Comments on “Rural Towns”:

Rural Towns Unless implementation of this “new” land use designation is using the LAMRIDS requirements contained in the GMA in order to define and limit the boundaries of the “Rural Town” to the built environment prior to Dec 27th 1990, this is just another name for the old UGN designation. These “Rural Towns” are LAMRIDS and must comply with the LAMRIDS requirements outline in the GMA.

Purpose and Intent
Rural Towns are unincorporated towns governed directly by Kittitas County. The King County version of Rural Towns from which this land use designation was derived continues this section with “but may provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs.” It is not surprising that CDS staff and the Commissioners deleted this since they have not solicited any input from the UGN residents via town meetings, etc, at any time during the 2006 comp plan update, the original SATC 180 day compliance period or now during this 88 days continuance. It is apparent that the BoCC cares not of the wishes of the residents of these communities and does not plan on including these residents in future planning either.

Since these are “unincorporated town governed directly by Kittitas County”, will all Kittitas County residents be paying for the infrastructure and public facilities necessary for these “Rural Towns” such as public sewer facilities, etc since Kittitas county is the governing body? If the BOCC wants to dictate the affairs of these Rural Towns then the BOCC will have to pony up the required revenues to provide the necessary urban services.

The Rural Town designation recognizes established (must be built prior to Dec 27th 1990) communities that have developed to serve tourist, recreational, full and part-time residential and vacation homes, and agricultural community needs. Built environment must have been established prior to Dec 27th 1990 to be included into a “Rural Town”.

The purposes of the Rural Town designations are to recognize existing (Prior to Dec 27th 1990) concentrations of higher recreation with the exception of Snoqualmie Pass which has an existing Sub Area Plan which addresses recreational, the proposed “rural towns” are long established residential communities which may or may not want to become tourist traps or second home communities. Of course the Commissioners have not directed staff to actually ask the residents of these communities what they want, but are listening only to the financial interests of two LUAC members, neither of
whom live in these communities. The commissioners were specifically asked two times in October 2007 as to when UGN community meetings were going to be held to gain input of the actual residents and landowners affected but the BoCC refused to set any dates and seek input from the communities involved, and residential densities, and economic activity in Rural Areas? These Rural Towns may include historical rural settlements, re-designation of an urban commercial center? Does not apply to Kittitas County, staff needs to edit better and remove unrelated verbiage if they are going to crib from other counties plans. We don’t have any “urban commercial centers” in our comp plan, and/or designation of existing, (prior to Dec 27th 1990) expanding, or developing expanding or developing does not meet definition and requirement of LAMRID, growth and expansion must be limited to the built environment prior to Dec 27th 1990 recreation centers that provide a physical focus (implies these are LAMRIDs) for the identity of the rural communities. The Rural Town may allow for modest (must be limited to logical outer boundary) growth of full time residential use, growth in recreation use, including vacation homes and growth in economic uses within these designations if adequate utilities and other public services are available. 

Has an analysis of the adequacy of public services been done to even justify the inclusion of the former UGNs into this Rural Town designation? There is nothing in the record showing that an adequate analysis has been done. In fact, later in this document we see that the LUAC committee will be determining the zoning etc. for these new Rural Town for which it has not even been established that facilities are available to support the densities they will deem appropriate. Designation Criterion 1. listed later in this document, is not even criteria. It state “The Rural Communities of Snoqualmie Pass, Easton, Ronald, Thorp and Vantage shall be designated unincorporated Rural Towns” This is a conclusion not a criterion. These so-called criteria can not be applied to other areas of the county, as they would never be able to meet these criteria.

While higher-density development in Rural Towns may require public-type services, applying the full range of urban development standards (e.g. street improvements or landscaping) would not be necessary, and may not be consistent with the character of these communities. Although Rural Towns also may in some circumstances develop at densities similar to those in the Urban Growth Areas they are considered part of the Rural Area for purposes of the GMA (then they are LAMRIDs) and do not provide significant growth capacity for full time residents. (Is the BoCC implying only significant growth for transient residents is the goal of these Rural Towns- would be nice to ask the residents of these town what they want.) This limited growth potential implies that these are LAMRIDs.

