

1. INTRODUCTION

Purpose of the Comprehensive Plan

The Lewis County Comprehensive Plan is a product of the state-wide requirements for growth management planning embodied in Chapter 36.70A RCW. The purpose of the plan is to identify a vision for the community and to allocate and provide for growth consistent with the thirteen goals of growth management articulated in RCW 36.70A.020.

Citizen Participation in the Planning Process

This section outlines Lewis County's Citizen Participation process and events that have taken place leading up to the development of the draft comprehensive plan.

Visioning and County-wide Planning Policies

The first steps in Lewis County's growth management planning process were the development of a community vision, Chapter 2, and the development of county-wide planning policies to put that vision into operation, Appendix A. Lewis County adopted its county-wide planning policies in June, 1995.

Classification, Designation and Protection of Resource Lands and Critical Areas

The next step was the identification of resource lands and critical areas and the adoption of interim regulations to assure resource lands and critical areas were identified and protected during the planning process. The County adopted both sets of regulations in 1996, now codified as Lewis County Code, and they will be revised as appropriate during the implementation phase of this growth management process.

Interim Urban Growth Areas (IUGAs)

The final interim step was the identification of the interim urban growth area boundaries which the County adopted in May 1998, now codified as Lewis County Code (LCC) 14.17.45. The intent of the interim urban growth area process is to:

- identify the official population forecast for the relevant period;
- identify the most probable allocation of population among cities, small towns, and rural areas;
- identify existing facilities and capability to serve future urban growth; and
- establish boundaries within which urban growth is appropriate and outside of which urban growth is not.

In order to qualify for an interim urban growth boundary beyond the city limits, each city/town identified land needs and capacity to serve projected residential, commercial, and industrial demands for twenty years, together with a market factor of 25% unless special studies and/or factors indicated otherwise.

Inside urban growth areas, the goal is to accomplish growth at a rate and density which will permit cost-effective service through municipal utilities and facilities. Outside urban growth

areas, the goal is to enable smaller rural communities to grow and improve the communities' overall well-being consistent with Rural Area Guidelines, Chapter 36.707.030, 070(5) and associated regulations without overtaxing public facilities and utilities, and while protecting resource lands and critical areas and preserving rural character by avoiding urban sprawl.

Rural County Land Use Designations

During the summer of 1998, numerous public meetings and workshops were conducted to develop a recommended preferred land use alternative for Lewis County's rural areas. Citizen input was critical in the development of the proposed rural area designations that reflect the unique character of the many pockets of more intensive development that can be found throughout the County. The result is the variety of land use designations which are contained in the Rural Lands Sub-Element of the Land Use Element.

Joint Planning Commission/Comprehensive Plan Citizens Committee

Lewis County established the Joint Planning Commission/Comprehensive Plan Citizen Committee to serve as the citizen oversight committee on plan development. This group of dedicated citizen volunteers met frequently over the course of plan development, often participating in lengthy meetings deliberating on draft Plan policy. The Joint Planning Commission/Citizen Committee was charged with reviewing draft plan policy, background information for each of the plan elements, and formulation of the Rural Sub-Element of the Land Use Element which is the heart of the comprehensive plan. Members also hosted numerous public workshops throughout Lewis County in addition to their regularly scheduled meetings.

Public Workshops and Meetings

During the course of comprehensive plan development, Lewis County held over fifty public workshops and meetings on various elements of the comprehensive plan. These workshops were in addition to the Planning Commission's regularly scheduled workshops and were designed specifically to receive citizen input on the comprehensive plan. Many of the workshops were designed to allow interaction between citizens, such as the roundtable discussions which took place during the Visioning process. These workshops were held throughout the planning process in multiple locations to increase the opportunity for participation of residents living beyond the I-5 corridor. Workshops were held in Centralia, Chehalis, Morton, Mossyrock, Newaukum Hill, Packwood, Winlock and Toledo.

Comprehensive Plan Amendment Process

The Growth Management Act (GMA) makes the comprehensive land use plan and development regulations subject to continuing evaluation and review by the County. The Lewis County Comprehensive Plan will be reviewed and updated at least once every five years but no more frequently than once a year.

The GMA allows for certain exceptions to the annual amendment limitation. The exceptions to this provision are 1) amendments to the Comprehensive Plan resulting from updates to the Capital Facilities Plan; and/or 2) the adoption of subarea plan or master plan documents. In

addition to these two exceptions, the GMA also allows for amendments which are necessary to respond to an emergency situation. The following is a description of the amendment process:

Initiation of Amendments

- a. By motion of the Board of Lewis County Commissioners, or by the Planning Commission;
- b. By a property owner or county resident filing an application with the Planning Department on a standard form available from the Department;
- c. The Planning Commission will receive applications for amending or supplementing the Lewis County Comprehensive Plan up until 30 days prior to the Planning Commission's September public hearing, to allow adequate time for processing the motion of application and to allow for proper public notification of the proposals. Applications received after that date will need to wait until the next year's plan amendment cycle.

Timing

Proposals to amend the comprehensive plan will be accepted at any time, and will be considered along with all other proposals as part of the annual comprehensive plan review and amendment process.

The County shall adopt development regulations to promote coordinated review and amendment of the comprehensive plan. All proposed amendments in any year shall be viewed concurrently, except those exempt from the annual review limitation. Where a comprehensive plan change also involves a change in development regulations, the plan change and the development regulations change will be addressed together, to assure all impacts are considered.

Emergency situations that require amendments outside of the normal schedule must be based on findings that show that the amendment was needed to deal with an emergency situation affecting a neighborhood, community, or the County as a whole, and not the personal emergency of a particular applicant or property owner. Before they consider whether to allow an emergency amendment, the Board of County Commissioners must approve written findings that document the nature of the emergency.

To make sure that the comprehensive plan stays consistent, the Planning Department will evaluate it for consistency internally, with the plans of other jurisdictions, and with the development regulations. The results of this review will be provided to the Planning Commission for their consideration as part of its regular September agenda.

The GMA requires Lewis County to review its designated Urban Growth Areas and the densities permitted within both the incorporated and unincorporated portions of each urban growth area at least every ten years and revise the plan to accommodate the urban growth projected for the next twenty years.

Adoption

After due notice and public hearing, the Board of Lewis County Commissioners may amend, supplement or modify the text and/or maps of the Lewis County Comprehensive Plan. An

amendment may be amended, adopted, or supplemented by the board upon the recommendation of or with the concurrence of the Planning Commission after a public hearing.

Documentation

The record that accompanies any amendment to the Comprehensive Plan or development regulations will be similar to the record for the adoption of the initial plan and regulations. This means that whenever a provision of the comprehensive plan or development regulations is based on factual data, that data or a clear reference of its source will become part of the record of adoption. Also, the record will describe how public participation requirements were met. Public hearings will be recorded, and tape recordings of the proceedings will be kept.

Development Regulations

Following the adoption of this Comprehensive Plan, Lewis County will exercise its emergency rule making authority to adopt interim ordinances to implement key provisions of this plan. The County will then initiate a more systematic review of its development regulations and will revise them in a manner consistent with the provisions of this plan and will make a finding to that effect.

It is important to note that the recent listing of certain species of salmon as Endangered or Threatened Species is an important area of concern for Lewis County. Although state and federal guidelines for compliance have not been issued, the Lewis County Planning Commission has already met with representatives of Governor Locke's Salmon Recovery Team, the National Marine Fisheries Service, and the Lower Columbia Fish Recovery Board to discuss an implementation strategy. It is expected that Lewis County will address ESA compliance through the process of revising its development regulations and through future comprehensive plan amendments.

Current Regulations to Implement Plan Guidelines

The following development regulations as they now exist and as subsequently amended are specifically identified as GMA regulations and all decisions taken under these regulations shall be consistent with, and in accordance with, the goals set forth in the plan. Titles 15, 16, and 17 of the Lewis County Code are specifically adopted as "GMA" regulations and "written policies" under the State Environmental Policy Act and the Lewis County Shoreline Management Master Program.

Citizen Involvement

As required by the GMA, Lewis County established procedures for "early and continuous" public participation in the development and amendment of the Comprehensive Plan and its implementing development regulations. When amendments are proposed for adoption, the same public hearing procedure will be followed that was used for the initial adoption of the Comprehensive Plan.

Submissions to the State

Proposed amendments to the Comprehensive Plan or development regulations will be submitted to the Washington State Department of Community, Trade and Economic

Development in the same manner as the initial plan and development regulations. Adopted amendments will be transmitted in the same manner as the initial plan and development regulations.

Plan Organization

The Lewis County Comprehensive Plan will accomplish the community objectives through eight chapters, which, together with development regulations, will implement the plan by which growth and development in the community will be guided.

The chapters and the purposes to be accomplished are:

1. Introduction - to lay the foundation for the plan, introduce its contents and purpose.
2. Vision - to present the adopted 20-year vision for Lewis County
3. Demographics and Economics- to provide background information on recent growth and development trends and socio-economic conditions.
4. Land Use - to inventory and identify those lands: (1) characterized by urban growth or suitable for urban growth through the planning period and capable of being supported by adequate infrastructure and public facilities for the growth planned; (2) rural areas, including small towns and cross road commercial areas, resort, recreational, and rural areas of more intense development; and (3) natural resource areas including lands with long term viability as timber, agricultural and natural resource lands.
5. Housing - to inventory and identify housing needs and trends, and provide a policy base to assure that the county has an adequate housing supply to meet the needs of the growing community.
6. Transportation - to inventory and identify the transportation facilities and needs throughout the County and to assure, through identification of levels of service, projected facility plans for at least six years, and projected capital facility budgets, that the County is able to maintain transportation concurrency throughout the planning period.
7. Utilities to inventory and identify utility needs and capabilities throughout the county and to assure that the county has an adequate utility and public facilities base to serve the needs of the growing community.
8. Capital Facilities - to inventory the County facilities, both existing, planned and necessary and to identify a financing plan to demonstrate how the necessary capital facilities can be implemented to be concurrent with the planned growth.

Each element is generally organized as follows:

- Introduction
- Growth Management Act Requirements
- Existing Conditions
- Goals, Objectives and Policies
- Summary Including Implementation Strategy

ENVIRONMENTAL ANALYSIS

SEPA Requirements

The State Environmental Policy Act or SEPA (RCW 43.21C) requires government officials to consider the environmental consequences of actions they are about to take, and seek better or less damaging ways to accomplish those proposed actions. They must consider whether the proposed action will have a significant, adverse environmental impact on the following elements of the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, land and shoreline use, transportation, and public services and utilities.

