the placement of temporary erosion and control measures as a condition of building permit issuance, as well as conditioning all commercial parking lot construction to include biofiltration facilities for water quality enhancement. The City will also improvement the treatment capabilities of the City's sanitary sewer treatment; this will improvement the water of treated effluent discharged into the Chehalis River and Grays Harbor.

3. How would the proposal be likely to deplete energy or natural resources?

Development will create impacts to energy or natural resources, as the consumption of both electricity and natural gas will increase.

Proposed measures to protect or conserve energy and natural resources are:

The use of the policies contained in the Plan's Natural Resources Element and Utilities Element in all land use decision-making processes. Require all new construction to comply with the provisions of the Washington State Energy Code.

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?

Development will impact floodplain areas, geologically hazardous areas, and fish-bearing waters. New construction is required to comply with minimum floor elevations to reduce structural impacts from flood waters. New construction will require additional engineering to insure minimal impacts to steep sloped areas. New construction will increase the amount of impervious surface, but will be required to implement erosion and sediment control practices as well biofiltration.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Condition all new construction permits to require temporary erosion control measures, and mitigate water quality issues with the condition of biofiltration facilities for all commercial parking lots.

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 Plan contains land use designations that are consistent with the City's Shoreline Master Program, the Grays Harbor Estuary Management Plan, and the historical land use patterns along waterways which featured a mix of water-related industrial and commercial uses.

TO BE COMPLETED BY THE APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

Proposed measures to avoid or reduce shoreline and land use impacts are:

All development will be reviewed for consistency with the policies of the Comprehensive Land Use Plan, the Shoreline Master Program, and the Grays Harbor Estuary Management Plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Development will impact infrastructure by impacting the level-of-service for transportation, fire and police protective services, and utility providers.

Proposed measures to reduce or respond to such demand(s) are:

The Plan addresses the issue of increased demands on infrastructure through the policies contained in the Urban and Rural Areas Element, the Land Use Element, the Transportation Element, the Capital Facilities Element, and the Utilities Element. The overriding principal of these policies to encourage concurrency between development and the level of service for infrastructure, and to use this concurrency analysis in the land use decision-making processes.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

All municipal environmental codes are based, wholly or in part, on state codes. These state codes are, for the most part, reflective of the guidance provided by the federal government for the examination of impacts to the environment associated with development activities. Many of these federal requirements are mandatory and associated with the federal funds to both the state and municipalities. The Plan's policies have been prepared to be consistent with these local, state and federal laws for the protection of both the natural and built environment.



CITY OF ABERDEEN

COMPREHENSIVE LAND USE PLAN

BIOLOGICAL EVALUATION

1. INTRODUCTION

The United States Fish and Wildlife Service (USFWS) listed bull trout (*Salvelinus confluentus*) in Grays Harbor as threatened effective December 1, 1999, and has also proposed listing coastal cutthroat trout (*Oncorhynchus clarki clarki*) as threatened, effective April 5, 1999. Section 7 of the Endangered Species Act (ESA) requires that any action by a federal agency is "not likely to jeopardize the continued existence of any [listed] species or result in the destruction or adverse modification of habitat of such species...." Implementation of the City of Aberdeen Comprehensive Land Use Plan qualifies as such an action. Under ESA Section 7(c), the lead federal agency, in this case, the United States Army of Engineers (Corps), must prepare a biological evaluation (BE) of the potential influence of this action on listed species or their critical habitat. Depending on the conclusion of the BE, the Corps may be required to confer formally with USFWS regarding the Plan.

The environmental review of this Comprehensive Land Use Plan has been undertaken to include the assessment of Plan impacts in the **Planning Action Area**, which for purposes of this evaluation is the City's corporate boundary.

Several facts are relevant in the review of this Biological Evaluation. The USFWS has provided a list of endangered, threatened, proposed, and candidate species in the project area. The response listed bull trout and coastal cutthroat trout as potentially occurring in the Planning Action Area, as well as the federally listed threatened species bald eagle (*Haliaeetus leucocephalus*). The National Marine Fisheries Services (NMFS) also has provided information to the City indicating that there were no endangered or threatened species in the Planning Action Area. However, NMFS identified the coho salmon (*O. kisutch*) as a candidate for listing as a threatened species. As a candidate species, the coho salmon is addressed in this BE with respect to Plan policies that may avoid or minimize impacts to this species should it become listed at some later date.

The Corps will be required to consult with the USFWS, pursuant to Section 7 of the ESA, as a listed species could potentially occur in the Planning Action Area. This BE has been prepared for use in any future submittal requirement to the USFWS, and to serve as an aid in any ESA decision making regarding the potential effects of the

proposed Comprehensive Land Use Plan and any associated project action. This BE addresses the potential effects of the Plan on bull trout, coastal cutthroat trout, the bald eagle, and their habitat. In addition, coho salmon, a candidate for listing, may occur in the Planning Action Area and is addressed in this BE.

