

CHAPTER 4

POLICY PLAN

INTRODUCTION

Overview

The City of Electric City Comprehensive Plan provides a legally recognized framework for making decisions about land use in the community. The City's comprehensive plan directs the community's future physical growth through several mechanisms. It provides guidance for development regulations, such as the zoning ordinance, and for other community plans such as water, sewer, streets and other capital facilities. Such plans must include the public facilities needed to accommodate the population growth anticipated in the comprehensive plan. They also must ensure that levels of service adopted within the plan can be maintained.

The comprehensive plan will also be useful when reviewing development applications, interlocal agreements or various City programs. Interlocal agreements are voluntary agreements entered into for various purposes; such as to coordinate policies of mutual interest, the use of shared facilities (e.g. sewer with Grand Coulee), and the accomplishment of mutual goals. City programs may be developed to fulfill the goals and policies of this Comprehensive Plan.

During the planning effort, community residents, visitors and a variety of government and non-government organizations were asked to provide input toward updating goals and policies that address the many choices the next twenty years will pose, including:

- “How should Electric City grow and develop?”
- “What services and facilities will be needed to support growth”
- “How will the community pay for public improvements and services needed to serve existing residents as well as support growth?”
- “What kind of public/private partnerships and intergovernmental relationships can be forged to meet the challenges of maintaining community infrastructure and provide for growth?”

Answers to these kinds of questions will shape key public and private sector decisions well into this century.

PURPOSE OF POLICY PLAN

General

This policy plan serves as a framework for City decision-makers, the development industry, and the public covering a broad array of issues of both short- and long-term importance. The Policy Plan establishes an agenda for future work toward achieving the broader vision for the community. The Policy Plan ensures that the City complies with Washington's thirteen planning goals contained in a complex array of statutes and administrative codes known as the Growth Management Act or GMA.

The City, along with Grant County and its other cities and towns are among many jurisdictions required to conduct planning and development decisions according to the GMA. This Policy Plan represents the City's means for achieving compliance with the GMA.

The Plan manages growth by directing development and redevelopment in designated areas, including an urban growth area, while protecting and conserving resource lands and critical areas, and retaining rural landscape features and lifestyles. The plan is also intended to guide planning for a broad range of public and private users, including County officials, community groups, other government agencies and even land developers.

The Plan:

- Guides the development of additional community plans and implementing regulations through its policy statement;
- Guides the provision of public facilities and services by integrating land use, infrastructure, and human service delivery;
- Provides regional coordination and consistency with other local and regional planning efforts; and
- Allows for citizen participation and involvement.

Planning Concepts and Principles

Several concepts, and their underlying principles, are basic to the planning approach embodied in this Comprehensive Plan. The Plan has these characteristics:

1. **Long Range.** The Plan is based on a 20-year vision of the City, as defined by the community through a public participation process.
2. **Predictability.** Citizens, interest groups, agencies, and decision-makers planning for the use of land, making financial decisions, or trying to influence the course of a land use decision need to understand the Plan and the standards for its application and review.
3. **Consistency.** The Plan is internally consistent and coordinated with neighboring jurisdictions in an attempt to be externally consistent.
4. **Comprehensiveness.** The Plan interrelates people, land, resources, natural environmental systems, and public facilities in such a way as to protect the future health, safety and welfare of our citizens.
5. **Flexibility.** After its adoption, the Plan will continue to evolve to reflect our actual experience of growth and citizen concerns over that growth. Through annual updates and major, periodic reviews, the Plan will be adjusted to changing needs, unforeseen circumstances, or new local and regional trends.
6. **Goal-oriented.** Goals and policies of the Plan will trace the vision for the future for sustaining and improving the quality of life advocated by our citizens. Goals and policies will also be consistent with and balance the planning goals of the GMA.
7. **Financially Feasible.** The Plan is financially feasible and generally capable of implementation.

Underlying principles include:

1. Population growth should be focused where public services and facilities are present.
2. Future land use within the Urban Growth Area (UGA) should be designated jointly by the City and Grant County. Land use planning is a shared responsibility within the unincorporated portions of the UGA, although the County retains land use jurisdiction. The City's objective for land within the UGA should be to manage the transition from rural to urban use, minimizing

public costs and uses that could prevent development consistent with the adopted future land use plans.

GMA GOALS

The GMA requires Washington's fastest growing counties, the cities within them, and other jurisdictions opting in to the process to plan extensively in accordance with the following goals:

- **Urban Growth.** Encourage development in urban growth areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Transportation.** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- **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.
- **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, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.
- **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.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries.
- **Environment.** Protect the environment and enhance the state's high quality of life, including air, water quality, and the availability of water.

- **Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **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.
- **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

GOALS AND POLICIES

Goals and policies will follow the vision for the future of the City for sustaining and improving our quality of life. Goals and policies will also be consistent with the Planning Goals of the Growth Management Act.

Goals

are broad statements of a community's aspirations. Goals tell us where we want to go. Goals are "milestones" or achievements that we must attain to reach our vision.

Policies

express a commitment to a course of action. Policies provide overall direction for implementation of a strategy. Policies provide clear guidance for decision-making and form the basis for revised development regulations, such as zoning and subdivision ordinances.

Following are the goals and policies of the Comprehensive Plan.

Land Use

GOAL LU-1: RECOGNIZE DEVELOPMENT APPROVALS THAT HAVE BEEN OFFICIALLY GRANTED BUT MAY NOT HAVE YET BEEN CONSTRUCTED OR ACTED UPON, SUCH AS SUBDIVISIONS, SHORT PLATS, PLANNED UNIT DEVELOPMENTS, TERRITORIAL PLATS, SPECIAL USE PERMITS, CONDITIONAL USE PERMITS, AND REZONES THAT ARE NON-CONFORMING WITH THE GOALS AND POLICIES OF THIS COMPREHENSIVE PLAN, FUTURE LAND USE MAP, AND/OR SUBSEQUENT DEVELOPMENT REGULATIONS WHEN THEY DO NOT THREATEN PUBLIC HEALTH AND SAFETY.

Policies

LU-1.1: Legal lots of record with residential development rights that exist on the effective date of this Comprehensive Plan update should retain their development rights, provided that:

- a. public health or safety is not threatened;
- b. the scope of the non-conforming use or inconsistent land development, land activity, and/or land use does not expand; and
- c. the non-conforming use or inconsistent land development, land activity, and/or land use is not abandoned for an extended period, which in most cases should be deemed to be one year. Non-conforming structures which are destroyed by fire, earthquake, flood, or other natural or manmade event may be reconstructed so long as a building permit for such reconstruction is approved within a reasonable period of time, which in most cases should be deemed to be one year.

However, if a parcel is located within a designated critical area, it shall be subject to City's critical areas regulations.

If the scope of the non-conforming use or inconsistent land development, land activity, and/or land use diminishes for an extended period, which in most cases should be deemed to be one year, the lesser scope of the inconsistency should not be allowed to subsequently expand. In addition, certain special types of non-conforming land development, land activities, and/or land uses that may create a nuisance or negatively affect public health, safety and welfare should only be "grandfathered" for a fixed period of time. This period of time shall generally equal the useful life reasonably expected of the non-conforming use.

LU-1.2: The continuing validity of variances, special use permits, Planned Unit Developments, and conditional use permits that were approved prior to the effective date of this Comprehensive Plan should be evaluated on an individual basis.

LU-1.3: Existing illegal uses should not be grandfathered.

GOAL LU-2: ESTABLISH AN EFFECTIVE SYSTEM TO PROMOTE PARTICIPATION BY INDIVIDUALS AND GROUPS IN THE LAND USE PLANNING AND DECISION-MAKING PROCESS.

Policies

- LU-2.1: The City should provide adequate staff support to help persons seeking development permits and participating in permit review processes.
- LU-2.2: Development permits should be processed in a timely and fair manner to ensure predictability.
- LU-2.3: Communications between the City and citizen groups should be facilitated by providing information on programs, regulations and development projects impacting various areas of the City.
- LU-2.4: The City shall provide for public involvement early and continuously throughout the process of developing and amending plans and regulations and shall utilize a variety of public participation and information strategies in keeping with adopted public participation policies.

GOAL LU-3: ENCOURAGE THE HIGHEST DEGREE OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE WITHOUT UNDULY JEOPARDIZING THE RIGHTS OF THE INDIVIDUAL, THROUGH USE OF A SYSTEM OF COORDINATED PLANS THAT DIRECT THE CITY'S PHYSICAL DEVELOPMENT AND PROVIDE THE FRAMEWORK FOR A VARIETY OF IMPLEMENTING MECHANISMS.

Policies

- LU-3.1: The comprehensive plan should serve as the master plan to guide the City's physical development and plans for special services, functions or issues.
- LU-3.2: As the master plan for the City's development, the comprehensive plan should establish the framework of goals, objectives and policies for aspects of future development. It should also establish the pattern for future land use and transportation by identifying areas for growth and providing guidelines for more detailed land use and transportation planning.
- LU-3.3: Agreements between the City, county and other incorporated cities should be developed and maintained for urban growth areas around the community. They should promote consistency and certainty about how the area will be planned and developed in the future. The agreements should be prepared and used according to the following principles:
- a. The future land use pattern and transportation systems identified in these agreements should be honored as development in the county and annexations to the City take place; and
 - b. These agreements should provide for phasing of development and the orderly extension of City services and annexations.

GOAL LU-4: THE CITY SHOULD SUPPORT A COMPREHENSIVE PLAN THAT IS ADAPTABLE TO CHANGING CONDITIONS, YET PROMOTES CERTAINTY, AND MAINTAIN THE PLAN THROUGH COUNTY PROGRAMS AND REGULATIONS.

