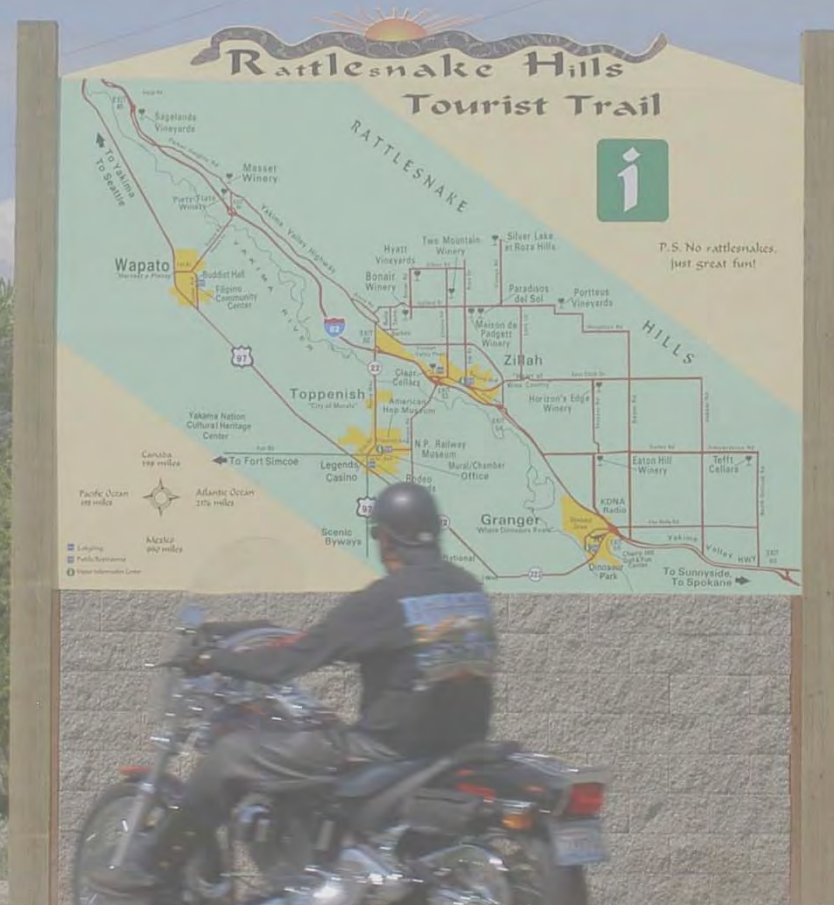
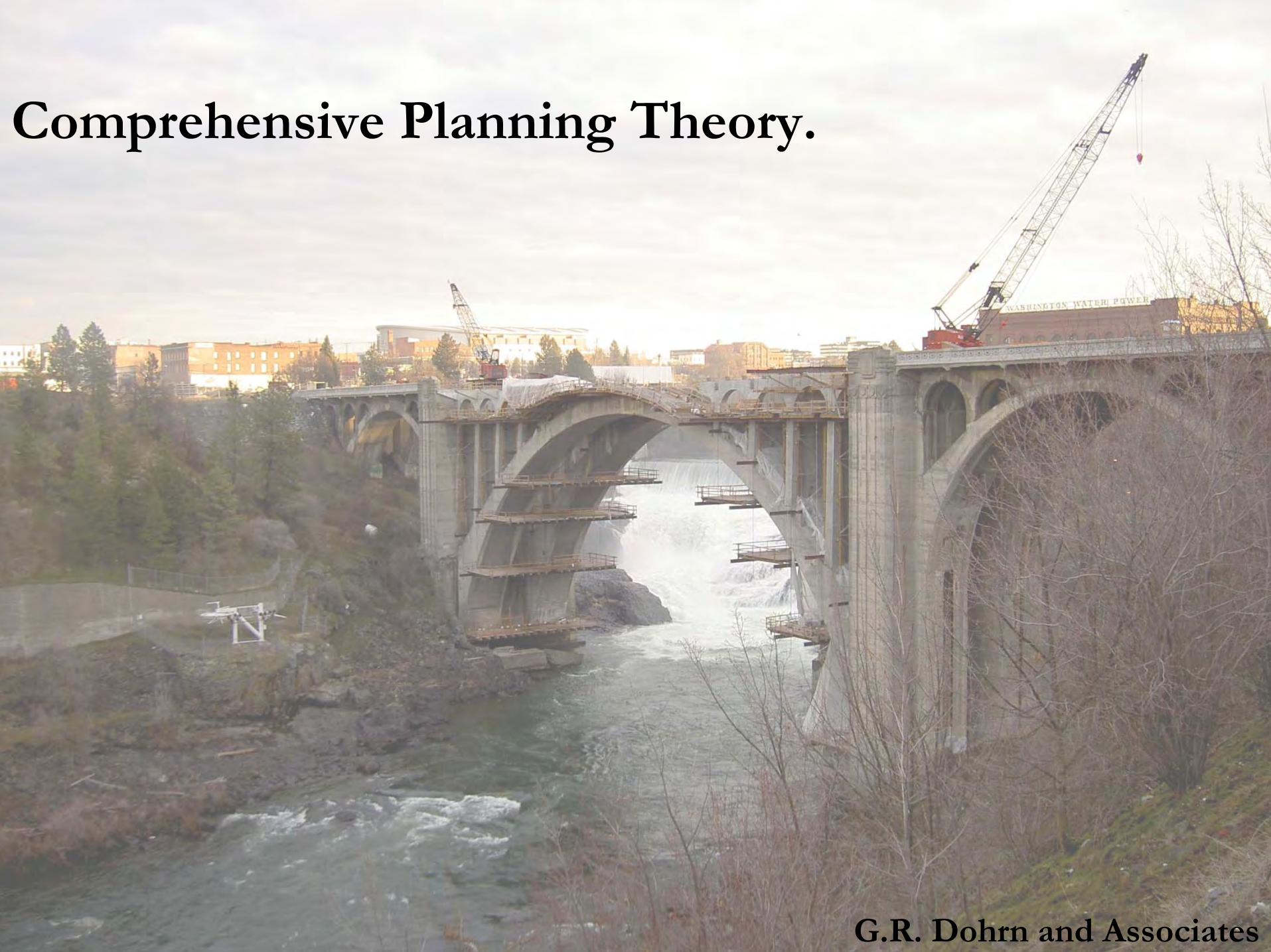


