

EXISTING COMP PLAN

CHAPTER 3 LAND USE ELEMENT

Master Development Plan Policies

1. **LAND USE.** Adopt regulations to guide the location and siting of Master Development Plans within rural and urban areas, consistent with policy direction contained throughout the Comprehensive Plan. These regulations shall:
  - 1.1. Clarify that a Master Development Plan is appropriate for large contiguous areas of land under common ownership or control, with common characteristics and connectivity. Include criteria for when and where a Development Master Plan may be appropriate within rural lands and within urban growth areas.
  - 1.2. Require a Master Development Plan pursuant to RCW 36.70A.350.
  - 1.3. Require that adequate road, water, drainage, sewer and/or septic capacity exist or is planned to meet the demands of the proposed development within the Master Development Plan. Consider alternative standards for utilities and roads that address rural and urban character and utilize low impact development techniques in harmony with the unique environmental characteristics of the area.
  - 1.4. Provide transportation circulation that addresses public service and emergency response requirements and the needs of pedestrians and bicyclists.
  - 1.5. Encourage flexibility in design to promote a variety of housing types, densities, and affordability. Accommodate a mix of commercial, retail and residential uses, as well as opportunities for social and cultural expression while preserving the areas natural features. Individual lot sizes should vary in a Master Development Plan to promote a range of housing options and the preservation of unique and fragile environmental features and critical areas.
  - 1.6. Provide levels of service compatible with the project's location, development intensity and the surrounding lands uses. Proposed Master Development Plans in rural areas shall not require urban services.

**Commented [KP1]:** These existing policies are found within the Land Use Element of the Comp Plan, pgs 37-39

- 1.7. Allow for increased density and/or a reduction in dimensional standards within the Master Development Plan when enhanced on-site amenities are incorporated into the overall development, such as open spaces, community facilities, landscaping and buffers, recreational opportunities, and other similar amenities that benefit the community and the environment and exceed the existing minimum requirements.
- 1.8. Include a process to allow phased development within the Master Development Plan in an orderly, coordinated, and thoughtful manner. The phasing plan for the development shall demonstrate that the various segments of the development are served by adequate public facilities and services.
- 1.9. Promote the incorporation of LID techniques in the development and management of the area within the Master Development Plan.
- 1.10. Include technical guidance on the use of LID techniques in public and private developments within the Master Development Plan. These techniques shall:
  - i. Preserve the site characteristics, including natural terrain, drainage patterns, soil structure, and native vegetation;
  - ii. Preserve the natural hydrologic cycle, including vegetative rainfall interception and evapotranspiration, and groundwater infiltration and percolation to the extent the subsurface conditions permit;
  - iii. Mimic natural rainfall capture capacity in areas of site disturbance, and ensure the protection of property and public safety in the design of overflow capacity, and
  - iv. Incorporate measures to manage stormwater within the Master Development Plan that will enhance water quality downstream.
- 1.11. Require all Master Development Plans to include specific design guidelines and development standards to ensure that the proposed development promotes community identity, has a consistent theme, and is integrated and compatible with its surroundings.

**Commented [KB2]:** This policies elaborated in 1.10.

**Commented [KB3R2]:** This can removed

**Commented [KB4]:** Sub policies can be combine. This can be up for discussion.

**EXISTING COMP PLAN**  
**CHAPTER 5 – HOUSING ELEMENT**

**Land Use Element – Objectives and Procedures**

The objectives and procedures in the Land Use Element are related to housing and are intended to implement housing goals and address housing needs. These include:

1. Encouraging a range of lot sizes, development densities and housing types to meet the needs of a diverse population and provide affordable housing choices for all income levels.
  
2. Establishing an Urban Growth Area large enough to minimize restrictions on the residential land supply that would limit access to affordable housing for numerous economic segments of the County’s residents.
  
3. Providing for clustering, planned unit developments, and other innovative techniques which will result in a greater variety of lot sizes and housing types.
  
4. Providing for a new fully contained community, this is required to provide for variety of housing options for households with different incomes.

**Commented [KP5]:** These objectives and procedures are located within the Housing Element of the Comp Plan, on page 29.

## EXISTING COMP PLAN

### CHAPTER 2 COUNTYWIDE PLANNING POLICIES

#### Objectives and Procedures

The following section of this Chapter provides objectives and procedures identified through the development of each Element of the Comprehensive Plan to help guide capital investment and land use decisions in implementing the Plan. They are organized in the order of the thirteen Countywide Planning Policies.