2. PROJECT DESCRIPTION

Location of Planning Action Area

The City of Aberdeen is an 11.7 square-mile municipality of 16,290 residents located adjacent to inner Grays Harbor at its confluence with the Chehalis River in Grays Harbor County, Washington. It's corporate boundaries are located in portions of Section 28, Township 18, Range 8; portions of Section 6, Township 17, Range 8; portions of Section 33, Township 18, Range 9; and portions of Sections 1 and 3-16, Township 17, Range 9; Grays Harbor County; Washington.

The City of Aberdeen utilizes the environmental impact mitigation system provided by the Washington State Environmental Policy Act (SEPA). SEPA allows for the assignment of development conditions to mitigate for the adverse impacts of surface-water runoff from any proposed commercial construction or residential construction. These development conditions typically include water quality design features, such as biofiltration swales and settlement ponds, before the runoff from impervious surfaces can be discharged into the municipal storm water system. The city also includes temporary erosion and sediment control practices (TESCP) as standard best management practices (BMP) for construction projects. These mitigating measures are designed to provide for *no negative impacts* from the release of turbid waters onto adjacent properties or into nearby waterways.

3. SPECIES AND HABITAT INFORMATION

SPECIES OF CONCERN AND PRELIMINARY EFFECTS DETERMINATION

BALD EAGLE

Life History. The bald eagle is found along the shores of saltwater and freshwater lakes and rivers. In Washington, breeding territories are located in predominantly coniferous, uneven-aged stands with old-growth components.

Territory size and configuration are influenced by a variety of habitat characteristics, including availability and location of perch trees for foraging, quality of foraging habitat, and distance of nests from waters supporting adequate food supplies. Habitat models for nesting bald eagles in Maine show that the eagles are selecting areas with (1) suitable forest structure, (2) low human disturbance, and (3) highly diverse or accessible prey.

Bald eagles typically build nests in mature old-growth trees, which are generally used in successive years. In Washington, courtship and nest-building activities generally begin in January and February. Egg laying begins in March or early April, with eaglets hatching in mid-April or early May. Eaglets usually fledge in mid-July and often remain in the vicinity of the nest for another month. No bald eagle nesting territories are located in the vicinity of the Planning Action Area.

Eagles often depend on dead or weakened prey, and their diet may vary locally and seasonally. Various carrion, including spawned salmon taken from gravel bars along wide and braided river stretches, are important food items during fall and winter. Waterfowl often are taken as well. Anadromous and warm water fishes, small mammals, carrion, and seabirds are consumed during the breeding season.

Bald eagles are known to fly over the Planning Action Area. Although the Area does not have any suitable nesting or perching areas, property located along the periphery of the Area is relatively undisturbed and has suitable perching areas; therefore, use by bald eagles for foraging or perching is expected to be moderate.

Preliminary Effects Determination. The preceding life history information indicates that bald eagles may be present in the Planning Action Area. Because certain construction activities, undertaken subsequent to the adoption of the Plan, have the potential to adversely affect bald eagles and their habitat, potential project effects on this species are analyzed in detail in Section 4.

SALMONIDS

Grays Harbor, the Chehalis River, the Wishkah River and their associated creeks and sloughs provide habitat for the following three critical ecological functions of salmonids:

- Migration
- Freshwater/saltwater transition
- Juvenile feeding and refuge

This section discusses the life histories of coho salmon, bull trout, and coastal cutthroat trout, as well as information specific to stocks using Grays Harbor and its associated tributaries.

Coho Salmon. Coho salmon typically spend one or two full years rearing in streams and rivers before beginning their migration to sea. Because of their larger size when entering salt water, coho are generally considered less dependant on estuarine rearing than are chinook or chum salmon. Coho tend to move through estuaries more rapidly, using deeper waters along shorelines. Feeding is primarily on planktonic or small nektonic organisms including decapod larvae, larval and juvenile fish, and euphausiids. Drift insects and epibenthic gammarid amphipods are also eaten by coho, especially in turbid estuaries.

Coho salmon spawn in the accessible streams and tributaries of the Chehalis River system and the small streams that drain directly into Grays Harbor, such as Fry, Mill, and Wilson creeks. Coho spawning in the tributaries along the shorelines of Grays Harbor are a separate stock from those spawning in the Chehalis River system. It is estimated that salmon uses 23 linear miles of these independent streams. The lower reaches of these creeks and sloughs are primarily used for juvenile rearing and transportation, while spawning is generally confined to areas above these reaches.

The Washington State Department of Fish and Wildlife (WDFW) considers the Chehalis River coho stock to be of mixed origin and its status healthy. Escapements averaged 18,510 from the period of 1984 through 1991.