Policies
Kittitas County hereby designates Snoqualmie Pass, Easton, Ronald, Thorp and Vantage as unincorporated Rural Towns. The criteria listed below does not
even come close to evaluate these communities in order to designate them as Rural Towns (LAMRIDs). The Criteria are totally lacking and useless in designating any community or other areas of the county. These settlements have continued to grow as they have been designated a urban area for the last ten years. Have Aerial Photos and other records been examined and placed into the record to establish this growth and differentiate this recent growth from the built environment prior to Dec 27th 1990. The Rural Towns in unincorporated Kittitas County should provide services (Since Kittitas County is the governing body, Kittitas County, not the Rural Town, shall provide revenue for the future services and infrastructure needed by the urban type growth mandated by the BoCC in these communities.) and a range of housing choices for Rural Area? full and part time residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a sub area planning process, and shall not allow significant increases in development potential outside of these designated boundaries. Logical outer boundaries based on the built environment prior to Dec 27th 1990 can not be expanded once established. At this time no additional new Rural Towns beyond those listed above are needed to serve the Rural Area? (What is the definition of Rural Area, this is in the King County's plan not Kittitas County’s.). Rural Towns are LAMRIDs and unless the built environment is prior to Dec 27th 1990 then new “Rural Towns”, or what ever the county wants to call their new LAMRIDs, are not allowed. According to the criteria below it would be impossible to add additional areas as “Rural Town” since the criteria are designed to only designate the former UGNs as Rural Towns since only they (the UGNs) can meet the two worthless criteria. This a Comprehensive Plan that we are building not a piecemeal plan to ensure certain economic interests are being protected and catered to.

Within 90 days of the adoption of this land use designation the Land Use Advisory Committee (LUAC) Why is this assigned to the LUAC committee. A committee of actual residents of each of the affected communities should be created to do this evaluation from start to finish. There are NO residents from any of the UGNs on the LUAC committee and the LUAC does not have the knowledge of the specific needs and wants of each community. Interestingly, as of last week these UGN communities were to be designated as Rural because according to the BoCC its staff it would be just too time consuming to evaluate and define LAMRIDs or UGAs for these areas without using the Sub Area Planning process in determining the fate of the former UGNs. Thus, the interim designation of Rural was needed to become GMA compliant until the sub area planning was accomplished by 2009. Now we find that within a few short days (5) that we are now designating the former UGNs as Rural Towns (LAMRIDs). This is a task that seven days ago the BoCC insisted needed months of sub area planning by the communities to determine the logical outer boundaries and gather the input and involvement of the communities. Now we find that not
only the BoCC abandoned the Sub area planning they previously insisted on using to establish logical outer boundaries, they are further shutting out the communities by using the LUAC committee to determining the zoning etc in 90 days rather than the communities’ residents. This appears to be an effort to protect certain developers’ interests and to continue to ignore the actual residents of these areas. will forward recommendations to the Board of County Commissioners regarding zoning categories, allowable uses, development criteria, design standards, and density limitations within each of the Rural Towns. In doing so the LUAC shall consider the following: Actually the following are the criteria which should be used to determine the initial logical outer boundaries of the LAMRIDs which are being created by this Rural Town Designation. This evaluation needs to be applied to each community to determine its logical outer boundary as required by the GMA. Former UGN boundaries is not the proper and legal criteria to establish the new LAMRID or Rural Town boundaries.

- Existing and Historical Use;
- Character of the Rural Town;
- Use of innovative planning techniques including but not limited to Cluster Development, Compact Development, Multi-Use Development, Zero Lot line Development, Low Impact Development and Planned Unit Developments;
- The use of Rural Towns as receiving areas for a Transfer of Development Rights program; Can receiving area be outside of Urban Growth Areas? This is density shifting between rural areas and creation of urban densities where urban services are not available. Urban density shifts should be directed to UGAs where urban services are available.
- Availability of public services and their existing service areas including sewer, water, transportation, police and fire. Should not be designated as Rural Towns until this is done, Putting the cart before the horse as usual.

Commercial and industrial development that provides employment, shopping, community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Commercial and industrial development must be associated with a LAMRID or UGA, so a Rural Town a LAMRID?

Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, “higher densities” are not defined; are they urban densities, if so then Rural Towns must be LAMRIDs in order for urban type densities to be allowed outside an UGA. Urban growth is not allowed in Rural lands except in UGAs or LAMRIDs and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that are achieved in urban areas, Only if Rural Towns are actually LAMRIDs.