# Comprehensive Planning in Washington State.



# Comprehensive Planning Theory.



## Legislative Findings

- The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state.

---



## ■ Legislative Findings (continued)

---

- It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

---



## ■ Legislative Findings (continued)

---

- Further, the legislature finds that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.



---

## ■ Planning Goals

---

- The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations.



## Goal No. 1

- Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.



---



## Goal No. 2

---

- Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.



## Goal No. 3

- **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

---



## Goal No. 4

---

- Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.



## Goal No. 5

- Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.



## Goal No. 6

- Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.



---

## Goal No. 7

- 
- Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.



---

## ■ Goal No. 8

---

- Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.



## Goal No. 9

- Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.



---

## ■ Goal No. 10

---

- Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.



## Goal No. 11

- Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.



## Goal No. 12

- Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

---



## Goal No. 13

---

- Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.



---

## ■ Goal No. 14

- 
- Shorelines of the State. Prevent harm to the Shorelines of the State through uncoordinated and piecemeal development.

## Comprehensive Plans – Mandatory Elements

- The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall:
  - consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan;
  - be an internally consistent document and all elements shall be consistent with the future land use map;
  - be adopted and amended with public participation as provided in RCW 36.70A.140; and
  - include a plan, scheme, or design for each of the following mandatory elements.

# Land Use Element

- (1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of ground water used for public water supplies.

## Land Use Element (continued )

Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.



## Housing Element

- (2) A housing element ensuring the vitality and character of established residential neighborhoods that includes:
- (a) an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
  - (b) a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;

## Housing Element (continued)

- (c) sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.