SEPA grants each agency the authority to protect environmental quality, and it requires state and local officials to make decisions consistent with the policy set forth in the act. When necessary, it can be used to supplement agencies' authority to address gaps in laws affecting environmental quality. Policies, plans and regulations adopted under GMA are considered non-project actions subject to SEPA review.

SEPA/GMA Integration

Sound planning requires establishing objectives, analyzing alternatives, selecting an alternative, and implementation. An environmental impact statement (EIS) is part of the planning process in that it analyzes and documents the environmental impacts and tradeoffs of a proposed action. Ideally, environmental analysis is continuous throughout the planning process. Discussion of policies and specific land use designations is informed by analyses of the economic, social and environmental consequences of those choices.

SEPA and GMA requirements are similar in many ways. Integration of SEPA with GMA eliminates duplication of effort and assures consistency between SEPA and GMA requirements. The planning processes for SEPA and GMA come together at several points:

Public Participation. Both SEPA and GMA recognize public participation and agency coordination as critical to the planning process.

Existing Conditions. Both SEPA and GMA require collection and analysis of information regarding existing conditions.

Goals and Objectives. Planning goals and objectives play an important role in the development of the GMA comprehensive plan, and the SEPA evaluation of plan alternatives.

Impact Analysis. GMA requires collection and analysis of data for natural resource lands, critical areas, the mandatory plan elements (land use, rural, housing, transportation, utilities, capital facilities), urban growth areas, and the siting of essential public facilities. SEPA requires

the County to analyze the significant adverse impacts to elements of the natural and built environment that are identified during scoping.

Mitigation. GMA requires strategies to reduce the impacts of growth on the natural and built environment. The same strategies should satisfy SEPA requirements for identifying ways to mitigate the significant adverse impacts identified during scoping.

Documents. Both SEPA and GMA require preparation of documents for the public participation and decision-making process, but they each have specific guidelines on the information and analysis that must or should be included.

Visioning. Lewis County conducted a formal EIS scoping process for the Comprehensive Plan in December, 1998. Prior to that, the Visioning effort helped identify the issues of concern to County residents, forming the basis for plan goals and policies. In one sense, the Visioning process and other public participation efforts leading to development of the plan's goals and policies could be considered part of the scoping process, in that they address both the natural and built environment and must be internally consistent.

Development and Analysis of Alternatives. Lewis County utilized a Joint Planning Commission/Citizen Committee to assist in development and analysis of Comprehensive Plan goals, policies and objectives, alternatives and mitigation measures. In the early stages of the development of the Comprehensive Plan, the environmental analysis took the form of presentations and issue papers made to the Joint Planning Commission/Comprehensive Plan Citizen Committee. Spirited discussion with the Citizen Committee was prompted by the issues raised at each of their respective meetings. Key issues which were discussed include:

- resource land and critical area identification, designation, conservation, and protection
- rural lands classification
- identification and mapping of rural areas based upon classifications
- service provision in rural and unincorporated urban areas
- potential development impacts and mitigation alternatives
- urban area strategies, needs, and UGA designations

Scope of Environmental Review

This Draft Environmental Impact Statement (DEIS) provides a broad overview of the environmental impacts of future development under two alternative growth scenarios. The DEIS was prepared under the State Environmental Policy Act (RCW 43.21C). The scope of the DEIS was established through a scoping process which included public notification of affected agencies and request for comments on which issues should be addressed in the DEIS. The scope was also influenced by the input of the Joint Planning Commission/Comprehensive Plan Citizen Committee and the public workshops held throughout the County during the process of plan development.

The following is the list of scoping issues utilized in the environmental analysis of the Comprehensive Plan Alternatives. The scoping notice was published on December 2, 1998.

Natural Environment

- Water Supply
- Water Quality
- Air Quality
- Fish and Wildlife Habitat
- Wetlands
- Geologically Hazardous Areas

Land Use

- Rural Character, Densities and Associated Services
- Future Economic Development
- Transition of Land Uses
- Preservation of Natural Resource Lands
- Incompatible Development
- Open Space Corridors and Greenbelts

Housing

- Affordable Housing
- Housing Type/Mix

Transportation

- Congestion (LOS)
- Funding Impact of Growth
- Level of Service
- Land Use Coordination
- Air Quality
- Safety
- Private Roads
- Freight and Goods Movement
- Alternative Transportation/Non-Motorized Modes
- Transportation Demand Management
- Neighborhood Transportation Needs

Utilities

- Service Provision
- Coordination of Service Providers
- Concurrency and Implications for Growth
- Environmental Sensitivity

Capital Facilities

- Regional Infrastructure and Service Delivery
- Level of Service in Urban and Rural Areas
- Focused Public Investment

- Service Agreements
- Infrastructure Cost Recovery
- Siting of Essential Public Facilities

Non-Project Action

The adoption of a comprehensive plan is classified by SEPA as a non-project action. A non-project action is defined as an action that is broader than a single site specific project and involves decisions on policies, plans or programs. The EIS for the non-project proposal does not require site specific analyses; instead, the EIS discusses impacts and alternatives appropriate to the scope of the non-project proposal and to the level of planning for the proposal.

Phased Environmental Review

SEPA encourages environmental review to begin at the earliest possible stage in the planning of a proposed project, and provides that the analysis be at a programmatic level. A programmatic EIS allows the flexibility of completing a broader analysis of environmental impacts early in the planning process, before individual, site-specific projects are proposed. It also allows for analysis of the proposed comprehensive plan alternatives and provides environmental consideration prior to adoption of a preferred alternative.

Lewis County is using phased review, as authorized by SEPA, in its environmental review of growth management planning actions. The analysis in this Recommended Draft Environmental Impact Statement (DEIS)/Draft Comprehensive Plan will be used to review the environmental impacts of other actions, including subarea plans, implementing development regulations and, where applicable, individual projects. In addition to this DEIS/Draft Plan, the County may conduct additional environmental review of such actions as they are drafted or proposed in a phased process. This will permit incremental review when subsequent implementation actions require a more detailed evaluation and as additional information becomes available.

Description of Alternative Growth Scenarios

Development of Alternatives

Two alternative growth scenarios were developed to meet the requirements of the State Environmental Policy Act (SEPA). The State Environmental Policy Act requires the inclusion of a No-Action Alternative as well as other reasonable alternatives. The existing trends are considered the No-Action alternative for purposes of analysis. Existing trends in Lewis County are represented by the combination of the goals and policies contained in the existing 1991 Comprehensive Plan, and the IUGAs and interim development regulations as adopted in Ordinance 1150.

The Lewis County Comprehensive Plan includes both the designated Urban Growth Areas (UGAs) and the areas outside of designated UGAs. Each of the incorporated Cities and Towns have developed comprehensive plans for their respective incorporated areas as well as the areas contained within their designated UGAs. The Lewis County Comprehensive Plan incorporates by reference each of the cities' and towns' comprehensive plans. This plan and adopted city comprehensive plans, where applicable, govern UGA activities.

SUMMARY OF ALTERNATIVE GROWTH SCENARIOS

No Action – Existing Trends:

Under this alternative, the comprehensive plan would be based on the existing land use designations and regulations. Development would occur in accordance with existing 1991 Comprehensive Plan policies as modified by interim regulations adopted with Ordinance 1159 (Interim UGAs and development regulations). This is the “no-action” alternative required under SEPA.

Unincorporated Urban Growth Areas: Development would be focused within designated UGAs. There would be no provisions for phasing.

Rural Areas: Development of rural areas would be dispersed. There would be no designation of areas of more intensive rural development. Development of rural areas would be largely self sufficient with a maximum density of one unit per five acres except for special cases subject to the provisions of Ordinance 1159.

Natural Resource Areas: Natural resource areas are treated similarly under each alternative.

Alternatives Considered

In preparing this plan, the joint Lewis County Planning Commission/Citizen Committee considered a wide range of policy issues and alternatives. The following is a summary listing of the major policy issues that shaped the formulation of the preferred plan:

1. Identification, designation, use, conservation, and protection of resource lands and critical areas.
2. Identification and characterization of rural area goals and policies, particularly pertaining to:
 - a. Rural character or look
 - b. A variety of residential densities
 - c. Cluster vs. grid pattern of development
 - d. Public water supply vs. exempt wells
 - e. Restoration of economic activities in rural areas which were once much larger than today
 - f. Identification and characterization of rural areas of more intense development
 - g. Identification of gateway communities to foster economic development in rural areas
3. Identification and characterization of UGA issues pertaining to:
 - a. Promoting a process to identify and locate new planned communities
 - b. Promoting a process to identify and locate new industrial development areas
4. Identification of the appropriate size of city urban growth areas

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The Preferred Plan – The 1999 Comprehensive Plan

Incorporated Urban Growth Areas: Development in incorporated UGAs is expected to conform to city comprehensive plans. The County adopts by reference the City environmental documents associated with those plans. Where County changes have been made to City plans, it has been in consultation with City officials to reflect current activities.

Unincorporated Urban Growth Areas: Development in unincorporated portions of designated UGAs would be phased, in that it would be guided to the areas of focused public investment that could accommodate urban densities. The County would enter into interlocal agreements with each jurisdiction to determine the appropriate phase/focused public investment area boundaries.

Rural Areas: Development of rural areas would be focused within the designated rural centers (Small Town, Suburban Enclave, Rural Freeway Interchange and Crossroads Commercial). The balance of the rural areas would be largely self sufficient with a maximum density of one unit per five acres.

Natural Resource Areas: Natural resource areas are treated similarly under each alternative.

Major Differences and Similarities

Both alternatives are evaluated on the same population forecast for the year 2015. However, the distribution of this population varies between the alternatives, particularly within the rural areas of the County. Both alternatives provide for designated Urban Growth Areas.

The *No-Action Alternative* continues the current development pattern in urban and rural areas. Such development pattern potentially involves the inefficient development and use of public facilities and increases the cost of government services. Most urban development would occur within the I-5 corridor, however the designated urban area is treated uniformly with no delineation of phases for service provision. There is greater potential for land use incompatibility in the short term within the designated urban area as development encroaches into areas where there are currently large parcels with rural character.