Bull Trout or Native Char. The status and occurrence of anadromous populations of coastal bull trout are subject to some scientific debate. Separation of anadromous bull trout from the closely related anadromous Dolly Varden char (*S. malma*) is very difficult and can only be accomplished using electrophoretic techniques. Until further resolution is possible, the WDFW has made a decision to manage all Grays Harbor stocks as a single bull trout/Dolly Varden complex (native char).

Bull trout spawn in the fall in streams containing clean gravel and cobble substrate and gentle slopes, with cold unpolluted water. Bull trout require four to five month incubation periods, compared with other salmon and trout. Fry hatch in late winter or early spring and remain in the gravel for up to three weeks before emerging. A few weeks after emerging, some bull trout migrate to salt water, while the remainder stay in the streams where they hatched. Small bull trout eat terrestrial and aquatic insects. Large bull trout are primarily fish predators, eating whitefish, sculpin, and other trout. Bull trout are more sensitive to changes in temperature, poor water quality, and low-flow conditions in fresh water than many other salmon because of their life history requirements.

The Chehalis River and Grays Harbor native char are considered one sub-population at this time because of the limited amount of distribution data available. No char have been positively identified as bull trout by the USFWS. The spawning timing and locations are unknown, but both WDFW and USFWS have noted that the adult (greater than 450 millimeters in length) native char have been caught in the spring and fall along several of the Chehalis River's eastern tributaries, and are believed to be distributed in the tributaries to the west within the Grays Harbor estuary ecosystem.

Coastal Cutthroat Trout. Cutthroat trout spend two to nine, typically three, years in fresh water before they migrate to the estuaries and ocean in the spring. Coastal cutthroat trout usually spend less than one year in salt water before returning to spawn. The age of adults can range from two to ten years, though first-time spawners are usually three to four years old. After spawning, the 'kelts' (spawned-out adults) often return to salt water in late March or early April. Juveniles and adults are carnivorous, feeding mostly on insects, crustaceans, and other fish throughout their lives.

During the estuarine or ocean phase of life, the cutthroat trout use tidal sloughs, marshes, and swamps as holding areas and feeding grounds. These tidal areas are also very important for the survival of the prey fishes upon which cutthroat trout depend for food. Healthy estuaries with abundant supplies of small schooling fishes and crustaceans are necessary for cutthroat trout survival. During their ocean phase, cutthroat trout are believed to stay close to the mouth of their native streams. The NMFS found that coastal cutthroat trout usually stay within ten kilometers of land.

CRITICAL HABITAT

NMFS does not have sufficient information to designate critical habitat for coho salmon in Grays Harbor. Similarly, the USFWS does not have sufficient information to conduct analyses required to determine critical habitat for bull trout or coastal cutthroat trout. As a result, the USFWS has not yet designated critical habitat.

PRELIMINARY EFFECTS DETERMINATION

The preceding life history information indicates that listed area candidate anadromous species may be present in the Planning Action Area. Because certain development activities undertaken subsequent to the implementation of the Plan have the potential to adversely affect listed or candidate salmonids and their habitat, potential project effects on these species are analyzed in detail in Section 4.

INVENTORIES AND SURVEYS

BALD EAGLES

An environmental consultant reported in 1997 that bald eagle foraging and nesting habitat was located within the Planning Action Area. A recent search of the WDFW Priority Species and Habitat Program database indicates that there is no bald eagle habitat in the Area.

SALMONIDS

The area of potential juvenile salmonid habitat along the Grays Harbor estuary was evaluated in October 1996. Although no fish were collected, the ditches emptying into the various creeks and sloughs are below mean higher high water mark (MHHWM) and could provide temporary feeding area when the tide is higher than the MHHWM. The ditches allow salt water to move laterally between neighboring streams and are also connected to Grays Harbor, allowing access to estuarine wetlands that provide juvenile foraging and refuge areas.

Coho. Spawning surveys conducted by the WDFW in 1999 identified 80 coho adults spawning in a tributary creek of Grays Harbor, and the creek is known to be heavily used by coho for spawning, rearing, and foraging.

Bull Trout. The WDFW has determined that the various creeks, sloughs and other small tributaries to Grays Harbor are *unlikely to provide habitat* for bull trout, due to the warm temperatures of these creeks.

Coastal Cutthroat Trout. Sport-fishing data collected by the WDFW indicates that the various creeks, sloughs and other small tributaries to Grays Harbor are heavily used for foraging and spawning by coastal cutthroat trout.

EXISTING ENVIRONMENTAL CONDITIONS

PHYSICAL CONDITIONS

The Planning Action Area is comprised of the corporate boundary for the City of Aberdeen. The city is an approximately 11.7 square-mile municipality of 16,290 residents located adjacent to inner Grays Harbor at its confluence with the Chehalis River in Grays Harbor County, Washington.

The **Planning Action Area** is located at the convergence of Grays Harbor and the Chehalis River in Grays Harbor County, Washington. The city began to develop in the late 1800's, with the initial residential and commercial development undertaken in the inner harbor and river floodplain areas. These

floodplain areas contained primarily forested wetlands, and were filled with wood waste from the forest product industries.