## Capital Facilities Element

(3) A capital facilities element consisting of:

- (a) an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs for such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;



## Capital Facilities Element

- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.



---

## Utilities Element

---

- (4) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.



## Rural Element

(5) Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources.



---

## ■ Transportation Element

---

(6) A transportation element that implements, and is consistent with, the land use element.

## Transportation Element (continued)

- (a) The transportation element shall include the following sub-elements:
  - (i) Land use assumptions used in estimating travel;
  - (ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities; and
  - (iii) Facilities and services needs.

## Economic Development Element

- (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. This element shall include:
- (a) a summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;

## Economic Development (continued)

- (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources; and
- (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs.

## Parks and Recreation Element

- (8) A parks and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. This element shall include:
- (a) Estimates of park and recreation demand for at least a ten- year period;
  - (b) an evaluation of facilities and service needs; and
  - (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

## Natural Resource Lands/Critical Areas

Each county, and each city, shall designate:

- (a) Agricultural lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products;
- (b) Forest lands that are not already characterized by urban growth and that have long-term significance for the commercial production of timber;



---

## Natural Resource Lands/Critical Areas (continued)

---

- (c) Mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals; and
  
- (d) Critical areas.

## Critical Areas – Best Available Science

- In designating and protecting critical areas under this chapter, counties and cities shall include the best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

# Comprehensive Plans - Summary

- Required by the Washington State Growth Management Act
- More importantly, they are a Management Tool
  - Statement of Community Vision/Values
  - Unique Expression of Local, County and Statewide Goals and Objectives
  - Basis for Allocating Limited Resources
  - Guides Day-to-Day Decision Making
  - Beneficial Only If Used



## Vision Statement

- *"With our eyes toward the future, our ears on the past, and our feet in the present, our Vision for the City of Zillah is to remain a small, rural, family-oriented town where everyone can enjoy a feeling of safety and community ownership."*

## Goals and Policies

- **LU Goal #1 Support sustainable new development and redevelopment consistent with the historic character of the community.**
- **LU Policy #1-1** Ensure that new development does not outpace the City's ability to provide and maintain public facilities and services by allowing new development to occur only when and where adequate facilities and services exist or can reasonably be provided.

## Goals and Policies (continued)

- **LU Policy #1-2** The City shall establish impact fees and other planning tools to ensure that new development pays for the costs and the mitigation of impacts associated with their development.
- **LU Policy #1-3** The City's Development Regulations should be revised to promote infill development and the efficient use of land, consistent with the historic character and development pattern of the community.

## Goals and Policies (continued)

- **LU Policy #1-4** Develop a parking management strategy to address parking needs in the community. This may include, but is not limited to shared parking and/or the development of small dispersed parking areas as opposed to larger parking lots or structures.
- **LU Policy #1-5** Non-residential development site planning shall avoid or mitigate potential adverse impacts by incorporating greenbelt buffers, landscaping, adequate utilities, noise, air, and water pollution control devices, attractive fencing or similar measures in keeping with the historic character of the community.



---

## ■ Goals and Policies (continued)

---

- **LU Policy #1-6** The City should encourage commercial development on streets perpendicular to SR 903.

## Goals and Policies (continued)

**Transportation Goal #1 Preserve the integrity of the grid network of streets serving the community.**

- **T Policy #1-1** The City shall not issue development permits where the project requires transportation improvements that exceed the City's ability to provide these in accordance with the adopted Level of Service standard.
- **T Policy #1-2** The City shall, in partnership with the City of Cle Elum, Kittitas County, and the State of Washington, maintain the existing two lane cross section for SR 903.



## Goals and Policies (continued)

**T Policy # 1-3** The City of Roslyn should coordinate access for new development off of Highway 903 with the Washington State Department of Transportation, Kittitas County and City of Cle Elum so as to avoid strip development.

**T Policy #1-4** Through- or regional traffic shall be discouraged in Roslyn's residential areas.



## Goals and Policies (continued)



**T Policy #1-5** The City shall not vacate street right-of-ways unless necessary to resolve long standing property disputes or to achieve priority community benefits.