The *Preferred Plan Alternative* implements the requirements of GMA, while customizing the densities and designations to reflect the local culture of Lewis County. Great emphasis is placed upon the designation of rural areas of more intensive development to recognize those areas of the county which are existing centers of development activity. By guiding development within these areas, impacts on outlying areas are reduced

This alternative also promotes phased growth in the UGAs. The first phase would encourage growth in development incentive corridors or areas through focused public investment in capital facilities. These corridors/areas could follow selected major arterials and water/sewer utility corridors, or they might represent the “inner tier” of growth nearest to the existing city limits. The second tier represents the remaining urban growth area outside the investment corridors/areas. These areas would be jointly identified with each city. Where water and/or sewer are not available, future urban transition would be facilitated by interim cluster

developments. These developments would be served by community wells and/or septic systems that can eventually be connected to urban systems and developed at higher densities.

SUMMARY OF RELATIVE IMPACTS, POTENTIAL MITIGATION MEASURES AND UNAVOIDABLE ADVERSE IMPACTS

A matrix format has been utilized to summarize the relative impacts of the two alternatives. It is organized to be consistent with the Comprehensive Plan elements and incorporates the issues raised during EIS scoping and the ongoing public participation process as "MAJOR ISSUES". Potential mitigation measures are identified for each of the major issues categories and corresponding Comprehensive Plan policies.

In some cases, no significant adverse impacts were identified for an identified Major Issue. These major issues remain in the table to indicate that the issues were considered in the SEPA/GMA process, but did not emerge as significant adverse impacts.

Natural Environment

Affected Environment:

Please refer to Chapter 4 (Land Use) of the Comprehensive Plan for the affected environment and background information relating to the natural environment.

Impacts

In the **Existing Trends** alternative, impacts on the natural environment will be concentrated within designated UGAs. Impacts to critical areas outside of designated urban areas are difficult to predict and would be addressed on a case-by-case basis. A greater potential impact to water quality and supply exists with dispersed development which would largely be served by individual systems. Sprawling rural development patterns will result in greater potential for gravel roads and associated dust pollution.

In the **Preferred Plan** alternative, impacts on the natural environment will be concentrated within the designated UGAs and rural areas designated for more intensive development. Impacts outside of these areas will be lessened as development would be minimal and at low densities. There would be greater potential loss of habitat within areas designated for growth, but overall less geographic area within the county threatened by the impacts of development activity. Focusing both urban and rural development into areas most suited for growth will lessen the impact on water quality and supply, since public/community systems are more feasible. Air pollution due to emissions and wood smoke will be more noticeable in concentrated source areas. Dust pollution impact should be less under this alternative.

Mitigation

- Implement Critical Areas Ordinance and Shoreline Management Plan
- Encourage cluster development to permit development but lessen direct impact to wetlands, and risk to health and safety associated with flood plains and unstable soils.
- Encourage development that can be served by public/community water, sewer and infrastructure systems to lessen the impact on natural systems, particularly water quality.
- Create policies to limit dust due to gravel roads and construction.

The issues areas identified related to the natural environment have been placed into the following matrix. This matrix evaluates these issues against the two land use alternatives (Existing Trends-No Action, and the Preferred Plan). The probable environmental impacts are briefly discussed with the goals and policies providing the chief means of mitigating growth.

NATURAL ENVIRONMENT MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	Significant Impacts		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Critical Areas: Water Supply	Additional population throughout the county will cause a greater demand on the existing water supply.		Policies requiring community water systems in certain areas will reduce the demand on water resources in the rural areas. Encourage water conservation.
	The existing pattern of development will put the most pressure on water resources as more wells are drilled throughout the rural areas	The demand on water supply will be the greatest in designated urban growth areas, as well as the rural areas of more intensive development. Rural areas of more intensive development will be served mostly by community water systems.	
Critical Areas: Water Quality	Increased densities and impermeable surfaces in the rural areas will affect water quality and increase stormwater runoff. Higher density unsewered areas may cause groundwater contamination.	Additional development in rural areas of more intensive development will affect water quality as impermeable surfaces increase.	Policies encouraging development in areas served by public or community sewer systems will reduce the impact on water quality. The lower density in rural areas outside of designated areas of more intensive development will lessen the area covered by impermeable surfaces, which in turn reduces stormwater runoff.
Critical Areas: Air Quality	A dispersed pattern of development throughout the rural areas of the county will increase the overall area of potential air quality impact due to wood smoke. In addition, more potential for gravel roads in rural areas serving dispersed development will result in greater potential for road dust pollution.	Wood stove and auto emissions will increase in the rural areas of more intensive development as development intensity is increased in these areas.	Support air quality control efforts by appropriate agencies. Encourage dust suppression techniques on gravel roads and during construction.
Critical Areas:	Fish and wildlife habitat will be lost as a result of human activity associated with development and clearing.		Policies that ensure the protection of significant fish and wildlife

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Fish and Wildlife Habitat	Dispersed development throughout the rural areas of the county will disrupt fish and wildlife migration corridors and create a greater impact on individual habitats.	Habitat areas will be impacted most in rural areas of more intensive development and urban growth areas. Development in outlying rural areas will have a minor impact on these habitats.	habitat areas. Development proposals impacting significant habitat areas should be limited and/or mitigation measures required.
Critical Areas: Wetlands	Urbanization of specified areas will result in the loss of wetlands within urban growth areas.	Development within rural areas of more intensive development could impact the wetland system in these areas. Clustering provisions will allow siting of development in areas of least impact.	Cluster development policies will allow development to occur that is sensitive to the existing wetland system. Revise critical area ordinances to provide additional environmental protections.
	As piecemeal development occurs in rural areas, mitigation of wetland system impacts will occur on a case-by-case basis.		
Critical Areas: Geologically Hazardous Areas- Steep Slopes	Development activity under each alternative may create unstable earth conditions and changes in topography. Significant impact may be evident in urban growth areas with steep slopes.	Development within rural areas of more intensive development could cause a higher impact on unstable slopes in these areas as densities increase. Low density development of the rural areas outside of areas designated for more intensive development will lessen the impact on unstable slopes.	Policies restricting development on unstable slopes will reduce the impact on the natural environment and adjacent properties. Revise critical area ordinances to provide additional environmental protections.
	The existing pattern of rural area development will place the greatest amount of pressure on these areas as development is dispersed throughout the county.		

Summary of Major Policy Issues

The proposed plan policies really will dramatically strengthen the county's position on protecting/preserving the natural environment. The existing 1991 plan had only one policy that really spoke to the natural environment and it relates to the behavior of individuals who are recreating in the county's open spaces.

Policy Language Comparison – Natural Environment

Existing Policies from 1991 Comprehensive Plan

- Recreationalists shall be encouraged to safeguard plant and animal habitat. They shall be encouraged to pack out their trash and leave the area as clean as they find it.

Proposed Policies

Goal - Preserve the natural and scenic beauty of Lewis County, and minimize the impact of development on the County's environmental resources.
NE1 - Encourage development in areas with few environmental hazards in order to minimize both the loss of natural resources due to urbanization and the loss of capital investment and life due to natural disasters.
NE 1.1 - The 1998 Lewis County Critical Areas Ordinance (Ordinance No. 1150) is included as an appendix to this Plan.
NE 1.2 - The 1998 Lewis County Shoreline Master Program is included as an appendix to this Plan.
NE 1.3 - The 1992 Lewis County Solid Waste Management Plan is included as an appendix to this plan.
NE 1.4 - New development should be located in areas which have minimal environmental constraints (e.g., soils, steep slopes, bedrock, water table, flood prone areas).
NE 1.5 - Residential development should be discouraged within the 100-year flood plain and prohibited in the floodway or that area which includes the center of the channel of a creek, stream or river and that area which carries the majority of water during a flood.

NE 1.6 - Increased storm water runoff from new development should not adversely impact other properties.
NE 1.7 - Lewis County should be granted drainage easements for all major drainage ways.
NE 2 - Improve the level of air quality in Lewis County.
NE 2.1 - Encourage activities that produce air pollutants and odors to comply with adopted air quality standards for the county.
NE 2.2 - Encourage the use of alternative cleaner burning fuels.
NE 2.3 - Establish educational programs concerning the impacts of wood burning on the air quality of Lewis County and the need to limit use during periods of temperature inversions.
NE 3 - Improve and maintain the quality and quantity of water in Lewis County.
NE 3.1 - Encourage water management for improved water conservation, storage, and delivery of potable water in Lewis County, as well as for improved flood control.
NE 3.2 - Encourage intensive livestock operations to locate in areas with less productive soils and low potential for ground and surface water contamination.
NE 3.3 - Developments near surface waters should be encouraged to minimize their impact on water supplies through increased setbacks, buffering and other mitigation techniques.
NE 3.4 - Protect the aquifer recharge areas to help ensure a long term, high quality supply of water for Lewis County residents.
NE 3.5 - Encourage development in areas with few soil limitations for septic tank filter fields to help prevent the contamination of groundwater supplies.

NE 3.6 - Promote Best Management Practices for avoiding potential groundwater pollution sources including on-site wastewater treatment by providing for proof of non-impact by real estate developers.

NE 4 - Maintain the quality of the county's environmentally sensitive critical areas.

NE 4.1 - Preserve hazardous areas (subject to geologic and flood hazards) as open space wherever possible.

NE 4.2 - Encourage the preservation of natural buffers along the county's rivers, lakes and streams.

NE 4.3 - Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.

NE 4.4 - Promote responsible, multiple uses of the land that minimize impacts to outdoor recreation, fish and wildlife habitats, and watersheds.

NE 4.5 - Recreationalists shall be encouraged to safeguard plant and animal habitat. They shall be encouraged to pack out their trash and leave the area as clean as they find it.

Land Use

Affected Environment:

Please refer to Chapter 4 (Land Use Element) of the Comprehensive Plan for the affected environment and background information relating to land use.

Impacts

EXISTING TRENDS

Urban: Development would be focussed within designated UGAs. The urban growth area would be treated uniformly without identification of phased growth in a tier system. Opportunities for multifamily housing and economic development would be primarily available in the designated UGAs. Greatest land use changes and impacts due to growth and development would be evident within the designated UGAs.

Rural: Development in rural areas would be dispersed with an overall average density limitation of one unit per five acres. Economic opportunity would be limited in rural areas resulting in continued hardship for residents living in rural areas where natural resource based industry has declined.

Natural Resource Lands: The potential for impact to/conflict with natural resource lands is greater under this alternative as rural development would not be focused into preferred development areas. Mitigation would need to take place on a case-by-case basis.

