

URBAN GOALS AND POLICIES

Please note: these draft goals and policies have been changed and reordered from the current policies in the Land Use Element of the Comprehensive Plan. Proposed additions to the language are underlined, and proposed deletions are struck-through.

All goals, objectives and policies that are proposed to be completely removed are shown towards the end of the document. The current numbering has been retained for each of the goals, objectives and policies shown.

URBAN GROWTH AREAS

LU GOAL _____ : Designate Urban Growth Areas based on the standards of the Growth Management Act.

Policy _____

Classify and size Urban Growth Areas based on RCW 36.70A.110.

Policy LU 1.1

Ensure that Ssufficient area ~~should be~~is included in ~~the~~ urban growth areas to accommodate the County's adopted 20-year population forecast, ~~to~~ allow for market choice and location preferences, and ~~to~~ provide for economic development opportunities.

~~Policy LU 1.2~~ _____

~~Areas designated for urban growth including commercial, industrial, and residential uses and associated public facilities should be sized to support urban residential densities or non-residential intensities~~Policy _____

Confirm that the location and size of urban growth areas, and should match the capability of the affected community to provide urban levels of governmental services.

Policy LU 1.3

~~Allowance should be made for~~ Consider the provision of greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining the land requirements for urban growth areas.

~~Objective LU 2~~**Concentrated Development**

LU GOAL _____ : ~~Focus more intense~~ Focus development in Urban Growth Areas.

Policy LU 1.2

Ensure that urban growth areas accommodate more intense types of commercial, industrial, and residential land use, and their associated public facilities.

Policy LU 2.1

Locate ~~intensive development should be located w~~ where adequate public services and facilities are present, or can be provided concurrently with development.

Policy LU 2.3

Encourage ~~infill development and higher density zoning should be encouraged~~ where services have already been provided and/or sufficient infrastructure capacity exists ~~before there is expansion of existing urban growth areas.~~

Desired Forms of Development

LU GOAL _____ : Promote desired forms of urban development.

Objective LU 5 – Strong Urban Centers

~~Strengthen existing urban centers~~ the historic downtowns of communities in Lewis County and their surrounding residential areas.-

Policy LU 5.1

Sustain ~~the existing historic~~ centers of Lewis County communities by focusing infrastructure expenditures to the areas.

Policy LU 5.2

~~Encourage clustered or crossroads~~ infill development and traditional forms of city building within the centers (with structures oriented to the street, pedestrian-orientation, etc.), ~~over rather than~~ strip development patterns.

Objective LU 6 – Attractive Major Corridors

Maintain a visually attractive appearance along the Interstate -5 (I-5) and US 12 corridors.

Policy LU 6.1

~~The County and those cities~~ Work with WSDOT and cities adjoining the I-5 and U.S. 12 corridors ~~shall work with WSDOT~~ to develop minimum landscape standards for interchanges and appropriate road segments.

Policy LU 6.2

Require landscape screening for large commercial/industrial ~~S~~ structures and outdoor storage areas should be screened with landscaping to provide a visual buffer along the highway corridors.

Objective _____ – Historic Preservation

Encourage the preservation of history in Lewis County.

Policy LU 7.6

Preserve Ssites of historical significance should be preserved in throughout Lewis County.

Commercial Land

LU GOAL : Ensure adequate commercial land is available to provide goods and services to citizens of Lewis County and the traveling public.

Objective - Adequate Supply of Commercial Land

Ensure a sufficient amount of developable commercial land is available within the Urban Growth Areas of Lewis County.

Policy

Evaluate the extent of available commercial land as part of requests to amend Urban Growth Areas. When necessary, encourage the consideration of a variety of options, beyond just the expansion of Urban Growth Areas, to increase the amount of commercial land.

Objective LU 7 – Well-Planned Commercial Development

Use the regulatory framework to gGuide commercial development and redevelopment in to appropriate locations within incorporated and unincorporated Urban Growth Areas.

Policy LU 7.3

Encourage Ccommercial development should be encouraged in areas where adequate facilities and services are available or can be provided concurrent with development.

Policy LU 7.1

Site and design Nnew commercial developments should be designed to facilitate access and circulation travel by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation (where available).

Policy LU 7.2

Ensure the pattern and scale of commercial centers are suitable for their locations and the populations they served.

Policy LU 7.4

Encourage minimal Lland use conflicts between commercial uses and other uses should be minimized through proper location siting and appropriate design (to the degree practicable).

Policy LU 7.5

Ensure Pproposed commercial developments should do not adversely impact nearby resource uses or critical areas.