In Grays Harbor, the vast expanse of salt marsh, mudflats, and tidal channels visible in historical charts on the northern and eastern shorelines has largely been eliminated along the northern shorelines by dredging and filling over the last 100 years. However, relatively undisturbed salt marsh, mudflats, and small tidally influenced streams still dominate the southern shoreline of Grays Harbor.

The land uses within the Planning Action Area are those typically found in Washington State coastal communities with resource-based economies. The waterfront areas are located within land use zoning districts that permit heavy industrial activities, such as timber processing and shipping. These areas are supported by railroad and highway transportation systems designed to serve commerce. The city is diversifying from the traditional resource-based industries to a retail and service economy, and this is reflected in its management of the shoreline areas. The use of the municipal Shoreline Master Programs (SMP), the Grays Harbor Estuary Management Plan (GHEMP), and the State Environmental Policy Act (SEPA) review process provides reasonable assurance that development impacts to threatened or endangered species, and their habitat, are examined and addressed.

WATER QUALITY AND STORM WATER

Poor water quality in Grays Harbor was apparent from the 1930s to the 1970s. The historical poor water quality has led to the long-term closure of the inner harbor area to commercial and recreational collection of shellfish by the Washington Department of Human and Health Services (DHHS). Although the inner harbor remains closed to shellfish collection, water quality in the Chehalis River and Grays Harbor has been markedly improved through the guidance provided by the Clean Water Act and the State of Washington Water Quality Standards, Washington Administrative Code Chapter 173-201. Additionally, implementation of National Pollutant Discharge Elimination System (NPDES) prohibits the discharge of toxic or deleterious materials from public or private waste treatment systems.

Surface runoff from impervious surfaces within the Planning Action Area is generally conveyed, through a series of piped or open-ditched systems, into tributaries of the Chehalis River or Grays Harbor. Water quality systems are generally located on the individual developed sites.

WATER CIRCULATION

Grays Harbor is a large, relatively shallow estuary. It has extensive mudflats with major channels formed by the discharge of rivers, such as the Chehalis,

Wishkah, Hoquiam, Humptulips, Johns, and Elk, into the estuary. The primary navigational channel is the North Channel, created by the discharge of the Chehalis River. The South Channel is the secondary navigational channel, and it extends from deep water near the mouth of the estuary to Cow Point.

SEDIMENTS AND SUBSTRATE

The general substrate of most creeks and sloughs is fine sediments. A review of Federal and State documents on properties in the Planning Action Area did not identify evidence of past releases of hazardous substances. These documents include:

- National Priorities list
- Comprehensive Environmental Response, Compensation and Liability Information System list
- Resource Conservation and Recovery Act list
- Treatment, Storage and Disposal list, the Emergency Response Notification System list
- Toxic Cleanup Program Affected Media and Contaminants Report and Model Toxic Control Act (MTCA) Site Register
- Registered Underground Storage Tank (UST) Sites list
- Leaking UST Sites list
- Active and Abandoned Landfills or Solid Waste Disposal Facilities list.

The *1999 SedQual Database: Release 3.0d* was used to evaluate potential contaminated sediments in Grays Harbor. Sediments collected in Grays Harbor in January through February 1994 and February 1996 showed no exceedances of sediment quality standards in the parameters measured, primarily metals and polycyclic aromatic hydrocarbons.

Sediment sampling was conducted at 18 locations in Grays Harbor during March 1998 to evaluate contaminant concentrations in ditches and backwaters near a variety of potential upland sources. Of the three areas that were subjected to a station cluster analysis, one was classified as an SCPC based on Sediment Management Standards (SMS). One additional site, while technically not meeting the definition of an SCPC, had high enough concentrations of bis (2-ethylhexyl) phthalate at two discontinuous stations to warrant concern. The third cluster site did not have any chemical violations of the SMS. Six other

locations that were screened for chemical contamination at a single site had one or more chemicals that exceeded the SMS.

ACCESS AND REFUGIA

Juvenile salmonids have largely unrestricted access to the intertidal, shallow subtidal, and deepwater habitats in the action and project areas. From intertidal habitats, juvenile salmonids require low-tide refuge and/or access to wetland habitat as the tide drops to avoid stranding or increased risk of predation.

All littoral habitats in the Planning Action Area have an egress path to habitats that remain wened at low tide. These conditions are being maintained or are improving in the area through the implementation of various habitat improvement projects, with precautions taken in these project to avoid creation of areas that will trap fish on falling tides.