PREFERRED PLAN

Urban: Development within designated UGAs would be guided through a phasing system that closely matches available/planned infrastructure and services. Impacts to the built environment would be concentrated within the areas designated as the first tier of urban development. Areas designated as second tier would see little development until the first tier is developed. Overall cost to serve urban development would be lessened as improvements could be focused on the first tier areas.

Rural: Development within rural areas would be focused within areas designated for more intensive development. Impacts on the built/natural environment would be more dramatic within these areas, but lessened in the remainder of the county's rural areas. Impacts on existing services and infrastructure within designated areas of more intensive development would be greater than under the Existing Trends alternative. These areas are designated for business and industrial development to positively impact the economy of rural areas.

Natural Resource Lands: Areas of impact to natural resource lands would be smaller and concentrated at the fringes of designated rural areas of more intensive development, but would be lessened throughout the balance of the rural areas.

Mitigation Measures

- Work with each of the cities and towns to identify areas of focused public investment within designated UGAs to provide greater predictability in areas of impact and service provision.
- Allow for a variety of types of rural development within areas designated for more intensive development to allow for choice in lifestyle in rural areas.
- Provide adequate incentives to achieve goals of focused development in rural areas that preserves natural resources and supports increased economic development activity.
- Implement provisions to protect natural resource lands from incompatible development both for long term resource lands and resource lands that are within areas which will eventually transition to urban/rural development.

LAND USE MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	Significant Impacts		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Rural Character, Density and Services	Rural areas outside of those designated for more intensive development could lose their rural character over time, as development would be dispersed over a larger area. This dispersed pattern of development is difficult to support with adequate services.	A greater variety of rural typologies with a greater range in densities and intensities of development is encouraged. This would result in a greater change in character within the areas designated for more intensive development as infill would be encouraged and additional services to support these areas would follow development. Rural areas outside of areas designated for more intensive development would see little change and existing rural character would be preserved. Service provision within areas of more intense rural development would be easier and at a higher level of service than outlying rural areas which would need to remain self-sufficient	Policies limiting rural densities and protecting agricultural and forest lands will help maintain the existing rural character. Policies limiting densities in the rural areas will reduce the threat to public safety and welfare (e.g. groundwater contamination). Focused development within rural areas of more intensive development will allow higher densities that can be adequately served by community water and sewer systems.
Future Economic Development	Future employment centers would be focused within the designated UGAs. Proposed employment centers in the rural areas would be evaluated on a case-by-case basis. Economic opportunity outside of designated UGAs would generally be limited as service provision would be focused within designated UGAs	Larger scale employment centers would be focused within designated UGAs. However, opportunity for economic development is anticipated in the designated rural areas of more intensive development. Smaller scale business and industrial development would be allowed in these areas to serve rural populations.	Policies supporting economic development in designated rural areas where infrastructure is available to support development. Policies which address the appropriate size and type of economic development.

Transition of Land Uses	As growth occurs, existing land uses will change. Agricultural, forest and rural land within the urban growth areas will transition to more urban uses.		Policies that limit densities in advance of full urban services will provide a basic protection for existing non-urban uses (i.e. agriculture and low density rural.)
	Development outside of designated UGAs will be more dispersed, resulting in a more gradual transition between urban and rural development.	Development within designated UGAs will be guided into phased growth areas resulting in a gradual transition outward from corporate limits from urban to rural development. A greater proportion of the rural area will remain in its current condition as development is guided to rural areas of more intensive development. However, development within rural areas of more intensive development will result in more dramatic transition of those areas as they infill and intensify.	
Preservation of Natural Resource Lands and Incompatible Development	Both alternatives provide similar protection of natural resource lands.		Right to farm, forestry and mineral resources activities policies. Policies requiring buffering of adjacent uses. Lower densities on designated natural resource lands than in other rural areas.
	The potential for residential/resource lands conflicts outside of designated UGAs is greater as rural development would be dispersed throughout rural areas.	The potential for residential/resource land conflicts is reduced to areas designated for more intensive development. Conflict areas would be more easily anticipated.	
Open Space Corridors and Greenbelts	Both alternatives would result in loss of existing open space.		Cluster provisions will provide for provision of open space and green belts within all classifications of rural areas.
	Development outside of designated UGAs would be dispersed throughout the rural areas resulting in a greater loss to open space corridors. Clearing for individual piecemeal developments would result in greater impact to greenbelt corridors.	Guiding development to rural areas of more intensive development will allow for the preservation of greater contiguous areas of open space and greenbelt throughout the remainder of the rural area. Existing open space within areas designated for more intensive development would be lost to infill development.	

Summary of Major Policy Issues – Land Use – URBAN

Major policy issues associated with the proposed comprehensive plan include the Adoption of Urban Growth Areas and execution of interlocal agreements between Lewis County and each of the incorporated cities and towns. Both the 1991 plan and the proposed plan designate urban areas. However, the proposed plan provides for greater refinement of the definition of urban area both in boundary delineation and in providing for specific areas outside of designated UGAs where urban character development is acceptable. While the existing 1991 plan policies provide for clustering as a development pattern appropriate for urban areas, the proposed plan policies emphasize infill development in the designated urban areas. The proposed plan policies provide for the designation of Urban Reserve Areas URAs.

Policy Language Comparison – Land Use - URBAN

<i>Existing Policies From 1991 Comprehensive Plan</i>		<i>Proposed Policies</i>
<ul style="list-style-type: none">• Diverse housing types for all life styles, income levels, and ages should be encouraged.• Urban Density living should be encouraged within designated urban areas.• Urban density residential development should encourage a wide range of housing types and densities.• New residential developments may be designed, where practicable, to facilitate access and circulation by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation.• Home-based occupations should be permitted in urban residential developments.• Home-based industries should be discouraged in urban residential developments.• Cluster development of residential lands should be particularly encouraged within urban areas, as well as traditional subdivision development. With this type of development an equal number of units are constructed, but open space, views, watersheds, and natural systems can be preserved; and often public facilities and services can		<p>Goal - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</p> <p>LU1 - Define the areas currently characterized by urban or urbanizing growth.</p> <p>LU1-1 - Sufficient area should be included in the urban growth areas to accommodate the County’s adopted 20-year population forecast and to allow for market choice and location preferences.</p> <p>LU1-2 - Areas designated for urban growth (including commercial, industrial, residential, public facilities, etc.) should be determined by preferred development patterns, residential densities, and the financial and technical capacity of the community to provide urban level governmental services.</p> <p>LU1-3 - Once established, urban growth area amendments should occur no more than once per year, consistent with the Comprehensive Plan amendment process.</p>