Policies

LU-4.1: The City of Electric City Comprehensive Plan should be reviewed, evaluated and revised periodically and as changing circumstances require, as provided for under Chapter 2 – Plan Development.

LU-4.2: Consistency, understanding, and efficiency of the permitting process should be promoted.

GOAL LU-5: THE CITY SHOULD CONSERVE OR ENHANCE IMPORTANT NATURAL, CULTURAL, AND SCENIC RESOURCES.

Policies

LU-5.1: The Open Space land use designation should:

- a. Protect streams, stream corridors, wetlands, natural shorelines, and aquifers;
- b. Protect soil resources;
- c. Protect unique, diverse or critical wildlife and native plant habitat;
- d. Promote conservation principles by example or by offering educational opportunities;
- e. Enhance the values and functions of parks, wildlife preserves, nature conservancies or sanctuaries, or other open space lands;
- f. Enhance recreational opportunities and public access to open spaces; and
- g. Preserve scenic vistas, historic, cultural and archaeological sites.

LU-5.2: The City should inventory open space lands and define those to conserve. The City should maintain a comprehensive parks, open space and recreation plan to identify, evaluate and designate additional appropriate open space.

GOAL LU-6: THE CITY SHOULD IDENTIFY AND PROTECT OPEN SPACE CORRIDORS WITHIN AND BETWEEN URBAN GROWTH AREAS. THESE CORRIDORS SHOULD INCLUDE TRAILS AND OTHER LANDS USEFUL FOR RECREATION, WHILE EMPHASIZING WILDLIFE HABITAT, AND CONNECTION OF CRITICAL AREAS, WHERE FEASIBLE.

Policies

LU-6.1: Electric City should identify and protect riparian corridors associate with Banks Lake as essential elements of open space corridors through establishment of reasonable setbacks and buffers.

LU-6.1: Electric City should support the incorporation of greenbelts into subdivision

design as common open space.

GOAL LU-7: THE CITY SHOULD PROMOTE COORDINATION AMONG THE COUNTY, STATE PARKS, DNR AND OTHER AGENCIES, CITIES AND TOWNS, GRANT COUNTY PUD AND PORT DISTRICT, BoR, AND OTHER APPROPRIATE ENTITIES IN ORDER TO CREATE AND PROTECT LINKED GREENBELTS, PARKS, AND OPEN SPACES.

Policies

LU-7.1: Encourage provision of neighborhood parks and play areas within new developments in the unincorporated portions of UGAs.

LU-7.1: Link identified open space corridors where viable.

GOAL LU-8: THE CITY SHOULD ENCOURAGE OPEN SPACE CONSERVATION.

Policies

LU-8.1: The City should support public and private land trusts in acquiring conservation easements that provide open space attributes, consistent with the intents of property owners.

LU-8.2: The City should support the conservation of unique environmental features through the use of cluster subdivisions and planned unit developments.

LU-8.3: The City should support the retention of open space and open space corridors through the use of education and incentives, such as transfer of development rights, density bonuses, cluster development, and acquisition of easements.

LU-8.3: The City should support the conservation of open space and agricultural resource lands through enrollment in the County's open space taxation program.

Goal LU-9: PROVIDE A WIDE RANGE OF PASSIVE AND ACTIVE PARK FACILITIES AND RECREATIONAL ACTIVITIES RESPONSIVE TO THE NEEDS, INTERESTS AND ABILITIES OF USERS OF ALL AGES, CULTURES, AND TYPES BOTH CURRENTLY AND INTO THE FUTURE.

Policies

LU-9.1 Adopt and maintain a current Park and Recreation Plan consistent with the goals and policies of the Comprehensive Plan.

LU-9.2: Review and update Park and Recreation Action and Capital Improvement Plans as part of the annual budget process.

Urban Growth Area

GOAL UG-1: ENCOURAGE URBAN GROWTH WITHIN THE DESIGNATED URBAN GROWTH AREAS (UGA)

Policies

UG-1.2: Reduce the unit cost of urban public services by requiring urban density development within the UGA.

UG-1.3: Encourage urban infill where possible to avoid sprawl and leapfrog development thereby conserving fringe open lands.

UG-1.4: Encourage growth in areas already characterized by urban growth that have the appropriate level of existing urban-level public services and facilities consistent with adopted plans and interlocal agreements.

GOAL UG-2: THE CITY'S DESIGNATED UGA SHOULD CUMULATIVELY PROVIDE THE AREA AND DENSITIES SUFFICIENT TO PERMIT THE URBAN GROWTH THAT IS PROJECTED TO OCCUR IN THE COUNTY OVER THE SUCCEEDING 20 YEARS.

Policies

UG-2.1: Designation of the UGA shall be consistent with the following general goals:

- a. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- b. Provide for the efficient provision of public services;
- c. Protect significant cultural resources, and natural resource, environmentally-sensitive, and rural lands;
- d. Encourage a clear distinction between urban and rural lands;
- e. Support variety, choice and balance in living and working environments;
- f. Promote a variety of residential densities;
- g. Include sufficient vacant and buildable land for residential needs and for industrial and commercial uses in areas compatible with residential, agricultural, and other public uses; and
- h. Consider citizen preferences for inclusion in a UGA, based on broad-based community interests

UG-2.2: Designation of the UGA around Electric City shall be consistent with the specific criteria and boundary adopted by Grant County.

UG-2.3: Residential development in the UGA should occur at densities such that an average density of four units per acre is maintained throughout the UGA. Minimum residential density should be one unit per two acres.

UG-2.4: The UGA should be designated so as to recognize the City's and County interest in protecting and preserving designated natural resource lands, rural

character, critical areas and significant cultural resources.

UG-2.5: The City should participate in the process to review the UGA and reach agreement with Grant County on any revisions to UGA boundary.

GOAL UG-3: PROVIDE FOR AN ORDERLY, PHASED TRANSITION FROM RURAL TO URBAN USES WITHIN AND ADJACENT TO THE UGA

Policies

UG-3.1: Encourage Grant County to designate Urban Reserve areas adjacent to the UGA where appropriate to preserve the opportunity for efficient transition from rural to urban land uses if and when needed. Designation of Urban Reserve areas is intended to provide guidance as to where urban growth may expand at some future date. Inclusion of land in an Urban Reserve designation does not necessarily imply that all Urban Reserve areas will be included within a UGA in the future.

UG-3.2: Urban Reserve areas shall abut a UGA, and shall not generally include designated agricultural resource lands. Resource lands included within an Urban Reserve area should be limited in size to less than 500 acres.

UG-3.3: In designating Urban Reserve areas, consideration should be given to the efficiency and economic feasibility with which the Urban Reserve area can be provided with urban services in the future, and the efficiency and economic feasibility with which the area can be urbanized.

UG-3.4: In designating Urban Reserve areas, consideration should be given to the expressed desires of property owners.

GOAL UR-4: MAINTAIN A COMPREHENSIVE PLAN FOR THE URBAN GROWTH AREA BASED ON CITY AND COUNTY COOPERATION.

Policies

UG-4.1: Compatible level of service standards for public services and facilities should be adopted and maintained within the UGA.

UG-4.2: Growth management agreements between the County and City should establish common standards for roads and utilities.

GOAL UG-5: THE CITY'S DESIGNATED UGA SHOULD CONCENTRATE MEDIUM- AND HIGHER-INTENSITY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN A WAY THAT ENSURES LIVABILITY, PROTECTION OF CULTURAL RESOURCES, AND PRESERVATION OF ENVIRONMENTAL QUALITY, OPEN SPACE RETENTION, VARIED AND AFFORDABLE HOUSING, HIGH QUALITY URBAN SERVICES AT THE LEAST COST, AND ORDERLY TRANSITION OF LAND FROM COUNTY TO CITY.

Policies

- UG-5.1: Infilling of areas within the existing corporate limits that have the capacity and provide public services and facilities to serve urban development should be encouraged.
- UG-5.2: Urban development and facilities should be phased outward from core areas.
- UG-5.3: Where urban services and utilities are not yet available in the urban growth area, development should be configured so that development may eventually infill and become urban.
- UG-5.4: Land use designations within the UGA should balance change with recognition of existing land uses and support variety and choice in living and working environments.
- UG-5.5: Residential development in the UGA and overall densities should be high enough to support efficient public services and provide for affordable housing choices. Residential densities should also be high enough to enable the county as a whole to accommodate its 20-year population growth projection. There should be a variety of densities based on land capability, environmental sensitivity, and constraints in providing services.
- UG-5.6: Industrial and commercial development of all types may occur in the UGA, particularly the larger and more intensive types of development that require higher levels of public services and facilities, however such should take place within the corporate limits in order to support the City's economic wellbeing.
- UG-5.7: The highest levels of public services and facilities should be provided in UGA. Some services and facilities may only be provided after areas incorporate or are annexed. These urban services and facilities may include sanitary and storm sewers; police and fire protection; paved streets with curbs, sidewalks and street lights; and public transit and bicycle paths. Other services may include community and neighborhood parks, government offices, libraries, medical facilities, manned fire stations, and animal control.
- UG-5.8: Open space lands contributing to the livability of the UGA should be preserved, including those containing significant cultural resources, providing scenic amenity, community identity, and buffers within and between urban and rural areas.
- UG-5.9: A variety of densities and housing types should be provided in the UGA.
- UG-5.10: Within the UGA, as identified in this comprehensive plan:
- a. Residential development should be encouraged to support the economic base of the community, to reduce growth pressures on rural areas, and to facilitate the most economical provision of public services to new development; and

- b. Development should pay for its utility service, unless it is clearly in the public interest for the general public to do so.