## Goals and Policies (continued)

**T Goal #2 Provide safe pedestrian and non-vehicular access throughout the community.**

**T Policy #2-1** The City will improve pedestrian amenities through public improvements, signing regulations, and development standards. The maintenance of public and private improvements shall be given priority commensurate with the Central Business Districts role as the focal point of the community.

## Goals and Policies (continued)

**T Policy #2-2** The City of Roslyn shall give priority consideration to establish cross walks improvements in areas which contain public services or in areas which demonstrate a risk to pedestrian safety.

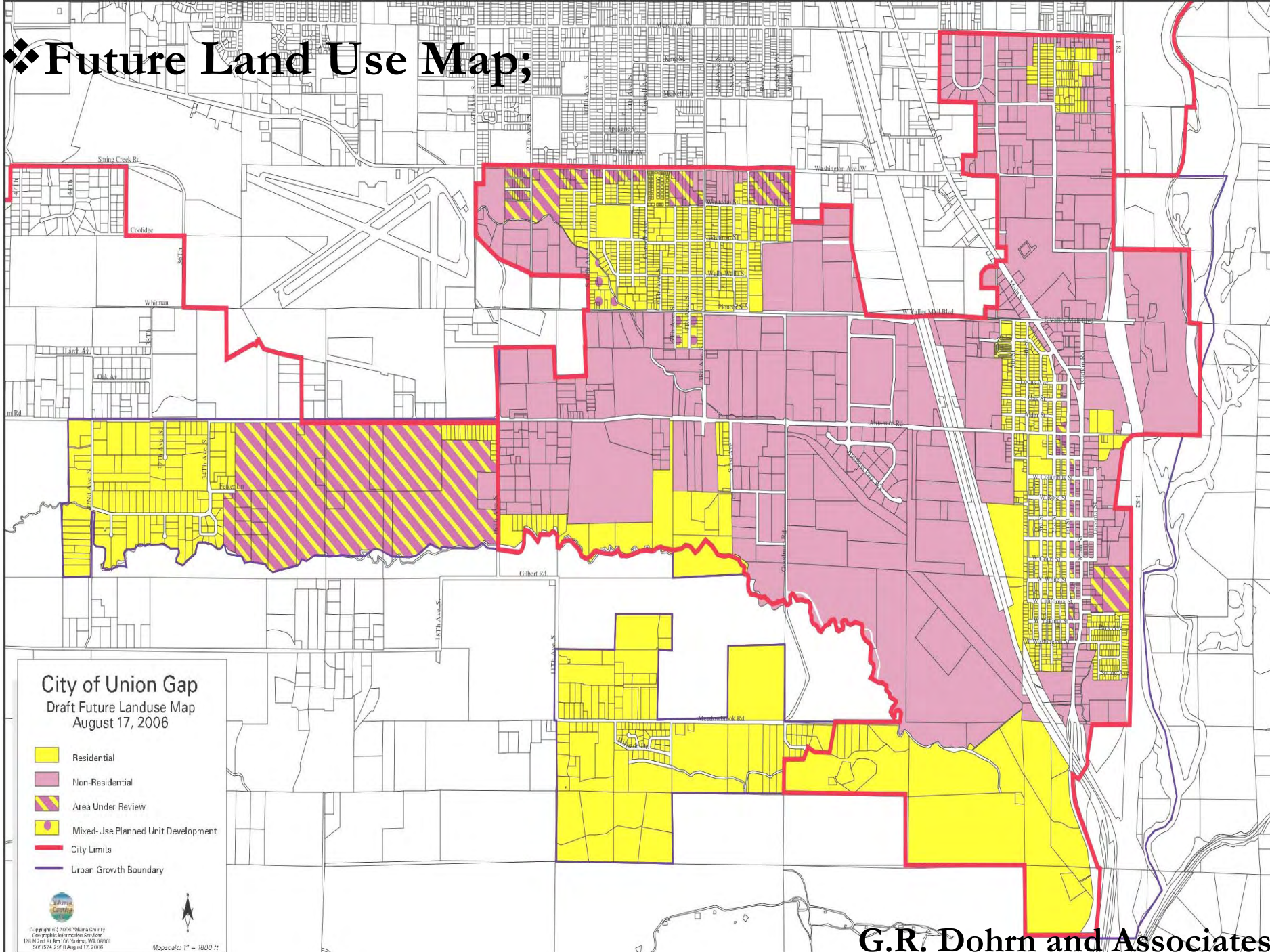
**T Policy #2-3** Work with local, regional, and state jurisdictions to develop land use development strategies that will support public transportation.