SLOPE

Flatter slopes are considered to provide higher-quality habitat than steeper slopes due to the typical interdependence of slope and substrate, as steeper slopes usually have coarser materials and flatter slopes typically have more fines. Shallower slopes and finer materials tend to drain less quickly on falling tides and thus do not dry out as rapidly and can support more benthic life. Flatter slopes also provide small fish with shallow-water escape corridors from larger fish predators; however, they may also allow more efficient feeding by other predators, such as great blue herons (*Ardea herodias*). Those shoreline areas which feature the convergence of tributaries with either the Chehalis River or Grays Harbor generally consist of mud banks, with slopes ranging from steep to shallow.

SHORELINE

Shoreline length is considered an important parameter for salmonids, because during their early life history they remain close to the shoreline while feeding on epibenthic organisms. A longer, more sinuous shoreline may offer more feeding opportunities than a shorter and straighter shoreline, even if the acreage of littoral habitat is equal. Shoreline length is considered in mitigation habitat design as a parameter to be maximized consistent with site constraints. On natural mudflats, tidal channels and habitat margins provide shoreline length at a variety of tidal elevations.

The area of natural riparian shoreline in the Planning Action Area has been reduced through the construction of various roadways and the related development. Generally, the natural riparian shoreline in the relatively undeveloped sections of the Planning Action Area has not changed in length,

but has changed from forested community to a palustrine community in the mid 1800s. Since then, the shoreline has remained a palustrine community.

BIOTA

Prey: Epibenthic. Epibenthic zooplankton constitute a primary prey group for juvenile salmonids during their early marine life history. Epibenthic prey species from the littoral zone, typically considered to range from MHHWM to approximately minus ten-foot mean lower low water mark (MLLWM), are used by juvenile salmonids in bays like Grays Harbor. These organisms are most abundant on mid- and lower-intertidal soft-bottom habitats but are common on all habitats sampled.

Infauna is not considered a major source of prey for any age group of salmon. Salmon do prey on certain burrowing and tube-dwelling amphipods, but these animals, such as *Corophium sp.*, are not typically considered part of the infauna. Rather, they are considered to be epifaunal, because they often leave their burrows to move about in the water column where they are captured by juvenile salmonids.

Prey: Pelagic Zooplankton. Calanoid copepods are often abundant in the diet of juvenile salmonids in urban estuaries. The production of calanoids and other potential pelagic prey of salmonids is largely dependent on water-column processes in Grays Harbor, although some local production is likely within the tidally influenced portions of tributary rivers, creeks, and sloughs. Pelagic zooplankton productivity is dependent on the presence of adequate light and nutrients to stimulate phytoplankton and is not influenced greatly by conditions along shorelines or in deep waters in the Planning Action Area.

Prey: Forage Fish. The WDFW has determined that important forage species, such as Pacific herring (*Clupea pallasii*), surf smelt (*Hypomesus pretiosus*), and sand lance (*Ammodytes hexapterus*), to inhabit Grays Harbor. Surveys conducted in 1999 and 2000 by WDFW found spawning areas in outer Grays Harbor. No spawning areas have been identified within inner Grays Harbor. Thus, it can be assumed that some forage fish are present in the Planning Action Area, but that they are not abundant.

AQUATIC VEGETATION

Eelgrass beds are recognized as habitats of statewide significance due to their high production rates of prey for salmonids and other fishes, for the structural diversity they provide, and as a site for herring spawning. Macroalgae also are recognized as a contributor to habitat complexity and primary productivity. In contrast to eelgrass, macroalgae readily colonize all appropriate rocky, cobble,

or artificial substrates. Particular macroalgal beds, such as kelp forests, have more specific habitat needs.

The Planning Action Area has limited eelgrass beds. Natural shorelines near the mouth of the various tributary rivers, creeks and sloughs have little to no rock substrate and likely support limited seasonal macroalgal growth. The abundance of macroalgae in the Planning Action Area likely is greater today than under historic conditions due to the increase in hard substrates such as rip rap, pilings, and floats. Macroalgae, such as *Fucus*, *Mastocarpus*, *Ulva*, and *Enteromorpha*, are common throughout the Planning Action Area on most suitable substrates that are not shaded by piers.

BIRDS

Grays Harbor is one of 21 migration resting sites in seven countries from South America to Alaska for migrating shorebirds. There have been estimates that one million or more shorebirds use Grays Harbor as a refuge and feeding area on their migrations north in the spring and south in the late summer and fall.

NONINDIGENOUS SPECIES

Ballast water is an identified mode of introducing non-indigenous invertebrates and fish. A number of non-indigenous invertebrates have been identified from infauna and epifauna collections from the Planning Action Area. No adverse ecological effects have been noted from the existence of these organisms in the Planning Action Area, but introduction of non-indigenous species has been identified as an emerging environmental management issue in several areas of the United States.

Federal agencies, Washington State agencies, commercial vessel operators, and participating citizens have recently begun a voluntary ballast-water management program for Grays Harbor. The United States Coast Guard also has proposed an interim voluntary program, with mandatory ballast-water management reporting. These reports will be used to identify delivery and management patterns for ballast water being introduced to Waters of the United States.