Industrial Land

LU GOAL: Expand and diversify Sustain Lewis County’s existing and traditional industrial economic base, and expand and diversify its competitive potential.

Objective LU 9. – Adequate Supply of Industrial Land

Assure an adequate supply of prime industrial sites are available to meet market demands for industrial development over the planning horizon.

Policy LU 9.1

Locate Ssites designated for industrial use should be located in areas:

- ~~w~~With appropriate access to arterial roadways;
- ~~With~~ and existing or potential utility service; and
- ~~w~~Where major environmental constraints, such as unsuitable soils, floodplains ~~and or~~ wetlands, ~~are minimal or able to be mitigated~~.

Policy LU 9.2

Maintain an adequate supply of prime industrial land ~~with~~ in designated urban growth areas in accordance with the countywide planning policies.

Objective LU 8 – Well Planned Industrial Development

Encourage job-producing economic development that is ~~well-~~planned, ~~to create~~ attractive, ~~industrial areas~~ and avoids significant adverse impacts.

Policy LU 8.1

~~Site planning and design of~~ Mitigate very intensive industrial development ~~such as industry should be mitigated~~ through the use of ~~appropriate~~ landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

Policy LU 8.2

~~The master planning of~~ Ensure new industrial areas ~~to should~~ include ~~such~~ features such as open space, landscaping, integrated signage and traffic control, and ~~overall coordinated property~~ management and maintenance ~~through covenants or other~~ property management techniques.

Policy LU 8.3

Locate and design ~~N~~new industrial sites ~~should be located and designed to minimize traffic impediments, and~~ facilitate safe access and circulation ~~and reduce traffic impediments~~. New sites ~~And~~ should have appropriate access to the regional transportation network; or direct access to a major arterial, ~~provided that the development and~~ mitigates any significant adverse impacts on the transportation systems of the surrounding areas.

URBAN RESERVE AREA OVERLAYS

LU GOAL: Designate Urban Reserve Areas overlays (URAs) at certain specified locations ~~identified in a subarea plan in order to avoid premature land segregation and~~ the development of uses which that are potentially incompatible with, or preclude later, urban development, and to.

Objective LU _____ - FROM ABOVE GOAL

~~preserve~~ Preserve opportunities for the future siting of larger industrial, mixed use retail/commercial, or tourist-oriented uses, ~~or~~ concentrations of uses through the use of Urban Reserve Area Overlays.

Policy LU 3.2

Apply ~~The Urban Reserve Area overlay~~ Urban Reserve Area overlays ~~should be applied~~ at sites well served by existing or planned transportation systems, ~~or~~ or adjacent to an uses that promote economic development existing Urban Growth Area.

Policy LU 3.3

Classify ~~L~~lands within the designated URA-Urban Reserve Area overlays ~~may carry as~~ Rural or Resource designations lands that are

~~and shall be~~ subject to a minimum lot size requirements that will not preclude more intensive future urban development.

Policy LU 3.4

~~Include Urban Reserve Areas within designated Urban Growth Areas Prior prior to development being developed for economic development, URA lands shall be included within designated Urban Growth Areas. The~~ Designation or expansion of a UGA's to include URA an Urban Reserve Area lands may be initiated by cities or Lewis County the county or a city. Such applications should have the support of the city impacted by the proposed UGA expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

Policy LU 3.1

~~The URA overlay is intended to be applied and implemented through later development, only in those cases where ensuing development~~ Ensure that future developments within Urban Reserve Areas can provide employment opportunities that offering higher wages than prevail in the community and can be developed in an environmentally sensitive manner, and in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses.

Policy LU 3.5

~~Support the Lewis County shall support~~ expansions of designated UGAs to include URA Urban Reserve Areas lands only if the economic development envisioned as part of this plan can and will occur, and the following circumstances exist to ensure that economic development as intended can and will occur:

- Infrastructure, including, but not limited to, urban roads, public water, and public sewer ~~are is~~ available to serve the Urban Reserve Area URA proposed for inclusion in the UGA, or will be will be made available concurrent ~~with to~~ development of the area];
- Infrastructure requirements and costs ~~are such that the for~~ the Urban Reserve Area URA proposed for inclusion in the UGA can be supported for the uses envisioned;
- Requirements and standards ~~s necessary to implement the development goals of the subarea plan~~ ensure appropriate economic development are established;
- Lands that have been designated as Priority Habitat areas within the Urban Reserve Overlay Urban Reserve Area which also have designated Priority Habitat areas shall include provisions for the avoidance or mitigation of impacts to the impacts on wildlife habitats.