Rural Towns serve as activity centers for the Rural Area and may be served by
a range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect the surrounding lands and their rural character. Sounds like LAMRIDs:

a. Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries, recreational activities and tourism;
b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;
c. Other commercial and industrial uses, including commercial recreation and light industry; Must be associated with LAMRIDs or UGAs and
d. Public facilities and services such as community services, churches (not a public service), schools, and fire stations.

Rural Towns may already be served by urban levels of utilities including water and sanitary sewer. Established service area boundaries shall be included within the Rural Towns. Where Sanitary Sewer service areas do not currently exist sewers or innovated sewer disposal techniques may be developed in Rural Towns if necessary to address water quality and public health concerns which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a rural town shall be “tight-lined” systems designed not to serve any intervening lands. Urban services can not be extended to rural lands except only in an emergency as defined in Cooper V Thurston County: the GMA and our comp plan forbids this inappropriate extension of urban services and is contradictory. Also there is no scenario in Kittitas County where this would or should occur except Ronald’s current relationship with Roslyn. Proper planning should prevent the creation of “emergency” situations so the extension of urban services to Rural lands and Rural Town is not necessary and should not even be a part of this document. Its inclusion implies that the urban densities allowed in Rural Towns will be creating emergency needs for extension of urban services. All alternatives shall be exhausted before sewers from urban areas are extended to Rural Towns no emergency-no extension, the need for sewer service for future urban growth in a LAMRID is not an emergency situation to justify an extension. Rural towns shall not be enlarged to facilitate provision of sewers. So what Urban Area could possible supply Snoqualmie Pass, Easton, Thorp, or Vantage with sewer service; so why is this discussion even in this document since it is not possible for this to occur. This is a policy statement from the King County plan and obviously this sewer extension policy does not fit here in Kittitas County and should be removed if this document is considered for approval.

Rural Towns should be compact, promoting pedestrian, public transportation, alternate motorized and non-motorized travel while permitting automobile access
to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics of the town, be supported by necessary public facilities and services, and be compatible with nearby rural resources. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.

**Designation Criteria.** Criteria must be based on the LAMRID requirements defined by the GMA, these criteria are not.

Criterion 1. The Rural Communities of Snoqualmie Pass, Easton, Ronald, Thorp and Vantage shall be designated unincorporated Rural Towns. This is not a criterion this is decision.

Criterion 2. The former Urban Growth Node Boundary shall be utilized as the outer boundary of the Rural Towns with the following exceptions; The built environment prior to Dec 27th 1990 is the criterion which must be used to determine the logical outer boundary of the Rural Town (really a LAMRID) not the old UGN boundary which was based on the whims of the BoCC in 1996 and was the only justification for the establishment of commercial land use and zoning within the UGNs. The former UGN boundaries are not GMA compliant and not appropriate to use to establish a LAMRID boundary.

- Snoqualmie Pass – Only the area currently within the service area boundary of Snoqualmie Pass Utility District (SPUD). A logical outer boundary would not necessarily exclude lands outside a service area. This is a self serving criteria created to exclude certain lands which may be appropriate to include if the proper criteria for LAMRIDs are applied
- Easton – Only those areas located within the existing service area boundary of the water utility. Must create a logical outer boundary based on the built environment prior to Dec 27th 1990, not just the water service area.
- Ronald – The former UGN boundary and areas served by established water utilities. This provision of “areas served by established water utilities” is self-serving for one developer in this area and unless these services were established prior to Dec 27th 1990 then these lands must be excluded. They are serving PUDs which are an allowed zoning district in the rural area and they do not need to be included into a Rural Town designation other than to provide a higher potential zoning density to this developer specifically. Rural Town is just another name for a LAMRID and the GMA requirements concerning LAMRIDs must be applied to the new Rural Town designation.
“Company towns” use to exist in the Upper County during the coal mining period. Interestingly a similar modern “company town” situation may be developing with the allowance of Rural Towns to develop with the use of private water utilities. Residences served by a public water and or sewer district have a representation in the administration and rate determinations of the utility district via the elected board. This is not so with urban services provided by a private utility and possible indentureship by property owners to escalating rates which they have no control over and is creating a “Company Town.”