GOAL UG-6: THE CITY SHOULD REVIEW ANNEXATIONS AND INCORPORATIONS TO ENSURE CONSISTENCY WITH THIS COMPREHENSIVE PLAN, AND TO EVALUATE IMPACTS ON LAND USE, TRAFFIC CIRCULATION, PUBLIC SERVICES AND FACILITIES, FISCAL IMPACTS, AND INTEGRITY AND CONTINUITY OF SERVICE AREAS AND BOUNDARIES.

Policies

UG-6.1: The City and County shall support reasonable annexations of areas within the UGA. A proposal is considered reasonable if, unless otherwise agreed to by the City and County, it:

- a. Includes all adjacent roadways;
- b. Is contiguous to the existing city limits;
- c. Provides for efficient provision of emergency services without conflict between providers;
- d. Conforms with current regulations; and
- e. Does not deliberately exclude less desirable properties.

UG-6.2: Annexations of unincorporated islands within the UGA should be actively encouraged and creation of new unincorporated islands should be discouraged.

UG-6.3: Annexations will not be permitted outside of the designated UGA.

UG-6.4: The City shall require an annexation commitment as a condition of utility service within the designated UGA.

UG-6.5: New annexations shall provide adequate facilities and services for urban growth consistent with the Comprehensive Plan.

UG-6.6: The City and County should jointly develop annexation agreements which define policies, including sharing of revenue of annexation reimbursement for capital projects developed by the County, maintenance of infrastructure, inclusion of roads and streets, and other issues.

GOAL UG-7: RECOGNIZE THE RIGHT TO FARM AND FARM USE AS A LEGITIMATE ACTIVITY WITHIN THE URBAN GROWTH AREA PRIOR TO CONVERSION OF PROPERTY TO URBAN USE.

GOAL UG-8: ANNUALLY REVIEW PROPOSALS FOR UGA AMENDMENTS FOR CONSISTENCY WITH THE GOALS AND POLICIES OF THIS PLAN.

Policies

- UG-8.1: The City and County should develop a model to monitor the urban growth area to ensure that land supply is not being over constrained or that development is occurring in a manner inconsistent with this Plan. The model should consider several key indicators in order to provide a more quantifiable approach to making recommendations regarding
- UG-8.2: Prior to expansion of the UGA, it should be documented by the City that the expansion area can and will be served in an economically feasible manner by municipal sewer and water within a time frame accepted by the County, and in a manner that does not degrade surface or ground waters.
- UG-8.3: Expansion of the UGA should meet one of the following two criteria:
- a. There is insufficient land within the existing urban growth area to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - b. An overriding public interest is shown for moving the UGA boundary in order to gain a public benefit related to protecting public health, safety and welfare; or enabling more effective, efficient provision of sewer or water service.
- UG-8.4: Any area designated for expansion of the UGA should be contiguous to an existing urban growth boundary.
- UG-8.5: Reductions in the UGA should ensure that sufficient land will remain within the reduced UGA to permit the urban growth that is forecast to occur in the succeeding 20 years.
- UG-8.6: Expansion or reductions in the UGA should take into consideration the presence of natural resource lands and critical areas.
- UG-8.7: The designation of or change to the UGA shall be consistent with the Grant County County-Wide Planning Policies.

Agricultural Resource Lands

GOAL RL-1: AGRICULTURE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE SHALL BE PRESERVED IN ORDER TO ENCOURAGE AN ADEQUATE LAND BASE FOR LONG-TERM FARM USE.

Policies

RL-1.1: The City shall cooperate with Grant County on the classification, designation and protection of Agricultural Resource Lands within the City's UGA

Goal RL-2: Mitigate conflicts between agricultural and non-agricultural land uses in designated agricultural resource lands.

Policies

RL-2.1: The City shall cooperate with Grant County on development of regulations to mitigate conflicts between agricultural and non-agricultural land uses.

Goal RL-3: Promote innovative planning and land use techniques to conserve agricultural land.

Economic Development

GOAL ED-1: ENCOURAGE DIVERSE EMPLOYMENT OPPORTUNITIES THAT SATISFY THE SOCIOECONOMIC NEEDS OF ELECTRIC CITY RESIDENTS.

Policies

ED-1.1: Facilitate the creation and retention of family wage jobs that meet the needs and demands of City and area residents through:

- a. Streamlined zoning, subdivision and other planning and permitting regulations.
- b. Working with the County to maintain an operational computerized database (in GIS format) of industrial and commercial properties for planning purposes.
- c. Expedited planning and permitting actions to take advantage of appropriate development opportunities.
- d. Seeking high level of cooperation with other local governments and federal and state agencies in areas that affect issues of mutual concern and that could impact economic development.
- e. Seek ways to enhance water and sewer utilities and transportation infrastructure needed by industry within City and nearby communities.

ED-1.2: Encourage business investment as a means to provide job opportunities for Electric City residents through, when feasible, the following actions:

- a. Making necessary public infrastructure investments in transportation, water & sewer, telecommunications, and other utilities to leverage private investments that ultimately create jobs.
- b. Providing adequate, serviced and environmentally acceptable sites that would meet the full range of industrial and business needs and opportunities.
- c. Identification and organization of financial capital resources to assist in attracting new businesses.

ED-1.3: Encourage diverse job options and entrepreneurial opportunities for persons interested in full-time or part-time employment or desiring to own their own

businesses by supporting local and regional organizations focused on economic development

- ED-1.4: Encourage educational opportunities for residents of all ages to develop and upgrade skills required for employment, advancement and entrepreneurship by, where possible, implementing the following actions:
- a. Use development funds to provide education infrastructure and training for existing and prospective workers of local industries.
 - b. Support job training programs and skill enrichment programs.
 - c. Encourage local school districts to establish entrepreneurial program for students.
- ED-1.5: Work cooperatively with the Grant County, Big Bend Community College, and area communities to address employment needs consistent with City and county-wide regional policies.
- ED-1.6: Encourage and accommodate home-based businesses and cottage industries that are consistent with the character of adjoining properties and neighborhoods through the following actions:
- a. Promulgate special land use classifications and/or designation of areas within the community as needed for small industry neighborhood zoning. This would enable for so-called “lone eagles” and cottage-based industries to pursue economic activity.
 - b. Support development of telecommunications infrastructure and transportation services required by home-based businesses and cottage industries.
- ED-1.7: Cooperate with education providers and employers in developing facilities and programs meeting a continuum of educational needs at the K-12, college, and continuing education levels.

GOAL ED-2: ENCOURAGE ECONOMIC GROWTH THROUGH PLANNING AND DEVELOPMENT OF THE AREA’S PUBLIC SERVICES AND FACILITIES’ CAPACITY.

Policies

- ED-2.1: Public service providers in Electric City should provide those services and facilities necessary to support a high quality of life and attract business investment.
- ED-2.2: Review land use and permitting procedures to assure that regulatory processes are understandable, predictable, and can be accomplished within reasonable time periods in a manner that meets or exceeds state statutory requirements. Consider the following actions to implement this policy:

- a. Undertake comprehensive utility and other public service planning in order to take advantage of development opportunities, while addressing potential capacity shortfalls in industrially-zoned locations within the City.
- b. Provide planning flexibility that will be responsive to unforeseen or changing economic conditions and community desires.
- c. Encourage long-term programs that effectively build local capacity for sustained economic development.
- d. Support the development of transportation, and public water, sewer and utility systems that enhance economic growth.
- e. Seek ways of cooperating with local governments and federal and state agencies to expedite land use and permitting procedures.

GOAL ED-3: ENSURE AN ADEQUATE SUPPLY OF COMMERCIAL AND INDUSTRIAL SITES TO PROVIDE OPPORTUNITY FOR NEW AND EXPANDING BUSINESSES TO LOCATE OR REMAIN IN ELECTRIC CITY.

Policies

ED-3.1: Encourage a range of commercial retail and service businesses to meet local resident needs and serve visitors to Electric City. Examples of actions for implementation of this policy include:

- a. Encourage convenience-oriented retail within commercial areas that are convenient to residential neighborhoods and employment centers.
- b. In cooperation with local jurisdictions, identify an inventory of suitable commercial sites adequate to meet anticipated demand during the planning period.

ED-3.2: Plan for a diversity of ready-to-build sites with sufficient support infrastructure and services needed to meet the demand for industrial land for the duration of the planning period by:

- a. Undertaking periodic studies of industrial growth in order to set planning targets for industrial sites and adjust long-term forecasts accordingly.
- b. Undertaking evaluations of industrial siting in regard to land use requirements and infrastructure needs.
- c. Encouraging the re-use and redevelopment of existing industrial sites that are no longer viable for their original or previous use.

ED-3.3: Encourage low-cost, easily accessible, state-of-the-art telecommunications services throughout the City. The City may consider implementing the following actions under this policy:

- a. Undertake evaluations of market conditions, regulatory policies, and

franchising requirements pursuant to the permitting and/or licensing of telecommunications services.

- b. Encourage development of state-of-the-art cable interties that meet bandwidth requirements for high-speed signal transmission.

ED-3.4: Facilitate the retention and expansion of existing local businesses and start-up of new businesses particularly those that provide family wage job opportunities and operate in compliance with applicable regulatory requirements. The City should encourage cooperative efforts to:

- a. Undertake prospective (and periodic) analyses of market conditions and land use needs of existing key industries.
- b. Establish policies and programs in cooperation with local governments and state agencies to ensure business retention within the Electric City area.

ED-3.5: Industrial sites designated under this Plan should be protected from encroaching incompatible uses. The City may consider implementing the following actions under this policy:

- a. Develop performance and/or site design standards on non-industrial lands adjacent to designated industrial lands.
- b. Lands designated as “Heavy Industrial” should be governed by performance standards set forth in the zoning ordinance. Such performance standards should include, but shall not be limited to:
 - Compliance with pertinent regulations regarding discharge of pollutants;
 - A maximum noise level standard;
 - Stream and watercourse protection;
 - Odor, glare, smoke, traffic and other nuisance standards.