#### 1: URBAN GROWTH

Objective: Assure compliance with the Growth Management Act, the County-Wide Planning Policies, the Comprehensive plan and Land Use Map in all adopted land use, environmental and development regulations and subsequent land use decisions and approvals.

1. Review and amend the Comprehensive Plan on a minimum of once every five years, and if needed on an annual basis, consistent with the requirements of the GMA. Revisions to the Land Use Map and/or implementing regulations shall be in compliance with the Comprehensive Plan policies and criteria.
2. Maintain four categories of Comprehensive Plan amendments to be considered during the annual review of the Comprehensive Plan: Policy Amendments, Map Amendments, General Amendments, Site Specific Amendments (i.e. LAMIRDS).
3. Allow submission of requests to the County for map amendments related to: errors in mapping rural densities, uses; errors in mapping boundaries of UGA's, RAC's, Hamlets; errors in mapping other LAMIRDS; errors in interpretation of criteria for land use designations.
4. Mapping errors that are clearly erroneous based on inaccurate information or technical error may be corrected at the discretion of the Board of County Commissioners within 180 days of passage of this update. Map corrections of this nature shall not require a Comprehensive Plan amendment. After the 180 days, mapping errors will be processed as part of the annual comprehensive plan amendment cycle.
5. Promote development which supports multimodal forms of transportation and pedestrian safety.

**Commented [KP6]:** These are exiting objectives and procedures found within Chapter 2 (CPP's) of the current Comp Plan, pgs 17-19

## **2: REDUCE SPRAWL**

Objective: Encourage development in urban areas to reduce sprawl and ensure adequate public facilities and services.

6. The Urban Growth Areas (UGAs) should reflect the abilities of service purveyors to provide urban levels of facilities and services during the 20-year planning period.
7. To minimize inefficient provision of essential urban services, annexation of additional property into the UGA shall be facilitated whenever desired by property owners and when necessary for efficient service provision.
8. Annexation of unincorporated islands as they occur shall be encouraged.
9. The jurisdictions will discuss formulas and methods for amortization of sales tax benefit lost by the County after annexation.
10. The jurisdictions will discuss formulas and methods for amortization of County owned capital facilities transferred to the City as a result of annexation.
11. The County and the City shall each notify the other of any discretionary land use permit or development proposal within the Urban Growth Area or within 1000 feet of the UGA boundary. Such notification shall be adequate to provide opportunity to review and comment on such applications prior to action by the designated body of the jurisdiction.
12. All threshold determinations pursuant to the State Environmental Policy Act (SEPA) issued by the County for proposals within the UGA or within 1000 feet of the UGA, will be provided to the City. All such threshold determinations issued by the City for projects or areas within 1000 feet of the City boundary shall be provided to the County. Such notice shall be adequate to provide County staff with the opportunity to review and comment on such actions prior to expiration of comment periods.
13. The County and City shall each take due heed of comments offered by the other regarding any application for discretionary land use permits being processed by the other. Each jurisdiction shall have formal standing for appeal of decisions made by the other on such matters.

### **SUBDIVISIONS**

14. Subdivision of land shall facilitate current or eventual residential development at urban densities in Urban Growth Areas.
15. In areas within the Urban Growth Area, where public sewer and water are not available, subdivisions must be designed to allow more intensive development when such services become available. This can be accomplished on one of the following two ways:
  - Before annexation or before urban services are otherwise available at a property, subdivision shall be to urban densities. However, development may be allowed wherein non-urban services are provided on several lots in support of development on others.

- Before annexation or before urban services are otherwise available on a property, subdivision of the property may provide for a number of lots meeting the definition of urban density while the remainder of the property is maintained as a single large lot. The large lot portion may be used to site non-urban type services such as wells and septic systems to serve development on the smaller, urban size, lots.
16. Specific improvements bringing properties subdivided in one of the ways discussed above to city standards may be deferred until City services are provided. This deferment will only be granted if, as a condition of approval of such subdivisions, an obligation to bring the property to specified city standard at that time is provided as an attachment to title.
  17. Whether roads provided in new subdivisions are public or private, the layout of the roadways should support the modified grid street pattern matching up with the City road system. Use of cul-de-sacs should be minimized.

**Commented [CH7]:** Ensure that there is an enforceable mechanism for ensuring deferred improvements are constructed.