

Chapter 3 – Rural Land Use

Rural lands are lands located outside the Urban Growth Area and outside of designated agricultural, forest and mineral lands. Typically, rural areas have received their identity from a rural way of life rooted in history and resource-based industries, including farming and forestry. More recently, recreation and open space uses have played an increasing role in rural areas. Small towns and unincorporated communities provide services for surrounding rural areas and the traveling public.

Rural Character

Defining rural character is essential for development of rural goals and policies. Counties are required to include measures in the rural chapter that protect rural character. Through visioning and other citizen-participation efforts, the following principles for defining and preserving rural character have evolved:

- The rural landscape should reflect a traditional development setting with low population density.
- Interconnected open spaces and natural areas should be provided through clustering and other innovative techniques.
- Rural residents should be self-sufficient and accept a traditional lifestyle with low levels of governmental services.
- Rural towns and centers should provide a community focal point and offer opportunities for shopping and other services.
- Scenic roadways and vistas should be preserved by prohibiting billboards and strip commercial development.
- Agriculture and forestry uses within the Rural category should be accepted as being consistent with rural area lifestyles.
- Land use practices should be conducted in a way that protects the environment, providing for clean air and water.
- Rural lands should have low population densities, allowing much of the area to be retained in a natural state, providing wildlife habitat and the preservation of natural systems.



Rural Land Use Categories

Rural Traditional

Rural lands in this category will include large-lot residential uses and resource-based industries, including ranching, farming, mining and forestry operations. Industrial uses will be limited to industries directly related to and dependent on natural resources. New non-resource-related industry would be allowed, provided it meets the requirement for a major industrial development outside the UGA (see policy RL.5.1 and RCW 36.70A.365). Rural-oriented recreation uses will also play a role in this category. Rural residential clustering is allowed in this category.



Density

The density of the Rural Traditional category is 1 dwelling unit per 10 acres.

Rural Residential-5

The Rural Residential-5 category would allow a 1 dwelling unit per 5-acre density in areas that have an existing 5-acre or smaller subdivision lot pattern. The provision of public water service may be appropriate for these areas. Rural residential clustering is allowed in this category.

Density

The density of the Rural Residential-5 category is 1 dwelling unit per 5 acres.

Rural Conservation

The Rural Conservation category applies to environmentally sensitive areas, including critical areas and wildlife corridors. Criteria to designate boundaries for this category were developed from Spokane County's Critical Areas program and a study by the University of Washington titled, *Wildlife Corridors and Landscape Linkages, An Approach to Biodiversity Planning for Spokane County, Washington*. The category will encourage low-impact uses and utilize clustering and/or other open space techniques to protect sensitive areas and preserve open space.



Density

The density of the Rural Conservation category is 1 dwelling unit per 20 acres, with a bonus density of 1 dwelling unit per 10 acres for preserving open space and environmentally sensitive areas through clustered housing.

Urban Reserve

The Urban Reserve Area category includes lands outside the Urban Growth Area that are considered for growth within a 40-year planning horizon. These areas are given special consideration, such as low-density, large-lot development, so that land uses established in the near future do not preclude their eventual conversion to urban densities. For example, a 1-acre to 5-acre per lot subdivision pattern in these areas would create parcels that would be difficult to divide to urban densities. Innovative techniques such as residential clustering may be used to allow residential development rights and ensure that these areas will be available in the future. The use of public water systems or community wells is encouraged. Community drainfields may also be appropriate in the Urban Reserve category.



Density

The density of the Urban Reserve category is 1 dwelling unit per 20 acres, which may be increased to 1 dwelling unit per 5 acres for clustered housing. Within a cluster subdivision, the remainder lot must be reserved for future urban use. The minimum lot size in a cluster subdivision could be as low as 10,000 sq. ft; the maximum lot size is 1 acre.