## Goals and Policies (continued)

**T Policy #2-4** Road improvements should be designed to promote safe use by pedestrians and bicycles.

**T Policy #2-5** The City should prepare, based on the availability of State funds, a bicycle and pedestrian plan for inclusion in the City's Comprehensive Plan.

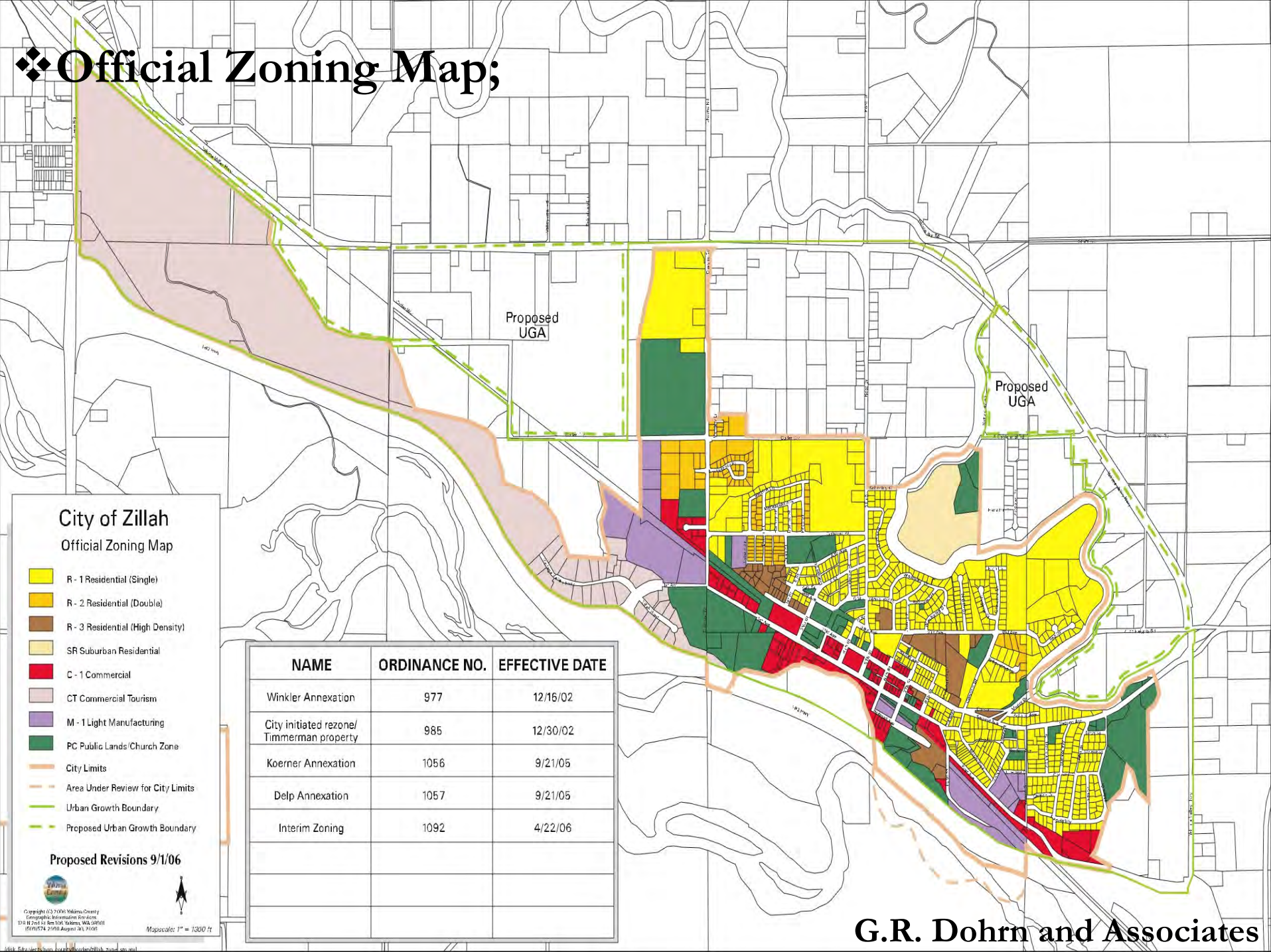
# ❖ Future Land Use Map;