Despite these efforts, it is likely that introductions of new species that could have adverse effects on action area ecological functions will continue, although markedly fewer species could be introduced if the majority of ship operators were to comply with the voluntary interim guidelines.

4. EFFECTS OF THE ACTION

Effects Analysis

The effects of the implementation of the City of Aberdeen Comprehensive Land Use Plan on listed and candidate salmonids and their habitat are described in this section in the context of a series of "pathways" and "indicators." Pathways represent groups of environmental attributes important to anadromous fish and their habitats. These pathways are further broken down into indicators, which are specific components of habitat quality that are relevant to the Planning Action Area. The concept of pathways and indicators was developed by NMFS as a way to summarize important environmental parameters and associated levels of condition for ESA determinations of effect at the watershed scale. The concept is used in this BE to frame discussions of how the Plan will contribute to improvement, maintenance, or degradation of each of the indicators of habitat quality.

The impacts from actions based on the direction provided by the Comprehensive Land Use Plan are both direct and indirect. The policies contained in the Plan, which focus primarily on providing direction for a series of issues associated with land use permit actions, would be a direct impact. The indirect impacts to the environment will be those typically associated with the new development associated with these land use permit actions.

Presented below is a discussion of short-term and long-term, direct and indirect effects of the implementation of the Comprehensive Land Use Plan in the Planning Action Area, as well as the net effects of those activities. Net effect is considered to be the overall effect on the species and habitat in the long term. For example, a short-term adverse condition, such as the loss of infauna during dredging or debris removal, may be necessary to achieve a long-term improvement in benthic habitat and quality. In such a case, the *net* effect is positive and would contribute toward improvement in the infauna indicator. Moreover, if short-term adverse conditions occur when few or no listed salmonids are present, and if those conditions are no longer present when salmon return to the area, then those conditions do not constitute adverse modification of the indicator for salmonid habitat quality. Only those pathways and their associated indicators that are likely to be affected by the project in some way are discussed in detail this section.

a. CONSTRUCTION DISTURBANCES

Short Term Effects

Direct Effects. The Plan's policies contained in the Open Space and Critical Areas Element chapter have been developed in concert with background information concerning increased noise from construction activities, which may in turn result in avoidance of the area by bald eagles and temporarily disrupt foraging behavior in the vicinity of the individual project.

Indirect Effects. Increased noise from any construction activity within the Planning Action Area may result in avoidance of the area by bald eagles and may temporarily disrupt foraging behavior in the vicinity of the individual project. Background noise sources include automobiles, boat motors, aircraft, logging operations, and heavy equipment from nearby construction activities.

In a study conducted by the Washington State Department of Transportation, driving of wood pilings did not visibly disturb the eagles observed on Orcas or Shaw Islands during the course of the study. According to the authors, between 0.25 and 0.5 miles from the construction site and beyond, construction noises were similar in level to background noise. Environmental factors such as wind and wave action, movement of tree branches and forest litter, barking dogs, bird noises, automobiles, airplanes, human voices, woodcutting, light construction activities, boats, and other unidentified noise sources create ambient noise levels that are similar to noise levels produced by pile driving at distances of 0.25 to 0.5 miles away from the point source.

Although this study did not analyze increased noise generated by heavy equipment, increased noise levels are assumed to be similar or less than noise generated by pile driving. Therefore, no significant short-term indirect effects on eagles are expected to result from Planning Action Area activities.

Short-term indirect effects, such as noise, entrainment, or stranding, due to construction disturbances would be anticipated to affect salmonids in the case of any in-water work. In-water work within the Planning Action Area would generally be confined to the installation of piles associated with the construction of a boat dock. City records indicate that boat dock construction comprises less than one-percent of all building permits issued by the City of Aberdeen.

Long Term Effects

Direct Effects. No long-term direct adverse effects due to the implementation of Plan policies are anticipated.

Indirect Effects. Background noise generated by traffic and human voices is expected to increase slightly on a seasonal basis as development occurs. The increase in development is projected to result in an eight-percent increase in vehicular traffic over a ten-year period, which correlates to an increase of 0.2 decibels (dB). The projected increase in noise is not likely to occur during the winter construction season, and as no bald eagle nests are known to occur in the Planning Action Area, no long-term indirect effects to eagles due to noise disturbances are anticipated. In addition, no long-term indirect effects to salmonids due to noise disturbances are anticipated.

Net Effects

The implementation of Plan policies as part of any land use action would prove to be environmentally beneficial. Any construction associated with land use permits will result in increased noise in the Planning Action Area, possibly causing any bald eagles present to avoid certain areas while work is ongoing. These possible impacts are only temporary and will not persist beyond the construction period. No adverse short or long-term direct or indirect net effects due to any construction in the Planning Action Area will result from the implementation of Plan policies or subsequent development activities.

b. WATER QUALITY

Short Term Effects

Direct Effects. Sediment and erosion control BMPs are required in the city as a method of preventing sediment or contaminants from entering the waters of the state. Again, policies contained in the Open Space and Critical Areas Element chapter of the Plan are intended to significantly reduce any impacts from development to water quality.