ED-3.6: The City shall work with Grant County to regularly update inventories of land utilization, land demand, and suitable available properties for residential, industrial, commercial, public facility, and agricultural uses.

GOAL ED-4: DEVELOP MARKETING STRATEGIES AND PROMOTE INTERPRETATION OF THE ICE AGE FLOOD STORY IN LOCAL PARKS AND TOURISM RELATED FACILITIES TO ENCOURAGE VISITATION AND UTILIZATION OF AVAILABLE FACILITIES TO ASSIST IN ECONOMIC BENEFIT TO THE COMMUNITY.

Policies

ED-4.1: Promote visitor opportunities that are compatible with or complement the character and existing uses of critical areas and other existing land uses. The City should consider implementing the following actions under this policy:

- a. Encourage lodging, retail and transportation services to accommodate enhanced visitor opportunities.
- b. Support efforts to develop, refurbish and maintain scenic open space, cultural and heritage resources that are attractive to both local residents and visitors.
- c. Encourage citizen organizations, committees, and/or businesses to become actively involved in encouraging and promoting the recreational opportunities in the area.

ED-4.2: Collaborate with other public agencies and entities to promote recreational opportunities in the Electric City area.

ED-4.3: Visitor facilities should be sited at locations that can be served with necessary public infrastructure and that are compatible with neighboring uses.

ED-4.4: Provide for siting and development of Master Planned Resorts.

ED-4.5: Use the city web site, free and paid advertisements.

GOAL ED-5: IMPROVE ELECTRIC CITY'S ECONOMY BY SUPPORTING EFFORTS TO IMPROVE ACCESS TO HUMAN AND SOCIAL SERVICES.

Policies

ED-5.1: Encourage development of access to human and social service facilities that create job opportunities, meet community needs, and maintain quality of life.

The City should:

- a. Cooperate with other private and public agencies to promote the establishment of adequate housing and health care to low- and moderate-income workers and their families.
- b. Expedite permitting of temporary housing, including group quarters.
- c. Promote alternative financing and development initiatives for permanent housing for low- and moderate-income workers and their families.

ED-5.2: Support development and maintenance of access to human and social service facilities including, but not limited to, health care, education, transportation and other services for persons with special needs.

GOAL ED-6: PROMOTE ECONOMIC GROWTH THAT CONSERVES NATURAL RESOURCES AND OPEN SPACES, MAINTAINS ENVIRONMENTAL QUALITY AND RURAL CHARACTER, AND ENHANCES THE OVERALL QUALITY OF LIFE.

Policies

ED-6.1: Encourage commercial and industrial developments that incorporate innovative and/or experimental applications and demonstrate an ability to conserve natural resources and/or protect or enhance environmental quality. The City may consider implementing the following actions under this policy:

- a. Establish incentive programs oriented to developments using best-practice technologies (e.g., use of renewable natural resources).
- b. Establish a program that rewards developers through expedited processes and site capacity incentives for siting or relocating facilities to areas that are compatible with surrounding land uses or critical natural resource areas.

GOAL ED-7: COORDINATE ECONOMIC DEVELOPMENT EFFORTS SO THAT A CLEAR AND CONSISTENT ECONOMIC POLICY IS FOLLOWED.

Policies

ED-7.1: Work cooperatively with the Grand Coulee Area Chamber of Commerce, Grant County Economic Development Council, Big Bend Community College, Grant County and other local jurisdictions to address economic development issues and make policies that are consistent with this Plan. The City should:

- a. Build support for this economic development element by presenting its recommended policies and actions from the City's public and private partners.
- b. Work with the Grant County Economic Development Council on implementation of this element.

Housing

GOAL H-1: ENOUGH HOUSING SHOULD BE AVAILABLE TO MEET THE HOUSING NEEDS OF THE EXISTING AND PROJECTED POPULATION, INCLUDING RENTAL AND PURCHASE OPPORTUNITIES FOR ALL INCOME LEVELS.

Policies

H-1.1: Zoning restrictions should not prohibit government-assisted housing, housing for low-income families, farmworker housing, single family housing, manufactured housing, and residential care facilities.

H-1.2: Residential land development regulations should be evaluated to encourage a variety of housing densities and types.

H-1.3: HUD-compliant manufactured housing should be permitted in the same locations and at the same density as other housing.

H-1.4: Local development standards and regulations should be evaluated to

determine the effects on housing costs. Development regulations that unnecessarily add to housing costs should be modified. The following strategies should be considered:

- a. Review regulations to find those that cause excessive costs and determine if they can be revised, replaced, or eliminated.
- b. Make regulations and permit processing more predictable, to remove some uncertainty for both builders and lenders.

H-1.5: The City shall encourage the County should work with the incorporated communities to accommodate low- and moderate-income families, recognizing that affordable housing is best located within urban areas due to the greater accessibility to transportation systems, jobs, support services, shopping, and businesses.

GOAL H-2: THE PROVISION OF HOUSING IN A WIDE RANGE OF COSTS, WITH EMPHASIS ON HOUSING UNITS FOR LOW- AND MODERATE-INCOME HOUSEHOLDS, SHOULD BE ENCOURAGED.

GOAL H-3: THE PROVISION OF HOUSING FOR THE SPECIAL NEEDS POPULATIONS IN THE AREA SHOULD BE ENCOURAGED.

Policies

H-3.1: Encourage residential care facilities and other group homes serving special needs populations.

H-3.2: Any proposed county housing programs/assistance should be financed through federal, state, or private sources rather than from funds raised through local taxes.

Transportation

GOAL T-1: ESTABLISH LEVELS OF SERVICE FOR TRANSPORTATION FACILITIES AND DETERMINE WHAT IMPROVEMENTS ARE NEEDED IN ORDER TO ACHIEVE AND MAINTAIN THE STANDARDS FOR EXISTING AND FUTURE POPULATIONS, AND TO REPAIR OR REPLACE EXISTING TRANSPORTATION FACILITIES.

Policies

T-1.1: The standards for level of service shall be as specified in the Transportation Element.

T-1.2: The City shall determine the need for public facilities based, in part, on the adopted standards for level of service, the demand, and the inventory of existing serviceable facilities.

- T-1.3: Transportation facilities shall be evaluated and prioritized annually
- T-1.4: Level of service standards shall not be the overriding factor when the City is considering transportation improvements. Other factors and evaluation techniques, such as Comprehensive Plan policies and the project selection criteria of funding agencies shall also be considered.
- T-1.5: The City may provide non-capital alternatives to achieve and maintain the adopted standard for levels of service. Non-capital alternatives may be programs, strategies or methods other than traditional physical capital projects, such as TDM programs.
- T-1.6: Special purpose districts providing transportation facilities and services should conduct at least a basic level of transportation planning consistent with this Comprehensive Plan.

GOAL T-2: THE TRANSPORTATION SYSTEM SHOULD FOLLOW “COMPLETE STREETS” GUIDELINES AND COMPLEMENT THE LAND USE ELEMENT OF THE CITY OF ELECTRIC CITY COMPREHENSIVE PLAN.

Policies

- T-2.1: Land use decisions regarding types and levels of development intensity should determine the types and levels of transportation facilities to be provided. Land use and transportation goals and decisions should be integrated with one another and coordinated with adjacent jurisdictions.
- T-2.2: Future land use projections based on City, County and other local government comprehensive plans should be used to identify and provide for adequate rights-of-way and other possible improvements.
- T-2.3: The City shall establish regulations that ensure the compatibility between land use activities and transportation facilities and services.
- T-2.4: The City shall incorporate standards within the land development regulations to ensure that new development and redevelopment provide adequate transportation facilities within and adjacent to such development.
- T-2.5: Where roadway construction or upgrading to serve designated land use intensities is not feasible, such land use designations or the level of service should be reviewed.

GOAL T-3: THE TRANSPORTATION SYSTEM SHOULD BE COORDINATED WITH NEIGHBORING COMMUNITIES AND OTHER TRANSPORTATION PROVIDERS.

Policies

- T-3.1: The City should work with the County, WSDOT and other jurisdictions to plan multi-jurisdictional projects necessary to meet shared transportation needs

(including right-of-way preservation and purchase and implementation of “complete streets” improvements).

- T-3.2: The City shall identify any standard and specification above County standards to be applied to transportation improvements within Urban Growth Area boundaries.
- T-3.3: Upon annexation of an unincorporated area within Urban Growth Area boundaries, the City and County should consider the fiscal impacts of providing service, including, but not limited to, the value of investments in infrastructure made.
- T-3.4: The City Public Works Director shall work with the Washington State Department of Transportation, the Quad County Regional Transportation Planning Organization, Grant County Public Works, and other appropriate avenues to ensure that appropriate investments are made in the State transportation system to ensure the adequacy of the overall transportation system in the Electric City area.

GOAL T-4: PROMOTE SAFE AND EFFICIENT ACCESS TO LAND WHILE MAINTAINING THE INTEGRITY OF THE ARTERIAL ROADWAY SYSTEM, AND MINIMIZE ENVIRONMENTAL IMPACTS OF TRANSPORTATION SYSTEMS.

Policies

- T-4.1: The City should adopt standards that limit access to present and planned major arterials; access should be channeled where possible to local or collector roadways connecting to arterials.
- T-4.2: Developments should have adequate access and circulation for all public service vehicles.
- T-4.3: Compatible street and road standards should be maintained among the City and Grant County.