<p>be provided more efficiently.</p> <ul style="list-style-type: none"> • The following guidelines should be observed in the siting of residential land uses within urban designations. <ul style="list-style-type: none"> ➤ The site should be capable of supporting urban density development without adverse environmental impacts that cannot be mitigated. ➤ The Site should be free from known geologic hazards, flooding, or soil slippage. ➤ The site should be able to accommodate development and not negatively impact nearby existing agriculture, forestry, aquaculture, mineral deposits, or other natural resource uses. ➤ Utility services should be available at the site or be able to be extended concurrent with development. • New commercial developments may be designed, where practicable, to facilitate access and circulation by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation. • Clustered development of commercial land uses is desirable. • The pattern and scale of commercial centers should be suitable for their location and the population they will serve. • Commercial development should be encouraged in areas where adequate facilities and services are available or can be provided concurrent with development. • Land use conflicts between commercial uses and other uses should be minimized through proper location and appropriate design to the degree practicable. • The ingress and egress to commercial sites should be designed to promote safety and reduce traffic impediments in the area. • New commercial centers should be buffered by landscaping or other natural buffers. • Each commercial activity shall be responsible for the handling of storm water runoff from its site. 	<p>LU1-4 - Allowance should be made for greenbelt and open space areas, fish and wildlife habitat, migration routes and other environmentally sensitive areas when determining land requirements for urban growth areas.</p> <p>LU2 - Develop a framework to focus development in Urban Growth Areas.</p> <p>LU2.1 - Whenever possible, new development should be encouraged to locate in incorporated communities or urban growth areas, where services and public facilities are already present.</p> <p>LU2.2 - Development should be located within designated urban growth areas in the following priority:</p> <ol style="list-style-type: none"> 1. Areas already characterized by urban growth that have existing public facilities and service capacities to serve such development; and 2. Areas already characterized by urban growth that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public or private sources. <p>LU2.3 - Infill development and higher density zoning with small lot sizes should be encouraged where services have already been provided and sufficient capacity exists before there is expansion beyond current corporate boundaries into the adopted urban growth areas.</p> <p>LU2.4 - Urban growth should occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities; master planned resorts, industrial reserve areas (IRAs), crossroads communities and rural town centers.</p> <p>Goal - Ensure that as the Urban Growth Areas are developed there is coordination between land development and public infrastructure investments.</p> <p>LU3 - All jurisdictions shall work toward establishing coordinated</p>
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<ul style="list-style-type: none"> • Filling and grading for commercial activities shall not adversely affect the drainage of adjacent land. • The following guidelines should be observed in the siting of commercial land uses within urban designations: <ul style="list-style-type: none"> ➤ The site should be capable of supporting commercial development without adverse environmental impacts that cannot be mitigated. ➤ The Site should be free from known geologic hazards, flooding, or soil slippage. ➤ The site should be able to accommodate development and not negatively impact nearby existing agriculture, forestry, aquaculture, mineral deposits, or other natural resource uses. ➤ Utility services should be available at the site or be able to be extended concurrent with development. ➤ With the exception of neighborhood convenience commercial uses, it is desired that new commercial activities locate within existing areas of commercial use. ➤ The siting of a commercial use should not result in significant traffic impacts on the streets and roads serving residential areas. • The adverse impacts of an industrial development on adjacent land uses should be minimized through the use of appropriate landscaping, screening, buffers, graduated land use intensity, and other similar methods. • The master planning of new industrial areas should include such features as open space, landscaping, integrated signage and traffic control, and overall management and maintenance through covenants or other property management techniques: • New industrial sites should be located and designed to facilitate safe access and circulation and reduce traffic impediments. • Extractive industries may locate where prime natural resource deposits exist, provided these sites are buffered from existing residential areas and restored for appropriate reuse after the removal of the resource material. 	<p>county-wide minimum urban development design standards.</p> <p>LU3.1 - Establish an interlocal agreement between the County and cities for better coordination of land use planning and development.</p> <ul style="list-style-type: none"> • Within the interlocal agreement, establish common development standards, coordinated land use planning, urban service boundary areas and service area amendment processes. <p>LU3.2 - Before development occurs require utility, capital facilities and transportation levels of service standards are appropriate to service the new growth.</p> <p>LU4 - Work to strengthen existing centers through public policy and by focusing public investment.</p> <p>LU4.1 - Enhance existing centers or nodes of development, by focusing infrastructure expenditures in these areas.</p> <p>LU4.2 - Encourage clustered or crossroads development over strip development patterns.</p> <p>LU5 - Maintain the I-5 corridor as an attractive gateway to Lewis County.</p> <p>LU5.1 - The County and those Cities whose UGA boundaries adjoin the I-5 and U.S. Highway corridors shall work with WSDOT to develop minimum landscape standards for interchanges along the Interstate and U.S. Highways.</p> <p>LU5.2 - Structures and outdoor storage areas should be screened with landscaping to provide a visual buffer from I-5</p> <p>Goal - Provide an adequate, convenient supply of goods and services within urban designations to both the citizens of Lewis County and the traveling public.</p> <p>LU6 -- Develop guidelines to allow commercial development in</p>
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<ul style="list-style-type: none"> • New residential uses should be discouraged from locating near active extractive or other type of industrial site without the residential developer providing adequate buffer from the industrial use. • Non industrial land uses and activities should be discouraged in industrial areas, except for those support services which would meet the needs of the area's work force. • The following guidelines should be observed in the siting of industrial land uses within urban designations: <ul style="list-style-type: none"> ➤ The land should be capable of supporting industrial development without adverse environmental impacts that cannot be mitigated. ➤ The area should be located so that the industrial development will not detrimentally impact agriculture, forestry, aquaculture or other natural resource uses. ➤ The land should have appropriate access to the regional transportation network; or direct access to a major arterial, provided that the development mitigates any significant adverse impacts on the transportation systems of the surrounding areas. ➤ Utility services should be available at the site or be able to be extended concurrent with development at levels appropriate to serve the area and the intensity of the proposed industrial development. • The rights of existing agricultural, forest and mineral resource land owners should be protected by the county from the incursions of land uses which are incompatible with those traditional economic activities. This should include the adoption by the county of "right-to-farm", "right-to-forestry", and "right-to-mine" ordinances to protect these lands from nuisance lawsuits brought about by changing land use patterns. • Lands in forest, agricultural, or mineral resource use should be exempt from participating in local improvement districts (LID's), such as sewer districts, unless they connect to such systems. • Developers of new projects should be responsible for providing adequate buffering or setbacks between their projects and existing forestry, agricultural, or mineral resource uses. 	<p>appropriate locations.</p> <p>LU6.1 - New commercial developments may be designed, where practicable, to facilitate access and circulation by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation.</p> <p>LU6.2 - The pattern and scale of commercial centers should be suitable for their location and the population they will serve.</p> <p>LU6.3 - Commercial development should be encouraged in areas where adequate facilities and services are available or can be provided concurrent with development.</p> <p>LU6.4 - Land use conflicts between commercial uses and other uses should be minimized through proper location and appropriate design to the degree practicable.</p> <p>LU6.5 - The site should be able to accommodate the proposed commercial development and not negatively impact nearby agriculture, forestry, aquaculture, mineral deposits, or other natural resource uses.</p> <p>LU6.6 - Sites of historical significance should be preserved in Lewis County.</p> <p>LU6.7 - Opportunities for tourism and public and private recreation should be encouraged in Lewis County. The beneficial and adverse impacts on opportunities for recreation and tourist activities should be considered in land use plans and practice.</p> <p>Goal - Retain Lewis County's existing and traditional industrial development as well as expand and diversify its industrial base.</p> <p>LU7 - Encourage industrial development of all types while mitigating negative impacts on surrounding areas.</p> <p>LU7.1 - The adverse impacts of an industrial development on adjacent land uses should be minimized through the use of appropriate landscaping, screening, buffers, graduated land use intensity, and other similar methods.</p>
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<ul style="list-style-type: none"> • Lewis County inventory of forest and agricultural lands will be compiled from the Assessor’s current tax rolls. • Natural resource lands which are converted to other uses should consider cluster development for the preservation of open space and natural areas, where practicable. • Natural resource processing activities handling natural resource products should be considered an accessory to existing natural resource land uses in urban designations. • New residential, commercial, and industrial development should be allowed only when required facilities and services are available prior to or concurrent with development. • Urban level facilities and services should be provided within urban areas to avoid hazards to public safety and health. • When providing such services as storm water drainage and flood prevention and control measures, the capability of land and natural systems should be considered. • Developers should have the primary fiscal responsibility to provide public facilities and services to proposed developments and mitigate the development’s adverse impacts. • The siting of proposed public facilities and services should conform with county land use policies and objectives. • The expansion or location of institutions of higher education in Lewis County should be encouraged. • Park and recreation facilities should be located within or adjacent to residential developments, and adjacent to or in conjunction with school district properties. <p>Recycling, reduction of solid waste, and the pre-treatment of industrial wastes should be encouraged.</p>	<p>LU7.2 - The master planning of new industrial areas, should include such features as open space, landscaping, integrated signage and traffic control, and overall management and maintenance through covenants or other property management techniques.</p> <p>LU7.3 - New industrial sites should be located and designed to facilitate safe access and circulation and reduce traffic impediments.</p> <p>LU7.4 - New residential uses should be discouraged from locating near active extractive or other type of industrial site without the residential developer providing adequate buffer from the industrial use</p> <p>LU7.5 - Industrial development within urban areas should have appropriate access to the regional transportation network; or direct access to a major arterial, provided that the development mitigates any significant adverse impacts on the transportation systems of the surrounding areas.</p> <p>LU7.6 - Industrial development should occur with minimal environmental impacts.</p> <p>LU7.7 - Home-based industries should be allowed within the UGA areas.</p> <p>LU8 - Assure an adequate supply of prime industrial sites to meet market demands for industrial development over the planning horizon.</p> <p>LU8.1 - Designate and preserve sites for industrial use at locations that will be accessible from roadways of arterial classification or higher, potentially served with utilities, and free of major environmental constraints such as unsuitable soils, floodplains and wetlands</p> <p>LU8.2 - In cooperation with local jurisdictions, maintain an adequate supply of prime industrial land within designated urban growth areas, based on the average absorption rates of the last five years plus an appropriate market factor</p> <p>LU8.3 - Allow for the designation of Major Industrial Developments/Major Industrial Developments - Master Planned</p>
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	<p>Locations at certain specified locations outside of designated Urban Growth Areas pursuant with RCW 36.70A.365 and RCW 36.70A.367.</p> <p>Goal - To ensure that there is sufficient land available for transition to urban growth beyond the 20-year planning horizon.</p> <p>LU9 - Allow for the designation of Urban Reserve Areas (URAs) adjacent to urban growth areas in order to preserve the opportunity for an orderly and efficient transition from rural to urban land uses.</p> <p>LU9.1 - Considerations shall be given to the following in the establishment and location of URA's:</p> <ul style="list-style-type: none">a. The efficiency with which the proposed reserve can be provided with urban services in the future;b. the unique land needs of specific urban activities assessed from a regional perspective;c. the provision of green spaces between communities;d. the efficiencies with which the proposed reserve can be urbanized;e. the proximity of jobs and housing to each other;f. the balance of growth opportunities throughout the region so that costs and benefits can be shared;g. the impact on the regional transportation system; and,h. the protection of designated agricultural and forest resource lands from nearby urbanization. <p>LU9.2 - Considerations shall be given to the following in the establishment f and location of short-term and long-term boundaries within UGAs:</p> <ul style="list-style-type: none">a. Short Term planning areas are served by, or will have plans and funding to be served by, adequate public facilities and services, including sewer and water service, within a ten year period.b. Long-Term Planning Areas (LTPAs) include areas that have unresolved service issues within the identified 20-year UGA that may require additional planning or funding. Portions of the LTPAs may be changed to STPAs through the rezone process when adequate facilities to support urban densities are planned and funded for
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		<p>construction. Until such change is made, development in LTPAs shall be at low density (typically R1-5) unless designated for long-term commercial or industrial uses.</p> <p>Portions of certain Long Term planning areas may be converted to Short Term planning areas through a rezone process when adequate facilities to support urban densities are planned and funded for construction.</p>
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Summary of Major Policy Issues – Land Use - RURAL

The primary difference between the proposed plan and the Existing 1991 plan is that the proposed Plan contains policy and an outline for development standards that distinguishes between different classifications of rural area and appropriate development for each. It distinguishes between rural areas of more intensive development and remote rural areas. This policy shift recognizes that there are some areas of the County where it is appropriate to promote slightly higher densities and that rural development should be encouraged in these areas where infrastructure is either available or more easily developed/expanded. The proposed plan policies specify that industrial uses may be allowed in rural areas where appropriate. The proposed plan policies also state that minimum lot sizes in rural areas should take into consideration the requirements of individual wells and septic systems and that rural development should occur at a density of not more than 1 unit per 5 acres.