Indirect Effects. Juvenile and adult salmonids are expected in the Planning Action Area during subsequent construction activities. Sediment and erosion control BMP's will be used to prevent sediment or contaminants from entering waters of the state. Short-term indirect effects are expected to be moderate, and mitigated through the utilization of erosion and sediment control BMP's before, during, and after any construction activities. In-water work is generally not anticipated, except for the infrequent construction of small boat docks; therefore, no short-term indirect effects are expected.

Long Term Effects

Direct Effects. No long-term direct adverse effects due to the implementation of Plan policies are anticipated.

Indirect Effects. The municipal storm water conveyance system for the City of Aberdeen utilizes both subsurface pipes and open ditches. New development, excluding single-family residential construction, is required to install water quality structures, such as biofiltration swales. These swales, in turn, provide water quality treatment prior to drainage outfall into the city system. Oil/water separators are installed in impervious surface areas where the threat of accidental spills is reasonably anticipated. The bioswales are designed to remove any potentially contaminated runoff from areas subject to vehicular use. No long-term indirect effects on water quality are anticipated for any of the construction activities proposed within the Planning Action Area.

Net Effects

No adverse short- or long-term direct or indirect effects on water quality will result from actions associated with the implementation of policies contained in or the subsequent construction anticipated in the Comprehensive Land Use Plan. Therefore, the net effect of the proposal will be to maintain the current level of water quality in the Planning Action Area.

c. SEDIMENT QUALITY

Short Term Effects

Direct Effects. No short-term direct adverse effects are anticipated on sediment quality from the implementation of Plan policies in the Planning Action Area.

Indirect Effects. No short-term indirect effects are anticipated on sediment quality from any subsequent development activities in Planning Action Area; this will be due to the utilization of erosion and sediment control practices during construction activities.

Long Term Effects

Direct Effects. No long-term direct effects to sediment quality are anticipated from implementation of policies contained in the Plan within the Planning Action Area.

Indirect Effects. No long-term indirect effects to sediment quality are anticipated from any subsequent construction activities within the Planning Action Area. All development, except the construction of single-family residences, will utilize oil/water separators installed in the parking lot catch basins and bioswales for the removal of any potentially contaminated sediment from impervious surfaces. Single-family residential construction requires the installation of temporary erosion and sediment control practices during construction.

Net Effects

No adverse short- or long-term direct or indirect effects on sediment quality will result from the implementation of the Comprehensive Land Use Plan. Therefore, the net effect of the proposed Plan will be to maintain sediment quality.

d. HABITAT

Short Term Effects

Direct Effects. No short-term direct adverse effects on habitat from the implementation of policies contained in the Plan are anticipated within the Planning Action Area. Open space and critical area policies are designed to reduce impacts and encourage habitat preservation.

Indirect Effects. Development associated with the implementation of the Plan is not anticipated to result in a decrease of habitat. The city utilizes codes that are consistent with the state and federal policy of 'no net loss of wetlands'. The city also regulates development activities within shoreline areas, with the projects subject to the review and approval of both the Washington State Department of Ecology (DOE) and WDFW prior to permit issuance. Regulatory permit oversight, by state and federal resource agencies, provides an assurance that there will be no adverse short-term indirect effects on salmonid habitat from Plan implementation.

Long Term Effects

Direct Effects. No adverse long term direct adverse effects on habitat will result from the implementation of the Plan in the Planning Action Area.

Indirect Effects. The city utilizes codes that are consistent with the state and federal policy of 'no net loss of wetlands'. Any wetland mitigation plan associated with development will be required to enhance wetland structure and function and suppress non-native, invasive plants. No adverse long-term

indirect effects on habitat will result from the Plan in the Planning Action Area.

Net Effects

No adverse short- or long-term direct or indirect effects on habitat will result from the implementation of the Comprehensive Land Use Plan in the Planning Action Area. The USFWS does not have sufficient information to conduct analyses required to determine critical habitat for bull trout or coastal cutthroat trout; as a result, the USFWS has not yet designated critical habitat. The proposed Plan will not adversely impact fish access, fish refugia, substrate, shoreline, riparian conditions, flow and hydrology, current patterns, or saltwater-freshwater mixing patterns, or will it result in other habitat disturbances.

e. BIOTA

Short Term Effects

Direct Effects. No short-term direct adverse effects on biota from implementation of the Plan are anticipated in the Planning Action Area.

Indirect Effects. No short-term indirect effects on biota from any proposed activity associated with the implementation of the Comprehensive Land Use Plan are anticipated in the Planning Action Area.