GOAL T-5: THE TRANSPORTATION SYSTEM SHOULD PROVIDE MOBILITY FOR ALL CITIZENS REGARDLESS OF AGE, HANDICAP OR INCOME.

Policies

- T-5.1: Bicycle and pedestrian facilities should be promoted, wherever reasonable, to provide access between schools, residential neighborhoods, parks and recreation areas, business areas, public facilities and other activity centers.
- T-5.2: The City shall encourage provision of public transit service in urban areas, in rural residential areas, and in other areas of the County when potential demand and public or private support justifies it.

GOAL T-6: THE TRANSPORTATION SYSTEM SHOULD ENHANCE THE HEALTH, SAFETY AND WELFARE OF CITY AND GRANT COUNTY RESIDENTS AND VISITORS ALIKE.

Policies

- T-6.1: Sufficient travel lane capacity should provide safe vehicular travel in major corridors.
- T-6.2: Highways and roadways should be designed and maintained consistent with geometric and structural standards that reduce the risk of serious injuries and fatalities in the event of accident.
- T-6.3: Traffic control devices, channelization, signalization, and signing, consistent with professionally accepted warrants, should be utilized to improve the safety and operation of City streets.
- T-6.4: The City supports expansion and maintenance of air, rail and surface freight handling facilities as required to attract and accommodate economic growth throughout the County. The City supports a county-wide transportation network, which integrates all modes of transportation into an efficient system.
- T-6.5: The City should provide roads structurally adequate and of appropriate surfacing to accommodate anticipated commercial traffic demand. Appropriate City roads should be integrated with the Freight and Goods Transportation System (FGTS).
- T-6.6: The City should consider the needs of agricultural and other resource-based lands and activities when planning for and building road improvement projects.
- T-6.7: The City shall coordinate special events traffic management with the persons, parties or organizations responsible for the management of special events and festivals. The City recognizes the need to minimize the disruption of normal use of transportation facilities during special events and festivals.

GOAL T-7: THE COSTS OF TRANSPORTATION IMPROVEMENTS ASSOCIATED WITH NEW DEVELOPMENT SHOULD BE WITHIN THE CITY'S FUNDING CAPACITY AND EQUITABLY ASSIGNED TO THE DEVELOPER AND CITY.

Policies

- T-7.1: New developments will be prohibited unless transportation improvements to accommodate the impacts of development or funding strategies for such improvements are made concurrent with the development or will be financially planned to be in place within six years.
- T-7.2: The peak period volumes generated by new development should be used as the primary measurement in establishing the proportionate share of street improvements that a proponent will be required to assume.

- T-7.3: Each phase of a new development should be accompanied by a program to provide mitigation of off-site traffic impacts.
- T-7.4: If the City is faced with transportation funding shortfalls any combination of the following strategies should be considered to balance revenues and public facility needs:
- a. Increase revenues through use of bonds, new or increased user fees or rates, new or increased taxes, regional cost sharing, or voluntary developer funds.
 - b. Decrease level of service standards if consistent with Growth Management Act Goals.
 - c. Reprioritize projects to focus on those related to concurrency.
 - d. Decrease the cost of the facility by changing project scope, or finding less expensive alternatives.
 - e. Decrease the demand for the public service. This could involve instituting measures to slow or direct population growth or development, for example, developing only in areas served by facilities with available capacity until funding is available for other areas, or by changing project timing and phasing.
 - f. Revise the comprehensive plan's land use element to change types or intensities of land use as needed to match the amount of transportation facilities that can be provided.
- T-7.5: A "working reserve" fund balance is desired to be maintained in the City Street Fund for emergencies, unanticipated safety upgrades, or similar City road needs.
- T-7.6: The City may wish to consider the fiscal impacts of road maintenance services, especially snow removal and sanding, through the adoption of service routes prioritized using land use density as a consideration.

GOAL T-8: ESTABLISH A SYSTEMATIC PROCESS FOR REVIEWING AND UPDATING THE TRANSPORTATION IMPROVEMENT PROGRAM.

Policies

- T-8.1: The City's Six-Year Transportation Improvement Program (TIP) shall be incorporated into the City's Capital Facilities Plan by reference. The Public Works Director shall evaluate proposed transportation improvement projects annually and prepare a proposed TIP. The TIP shall be evaluated by the Planning Commission for consistency with the goals and policies of this Comprehensive Plan as part of the annual update cycle.
- T-8.2: Public involvement should be solicited and encouraged in transportation facilities planning.

Capital Facilities

GOAL CF-1: ESTABLISH LEVELS OF SERVICE FOR EACH TYPE OF PUBLIC FACILITY AND DETERMINE WHAT CAPITAL IMPROVEMENTS ARE NEEDED IN ORDER TO ACHIEVE AND MAINTAIN THE STANDARDS FOR EXISTING AND FUTURE POPULATIONS, AND TO REPAIR OR REPLACE EXISTING FACILITIES.

Policies

- CF-1.1: The standards for level of service shall be as specified in this Comprehensive Plan.
- CF-1.2: The City shall determine the need for public facilities based on the adopted standards for level of service, demand, and inventory of existing serviceable facilities and document in a Capital Facilities Plan, prepared consistent with the goals and policies of the Comprehensive Plan.
- CF-1.3: Capital facilities shall be evaluated and prioritized annually
- CF-1.4: Capital improvements that provide levels of service in excess of adopted standards may be constructed or acquired at any time as long as the following conditions are met and are consistent with this Comprehensive Plan:
- a. the capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the standards adopted for levels of service, and that can be legally funded from the same revenue source;
 - b. the capital improvement does not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan, and:
 - the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity is larger than the capacity required to provide the level of service), or
 - the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or
 - the asset acquired is land that is environmentally sensitive, or designated by the City as necessary for conservancy, or
 - the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.
- CF-1.5: The City may provide non-capital alternatives to achieve and maintain the adopted standard for levels of service. Non-capital alternatives may be programs, strategies or methods other than traditional physical capital projects, including, but not limited to:
- a. programs that reduce or eliminate the need for the capital facility, such as education or jobs programs;
 - b. programs that provide a non-capital substitute for the capital facility, such as electronic home monitoring or sentencing alternatives to incarceration

- in correctional facilities;
- c. programs that reduce the demand for a capital facility or the service it provides, such as telecommuting as an alternative to commuting to work, or transit as an alternative to cars, or waste reduction and recycling as an alternative to disposal;
 - d. programs that use alternative methods to provide levels of service, such as natural drainage in managed flood basins as an alternative to diking;
 - e. programs that use existing facilities more efficiently to reduce the need for additional facilities, such as flextime, evening and night shifts as an alternative to additional space for staff; and
 - f. programs that would monitor or assist individuals to maintain their existing capital facilities to eliminate or reduce the need for new facilities.

CF-1.6: The City shall prioritize capital facility improvements using the following criteria as a guideline:

- a. New public facilities, and improvements to existing public facilities, that eliminate hazards;
- b. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan;
- c. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.
- d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Facilities Plan. The City may acquire land or rights-of-way in advance of the need to develop a facility for new development.
- e. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
- f. New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either:
 - Providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or
 - Providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
- g. Other criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan or as required by law or condition of use of revenue source.

Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they are not eligible for the same revenues. Any revenue source that cannot be used for a high priority facility should be used beginning with the highest priority for which the revenue can legally be expended.

CF-1.7: Special purpose districts providing public facilities and services should conduct at least a basic level of capital facilities planning consistent with this

Comprehensive Plan.

CF-1.8: Public involvement should be solicited and encouraged in public facilities planning.

GOAL CF-2: THE COSTS OF PROPOSED CITY-OWNED CAPITAL FACILITIES SHOULD BE WITHIN THE CITY'S FUNDING CAPACITY, AND EQUITABLY DISTRIBUTED BETWEEN RATE PAYERS AND THE CITY IN GENERAL.

Policies

CF-2.1: The Capital Facilities Plan should integrate all of the City's capital project resources (grants, bonds, general City funds, donations, real estate excise tax, conservation futures property tax, fees and rates for public utility services, and any other available funding).

CF-2.2: The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the City pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate.

CF-2.3: The additional operations and maintenance costs associated with the acquisition or development of new capital facilities should be assessed. If accommodating these costs places an unacceptable burden on the operating budget, capital plans may need to be adjusted.

CF-2.4: Existing and future development shall both pay for the costs of needed capital improvements.

Existing development should pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development. Existing development's payments may take the form of user fees, charges for services, special assessments, taxes or other methods allowed by current statute.

Future development should pay its fair share of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. Upon completion of construction, "future" development becomes "existing" development, and should contribute to paying the costs of replacement of obsolete or worn out facilities as described above.

Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, charges for services, special assessments, and taxes. Future development shall not pay impact fees for the

portion of any public facility that reduces or eliminates existing deficiencies.

Both existing and future development may have part or all of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

- CF-2.5: Capital improvements financed by City enterprise funds, such as solid waste, shall be financed by:
- a. Debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services; or
 - b. Current assets, including reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements, or
 - c. A combination of debt and current assets.
- CF-2.6: Capital improvements financed by non-enterprise funds shall be financed from current assets, debt or private sources, or a combination thereof. Financing decisions shall consider which funding source or combination of sources will be (1) most cost-effective, (2) consistent with prudent asset and liability management, (3) appropriate to the useful life of the improvement, and (4) the most efficient use of the City's ability to borrow funds.
- CF-2.7: Efficient and joint use of facilities should be encouraged with neighboring governments and private citizens through such measures as interlocal agreements and negotiated use of privately and publicly owned lands or facilities (such as open space, stormwater facilities or government buildings).
- CF-2.8: Regional funding strategies should be explored for capital facilities to support comprehensive plans developed under the Growth Management Act.
- CF-2.9: Agreements should be developed between the City and County for transferring the financing of capital facilities in the Urban Growth Area to the City when they annex the contributing lands.
- CF-2.10: Public utility services should be provided at the lowest possible cost, but take into account both construction, and operation and maintenance costs.
- CF-2.11: New public utility services should provide adequate growth capacity and avoid expensive remedial action.
- CF-2.12: The City shall finance the Capital Facilities Plan within the City's financial capacity. If the City is faced with capital facility funding shortfalls, any combination of the following strategies should be used to balance revenues and public facility needs:
- a. Increase revenues through use of bonds, new or increased user fees or rates, new or increased taxes, regional cost sharing, or voluntary developer funds.
 - b. Decrease level of service standards if consistent with Growth Management Act Goals.
 - c. Reprioritize projects to focus on those related to concurrency.