Policy Language Comparison – Land Use - RURAL

Existing Policies from 1991 Comprehensive Plan	Proposed Policies
<ul style="list-style-type: none"> • It should be the responsibility of any new incompatible land use to appropriately buffer itself from any existing forestry, agricultural, or mineral resource lands. • Notification should be placed on all plats or binding site plans in rural areas adjacent to forest, agriculture, and mineral resource lands that the existing activities may not be compatible with residential development. The notice should state that agricultural, forest, or mining activities performed in accordance with county, state, and federal laws are not subject to legal action as a public nuisance. • The county should protect the practice of forestry and the long term continuance of natural resource management. • Home-based occupations and industries should be allowed throughout rural mixed use designations. • New commercial/industrial development including agriculture, forest land or mineral resource use in rural mixed use areas near existing residential should be developed in a manner that minimized potential conflicts. Adverse environmental impact shall be mitigated by the developer. • Commercial and industrial uses should also be allowed to locate or expand in the rural mixed use areas provided; <ul style="list-style-type: none"> ➤ Their utility needs can be met (cost paid by the developer); ➤ The land can support the proposed development, and; ➤ Interfaces with existing land uses can be mitigated. • Clustering and buffering of commercial and industrial uses should be considered where practicable. • Municipal utilities may be extended into rural areas to correct existing health hazards. 	<p>Goal - Maintain the rural character of Lewis County.</p> <p>R1 - Ensure that growth in the County is focused so that the remainder of the County can remain predominantly rural.</p> <p>R1.1 - Rural development, outside of defined urban growth areas, should be encouraged in a pattern and density that supports the surrounding and prevailing land use pattern, and that does not create urban demands for services for the County taxpayers to support.</p> <p>R1.2 - Rural development should be encouraged to occur at a density of not more than one dwelling unit per 5 acres.</p> <p>R1.3 - Densities must remain sufficiently low so as to avoid conflicts between new residential development and county residents that have allowable home-based occupations and industries.</p> <p>R1.4 - Rural area residents should expect the level of public services, such as water systems, emergency services, road improvements to be limited as distance increases from the urban areas.</p> <p>Goal - Allow residents in remote parts of the County to live as they choose as long they do not infringe upon the rights of neighboring property owners or cause environmental degradation.</p> <p>R2 - Maintain areas where an independent and private lifestyle can be sustained.</p> <p>R2.1 - Low density residential development, local service establishments, and home based businesses should be allowed in remote rural areas.</p> <p>R2.2 - Establish a minimum lot size which will make feasible individual</p>

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<ul style="list-style-type: none"> • New residential use in rural mixed use areas near existing forestry, agricultural, and mineral resource uses should be developed in a manner that minimizes potential conflicts and reduces the unnecessary conversion of farm and forest land to other uses. As in urban and suburban areas, clustering and buffering should be considered. • The rights of existing agricultural, forest, and mineral resource land owners should be protected by the county from the incursions of land uses which are incompatible with these traditional economic activities. This should include the adoption of “right-to-farm”, “right-to-forestry”, and “right-to-mine” ordinances by Lewis County to protect these uses from nuisance lawsuits brought about by changing land use patterns. 		<p>wells and septic systems on each parcel, without unduly affecting nearby properties’ wells and septic systems. This lot size may vary depending on water availability and soil suitability for septic systems in each area.</p> <p>Goal - Allow for industrial uses in the rural area that are primarily dependent on the natural resources derived from the rural area.</p> <p>R3 - Allow industries such as warehousing, manufacturing and distribution in areas beyond urban growth areas where appropriate.</p> <p>R3.1 - Allow industries to locate in rural areas proximate to transportation corridors such as Federal and State Highways or railroads.</p> <p>R3.2 - Ensure that any rural location chosen for an industrial use is served by or can be served with necessary infrastructure, (for example: community wells and septic systems).</p>
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Summary of Major Policy Issues – Land Use – NATURAL RESOURCE

The existing 1991 plan policy emphasizes the preservation of the interests of land owners involved in natural resource industry and provides for the protection of natural resource lands from adjacent incompatible land use. The proposed plan policy provides additional protection to designated natural resource land by incorporating by reference the 1998 natural resource land ordinance, provides for the identification as well as preservation of natural resource lands. In addition, proposed plan policy specifies maximum residential densities for development on designated natural resource lands. Proposed plan policies also state that natural resource related activities should minimize their adverse impacts on the natural environment.

Policy Language Comparison – Land Use – NATURAL RESOURCE

<p><i>Existing Policies from 1991 Comprehensive Plan</i></p> <ul style="list-style-type: none"> • The County should protect the interests of land owners who wish to continue the practice of management of natural resources. 		<p><i>Proposed Policies</i></p> <p>Goal - Maintain agricultural, commercial timber production, mineral resource extraction lands and their ancillary uses.</p>
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<ul style="list-style-type: none"> • The County encourages the multiple use of forest land. Multiple use management acknowledges the primary use and provides for other compatible uses. These uses may include air and water quality, fauna, flora and their habitats, viewsheds, watersheds and dispersed recreation. • The County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures). • The County discourages the establishment or expansion of special purpose taxing districts and local improvement districts in lands designated Natural Resource Land Use. • The County endorses the concept of cooperative resource management as developed in the Washington State Timber, Fish, and Wildlife agreement, which is an agreement among industrial timber landowners, environmental groups, state resource agencies, Indian tribes, and counties for managing the state’s public and private timberlands and public resources. • Land Use activities within or adjacent to Natural Resource Land uses should be sited and designed to minimize conflicts with resource management and other activities on natural resource land. • The Open space in clustered or any other development should buffer adjacent natural resource land from that-development. • Resource management activities performed in accordance with county, state, and federal laws should not be subject to legal action as public nuisances. 	<p>NR1 - Identify and preserve resource lands supporting agriculture, forest, and mineral extractive industries.</p> <p>NR1.1 - The Lewis County Resource Lands Ordinance will be revised to be consistent with the provisions of this plan. NR1.2 - The County should protect the interests of land owners who wish to continue the practice of management of natural resources.</p> <p>NR1.3 - The County encourages the multiple use of forest land. Multiple use management acknowledges the primary use and provides for other compatible uses. These uses may include air and water quality, fauna, flora and their habitats, viewsheds, watersheds and dispersed recreation.</p> <p>NR1.4 - The County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).</p> <p>NR1.5 - The County discourages the establishment or expansion of special purpose taxing districts and local improvement districts in lands designated Natural Resource Land Use.</p> <p>NR1.6 - The County endorses the concept of cooperative resource management as developed in the Washington State Timber, Fish, and Wildlife agreement, which is an agreement among industrial timber landowners, environmental groups, state resource agencies, Indian tribes, and counties for managing the state’s public and private timberlands and public resources</p> <p>NR1.7 - Land Use activities within or adjacent to Natural Resource Land uses should be sited and designed to minimize conflicts with resource management and other activities on natural resource land.</p> <p>NR1.8 - Resource management activities performed in accordance with county, state, and federal laws should not be subject to legal action as public nuisances.</p>
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	<p>NR1.9 - The maximum residential density on commercially significant agricultural resource lands is one unit per twenty acres.</p> <p>NR1.10 - The maximum residential density on primary forest resource lands is one unit per 80 acres.</p> <p>NR1.11 - The maximum residential density on designated mineral resource lands is one unit per 10 acres.</p> <p>NR1.12 - Agriculture (including ranching), forestry and mineral resource related activities should be conducted in a manner which will minimize their adverse impacts on water quality, habitat, and other environmentally sensitive areas.</p> <p>NR 1.13 - Mineral extraction sites should be restored in a fashion consistent with Washington and Lewis County laws and regulations.</p> <p>NR1.14 - The County shall consider adopting "right-to-farm", "right to forestry", and "right-to-mine" ordinances to protect these land uses from nuisance lawsuits brought about by changing land use patterns.</p> <p>NR1.15 - It is the responsibility of any new incompatible land use to appropriately buffer itself from any existing forestry, agricultural, or mineral resource lands.</p>
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Housing

Affected Environment:

Please refer to Chapter 5 (Housing Element) of the Comprehensive Plan for the affected environment and background information relating to Housing.

Impacts

In both alternatives, affordable housing and multifamily housing would be concentrated within designated urban growth areas where the overall density is targeted at not less than 4 units per acre.

In the Existing Trends Alternative, all rural lands are treated similarly. A sprawling rural development pattern which consumes more vacant and natural resource lands would likely occur. Greater flexibility in housing development would exist in this alternative, as there are no policies to guide development into preferred areas. Overall average cost of housing and related services would be higher in this alternative, since sprawling development patterns are more difficult to serve with public services. Overall level of service to households in rural areas would be lower.

In the Preferred Plan Alternative, housing development would be guided to rural areas designated for more intensive development where adequate services and infrastructure exist. Greater potential for affordable housing exists for rural areas under this alternative. Residential development in outlying rural areas would need to be self-sufficient and would likely only be an option for households that can afford to maintain the higher cost of services.

Mitigation

- Encourage infill development of existing platted lots and areas designated for more intensive rural development.
- Encourage public/private/nonprofit partnerships to provide low and moderate income housing.
- Encourage the rehabilitation of existing housing to preserve existing affordable housing stock.
- Require buffers within new residential development which is adjacent to designated natural resource lands.

The issues areas identified related to housing have been placed into the following matrix. This matrix evaluates these issues against the two land use alternatives (Existing Trends-No Action, and the Preferred Plan). The probable adverse environmental impacts are discussed with the goals and policies providing the chief means of mitigating growth.

HOUSING MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	Significant Impacts		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Affordable Housing	<p>Low income housing will be most accessible within urban growth areas, particularly within areas with existing infrastructure and/or focused public investment of infrastructure and services.</p> <p>The dispersed pattern of development in rural areas restricts low income housing in rural areas because low income households may lack reliable transportation to and from employment and services.</p> <p>Residential development in the rural areas will need to be primarily self-sufficient, leading to a rise in the cost of housing.</p>	<p>Opportunities for low income housing may also be available in rural areas of more intensive development where services and public transportation can be provided more easily.</p> <p>Focused development of rural areas will provide the opportunity for affordable housing through smaller lot sizes and availability of public/community infrastructure systems.</p>	<p>Encourage public/private/nonprofit partnerships to provide low-income housing.</p> <p>Encourage local lending institutions to provide additional financing mechanisms for low-income housing.</p>
Housing Type/Mix	<p>This alternative allows for the greatest flexibility in housing density and locations within the rural areas.</p> <p>Limited potential for multifamily development outside of designated UGAs.</p>	<p>This alternative guides rural development into designated areas and discourages it outside these areas. This limits housing choice to either more intensive community-oriented rural development or self-sufficient low intensity rural development.</p> <p>Some potential for multifamily development within areas designated for more intensive rural development.</p>	<p>Allow for many classifications of rural within the areas of more intensive development to provide for lifestyle choice within the areas where development is being encouraged.</p>

Summary of Major Policy Issues – Housing

The major policy issues considered by the proposed comprehensive plan include:

- Greater emphasis on considering the relationship between residential development and service needs.
- The existing plan policies stress the importance of siting appropriate density housing in urban, suburban and rural areas. However the proposed plan policies also state that residential development should be focused in urban areas where services can be made available. Cities should provide services to support residential development at higher densities in incorporated areas.
- The existing plan policies stress the use of clustered residential development in the rural and suburban areas, whereas the proposed plan policies stress clustering as a tool in the rural areas. This change in policy direction relates to the anticipated use and benefits of clustering. The emphasis in the proposed plan policy is that clustering is to be used to preserve larger tracts of open space and natural resource lands in the rural areas.
- The proposed plan policies include policies which support fair share principles and use of innovative affordable housing strategies such as accessory units to help meet housing needs.
- The proposed plan policies state that the County will participate in periodic housing needs assessments, and housing condition inventories to help assess changing housing needs and conditions.
- The proposed plan includes policies supporting the preservation of existing housing stock.
- The proposed plan places greater emphasis on minimizing land use incompatibility between residential and non-residential land uses.