Long Term Effects

Direct Effects. No long-term direct adverse effects on biota are expected from the implementation of the Comprehensive Land Use Plan in the Planning Action Area.

Indirect Effects. Enhancement of wetland area associated with development will provide an increase in wetland structure and function, and may result in an increased use by songbirds and small mammals.

Net Effects

No adverse short- or long-term direct or indirect effects on biota will result from the implementation of the Plan in the Planning Action Area. Therefore, the net effect of the proposed project will be to maintain biota in the Area.

NET EFFECTS OF ACTION

The net effect of the proposed action will be to maintain the indicators for each of the six pathways relative to their current conditions. Short term avoidance of any development site by bald eagles or fish may occur during construction. Short-term localized water quality degradation during construction should not occur due to the installation of sediment and erosion control devices, such as silt fences and straw mulch; therefore, short term water quality degradation will not impact habitat for juvenile salmonids. In addition, juvenile salmonids will not be impacted because of general seasonal work restrictions adjacent to fish-bearing waters, thus maintaining current water quality conditions in the long term. Sediment quality, shoreline conditions, benthos, and overall bald eagle or fish habitat conditions will be maintained within the Planning Action Area. No net long-term degradation of any of the environmental indicators will result from implementation of the Comprehensive Land Use Plan in the Planning Action Area.

CUMULATIVE, INTERRELATED, AND INTERDEPENDENT ACTION EFFECTS

Cumulative effects are those effects of future state or private activities, not involving activities of other federal agencies, that are reasonably certain to occur within the action area of the federal action subject to consultation (50 CFR 402.02 Definitions). Future federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to Section 7 of the ESA. No significant future state or private activities have been identified in the Planning Action Area.

Interdependent actions are defined as actions with no independent utility apart from the proposed action. Interrelated actions include those that are a part of a larger action and depend on the larger action for justification. No interdependent or interrelated effects have been identified that are associated with the Plan.

The net effect of the proposed implementation of the Comprehensive Land Use Plan is expected to maintain the current conditions within the Planning Action Area.

TAKE ANALYSIS

Section 3 of the ESA defines *take* as "to harass, harm, pursue, hunt, shoot, wound, trap, capture, collect or attempt to engage in any such conduct." Under the ESA, "harm" is further defined as "significant habitat modification or

degradation that results in death or injury to listed species by significantly impairing behavior patterns such as breeding, feeding, or sheltering", and "harass" as "actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to breeding, feeding or sheltering."

There is no critical habitat designated for the Lower Columbia & Southwest Washington Evolutionarily Significant Unit for coho salmon, or for coastal cutthroat trout, nor has the USFWS established or identified critical habitat for bald eagles, or bull trout. Therefore, no critical habitat for coho salmon, bald eagles, bull trout, or coastal cutthroat trout have been identified in the Planning Action Area.

The net effect of the City of Aberdeen Comprehensive Land Use Plan will be to maintain each of the indicators for each of the six pathways in their current conditions. Short-term avoidance of the Planning Action Area due to increased noise levels will not impact habitat for either bald eagles or juvenile salmonids because of seasonal working and regulatory agency permit restrictions.

CONSERVATION MEASURES

Potential adverse effects of this Comprehensive Land Use Plan on listed species will be avoided or minimized through the placement of permit conditions, including those contained in the various elements of the Plan, on all development activities adjacent to or within the shoreline areas of the City of Aberdeen. The purpose of these conditions shall be to reduce the potential for sediments from entering waters of the state. In addition, any development which impacts wetland areas would be subject to municipal, state and federal codes governing the protection of wetlands. Any adverse impact to wetlands would include a mitigation plan goal of wetland enhancement to increase structure and function, and to suppress non-native, invasive plants from reestablishing themselves.

EFFECTS DETERMINATION

Both the NMFS and the USFWS guidelines for the preparation of biological assessments state that a conclusion of "**no effect**" is the appropriate conclusion when the action agency determines its proposed action will not affect a listed species or designated critical habitat. Based on the analyses in this BE, the expected nature and level of the impacts of the City of Aberdeen Comprehensive Land Use Plan is as follows:

Birds

The policies contained in the City of Aberdeen Comprehensive Land Use Plan will be confined to uplands and wetlands not used by raptors. Thus, the proposed action will have **no effect** on bald eagles or their habitat.

Salmonids

This BE leads to the following conclusion regarding the potential effects of the implementation of the City of Aberdeen Comprehensive Land Use Plan on coho salmon, bull trout, and coastal cutthroat trout. While the conclusion is focused on bull trout, it is applicable to coho and coastal cutthroat as well. The proposed Plan, with its related subsequent development actions, will have **no effect** on bull trout or their habitat. Similarly, the proposed Plan will not jeopardize coho salmon or coastal cutthroat trout species proposed for listing. If listed, the proposed Plan will have **no effect** on coho salmon or coastal cutthroat trout or their habitat.

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APPENDIX D

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