Rural Activity Centers

The Rural Activity Center (RAC) category identifies rural residential centers supported with limited commercial and community services. RACs consist of compact development with a defined boundary that is readily distinguishable from surrounding undeveloped lands. RACs often form at crossroads and develop around some focal point, which may be a general store or post office. Other typical uses might include a church, school, restaurant, gas station or other small shops. Commercial uses are intended to serve the surrounding rural area or in some instances the traveling public. RACs must have an identified boundary established on the Comprehensive Plan map.



Density

The maximum residential density in a Rural Activity Center category is 4 dwelling units per acre.

Limited Development Areas

This category identifies commercial, industrial and residential areas that were established prior to July 1, 1993 (the year Spokane County was mandated into Growth Management planning) but are not consistent with the criteria for designation as a Rural Activity Center. Limited infill and expansion of these designated areas may be appropriate. Any lands identified by this category must have adopted boundaries delineated on the Comprehensive Plan map. Limited Development Areas consist of two subcategories, a Commercial/Industrial category and a Residential category.



Master Planned Resort

The Master Planned Resort (MPR) category allows self-contained, fully integrated planned unit developments in a setting of significant natural amenities with primary focus on destination resort facilities. They consist of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. With the exception of employee housing, new MPRs do not include full-time residential uses.

Rural Residential Development

The Rural Residential section provides for development of a variety of residential uses consistent with maintaining rural character. Large lot development patterns and innovative techniques, such as clustering, are included as options for rural development.

Goal

RL.1 Provide for rural residential development consistent with traditional rural lifestyles and rural character.

Policies

- RL.1.1 Unplatted property cannot be allowed to be developed to urban densities unless, and until, located within an Urban Growth Area (UGA) boundary designated as a master planned resort, rural activity center, limited development area or new, fully contained community.
- RL.1.2 Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements such as septic systems, individual wells and rural roads without significantly changing the rural character, degrading the environment or creating the necessity for urban levels of service.

Residential Limited Development Areas

Some scattered areas of urban residential development exist outside the County's Urban Growth Area. In these areas it may be appropriate to designate these lands as Limited Development Areas and allow infill consistent with the existing pattern. Infill areas should be restricted to well-defined boundaries and not include large expanses of undeveloped land.

- RL.1.3 The infill of urban-type residential development within rural areas may be allowed consistent with the following guidelines:
- a) The area is designated and mapped within the Limited Rural Development category and is contained by logical boundaries, outside of which urban-type development shall not occur. These boundaries shall be illustrated on the Comprehensive Plan map.
 - b) In developing a logical boundary, physical considerations such as bodies of water, streets and highways, and land forms and contours should be considered. Abnormally irregular boundaries should be avoided.
 - c) The character of rural neighborhoods and communities is maintained.
 - d) Public services and public facilities can be provided in a manner that does not permit low-density sprawl.
 - e) The boundary is based on urban-type development that was established prior to July 1, 1993.
 - f) Infill development shall be limited to small areas generally surrounded by urban-type development where conventional rural lots are not feasible.

Non-residential and accessory uses

- RL.1.4 Nonresidential and accessory uses appropriate for the rural area include farms, forestry, outdoor recreation, education and entertainment, sale of agricultural products produced on-site, home industries and home businesses. New churches and schools in the rural area are encouraged to locate in rural cities or rural activity centers, provided adequate services are available and the extension of urban services is not necessary.

Exemptions to Subdivision Regulations

- RL.1.5 Rural divisions of land shall comply with State Law pertaining to exemptions from subdivision requirements. Exemptions from the subdivision laws should not be used to circumvent the intent of subdivision and environmental protection laws.

Innovative Techniques

Innovative techniques can be employed to protect environmentally sensitive areas, preserve open space and protect the character of rural areas.