MASTER PLANS

LU GOAL _____ : Ensure master plans to create new Urban Growth Areas are approved in a manner consistent with the standards in RCW 36.70A, and the provisions of the Lewis County Code.

Policy _____

Process master plans in accordance with Table LU-1 and the Goals and Policies below.

Policy _____

Utilize the relevant permit requirements in state law where an inconsistency exists between Table LU-1, the policies below, and RCW 36.70A.350, RCW 36.70A.365, RCW 36.70A.367, or RCW 36.70A.368.

TABLE LU-1: A Guide for Master Plans in Lewis County

	<u>Population Allocation Required?</u>	<u>Planning Commission Required?</u>	<u>Hearing Examiner Required?</u>
<u>Fully Contained Community (RCW 36.70A.350)</u>	<u>Yes</u>	<u>Yes – To put Master Plan components such as the UGA boundary, population allocation, and other relevant items in the Comprehensive Plan</u>	<u>Yes – To approve specific proposals within the larger Master Plan</u>
<u>Major Industrial Developments (RCW 36.70A.365)</u>	<u>No</u>	<u>No</u>	<u>Yes – To review the specific proposal. Must be consistent with the criteria in RCW 36.70A.365(2). Approval by the Hearings Examiner amends the Comprehensive Plan to establish the UGA boundary.</u>
<u>Major Industrial Development –</u>	<u>No</u>	<u>Yes – To establish an Industrial Land Bank¹ and</u>	<u>Yes – To review specific major industrial developments</u>

¹ Please note: no Urban Growth Areas are required as part of this type of proposal; rather, Industrial Land Banks are required to be established within the Comprehensive Plan.

<u>Master Planned Locations (RCW 36.70A.367)</u>		<u>development regulations for the review and approval of specific major industrial developments.</u>	<u>within the industrial land bank.</u>
<u>Major Industrial Development – Master Planned Locations (RCW 36.70A.368)</u>	<u>No</u>	<u>Yes – To put Master Plan components such as the UGA boundary and other relevant items in the Comprehensive Plan. Process completed for the Industrial Park at TransAlta (IPAT) in 2010.</u>	<u>Yes – To review specific major industrial activity. Must be consistent with RCW 36.70A.368(4).</u>

Fully Contained Communities

LU GOAL _____ : Permit fully contained communities within Lewis County.

Policy _____

Allow fully contained communities in Lewis County, so long as the requirements in 36.70A.350 are met.

Policy _____

Require fully contained communities to reserve a portion of Lewis County's twenty-year population projection as specified in RCW 36.70A.350(2). When necessary, require the applicant to request the reallocation of population from another urban growth area to accommodate the proposed population for the fully contained community.

Policy _____

Require proposed fully contained communities to establish an urban growth area within the Lewis County Comprehensive Plan, prior to a hearing before the Lewis County Hearings Examiner.

Policy _____

Ensure that Lewis County does not establish a new fully contained community urban growth area more than once every five years (36.70A.350(2)).

Major Industrial Developments (RCW 36.70A.365)

LU GOAL _____ : Authorize the siting of specific major industrial developments outside urban growth areas when designed in accordance with relevant state and local requirements.

Policy _____

Continue to monitor the need for industrial land and the availability of industrial sites within the Urban Growth Areas of Lewis County. Encourage potential industrial applicants to use the prepared monitoring reports to help meet the required standard in RCW 36.70A.365(h).

Policy _____

Process Major Industrial Developments (proposed under RCW 36.70A.365) as a public hearing before the hearings examiner.

Policy _____

Require new major industrial developments (proposed under 36.70A.365) to meet all applicable criteria for the use, and the relevant goals and policies for industrial development (listed as part of LU Goal _____).

Policy _____

Consider the final approval of an application for a major industrial development as an adopted amendment to the Lewis County Comprehensive Plan (per RCW 36.70A.365(3)).

Major Industrial Developments – Master Planned Locations (RCW 36.70A.367)

LU GOAL _____ : Permit master planned major industrial developments within Lewis County.

Policy _____

Consider the development of a major industrial development – master planned location as a two-step process: the designation of an industrial land bank area in the comprehensive plan; and the subsequent review of specific major industrial developments through a local master plan process (per RCW 36.70A.367).

Policy _____

Continue to monitor the availability of industrial sites and the need for industrial land within Urban Growth Areas of Lewis County.

Policy _____

Designate an industrial land bank within the Comprehensive Plan under the requirements in RCW 36.70A.367 when additional land for industrial development is found to be necessary.

Policy _____

Process any application that would create a specific master plan within an industrial land bank area as a hearing before the hearing examiner under the Lewis County Code.