So Criterion 1 is not even a criterion and Criterion 2 has no basis in GMA and is not compliant

Density

Rural Towns may contain higher-density (define “higher density—higher than rural densities”) housing than permitted in the surrounding Rural Area?, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in urban areas, (Sound like LAMRIDs) Density should reflect the existing development patterns and may provide for increased density associated with recreational uses and recognize the population served may be of a temporary, part time, recreation or vacation use that is not captured through the normal population projections of the Growth Management Act. If the BoCC wants to recognize the “second home phenomenon” it needs to address this issue with OFM and the population allocations assigned to Kittitas County. There are allowances that can be made during the allocation calculations and this can be factored in and the final allocations can reflect the transient population. Ask and ye shall receive.

Density should reflect the availability of services to be provided.

Until such time action is taken by the Board of County Commissioners regarding the LUAC recommendations required above, the underlying zoning designation of the rural towns shall be rural residential except those areas already zoned Commercial, Industrial, Planned Unit Development or were designated with a higher density prior to the adoption of this Comprehensive Plan. Commercial, Industrial and “higher density” (whatever this means?) must be associated within a LAMRID or a UGA. So are we to assume that the Rural Town is a LAMRID now by virtue that Commercial, Industrial, and “higher densities” are now allowed. It appears that this is the case. If these are LAMRIDs then the BoCC has not followed GMA requirements of basing the logical outer boundaries of these new LAMRIDs on the built environment prior to Dec 27th, 1990.
This whole document is a cobbled up mess derived from the King County Comp Plan. It is obvious from the verbiage in the King County document that their Rural Town designation is a LAMRID. If Kittitas County wants to use King County's Rural Town concept for the UGNs then the BoCC needs to establish the logical outer boundaries of these new LAMRIDs, called Rural Towns, based on the pre-Dec 27th 1990 built environment. Post 1990 PUDs are zones which are allowed in Rural lands and to monkey-wrench the criteria to make sure certain post 1990 developments are included in the new Rural Town designations in order to increase their underlying densities is not GMA compliant.

The last minute inclusion of this new land use designation after the public hearing last Tuesday, May 6th does not meet the intent to allow adequate public comment for which the 88 day extension was granted. Once again the BoCC is showing it's close alliance with development interests rather than the citizens of Kittitas County to ram this through with little public input. To pluck this "Rural Town" designation from another Comp Plan in which it has been properly integrated with the other elements of that plan and dump it into Kittitas County's Comp Plan with no consideration and integration with the whole Comprehensive Plan is inappropriate and poor planning. This land use designation is clearly not ready for consideration for adoption at this time.

Paula J Thompson DVM
PO Box 205
Thorp, WA 98946
IV. Rural Cities, Town and Neighborhoods

Rural cities and unincorporated Rural Towns within the Rural Area contribute to variety in development patterns and housing choices and provide employment opportunities, retail shopping and other services to nearby residents. These cities and towns also contain a significant portion of King County’s historic architecture and are the primary locations for nonresidential uses in the Rural Area. Rural King County also contains several small Rural Neighborhoods, which provide limited, local convenience shopping.

A. Rural Cities

King County’s rural cities are incorporated areas whose local governments are involved in the region’s planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.

The Growth Management Act stipulates that rural cities and their Urban Growth Areas are to be treated as part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land uses and densities and urban services in those locations. Excessive growth in rural cities and Rural Towns, however, may create pressure for extending urban services (for example, roads) across the Rural Area or Natural Resource Lands, may increase conversion pressure on nearby Natural Resource Lands and adversely affect rural character. Therefore, King County views rural cities as qualitatively different from the Urban Growth Area as a whole, even though they may provide significant opportunities for residential or employment growth. King County has worked with the rural cities to establish Urban Growth Areas to accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan Land Use Map.

R-401 The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, the surrounding Rural Area and Natural Resource Lands.

R-402 Within Rural City Urban Growth Areas, the following uses shall be permitted until the area annexes to the city:

a. Residential development at a density of 1 home per 5 acres or less with mandatory clustering; and

b. Nonresidential development such as commercial and industrial as determined through previous subarea plans.

B. Rural Towns

Rural Towns are unincorporated towns governed directly by King County, but may provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs.