- RL.1.6 Jurisdictions should work together to develop and implement regionally consistent incentive-based programs such as Transfer of Development Rights (TDR) and bonus densities to protect natural resource lands outside of Urban Growth Areas (UGAs).
- RL.1.7 Encourage the use of conservation easements through nonprofit land trust organizations and/or other organizations or similar measures to conserve and protect resource uses, open space and critical areas.
- RL.1.8 Implement strategies for the acquisition of natural areas of high scenic value through techniques such as residential clustering, conservation easements, conservation futures funding, open space zoning and other techniques.

Rural Clustering

Large-lot (10-acre) zoning has been the conventional way to minimize population density and retain rural character in Spokane County's rural areas. This method, while effective at controlling population density, has divided our rural lands with little sensitivity to the effects on rural resources and the natural environment. Large-lot zoning, combined with a lack of road standards, has also created many miles of poorly maintained private roads, making fire and emergency access difficult. Rural clustering offers an alternative to large-lot zoning. Rural clustering encourages the grouping of home sites on areas of the site that are best suited for development, while retaining the remainder of the site for open space. Clustering allows for more flexible and environmentally sensitive rural subdivisions. The Urban Reserve, Rural Residential-5, Rural Traditional, and Rural Conservation categories are designated as appropriate areas for rural clustering.



Some of the advantages of clustering include the following:

- a) Clustered homesites can significantly reduce the length of roadway necessary to serve the development.

- b) Clustered home sites can utilize a community well, thus reducing water supply costs and potential groundwater impacts.
- c) Clustered home sites improve the ability of fire departments to fight fires in rural areas.
- d) Clustered home sites provide for greater security and can help establish a sense of community.
- e) Clustered home sites can preserve open space for agriculture, forestry, wildlife habitat, recreation, and natural drainage.

Some limitations of clustering may include the following:

- a) Cluster developments may result in increased financing and costs in site planning design and engineering.
- b) Management of the “open space” in a clustered development can be a problem. Without an active open space management plan, the area could become degraded through neglect.
- c) Smaller lots in clustered subdivisions may create the expectation of urban services.
- d) Land use conflicts between clustered home sites and forestry and agricultural use can occur if care is not taken in the design of the development.

RL.1.9 Clustering of rural development may be permitted as a tool for the preservation of rural open space as long as it can be demonstrated that the rural character of the area can be maintained and that urban services are not required to serve the new development.

RL.1.10 Provisions to allow clustered housing in rural areas should adhere to the following guidelines:

- a) Development should be limited through density requirements that protect and maintain existing rural character, open space systems and water resources and control traffic volumes and road building.
- b) Siting of cluster projects should minimize impacts on neighbors, infrastructure and the surrounding environment.
- c) Permitting procedures for rural cluster projects should be no more difficult for cluster developments than for traditional subdivisions and should include incentives to encourage their use.
- d) Standards should be established for minimum and maximum project size so projects are large enough to support viable open spaces but small enough to prevent the residential cluster development from overwhelming the surrounding area.
- e) The primary component of the project site is the open space system. The system should be a network of spaces designed to be usable for their intended purposes and permanently protected or explicitly designated for future development if located in an urban reserve area. Preparation and implementation of an open space management

plan should be required. The management plan should explicitly include details concerning ownership, taxes, liability, future use, etc.

- f) There should be a pattern of cluster areas established within the project site which does not cause significant impacts on neighboring properties or interrupt the continuity of existing and planned agricultural and related uses.
- g) Lots within a rural cluster in the Rural Traditional, Rural Conservation, and Rural-5 categories shall be one acre or larger to maintain rural character and allow for rural-type lifestyles, such as animal keeping, orchards and gardening. Lots within the Urban Reserve category should range from 10,000-sq. ft. to 1 acre to preserve the area for future urbanization.
- h) The number of home sites per cluster should be limited. Within the cluster, there should be a minimum of 2 and a maximum of 8 home sites. Clusters should be visually and physically separated from one another by open-space buffers. The scenic nature of roadways should be protected by varied setbacks and/or open space buffers.
- i) Lot dimensions, building heights and setbacks should be compatible with rural character and provide the privacy, seclusion and access to open space that are normally expected in rural areas.
- j) A minimum of 70% of the site in a rural cluster development shall be preserved for open space, wildlife habitat and/or resource use; or in the case of urban reserve areas, to avoid precluding future development options.
- k) An aggregation of clustered developments cannot be so arranged that it forms the basis for a rural activity center.
- l) Clustered housing should not become the predominate pattern of development throughout the rural area.
- m) Special consideration should be given to clustered housing in Urban Reserve Areas to ensure that development does not preclude the eventual conversion to urban densities on the remainder parcel.