- d. Decrease the cost of the facility by changing project scope, or finding less expensive alternatives.
- e. Decrease the demand for the public service or facility. This could involve instituting measures to slow or direct population growth or development, for example, developing only in areas served by facilities with available capacity until funding is available for other areas, or by changing project timing and phasing.
- f. Revise the comprehensive plan's land use and rural areas element to change types or intensities of land use as needed to match the amount of capital facilities that can be provided.

GOAL CF-3: PUBLIC FACILITIES AND SERVICES SHOULD BE PROVIDED COMMENSURATE WITH PLANNED DEVELOPMENT INTENSITIES WITHOUT UNDULY IMPACTING CURRENT SERVICE LEVELS.

Policies

- CF-3.1: Land use decisions as identified in the comprehensive plans of the City and County should be the determinants of development intensity rather than public utility decisions and public utility planning.
- CF-3.2: Where land use plans and zoning regulations conflict with long-range plans for public utilities, the plan and zoning designations should be reviewed.
- CF-3.3: Extension of services and construction of public capital facilities should be provided at levels consistent with development intensity identified in this Comprehensive Plan.
- CF-3.4: Public utility services within the UGA should be phased outward from the urbanizing core in order to promote infilling.

GOAL CF-4: PUBLIC FACILITIES AND SERVICES SHOULD BE PROVIDED AT REASONABLE COSTS, CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, CAPITAL BUDGET, AND SIX-YEAR TRANSPORTATION PROGRAM.

Policies

- CF-4.1: Electric City's annual capital budget and six-year transportation program required under RCW 36.81.121 should be consistent with the intent and substance of this Capital Facilities Plan and the Transportation Element of this Comprehensive Plan.

GOAL CF-5: WHEN DESIGNING AND LOCATING PUBLIC FACILITIES, PUBLIC ENTITIES AND UTILITY PROVIDERS SHOULD PROVIDE MITIGATION TO PREVENT ADVERSE IMPACTS ON THE ENVIRONMENT AND OTHER PUBLIC FACILITIES.

Policies

- CF-5.1: Impacts on water resources, drainage systems, natural habitat, significant cultural resources, geologically hazardous areas, other sensitive areas and

transportation systems should be considered and adverse impacts avoided or mitigated.

GOAL CF-6: THE CITY SHOULD COORDINATE PLANNING OF PARKS, TRAILS, AND PRESERVES WITH OTHER LOCAL, STATE AND FEDERAL GOVERNMENT WITHIN THE CITY SO AS TO SERVE ALL RESIDENTS OF THE AREA.

Policies

CF-6.1: The County should work with cities and other local governments to coordinate park needs throughout the County and to identify regional funding strategies.

CF-6.2: Acquisition of parks, paths, trails and preserves should occur in a coordinated manner as provided in the adopted Park and Recreation Plan that identifies priorities, funding sources and a timetable for acquisition.

CF-6.3: The County should cooperate with other public agencies to share public facilities for park and year-round recreation use by County residents.

GOAL CF-7: NEW COUNTY GOVERNMENT FACILITIES SHOULD BE LOCATED TO PROVIDE CONVENIENT ACCESS TO RESIDENTS. COUNTY GOVERNMENT BUILDINGS SHOULD BE DESIGNED FOR EFFICIENT AND FRUGAL USE OF PUBLIC MONIES. THE COUNTY SHOULD ALSO CONSIDER ADAPTIVE RE-USE OF HISTORIC BUILDINGS.

Policies

CF-7.1: Standards for level of service must be realistic, attainable, and not excessive. Level of Service standards should be based on:

- a. Consideration of national, state and professional standards for the applicable space.
- b. Applicable federal and state laws.
- c. Cost effectiveness and consideration of the ability of the County to fund ongoing costs of operations and maintenance.

CF-7.2: Efficiency in design and use should be a goal for new facility development. Building design and function must promote flexibility to accommodate a variety of uses and interior spatial changes.

CF-7.3: Charges for space in County buildings should recover full costs, including capital expenses, amortization, depreciation, and maintenance and operation cost.

CF-7.4: The County should consider adaptive reuse of historic buildings.

GOAL CF-8: MECHANISMS AND PROCEDURES SHOULD BE ESTABLISHED AND MAINTAINED TO ENSURE THAT NEW SCHOOL FACILITIES ARE COORDINATED WITH GROWTH AND THEIR IMPACTS ON ROADS AND

NEIGHBORING USES ARE CONSIDERED.***Policies***

CF-8.1: Where the size of a single proposed development warrants, the developer should identify at the first stage of project review proposed school sites meeting school district standards such as topography, acreage requirements, location, and soil quality. Such sites should be dedicated for school use.

CF-8.2: Where practical, schools should be located along non-arterial roads, or should include frontage and off-site improvements needed to mitigate the impacts of pedestrian and vehicular traffic. Availability of sewer and water facilities should also be considered in siting schools, as well as location in areas not subject to safety hazards.

GOAL CF-9: OPERATE AND MAINTAIN FACILITIES IN A MANNER THAT WILL ENSURE THEIR LONGEVITY, PROVIDE FOR USER ACCESS AND SAFETY, AND FOSTER USER RESPECT AND CARE.

Parks and Recreation

GOAL PR-1: MAXIMIZE USE OF EXISTING PARKS AND RECREATION RESOURCES IN THE CITY AND SURROUNDING AREA.

Policies

PR-1.1: Develop “natural,” outdoor, informal types of recreation facilities, such as but not limited to, parks, trails, fishing, biking, hiking, and wildlife viewing.

PR-1.2: Encourage recreational activities and facilities geared toward providing year-round recreational opportunities.

PR-1.3: Ensure that people of all ages and abilities have access to and opportunities for recreation in City operated or leased parks.

GOAL PR- 2: ENHANCE AND UPGRADE EXISTING RESOURCES TO IMPROVE THEIR UTILITY AND SAFETY TO THE PUBLIC, INCLUDING IMPROVED CONNECTION OF PARKS AND TRAILS.

Policies

PR-2.1: Place a priority on the development of new parks and recreation facilities.

PR-2.2: Encourage new residential and commercial development to provide land for parks, trails, walkways, and open space in relation to the density of development and where consistent with adopted plans.

- PR-2.3: Enhance recreational site access by linking parking areas, adjoining developments, commercial areas, transit systems, and other recreation facilities with walkways and/or bikeways.
- PR-2.4: Provide parks and recreation facilities that are financially feasible to maintain.
- PR-2.5: Ensure access to all appropriate park and recreation facilities for people of all ages and abilities.

GOAL PR-3: IDENTIFY NEEDED RECREATION INFRASTRUCTURE IMPROVEMENTS AND POTENTIAL FUNDING SOURCES FOR DEVELOPMENT, ACQUISITION, OPERATION, AND MAINTENANCE.

Policies

- PR-3.1: Establish a depreciation and replacement schedule for all park and recreation capital assets at the time of construction.
- PR-3.2: Review operational efficiencies to ensure that parks and recreation facilities are provided to the community in the most cost-effective manner possible.
- PR-3.3: Encourage low maintenance designs for parks and recreational facilities.
- PR-3.4: Work to secure funding sources for the acquisition, development, operations and maintenance of the parks, facilities and recreation services through annual budgeting, state and federal grants, matching funds, bonds, levies, donations, conservation easements, or creative site planning.
- PR-3.5: Seek out alternative funding sources for the development and maintenance of park and recreation facilities.

GOAL R 4: DEVELOP PARTNERSHIPS WITH OTHER ENTITIES TO MAXIMIZE EFFECTIVENESS OF THE PLAN.

Policies

- PR-4.1: Collaborate with other public agencies and private non-profit conservation trusts to pursue federal and state grants to enhance and maintain recreational open spaces, wildlife habitats and corridor connections to recreational facilities.
- PR-4.2: Encourage recreation planning that involves participation by all interested individuals, agencies, clubs, and groups involved in providing, utilizing, and benefiting from recreational activities.
- PR-4.3: Efficiently use the resources invested in publicly owned and operated recreation facilities including, but not limited to, City, County, Department of Natural Resources, Bureau of Reclamation, and School District sites.

GOAL R 5: DEVELOP MARKETING STRATEGIES AND PROMOTE INTERPRETATION OF THE ICE AGE FLOOD STORY IN LOCAL PARKS TO ENCOURAGE VISITATION AND UTILIZATION OF AVAILABLE FACILITIES TO ASSIST IN ECONOMIC BENEFIT TO THE COMMUNITY.

Policies

PR-5.1: Encourage citizen organizations, committees, and/or businesses to become actively involved in encouraging and promoting the recreational opportunities in the area.

PR-5.2: Collaborate with other public agencies and entities to promote recreational opportunities in the Electric City area.

PR-5.3: Use the city web site, free and paid advertisements.