Major Industrial Developments (RCW 36.70A.368)

LU GOAL _____ : Major Industrial Developments, Reclaimed Surface Mine – Industrial Park at TransAlta.

Policy _____

Consider the boundary shown on the Urban Growth Area map as the extent of the UGA for the Industrial Park at TransAlta (IPAT).

Policy _____

Do not allow urban growth in nonurban areas adjacent to IPAT based solely on the proximity of the land to the urban growth boundary.

Policy _____

Process an application for a specific major industrial activity within the master planned location as a hearing before the Lewis County Hearings Examiner.

Policy _____

Review all applications for specific major industrial activities in accordance with the criteria in RCW 36.70A.368(4), the goals and

policies related to industrial development (in LU Goal _____), and the relevant standards in the Lewis County Code.

COORDINATED AND CONCURRENT PUBLIC INFRASTRUCTURE PROVISION

LU GOAL _____ : Ensure coordinated and concurrent installation of public infrastructure (whenever necessary).

Policy LU 4.1

Establish inter-local agreements or other mechanisms between the County and cities for to ensure better coordination in of land use planning and the provision of facilities. Consider methods such as development using common development standards, coordinated development permit management, urban service boundary areas, and service area amendment management processes as methods to coordinate between the jurisdictions.

Policy LU 4.2

Require that Ensure utility, capital facility, and transportation levels of service standards are appropriate to service new growth provided before development is approved concurrent with development.

~~LU GOAL: Urban Growth is focused, compact, built at urban densities, and situated:~~

- ~~1) As a first priority, within currently designated urban growth areas;~~
- ~~2) As a subsequent priority, in areas adjacent to currently designated urban growth areas~~
- ~~3) As a subsequent priority, in other areas as appropriate through subarea planning and analysis, such as out of floodways, critical areas, and habitat, agricultural, and resource areas.~~

~~Objective LU 1—~~

~~Define the areas currently characterized as urban or appropriate for urban growth.~~

~~Policy LU 2.2—~~

~~Development should be located within areas that are already characterized by urban growth:~~

- ~~• that have existing public facilities and service capacities to serve such development; or~~
- ~~• that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public and/or private investment or initiative.~~

~~Policy LU 2.4—~~

~~Non-municipal economic development UGAs will be established through a subarea planning process in which:~~

- ~~• The subarea plan has identified locations suited to major industrial, mixed-use retail/commercial, or regional tourist-~~

~~oriented uses due to proximity to transportation or resource assets, parcel sizes, and land suitability for intensive development.~~

- ~~• A programmatic environmental review of the subarea plan has been completed.~~
- ~~• An economic/market analysis has concluded that the 20-year supply of developable urban land in the county is inadequate to meet future demand.~~
- ~~• The review and approval of specific economic development sector plan proposals ensures that urban growth will not occur in adjacent rural and resource lands; development is consistent with the county's critical area regulations; environmental impacts are avoided or mitigated; infrastructure requirements are identified and provided concurrent with development. Such infrastructure, however, may be phased with development and provision for addressing environmental protection is made.~~
- ~~• Preservation of critical areas and resource lands has been assured through conservation measures tailored to the nature and extent of the project.~~

~~Objective LU 3a:~~

~~Identify areas for future urban growth through the subarea planning process.~~

~~**LU GOAL: Ensure that urban growth is coordinated to make land development and related public infrastructure investment concurrent.**~~

~~LU GOAL: Ensure that the supply of goods and services necessary to support urban densities and intensities is available to both the citizens of Lewis County and the traveling public. Policy LU 9.3—~~

~~Allow for the designation of Major Industrial Developments/Major Industrial Developments – Master Planned Locations at certain specified locations outside of designated Urban Growth Areas pursuant with RCW 36.70A.365 , RCW 36.70A.367, and RCW 36.70A.368.~~

~~Policy LU 9.4 —~~

~~A major industrial development – master planned location designated pursuant to RCW 36.70A.368 must satisfy the following criteria:~~

- ~~• Must be located on lands formerly used or designated for surface coal mining and supporting uses; that consist of an aggregation of land of one thousand (1,000) or more acres, which is not required to be contiguous; and that are suitable for manufacturing, industrial, or commercial businesses.~~
- ~~• New infrastructure is provided for; and~~
- ~~• Environmental review of a proposed designation of a master planned location must be at the programmatic level, as long as the environmental review of a proposed designation that is being reviewed concurrent with a proposed major industrial activity at the project level.~~

~~Policy LU 8.4~~

~~Home-based businesses and industries should be allowed in residential areas.~~