Urban Reserve Areas

Urban Reserve Areas (URAs) are lands outside the Urban Growth Area that are considered for growth beyond the initial 20-year planning period but within a 40-year planning horizon. These areas are given special consideration so that land uses established in the near future do not preclude their eventual conversion to urban densities. For example, a 1-acre to 5-acre per lot subdivision pattern in these areas would create parcels that would be difficult to redivide to urban densities. Innovative techniques such as residential clustering and bonus densities may be used to protect property rights and ensure that these areas will be available in the future for urban development. Development in Urban Reserve Areas should be done in such a manner as to allow the orderly and efficient extension of utilities when the area is included in the UGA.



- RL.1.11 Based on a 40-year planning horizon, the County should identify Urban Reserve areas and growth corridors; within these areas, densities and land use patterns which preclude future conversion to urban densities should be discouraged.
- RL.1.12 Development in URAs should be consistent with future urban design, including layout of buildings and roads.
- RL.1.13 Urban Reserve Areas (URAs) shall be designated on the Comprehensive Plan map based on the following considerations:
- a) Suitability of natural systems to accommodate growth. Sensitive watersheds, shoreline areas, wildlife habitat and corridors or other sensitive environmental features should not be included in URAs.
 - b) Size of existing parcels. Land that is outside of the current UGA but exhibits the land division characteristics of urban development should be considered for inclusion in the URA.
 - c) The carrying capacity of natural, infrastructure, and environmental systems.
 - d) The logical and orderly outward extension of urban services.
 - e) Population projections for a 40-year planning horizon.

New Fully Contained Communities

A new fully contained community is a development proposed for location outside of the existing designated Urban Growth Areas which is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350. New fully contained communities must receive a portion of the County's population allocation proportionate to the communities expected population.

- RL.1.14 The County may establish "new, fully-contained communities" within the rural area, as provided for by the GMA. Future revisions to the Plan should consider new fully-contained communities as an option to accommodate population growth. Clustered Developments within URAs should provide urban transportation facilities (i.e. curbs, gutters, sidewalks, and drainage facilities) at the same time as construction of the development.

Rural Activity Centers

Providing for rural services and community gathering places without promoting sprawl development is a challenge in rural areas. Rural activity centers (RACs) provide a mechanism for addressing these needs. RACs are mixed-use centers, including commercial and residential uses, and community services. RACs consist of compact development with a defined boundary that is readily distinguishable from surrounding undeveloped lands. RACs often are found at crossroads and develop around some focal point, which may be a general store or post office. Other typical uses may include a church, school, restaurant, gas station or other small shops. Commercial uses are intended to serve the surrounding rural area or, in some instances, the traveling public.

To be classified as a Rural Activity Center, the area must have been in existence prior to July 1, 1993, which is the date Spokane County was mandated to plan under the Growth Management Act.

Goal

RL.2 Designate rural activity centers planned for a mix of residential and commercial uses to meet the needs of rural residents while retaining rural character and lifestyles.

Policies

RL.2.1 RACs shall be limited to isolated, rural communities and centers. RAC boundaries shall be defined by a logical outer boundary delineated predominantly by the built environment and the following considerations:

- a) Preservation of the character of neighborhoods and communities
- b) Preservation of natural systems and open space
- c) Physical boundaries, such as bodies of water, streets and highways and land forms and contours
- d) The ability to provide public facilities and public services in a manner that does not permit low-density sprawl
- e) Designations should be confined to built-up areas, established prior to July 1, 1993, and not include large expanses of vacant land

RL.2.2 The following unincorporated communities may be included as rural activity centers and others may be designated as appropriate, consistent with adopted policies.