GOAL R 6: PRESERVE AND PROTECT EXISTING RESOURCES THROUGH WISE MANAGEMENT OF FACILITIES AND CONTROL OF INAPPROPRIATE USE OF RECREATION INFRASTRUCTURE.

Policies

PR-6.1: Ensure that the scale, type, and area of recreational development is well defined so as to maintain the carrying capacity of the resource, as well as being designed to not have any adverse effects on the environment in which it is located.

Utilities

GOAL U-1: NECESSARY ENERGY AND COMMUNICATION FACILITIES AND SERVICES SHOULD BE AVAILABLE TO SUPPORT CURRENT AND FUTURE DEVELOPMENT.

Policies

U-1.1: To facilitate the coordination of utility services, the City should work with area communities and counties to discuss and exchange population forecasts, development plans, and technical data with the agencies and utilities identified in this plan.

U-1.2: The City should provide timely and effective notification to interested utilities of road construction, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities.

U-1.3: The City should encourage the location of necessary utility facilities within existing and planned transportation and utility corridors.

- U-1.4: The City's land use planning should be coordinated with the planning activities of electrical, telephone, and cable providers, to ensure that providers of public services and private utilities use the land use element of this plan when planning for future facilities.
- U-1.5: New City utility service area boundaries shall not be extended beyond the UGA unless to correct a public health safety concern. Neither the City nor County shall provide utility service to areas within the UGA without a commitment from landowners in these areas that the area to be served will be annexed to the City.
- U-1.6: City utilities should not extend beyond the UGA, except to correct existing sewage or water supply problems in already developed areas, to address significant public health and safety problems outside the UGA, or because of purposes mutually agreed upon by the City and County.
- U-1.7: The City should encourage energy conservation by informing citizens of available Grant PUD conservation programs.
- U-1.8: The City should encourage improvement and extension of telecommunication services, including the entrance of new qualified providers.

GOAL U-2: NEGATIVE IMPACTS ASSOCIATED WITH THE SITING, DEVELOPMENT, AND OPERATION OF UTILITY SERVICES AND FACILITIES ON ADJACENT PROPERTIES, SIGNIFICANT CULTURAL RESOURCES, AND THE NATURAL ENVIRONMENT SHOULD BE MINIMIZED.

Policies

- U-2.1: Electric power substations should be reasonably sited, designed, and buffered.
- U-2.2: The City should encourage or require implementation of resource conservation practices and best management practices during the construction, operation, and maintenance of utility systems.
- U-2.3: The City should work cooperatively with surrounding municipalities in the planning and development of multi-jurisdictional utility facility additions and improvements.
- U-2.4: Where practical, utilities should be encouraged to place facilities underground and encourage the reasonable screening of utility meter cabinets, terminal boxes, pedestals, and transformers in a manner reasonably compatible with the surrounding environment.
- U-2.5: Where possible, the joint use of transportation rights-of-way and utility corridors should be encouraged, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.
- U-2.6: The City should revise existing City ordinances regulating use of rights-of-way

by utilities to be in compliance with the Federal Telecommunications Act of 1996.

- U-2.7: Mechanisms should be developed to notify interested utilities of road maintenance, upgrades, and new construction to facilitate coordination of public and private utility trenching activities.

GOAL U-3: MAINTAIN CONSISTENCY, COMPATIBILITY, AND CONCURRENCY BETWEEN UTILITY PROVIDERS.

Policies

- U-3.1: The extension and sizing of distribution system components shall be consistent with the Comprehensive Plan.

- U-3.2: An ordinance should be developed that addresses coordination between plat approvals, building permit approvals, and availability of utilities.

GOAL U-4: COORDINATE AND ENCOURAGE TIMELY, SAFE, COST-EFFECTIVE AND RELIABLE INSTALLATIONS OF UTILITY SYSTEMS THROUGH IMPROVED PERMIT PROCEDURES, JOINT USE OF UTILITY CORRIDORS, AND INTERLOCAL AGREEMENTS.

Policies

- U-4.1: Agreements should be developed with private utility providers and public agencies as required to facilitate:
- a. Joint use of utility corridors and public rights-of-way;
 - b. Coordination between this Comprehensive Plan and utility capital facility plans;
 - c. Timely notices of new road construction and maintenance of existing roads with utility construction activities;
 - d. Coordinated permit applications and meetings to include all necessary utilities affected by related projects;
 - e. Coordination of land acquisition, land use, and enhancement of utility corridors where appropriate, for pedestrian and equestrian trails and wildlife corridors.

- U-4.2: New facility designs shall include joint usage where possible.

- U-4.3: Processing of utility permits shall be done in a timely and cost-effective manner.

GOAL U-5: SITE UTILITY FACILITIES IN CONFORMANCE WITH THE LAND USE ELEMENT.

Policies

- U-5.1: Utility providers should avoid placement of facilities in areas designated as environmentally sensitive or critical areas unless no feasible alternative exists and only after a site assessment and mitigation plan has been approved under the provisions of the City's Critical Areas Ordinance.
- U-5.2: Utility facilities should be permitted in all land use designations as necessary when and where utility franchises exist and if they are in compliance with this Comprehensive Plan.
- U-5.3: Use of wireless technologies shall be recognized as a growing service. This technology has unique visual and noise impacts. Siting requirements shall attempt to minimize the visual and noise impacts and shall be consistent with this Comprehensive Plan. Siting requirements shall include utilizing existing sites and structures where possible, adequate setbacks, and appropriate buffering and landscaping.

GOAL U-6: MANAGE THE SOLID WASTE SYSTEM IN A MANNER THAT COST-EFFECTIVELY PRESERVES THE ENVIRONMENT AND PROTECTS THE PUBLIC HEALTH.

Policies

- U-6.1: Practice integrated and efficient management of solid waste in accordance with the Washington State waste management priorities, with adequate resources to manage solid wastes safely, efficiently, and equitably, while recognizing local conditions.
- U-6.2: The City should provide for solid waste disposal services at a publicly or privately owned and operated, legally permitted disposal facility, either located within Grant County or at a location remote from the County, in the most cost-effective manner possible. Environmental and economic impacts should be considered and balanced when determining disposal practices.
- U-6.3: Provide a recycling program with goals of reducing or recycling the City's waste stream as defined in the 1994 Grant County Solid Waste Management Plan Update, and subsequent amendments. Reducing per capita waste consumption should be supported through educational and legislative efforts that are directed towards changing consumer and industrial practices.

Essential Public Facilities

GOAL EPF-1: ESTABLISH A PROCESS AND SITING CRITERIA FOR ESSENTIAL PUBLIC FACILITIES THAT COMPLIES WITH THIS COMPREHENSIVE PLAN.

Policies

- EPF-1.1: The City should implement requirements for siting essential public facilities through its development regulations. The ordinance should provide guidance for designating and siting essential public facilities throughout the county.

EPF-1.2: The City should not prohibit or exclude the siting of essential public facilities, provided that any essential public facility shall be required to:

- a. Meet existing federal, state, and County land use regulations, development standards, and mitigation measures;
- b. Conform to this Plan; and
- c. Address all SEPA provisions and environmental issues, including concurrency of supporting facilities.

EPF-1.3: All activity associated with the review, location, land use, and intensity of a proposed facility, including siting, acceptance, modification or rejection shall be done in a public forum and with public participation.

GOAL EPF-2: IDENTIFY AND PROVIDE ADEQUATE, WELL-LOCATED PUBLIC LANDS AND FACILITIES IN ADVANCE OF DEVELOPMENT, APPROPRIATELY-SITED LANDS NEEDED FOR PUBLIC PURPOSES, INCLUDING ESSENTIAL PUBLIC FACILITIES.

Policies

EPF-2.1: The City should obtain or secure (e.g., by obtaining a right of first refusal for desired property) sites needed for public facilities as early as possible in the development of an area, to ensure that the facilities are well-located to serve the area and to minimize acquisition costs.

EPF-2.2: The City should support regional coordinating efforts in identifying shared needs for lands for public purposes to maximize the efficient use of public capital resources.

Cultural Resources

GOAL CR-1: IDENTIFY, PRESERVE AND PROTECT HISTORIC, CULTURAL AND ARCHAEOLOGICAL RESOURCES FOUND TO BE SIGNIFICANT BY RECOGNIZED LOCAL, STATE OR FEDERAL PROCESSES.

Policies

CR-1.1: Identify known, recorded archaeological, cultural and historic resources by requesting a listing of sites in the Electric City area from the Washington State Office of Archaeology and Historic Preservation, Department of Community, Trade and Economic Development.

The City should work with the County to develop a "Cultural Resource Lands Map and Database" to gather relevant information on cultural, historic and archaeological resource lands into one location and format. The map should show the locations of all Cultural Resource Lands and relate to an OAHF database and the Grant County Assessor database.

The City should participate in a Cultural Resource Task Force comprised of citizens, Wanapum Band, OAHP, DNR, other state agency, Grant County PUD, city and County representatives to develop inventories of significant and potentially significant sites.

- CR-1.3: Preserve areas that contain valuable historical or archaeological sites of Federal, State, tribal, or local significance. Maintain and enforce provisions to the Resource Lands and Critical Areas Ordinance requiring conditioning of project approval on findings made by a professional archaeologist for development activities on sites of known cultural, historical or archaeological significance.
- NS-1.4: Prior to demolition, moving, or alteration to any designated historic, cultural, and archaeological landmark, ensure that due consideration is given to its preservation or, at a minimum, documentation of its historic, cultural or archaeological value.

Critical Areas

GOAL CA-2: THE CITY SHALL USE BEST AVAILABLE SCIENCE TO DETERMINE THE LOCATION, TYPE AND EXTENT OF CRITICAL AREAS WITHIN THE COMMUNITY AND ITS UGA.