Policy Language Comparison – Housing

<i>Existing</i> (from the <i>Land Use Element of the 1991 Comprehensive Plan</i>)		<i>Proposed Policies</i>
<ul style="list-style-type: none"> • Diverse housing types for all lifestyles, income levels, and ages should be encouraged. • Urban/suburban density living should be encouraged within designated urban/suburban areas. • Urban density residential development should encourage a wide range of housing types and densities. • New residential developments may be designed, where practicable, to facilitate access and circulation by transit, car/van pools, 		<p>Goal - Encourage diversity in the type, density and location of housing within the county and its cities while protecting the public health, safety, and quality of life.</p> <p>H1 - A variety of housing types, neighborhood settings, price ranges, amenities, and proximity to services, and daily activities should be available within the framework of established urban-rural land use policies.</p>

<p>pedestrians, bicyclists, and other alternative modes of transportation.</p> <ul style="list-style-type: none"> • Home-based occupations should be permitted in urban residential developments. • Home-based occupations and industries should be allowed within suburban designations, provided they do not adversely affect existing residential uses. • Home-based industries should be discouraged in urban residential developments. • Cluster development of residential lands should be particularly encouraged within urban/suburban areas, as well as traditional subdivision development. With this type of development an equal number of units are constructed, but open space, views, watersheds, and natural systems can be preserved; and often public facilities and services can be provided more efficiently. • The following guidelines should be observed in the siting of residential land uses within urban/suburban designations. <ul style="list-style-type: none"> ➢ The site should be capable of supporting urban density development without adverse environmental impacts that cannot be mitigated. ➢ The site should be free from known geologic hazards, flooding, or soil slippage. ➢ The site should be able to accommodate development and not negatively impact nearby existing agriculture, forestry, aquaculture, mineral deposits, or other natural resource uses. ➢ Utility services should be available at the site or be able to be extended concurrent with development. • New residential developments near existing agricultural, forestry, or mining uses should be developed in a manner which minimizes the potential conflicts between the two uses and reduces the unnecessary conversion of farm, forest, and mineral resource lands to other uses. 	<p>H1.1 - In siting housing, consider the locational needs of various types of housing with regard to proximity of employment and access to transportation and services.</p> <p>H1.2 - Consider the impact of new and redevelopment housing, specifically regarding the impact on public and private transportation requirements and ensure that the impact of a proposed development has been coordinated with public services.</p> <p>H1.3 - The county encourage local governments to extend infrastructure and provide other services to accommodate residential growth within incorporated areas which are suitable for higher density growth.</p> <p>H1.4 - Encourage cluster housing development over low density sprawling development in the rural areas of the county.</p> <p>Goal - Ensure that county residents have the opportunity to obtain safe, sanitary and affordable housing.</p> <p>H2 - Achieve a fair share of affordable housing throughout the county.</p> <p>H2.1 - Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types.</p> <p>H2.2 - The county should participate in periodic needs assessments to determine the types, sizes and quantity of living units that are required or will be required over a specified period of time to determine immediate and long range affordable housing needs.</p> <p>H2.3 - The county should explore innovative housing strategies such as accessory units to reduce dependency on subsidized housing.</p> <p>H3 - The county should support the provision of housing for segments of the population that have special housing needs, such as the elderly, physically challenged, and mentally impaired.</p> <p>H3.1 - Group homes, foster care facilities and facilities for other special populations should be located near services and public transportation routes wherever possible. However, these facilities should also be equitably distributed throughout the county, in a manner consistent with</p>
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	<p>the principles contained in the Federal Fair Housing Act.</p> <p>Goal - Encourage the preservation and protection of existing residential areas and plan future development in a manner which promotes neighborhood settings and environments.</p> <p>H4 - Identify the potential for residential/non-residential land use conflicts in the unincorporated areas and reduce or eliminate those conflicts.</p> <p>H4.1 - Minimize the encroachment of business and/or industrial development on existing neighborhoods.</p> <p>H4.2 - Land use buffers should be provided between residential neighborhoods and incompatible land uses.</p> <p>H4.3 - Subdivisions, planned residential developments, multifamily units or other residential projects should be designed in a manner which encourages neighborhood environments.</p> <p>H4.4 - Residential construction adjacent to or within designated natural resource lands should be designed and sited to reduce potential land use conflicts and such housing should be considered secondary to the primary use of those areas.</p> <p>H5 - Preserve and rehabilitate the existing housing stock.</p> <p>H5.1 - Encourage preservation, rehabilitation and redevelopment of the county's existing housing stock.</p> <p>H5.2 - The county should participate in periodic inventories of the housing quality in the neighborhoods of the county's unincorporated areas.</p>
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Transportation

Affected Environment:

Please refer to Chapter 6 (Transportation Element) of the Comprehensive Plan for the affected environment and background information relating to the transportation system.

Impacts

Land use development patterns have a substantial impact on the County's transportation system. In general, growth spread over a larger development area will have a greater impact than growth concentrated within a smaller area. Using this criterion, the greatest impact to the transportation system would be expected under the Existing Conditions (No-Action) Alternative, with less impact expected under the Preferred Plan.

Many transportation impacts related to development tend to be local, that is they have a more specific effect on the local system that is proximate to the particular development proposal and a general effect on the overall transportation system. The preferred plan would have greater localized impact related to designated areas of more intensive development. However, rural mitigations could also be more localized and limited sources of funds better utilized. It is difficult to predict specific transportation system impacts. However, Lewis County will develop a transportation model using Tmodel 3 software to identify more specific impacts of growth related to future development. The transportation system analysis will evaluate growth patterns for each alternative to determine the sufficiency of the existing roadway system. The analysis will also assume that new roadways will be constructed as development occurs according to the needs determined in detailed studies for each development proposal.

If specific project-related transportation impacts are removed from the scope of the analysis, both of the alternatives are expected to have similar system-wide impacts. These system impacts can be predicted to be similar to impacts traditionally experienced with past growth and development in the County. Therefore, this analysis will assume that the transportation system impacts of each land use alternative will follow the patterns established by current trends in development.

Mitigation Measures

The Issues areas identified have been placed into the following matrix. This matrix evaluates these issues against the two land use alternatives (Existing Trends-No Action, and the Preferred Plan). The probable environmental impacts are briefly discussed with the goals, policies and transportation improvement program providing the chief means of mitigating growth.

TRANSPORTATION MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	Significant Adverse Impacts		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Congestion (Level of Service)	Overall systemwide congestion would increase as the population increases throughout the County and vehicle use increases as more individuals need to get from place to place by automobile.		Policies setting Level of Service standards on County roads will allow an acceptable level of congestion on designated arterials. Improvements to meet the Level of Service standards will decrease temporary congestion problems. Maintaining the transportation system will ensure that the quality of life and economic vitality of the County are not degraded.
	Rural development would be dispersed resulting in need for wider geographic dispersal of transportation resources. Greater potential cost to private developers/land owners to support dispersed development pattern in rural areas.	Congestion would increase in the urban areas and the rural areas of more intensive development. Less congestion would occur in the outlying rural areas.	
Funding	Growth will occur throughout the County, which will create a demand for transportation improvements on a widespread basis, requiring more funds.	The establishment of phased development with UGAs and rural areas of intense development would concentrate the transportation improvements in areas of anticipated growth. As a result, funds will be used more efficiently and effectively. Funding for improvement outside these areas would be limited.	The concentration of improvements in investment areas along with lesser demand for improvements in rural areas will decrease the amount of funding necessary.
	Transportation funds will be focused in designated UGAS.		
Impact of Growth	Growth outside the urban areas for both alternatives will be minimal. Population will increase over the twenty-year planning period, increasing pressure on the urban transportation system.		(see Congestion)
Land Use Coordination	Transportation improvements will be made in reaction to the land use changes that will occur over the 20-year planning period.	The establishment of a spectrum of rural land designations as well as phased development areas within UGAs will provide the County with a tool to anticipate growth and prioritize	With the completion of a model, the County will be able to anticipate growth and provide adequate transportation infrastructure through the establishment of a

Lewis County

Comprehensive Plan

		planned transportation infrastructure improvements. The County can be proactive in handling growth instead of responding to demands as they occur.	spectrum of rural land uses as well as focused public investment corridors.
Air Quality	As population and vehicle use increases throughout the County, air pollution will also increase.	Air pollution will become more difficult to control within the urban growth areas as the population within these areas begin to grow and become denser.	New transportation projects will need to be modeled to determine if they will increase the level of air pollution.
Safety	Ensuring the safety of the transportation system will be more costly as the extent of the system grows throughout the County.	The establishment of focused investment corridors will focus safety improvements within these areas. Additional safety improvements will be prioritized by level of critical need.	(see Land Use Coordination)
Private Roads	The dispersed pattern of development in rural areas will create a demand for more private roads, resulting in widespread maintenance needs and impact on natural environment.	The concentration of the majority of growth within urban growth areas and in rural concentrations will allow public investment to be focused to decrease the demand for additional private roads.	Require developers/land owners to maintain roads and develop in land use patterns which minimize development of new roads.
Freight and goods movement	Under both alternatives, rail and truck traffic associated with commercial and/or industrial uses will have an impact on the transportation system. These impacts can be anticipated through zoning and designated uses in the Plan.		Adequate Level of Service standards and development standards will ensure that the appropriate roads are designed and constructed to accommodate the amount and type of use designated.
Alternative Transportation / Non-motorized Modes	The dispersed nature of rural development under existing trends will make the use of alternative transportation / non-motorized modes difficult for rural populations. Transit will be focused more within designed UGAS.	The concentrated form of development within the urban growth areas and the rural areas of more intense development will accommodate alternative transportation / non-motorized modes more easily.	Policies guiding denser development into certain areas will increase the feasibility of alternative transportation / non-motorized modes. Planning for transit stops in rural areas designated for more intense development.
Transportation Demand Management	The dispersed pattern of development in rural areas would result in a less efficient and more costly method of	The concentrated form of development within the urban growth areas and the rural of more intense development	By effective land use planning, adjacent land use demands on the transportation system can be

	transportation demand management as the extent of the system grows throughout the County	areas will allow for more efficient and cost-effective transportation demand management.	directed to corridors that have excess capacity, or have future improvements planned.
Neighborhood Transportation Needs	Under existing trends, the resulting dispersed pattern of development will impact more neighborhoods with additional traffic. However, neighborhood average impact will be less.	The additional traffic from concentrated development within the urban growth areas and the rural areas of more intense development will impact fewer neighborhoods, particularly within the rural areas. However, impacts will be greater in these areas of concentrated development.	Focus public investment to areas with concentrated development.