- | | |
|--------------------|---------------|
| a) Elk | h) Four Lakes |
| b) Eloika Lake | i) Marshall |
| c) Riverside | j) Plaza |
| d) Chattaroy | k) Mica |
| e) Colbert | l) Valleyford |
| f) Nine Mile Falls | m) Freeman |
| g) Moab Junction | |

RL.2.3 Commercial developments within RACs should be of a scale and type to be primarily patronized by local residents and in some instances to provide support for resource industries, tourism and the traveling public.

RL.2.4 Encourage developers to work with local residents within RACs to develop plans that satisfy concerns for environmental protection, historic preservation, quality of life, property values and preservation of open space.

Rural Governmental Services

Rural character embodies a quality of life based upon traditional rural lifestyles and aesthetic values. Included within this definition is an expectation and acceptance of low levels of governmental services. Rural residents generally seek to retain their traditional self-reliance within a supporting community framework. Typically, rural areas will be served by individual wells, on-site wastewater disposal,

volunteer fire departments and low levels of police protection. Extension of public water is appropriate in rural areas in some cases. Some areas of development, established prior to plan adoption, will have existing sewer services.

Goal

RL.3 Provide a level of rural governmental service consistent with maintaining rural character.

Policies

- RL.3.1 Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements, such as septic systems, individual wells and rural roads, without altering the rural character, degrading the environment or creating the necessity for urban level of services.

- RL.3.2 Extension of storm and sanitary sewer services outside of Urban Growth Areas (UGAs) should only be provided to maintain existing levels of service in existing urban-like areas or for health and safety reasons or to accommodate a major industrial development approved pursuant to RCW 36.70A.365, provided that such extensions are not an inducement to growth.

- RL.3.3 Rural governmental services shall include those public services and facilities historically and typically delivered at intensity usually found in rural areas and shall include domestic water service either through individual wells or public water service. Rural governmental services shall not include new storm and sanitary sewers except as provided for in RL.3.2.

Resource-based Uses in Rural Areas

Rural lands, by definition, do not include agricultural, forestry and mineral lands that have been classified as resource lands with “*long-term commercial significance*.” Resource lands with long-term commercial significance are considered in the Natural Resource Lands Chapter. Rural lands may include, however, viable resource uses which do not fit the criteria for inclusion in the resource land designation. Resource uses, including small scale agriculture, woodlots and mining, are appropriate in rural areas and certainly contribute to rural character. The maintenance and protection of these uses is one of the purposes of this section.

Goal

RL.4 Preserve and protect agriculture and forestry activities throughout the rural area.

Policies

- RL.4.1 Encourage best management practices for agricultural and forestry uses to conserve the resource and protect the environment.

- RL.4.2 Agricultural and forestry management practices shall be allowed in rural areas when carried on in compliance with applicable regulations, even though they may impact nearby residences.



- RL.4.3 Encourage current-use taxation laws as an incentive to retain productive agricultural and timberlands.
- RL.4.4 Create environmental standards for agriculture that protect environmental quality, especially in relation to water and fisheries resources, without discouraging farming.
Note: See the Natural Environment Chapter for additional policies concerning environmental protection.
- RL.4.5 Airstrips and helicopter pads shall be allowed in the rural area, consistent with the preservation of rural character.

Industrial and Commercial Uses

Industrial and commercial development in rural areas will generally be limited to uses that serve the needs of rural residents or are related to natural resource activities. These uses typically will include small-scale home professions and home industries, roadside agricultural sales and small commercial establishments within designated rural activity centers. Larger industrial uses generally will be limited to industries directly related to and dependent on natural resources. In some cases, limited infill of areas with existing industrial or commercial development may be appropriate.