GOAL CA-3: WETLANDS SHOULD BE PROTECTED BECAUSE THEY PROVIDE IMPORTANT FUNCTIONS THAT ADD TO THE QUALITY OF LIFE.

Policies

- CA-3.1: Wetland areas should be identified by the development applicant and reviewed by the City prior to development. If a wetland is determined to exist on a parcel subject to a non-exempt development activity, a written delineation should be required of the applicant.
- CA-3.2: The City should consider accepting written determinations, delineations and mitigation plans only from the U.S. Army Corps of Engineers, the Department of Ecology, the Natural Resources Conservation Service, or a qualified critical areas professional. The City should consider requiring that mitigation plans for unavoidable wetland impacts to be based on a wetland functional assessment.
- CA-3.3: Based on their quality demonstrated by the classification system defined in the Critical Areas Ordinance, wetlands should be protected from alterations due to land use changes that may create adverse impacts to the wetland.
- CA-3.4: The City should consider incorporation of the Washington State Wetlands Rating system for Eastern Washington (Ecology Publication) into the classifications system adopted in the Critical Areas Ordinance.
- CA-3.5: The City should consider incorporation of the Washington State Department of Ecology Manual titled "*Washington State Wetland Rating System for Eastern*

Washington (Ecology Publication #14-06-030, or as revised and approved by Ecology)." into the classifications system adopted in the Critical Areas Ordinance.

CA-3.6: Whenever feasible, innovative techniques that enhance a wetland and promote it as a useful, functioning part of the development will be encouraged.

CA-3.7: Wetland preservation strategies and efforts, including wetland banking, should be coordinated with appropriate local, state and federal agencies and private conservation organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.

GOAL CA-4: AREAS DEMONSTRATED TO BE CRITICAL AQUIFERS AND/OR WHICH PLAY A CRUCIAL ROLE IN RECHARGING OUR GROUNDWATER SUPPLIES SHOULD BE CAREFULLY MONITORED AND POLICIES AND REGULATIONS DEVELOPED TO PROTECT POTABLE WATER SOURCES.

Policies

CA-4.1: Critical groundwater supply areas, aquifer recharge areas, and areas with a high groundwater table and/or unconfined aquifers that are used for potable water should be identified.

CA-4.2: The establishment of land use intensity limitations based on the availability of sanitary sewers should be encouraged. Cluster developments are encouraged because of the potential for shared community sewage disposal systems instead of dispersed individual septic systems.

CA-4.3: Agricultural activities, including commercial and hobby type, are encouraged to incorporate best management practices concerning waste disposal, fertilizer use, pesticide use, and stream corridor management.

CA-4.4: Fertilizer and pesticide management practices of schools, parks, golf courses and other recreational or institutional facilities that maintain large landscaped areas should be evaluated at the time of development in relation to best management practices (BMPs) as recommended by the Cooperative Extension Service. Existing facilities are strongly encouraged to also incorporate these BMPs.

CA-4.5: It is the responsibility of the developer to prove that their proposal would not adversely affect the recharge of an aquifer.

CA-4.6: Within aquifer recharge areas, short and long subdivisions and other divisions of land will be evaluated for their impact on groundwater quality.

CA-4.7: Development that could substantially and negatively impact the quality of an aquifer should not be allowed unless it can be demonstrated that these negative impacts can be overcome.

CA-4.8: The installation of underground fuel or storage tanks within a known critical

recharge area should be prohibited. Installation in any other areas will be subject to applicable federal, state and local regulations.

CA-4.9: Growth and development patterns compatible with natural drainage features should be encouraged, and alteration of natural drainage features should be discouraged.

CA-4.10: Control of erosion at its source as a means of controlling water pollution, flooding, and habitat damage downstream should be encouraged.

CA-4.11: The City may consider adoption of a drainage ordinance that directs land development activities to make provisions for control of surface water discharge impacts to human health and safety and habitat.

GOAL CA-5: APPROPRIATE MEASURES SHOULD BE PROVIDED TO EITHER AVOID OR MITIGATE SIGNIFICANT RISKS TO PUBLIC AND PRIVATE PROPERTY AND TO PUBLIC HEALTH AND SAFETY THAT ARE POSED BY GEOLOGIC HAZARD AREAS.

Policies

CA-5.1: When probable significant adverse impacts from geologically hazardous areas are identified during the review of a development application, documentation which fully addresses these potential impacts and identifies alternative mitigation measures to eliminate or minimize the impacts should be required.

CA-5.2: Grading and clearing for both private developments and public facilities or services should be limited to the minimum necessary to accomplish engineering design, with reclamation of disturbed areas being a top priority.

CA-5.3: To minimize blowing soil during development, appropriate water and mulch material should be required on any areas without a vegetative cover, as indicated in an approved erosion control plan.

CA-5.4: To maintain the natural integrity of landslide hazard areas and to protect the environment, and the public health and safety, an adequate buffer of existing vegetation should be maintained around all sides of the landslide hazard areas.

CA-5.5: Development on steep slopes should be designed to prevent property damage and environmental degradation.

CA-5.6: In areas subject to erosion, native ground cover should be retained or replaced after construction, special construction practices should be used, and allowable site coverage may need to be reduced to prevent erosion and sedimentation. Limitations on the time when site work can be done may also be appropriate.

GOAL CA-6: FISH AND WILDLIFE HABITAT AREAS SHOULD BE PROTECTED AS AN IMPORTANT NATURAL RESOURCE, PARTICULARLY IN REGARD TO THEIR FUNCTIONS AND ECONOMIC, AESTHETIC AND QUALITY OF LIFE VALUES.

Policies

- CA-6.1: Best Available Science shall be used to identify, designate and protect critical fish and wildlife habitat conservation areas within the City.
- CA-6.2: The impacts of new development on the quality of land, wildlife and vegetative resources should be considered as part of the environmental review process. Any appropriate mitigating measures should be required. Such mitigation may involve the retention and/or enhancement of habitats.
- CA-6.3: The preservation of blocks of habitat and the connections between them, as well as the restoration of lost and damaged fish habitat, should be encouraged.
- CA-6.4: Proper riparian management that maintains existing riparian habitat and is consistent with best agricultural management practices should be encouraged.
- CA-6.5: Land uses adjacent to naturally occurring water bodies and other fish and wildlife habitat areas should not negatively impact the habitat areas. If a change in land use occurs, adequate buffers should be provided to the habitat areas.
- CA-6.6: Activities allowed in fish and wildlife habitat conservation areas and open space should be consistent with the species located there, and in accordance with all applicable state and federal regulations and/or best management practices for the activity regarding that species.

Water Resources

GOAL WR-7: PRIVATELY-HELD CERTIFICATES OF WATER RIGHT SHOULD BE RECOGNIZED AS AN IMPORTANT NATURAL RESOURCE AND PROTECTED, TO THE EXTENT PRACTICABLE, THROUGH COUNTY PLANNING DECISIONS WHICH ENCOURAGE CONTINUED USE FOR RURAL ACTIVITIES.

GOAL WR-8: DEVELOPMENT SHOULD BE CONDUCTED SO AS TO PROTECT SURFACE AND GROUND WATER QUALITY AND HABITAT, PREVENT CHRONIC FLOODING FROM STORMWATER RUNOFF, MAINTAIN NATURAL STREAM HYDROLOGY, AND PROTECT AQUATIC RESOURCES.

Policies

- WR-8.1: The City should attempt to limit potential damage, dangers, or public costs associated with inappropriate land development by reasonable regulation of and application of uniform surface water and erosion control standards.
- WR-8.2: New development activities, including site designs and construction practices, should make provisions for surface water and erosion and sedimentation control during and after construction.

- WR-8.3: Consistent and appropriate implementation of physical aspects of land alteration should be encouraged.
- WR-8.4: Land uses compatible with the preservation of natural vegetation should be encouraged.
- WR-8.5: Public improvements and private developments should not alter natural drainage systems without acceptable mitigating measures which limit the risk of flooding or negative impacts to water quality.
- WR-8.6: Natural surface water storage sites that help regulate streamflows and/or recharge groundwater should be preserved and their water quality protected.
- WR-8.7: Surface water runoff from development adjacent to steep slopes, ravines, or bluffs should be routed so it does not cause erosion or landslides. Runoff should be sufficiently diffused so that flows do not create erosion.
- WR-8.8: Natural stream channels should be preserved, protected, and enhanced for their hydraulic, ecological, and aesthetic functions through development regulations, land dedications, easements, acquisition and other means.

Shoreline Management

GOAL SM-9: THE CITY ENCOURAGES THE BUREAU OF RECLAMATION TO RECOGNIZE AND PROTECT THE FUNCTIONS AND VALUES OF THE SHORELINE ENVIRONMENT CONSISTENT WITH THE SHORELINE MANAGEMENT ACT, CHAPTER 90.58 RCW. FOR SHORELINES OF BANKS LAKE, A STATE-WIDE SIGNIFICANCE (SSWS), PROTECTION AND MANAGEMENT PRIORITIES ARE TO:

- a. Recognize and protect the state-wide interest over local interest;*
- b. Preserve the natural character of the shoreline;*
- c. Provide long-term over short-term benefit;*
- d. Protect the resources and ecology of shorelines;*
- e. Increase public access to publicly owned areas of shorelines; and*
- f. Increase recreational opportunities for the public in shoreline areas.*

Fire Hazards

GOAL FH-10: PROTECT LIFE AND PROPERTY IN THE CITY AND UGA FROM FIRE HAZARDS.

Policies

FH-10.1: The City shall cooperate with the County and area fire protection districts on establishment of a Fires Hazards Committee and preparation of an implementation plan for fire safety and prevention.