City of Union Gap  
Draft Future Landuse Map  
August 17, 2006

- Residential
- Non-Residential
- Area Under Review
- Mixed-Use Planned Unit Development
- City Limits
- Urban Growth Boundary

# ❖ Official Zoning Map;



## City of Zillah Official Zoning Map

- R - 1 Residential (Single)
- R - 2 Residential (Double)
- R - 3 Residential (High Density)
- SR Suburban Residential
- C - 1 Commercial
- CT Commercial Tourism
- M - 1 Light Manufacturing
- PC Public Lands/Church Zone
- City Limits
- Area Under Review for City Limits
- Urban Growth Boundary
- Proposed Urban Growth Boundary

### Proposed Revisions 9/1/06



Copyright © 2006 Yakima County  
Copyright © 2006 Yakima County  
100 N 2nd St Ste 1010, Yakima, WA 98901  
509.425.2700



Mapscale: 1" = 1200 ft

NAME	ORDINANCE NO.	EFFECTIVE DATE
Winkler Annexation	977	12/16/02
City initiated rezone/ Timmerman property	985	12/30/02
Koerner Annexation	1056	9/21/05
Delp Annexation	1057	9/21/05
Interim Zoning	1092	4/22/06

# Practical Considerations:





---

# Larger Cities and Urban Areas are Frequently Characterized By:

---

- Larger scale developments;
- Development proposals designed for regional markets;
- Challenges associated with integrating and equalizing the delivery of services;



---

## ■ Larger Cities and Urban Areas (continued):

---

- A need to coordinate planning efforts with a wide range of jurisdictions and service providers; and
- More complex problems that require innovative solutions and advanced planning.

# Small Towns and Rural Areas are Frequently Characterized By:

- Relatively low levels of growth and development;
- Smaller scale developments typically sponsored by local residents;
- A handful of key individuals who know where things are located and how to get things done; and
- Informal decision-making and record keeping systems.

# Transitional Communities are Frequently Characterized By:

- Accelerating pace of growth and new development;
- The realities of new visions;
- Struggling with outdated, inconsistent, and inadequate development regulations;
- The breakdown of informal decision-making systems;
- The need to build new systems and procedures;



---

## ■ Transitional Communities (continued):

---

- Limited resources; and
- A need to act quickly before it is too late and they have missed their golden opportunity and/or the die is cast.

What can we do to promote effective transportation planning?



## Effective transportation planning (continued)

- Recognize that all communities are not the same.
- Ask questions and take to heart the answers:
  - What are your local priorities?
  - Where are you in the update process?
  - What can we do that would be helpful?

## Effective transportation planning (continued)

- Build and maintain strong working relationships.
- Identify resources that may be helpful.
  - Data
  - Mapping
  - Financial



---

## Effective transportation planning (continued)

---

- Be Creative.
- Follow-through.

**For more information, please contact:**

**❖ Gregg Dohrn 206-679-7507 or  
greggdohrn@comcast.net**



**G.R. Dohrn and Associates**