Goal

- RL.5a Provide for industrial and commercial uses in rural areas that serve the needs of rural residents and are consistent with maintaining rural character.**
- RL.5b Ensure the availability of adequate industrial land to accommodate major industrial developments that cannot be sited in the Urban Growth Area (UGA).**
- RL.5c Ensure adequate land for inert waste only disposal sites.**

Major Industrial Development

Major industrial developments outside the Urban Growth Area (UGA) are allowed in certain instances (RCW 36.70A.365). These developments are intended to meet the need for industrial uses in which adequate land within the UGA is not available to accommodate the development. For instance, the development may require a parcel of land so large that no suitable parcels are available in the UGA. Upon approval of a major industrial development outside UGAs, it must be designated as a UGA.

- RL.5.1 New major industrial developments shall be allowed in the rural category consistent with RCW 36.70A.365, which states as follows:
 - a) “Major industrial development” means a master planned location for a specific manufacturing, industrial or commercial business that:
 - I. requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
 - II. is a natural resource-based industry requiring a location near agricultural land, forestland or mineral resource land upon which it is dependent. The major industrial

development shall not be for the purpose of retail commercial development or multi-tenant office parks.

- b) A major industrial development may be approved outside an urban growth area in a county that is planning under this chapter if criteria including, but not limited to, the following are met:
- I. New infrastructure is provided for and/or applicable impact fees are paid.
 - II. Transit-oriented site planning and traffic demand management programs are implemented.
 - III. Buffers are provided between the major industrial development and adjacent non-urban areas.
 - IV. Environmental protection, including air and water quality, has been addressed and provided for.
 - V. Development regulations are established to ensure that urban growth will not occur in adjacent non-urban areas.
 - VI. Provision is made to mitigate adverse impacts on designated agricultural lands, forestlands and mineral resource lands.
 - VII. The plan for the major industrial development is consistent with the county's development regulations established for protection of critical areas.
 - VIII. An inventory of developable land has been conducted and the County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth area.
- c) Final approval of an application for a major industrial development shall be considered an adopted amendment to the Comprehensive Plan adopted pursuant to RCW 36.70A.070 designating the major industrial development site on the land use map as an urban growth area. Final approval of an application for a major industrial development shall not be considered an amendment to the Comprehensive Plan for the purposes of RCW 36.70A.130(2) and may be considered at any time.

Industrial/Commercial Limited Rural Development Areas

Some industrial and commercial developments were built in rural areas prior to development of and/or adoption of the Comprehensive Plan. These developments may be considered as limited areas of more intense development if they are designated and mapped within the Limited Rural Development category of the Comprehensive Plan. Allowing infill industrial development within these areas can contribute to the economic diversity of unincorporated areas of the County and provide employment opportunities for the nearby rural population. Any industrial and/or commercial development other than natural resource-based industry must be delineated on the Comprehensive Plan map for it to be considered as an area of more intense rural development.

- RL.5.2 The intensification and infill of commercial or non-resource-related industrial areas shall be allowed in rural areas consistent with the following guidelines:
- a) The area is clearly identified and contained by logical boundaries, outside of which development shall not occur. These areas shall be designated and mapped within the Limited Rural Development category of the Comprehensive Plan map.
 - b) The character of neighborhoods and communities is maintained.
 - c) Public services and public facilities can be provided in a manner that does not permit or promote low-density sprawl or leapfrog development.

- d) The intensification is limited to expansion of existing uses or infill of new uses within the designated area.
- e) The area was established prior to July 1, 1993.

Commercial Development

Commercial development in rural areas should be limited to those businesses serving rural residents and supporting natural resources and tourism-related uses. Most commercial uses will be located in rural towns or in designated rural activity centers. In some instances, the intensification of established commercial areas may be allowed, provided they are consistent with policy guidelines (see RL.5.2).