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The purposes of the Rural Town designation are to recognize existing concentrations of higher density and economic activity in Rural Areas, whether by virtue of historical rural settlements or redesignation of an urban commercial center; provide a physical focus for the historic identity of rural communities; and to allow for modest growth of residential and economic uses within these designations if supported by the community and adequate utilities and other public services are available.

Although higher-density development in Rural Towns may require public sewers, applying the full range of urban development standards (e.g. for street improvements or landscaping) may not be necessary, and may not be consistent with the historic character of these communities. Although
Rural Towns also may in some circumstances develop at densities similar to those in the Urban Growth Area or in rural cities, they are considered part of the Rural Area for purposes of the GMA, do not provide significant growth capacity, and are not subject to the growth targets adopted for the UGA.

R-403 King County hereby designates the Rural Towns of Fall City, Snoqualmie Pass and the Town of Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea planning process, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns are needed to serve the Rural Area.

R-404 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit.

R-405 Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in Rural Cities. The policies in this section apply only to the unincorporated Rural Towns. King County encourages rural cities to adopt land use policies and development standards that protect and enhance their historical character.

R-406 Rural Towns serve as activity centers for the Rural Area and may be served by range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:

a. Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries and tourism;

b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;

c. Other commercial and industrial uses, including commercial recreation and light industry; and

d. Public facilities and services such as community services, churches, schools, and fire stations.

R-407 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a rural town shall be tightly lined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural towns shall not be enlarged to facilitate provision of sewers.

Rural and urban residents alike value the historic character of King County's Rural Towns. New development can enhance the character and valuable features of Rural Towns through careful design and location.

R-408 Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.
C. Rural Neighborhoods

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural development. Examples of rural neighborhoods include the store at Stillwater on the Carnation-Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston.

**R-409 The rural neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new rural neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.**

The designated rural neighborhoods shown on the Land Use map are:

- **Bear Creek**: Cottage Lake and Redmond-Fall City Road/236th NE
- **East King County**: Greenwater, Baring and Timberlane Village
- **Enumclaw**: Cumberland, Krain.s Corner and Newaukum
- **Newcastle**: Coalfield and East Renton Plateau
- **Snoqualmie**: Preston and Stillwater
- **Tahoma/Raven Heights**: Maple Valley, Hobart, Ravensdale and North Cedar Grove Road
- **Vashon**: Burton, Dockton, Tahalequah, Portage, Heights Dock, Jack.s Corner, Vashon Center, Vashon Service Center, Vashon Heights and Maury Island Service Center

The policies in this section are based on a recognition of the limited size of most rural neighborhoods, the limited utilities and other services available to them, and a desire to preserve their existing character and relationship to the surrounding rural community.

**R-410 Rural neighborhoods should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a rural neighborhood, it should be zoned for rural residential development consistent with the residential development policies of this plan.**

**R-411 King County should adopt commercial development standards for rural neighborhoods that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhoods.**

D. Nonresource Industrial Uses and Development Standards in the Rural Area

There are two existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon and the second is a designated industrial area adjacent to the rural neighborhood of Preston. The Preston Industrial Area recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see policy C-941).

**R-412 New industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood of Preston.**

In order to preserve rural character and protect sensitive natural features, new rural industrial development needs to be of a scale and nature that is distinct from urban industrial development. The scale and intensity and many of the uses allowed in urban industrial development are not
appropriate for rural industrial areas. The following policy applies to all new industrial development in the Rural Area.

R-413 Development regulations for nonvested industrial development in the Rural Area shall require the following:

a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development.

b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality.

c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas.

d. Building colors and materials that are muted, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety.

e. Heavier industrial uses, nonvested industrial uses producing substantial waste byproducts or wastewater discharge, or nonvested paper, chemical and allied products manufacturing uses in the urban industrial zone shall be prohibited.

f. Industrial uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities shall be scaled to avoid the need for public funding of the infrastructure.

The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to ensure that new development (not previously constructed or vested) in the industrial area meets rural character standards. Site design, landscaping, design and construction of internal and access roads and building scale should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial expansion beyond the industrial boundary.

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There are also existing, isolated industrial sites in the Rural Area which are recognized, but are not appropriate for new industrial uses. Further expansion of these isolated industrial uses is not encouraged, and therefore they are not zoned Industrial.

R-414 Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.