- RL.5.3 Strip commercial development along state and county roads shall be prohibited.
- RL.5.4 Use regulations in the Rural category for tourism and recreation-oriented uses shall be developed based on the following guidelines:
 - a) Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses and group camps may be allowed in rural areas provided they do not adversely impact adjoining rural uses and are consistent with rural character.
 - b) Tourism-related uses such as motels and restaurants serving rural and resource areas shall be located within existing rural towns or designated rural activity centers or Master Planned Resorts.
- RL.5.5 Isolated non-residential uses in rural areas, which are located outside of rural activity centers or limited development areas, may be designated as conforming uses and allowed to expand or change use provided the uses were legally established on or before July 1, 1993, are consistent with rural character, and detrimental impacts to the rural area will not be increased or intensified.

Master Planned Resorts

Master planned resorts are self-contained, fully integrated planned unit developments in a setting of significant natural amenities, with primary focus on destination resort facilities. They consist of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. Master planned resorts should not be considered as a means to develop sprawling urban or suburban residential developments. Employment of local residents should be encouraged in Master Planned Resorts.

- RL.5.6 New Master Planned Resorts (MPR) may be approved in an area outside of established Urban Growth Area Boundaries providing they meet the following criteria:
 - a) The land proposed is better suited and has more long-term importance for a MPR than the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as a forest or agricultural resource.
 - b) MPR approval shall not be a precedent for allowing new urban or suburban land uses in the vicinity.
 - c) The proposed development provides urban level public services that are strictly contained within the boundaries of the resort property by design and construction and protect health and the environment.

- d) The proposed site for the MPR is sufficient in size and configuration to provide for a full range of resort facilities while maintaining *adequate* separation from any adjacent rural or resource land uses to maintain the existing rural character.
- e) Residential uses are designed for short-term or seasonal use. Full-time residential uses should be limited to employee housing. Procedures should be developed to ensure that overnight lodging within Master Planned Resorts cannot be utilized as full-time residential units.
- f) Significant natural and cultural features of the site should be preserved and enhanced to the greatest degree possible.
- g) Preservation of wildlife corridors and open space networks should be integral to the site design.
- h) Commercial uses and activities within the MPR should be limited in size to serve the customers within the MPR and located within the project to minimize the automotive convenience trips for people using the facilities.
- i) Adequate emergency services must be available to the area to insure the health and safety of people using or likely to use the facility.
- j) Implementation of MPR sites may be allowed by conditional use permit in the rural zoning categories provided they meet the intent, standards, and criteria as prescribed in the Comprehensive Plan.

RL.5.7 Existing resorts may be considered as Master Planned Resorts providing the resort was established prior to July 1, 1990 and providing that a portion of the County's 20-year population projection is allocated to the MPR corresponding to the number of permanent residents within the MPR.

Home Professions and Home Industries

RL.5.8 Home professions, home industries, day-care facilities and accessory uses should be allowed outright or as conditional uses throughout the rural area, provided they do not adversely affect the rural character or conflict with resource-based economic uses.

RL.5.9 Development regulations for home professions, home industries, day-care facilities and accessory uses should protect adjacent properties from negative impacts and should be consistent with maintaining rural character.

Wildfires

Large-lot, low-density residential development in forested rural areas has dramatically increased the potential of life and property loss due to wildland fires. The problem is exemplified by the loss of 24 homes in the Hangman Valley area of Spokane County in July 1987 and by the loss of 114 dwellings in the Spokane County "fire storm" of 1991. This section provides policy direction for development of comprehensive wildfire standards.

Goal

RL.6 Development in rural and natural resource land areas will be in a manner that provides for adequate fire access and fire protection.

Policy

RL.6.1 Develop comprehensive fire protection regulations consistent with recognized practice and recommendations and integrate them into zoning and other land use regulations as applicable; such regulation should include incentives to encourage development designed to mitigate wildfires.