Summary of Major Policy Issues – Transportation

The proposed plan policy provides greater direction in general for the development and maintenance of the overall county-wide transportation system. Specific policy areas which receive attention in the proposed plan that are not emphasized in the existing 1991 plan include; intergovernmental coordination and development of consistent design standards; preservation and enhancement of the existing roadway network; coordination with airport authorities; planning for use of rail corridors; and land use which is supportive of development and usage of public transit.

Policy Language Comparison – Transportation

Existing Policies from the 1991 Comprehensive Plan		Proposed Policies
<ul style="list-style-type: none">• The County should encourage the implementation of a safe, convenient, and efficient transportation system.• The County should encourage citizen input in planning traffic safety improvements so as to better serve area residents.• The County should provide transportation facilities and improvements in relation to the needs and functions they are intended to serve.• Roadway design should minimize adverse effects on sensitive natural features.• Right-of-way for new roadways or the improvement of existing roadways should be obtained prior to or concurrent with development.• New development should be permitted only when required transportation improvements have been made prior to or concurrent with construction. • The size and design of transportation facilities and improvements should be appropriate for their anticipated needs and functions.• Unnecessary construction of transportation facilities should be avoided in order to minimize costs and adverse environmental impacts.• Where the location of transportation facilities will result in unavoidable environmental impacts, such impacts should be mitigated as far as is reasonable.• The use of alternative transportation modes should be encouraged to decrease reliance on the private automobile. This could include various methods such as the following:		<p>Goal - The County should encourage the implementation of a safe, convenient, and efficient transportation system.</p> <p>T1 - Provide transportation facilities and improvements in relation to the needs and functions they are intended to serve.</p> <p>T1.1 - The size and design of transportation facilities and improvements should be appropriate for their anticipated needs and functions.</p> <p>T2 - Develop strategies to ensure sufficient financing for the maintenance of all existing county-wide transportation facilities.</p> <p>T3 - Provide a safe transportation system for all users of the county transportation system.</p> <p>T3.1 - The transportation of hazardous waste should be limited to specific routes within the county, except for collection or delivery trips to local industrial and/or commercial sites.</p> <p>T3.2 - Existing locations in the road system which have access management and/or safety problems should be identified and corrective resources prioritized toward those locations.</p> <p>T3.3 - The design of new transportation systems should have safety as a priority.</p> <p>T3.4 - Support a road and walkway lighting program in high-use areas.</p> <p>T4 - Manage growth of the transportation system in a way that minimizes adverse environmental impacts and enhances the quality of life for residents of the county.</p> <p>T4.1 - Utilize sound and environmentally responsible design principals in roadway and transportation facility construction.</p> <p>T4.2 - Transportation facility design should minimize adverse effects on sensitive natural features.</p>

<ul style="list-style-type: none"> ➤ The County should create options for and providing education about alternative transportation modes, mass transit, and car/van pools. ➤ The County should design and develop pedestrian paths. • The County should provide adequate facilities and services for alternative transportation modes by identifying specific corridors and alignments and protecting needed right-of-way. • The County should develop criteria for determining the need for and location of pedestrian facilities within urban areas. • The County should coordinate alternative transportation mode planning with other jurisdictions. • The County should encourage and facilitate the use of alternative means of travel by linking activity centers with such things as pedestrian walkways and bicycle paths. • The County should consider park-and-ride lots at suitable, convenient locations. • Support a road and walkway lighting program in high-use areas. • The County should strictly observe FAA standards for development in airport areas, including height limitations, noise mitigation, and land use considerations. • The County should discourage residential development in airport approach zones or in other high noise areas around airports. 	<p>T4.3 - Where the location of transportation facilities will result in unavoidable environmental impacts, such impacts should be mitigated as far as is reasonable.</p> <p>Goal - Facilitate coordination between land use and transportation planning between and within different jurisdictions.</p> <p>T5 - Provide an intermodal county-wide transportation system.</p> <p>T5.1 - Encourage the development of uniform design standards for the county transportation system.</p> <p>T5.2 - Establish a development review procedure to aid in the preservation of county-wide significant transportation corridors.</p> <p>T5.3 - The county should coordinate plans, programs and projects with local, regional, state and federal agencies to ensure consistency between land use development and transportation facilities on a regional basis.</p> <p>T5.4 - Offer data on county transportation facilities to local governments to aid in the evaluation of transportation impacts resulting from development. This includes development, in cooperation with other local agencies, of a county-wide transportation model.</p> <p>T5.5 - The County should encourage citizen input in planning traffic safety improvements so as to better serve area residents.</p> <p>Goal - Land use development and redevelopment should be coordinated and balanced with the transportation facilities needed to support them.</p> <p>T6 - Develop a transportation system that equitably addresses the needs of resource, rural, urban lands, and critical areas.</p> <p>T6.1 - Right-of-way for new roadways or the improvement of existing roadways should be obtained prior to or concurrent with development.</p> <p>T6.7 - New development should be permitted only when required transportation improvements have been made prior to or concurrent with construction.</p> <p>Goal - Preserve and enhance the existing county-wide transportation roadway network.</p> <p>T7 - Strive to provide adequate local routes connecting commercial and industrial lands with the county and regional road system.</p> <p>T7.1 - Strive to provide sufficient funds to construct and maintain routes serving rail, air and port facilities. This support should be at a level of service to support present and future demands on commodity movements and should come from all levels of public and private agencies.</p> <p>T7.2 - Establish priorities and determine needed alignments for routes that serve economic development opportunities.</p> <p>T7.3 - Identify and assess resources to improve a core system of all-</p>
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weather roads to move natural resource commodities.

Goal - Provide adequate capacity and safety, to accommodate demand for air service, at county airports.

T8 - Coordinate with regional and state agencies to fulfill state-wide needs for the potential siting of new facilities for international cargo and passenger air travel.

T8.1 - Lewis County should cooperate with Airport Authorities to ensure that there are appropriate ground transportation links, at county airports, to accommodate passengers, cargo and other services.

T8.2 - The County should strictly observe FAA standards for development in airport areas, including height limitations, noise mitigation, and land use considerations.

T8.3 - The County should discourage residential development in airport approach zones or in other high noise areas around airports.

Goal - Preserve and improve existing rail corridors and facilities.

T9 - Maintain sufficient rail capacity and storage to accommodate rail freight traffic while supporting passenger service within the rail corridor.

T9.1 - The county should reduce conflicts between rail and vehicular traffic wherever practical.

T9.2 - The county should work with rail interests to increase rail capacity to meet current and future rail car storage demands.

T9.3 - Identify options to mitigate impacts of urban congestion on freight movement around the I-5 corridor. Transportation system management measures should be implemented as appropriate.

T9.4 - The County should work closely with cities and individuals to ensure that implementation of the high-speed rail corridor upgrade is fair and considers the safety and local access impacts in small communities.

Goal - Plan and develop a multi-modal county transportation system that will enhance access and mobility for users of all modes of travel to major destinations in the county.

T10 - Encourage the use of alternative transportation modes to decrease reliance on the private automobile and maximize the performance and efficiency of the movement of people, goods and services

T10.1 - The County should provide adequate facilities and services for alternative transportation modes by identifying specific corridors and alignments and protecting needed right-of-way.

T10.2 - The County should create options for, and provide education about, alternative transportation modes, mass transit, and car/van pools.

T10.3 - The County should coordinate alternative transportation mode planning with other jurisdictions.

	<p>T10.4 - The County should encourage and facilitate the use of alternative means of travel by linking activity centers with such things as pedestrian walkways and bicycle paths.</p> <p>T10.5 - The County should assure that all citizens, including low-income individuals, people with disabilities and other disadvantaged individuals, have access to basic transportation services.</p> <p>T10.6 - The County should encourage local and regional transportation systems which contribute to the provision of basic transportation services, enhance mobility of the community, promote energy conservation, and relief from future traffic congestion.</p> <p>T10.7 - The County should strive for consistency and uniformity of standards in the multi-modal county transportation system.</p> <p>Goal - Establish land uses and urban patterns that support public transportation and promote ridership.</p> <p>T11 - Coordinate land use decisions with existing and planned public and quasi-public transportation services.</p> <p>T11.1 - Plan for higher density land uses along public transportation corridors.</p> <p>T11.2 - Lewis County should assist transit agencies to explore options to link public transit systems across the county.</p> <p>T11.3 - Consider incorporation of the work of the Lewis County Rural Transit Plan into future public transportation decision making.</p> <p>T11.4 - The County should encourage park-and-ride lots at suitable, convenient locations.</p> <p>T12 - Establish safe pedestrian and bicycle access throughout the county as part of the non-motorized circulation system.</p> <p>T12.1 - Pathways with appropriate safety facilities should be considered on corridors parallel to the county-wide roadway system.</p> <p>T12.2 - Local agencies should strive to site an alternative route along a parallel corridor where implementation of a pathway on the county road system is not feasible.</p> <p>T12.3 - Encourage safe and convenient pathways and crossings at hazardous locations along county-wide travel corridors in commercial and residential areas.</p> <p>T12.4 - County agencies should strive to construct safer and more convenient pathways in all future County improvement projects that are constructed on the designated regional bicycle system.</p> <p>T12.5 - The County should design and develop pedestrian and bicycle paths as funding priorities allow.</p> <p>T12.6 - The County should develop criteria for determining the need for and location of pedestrian facilities within unincorporated urban areas.</p>
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	<p>Goal - Provide the means by which the adequacy of the County road system is measured to assure that adequate facilities are present or planned and funded at the time of development.</p> <p>T13 - Maintain Level of Service (LOS) standards consistent with current County road standards and with the goals, objectives, and policies of this Comprehensive Plan.</p> <p>T13.1 - It is the policy of Lewis County to have transportation facilities either in place, or planned and funded to be in place within six years of any development, to assure that the County maintains concurrency between planned growth and needed facilities.</p> <p>T13.2 - It is the policy of Lewis County to assure that projects which cannot meet the concurrency requirements of RCW 36.70A.060(B) be prohibited to assure planned development not overwhelm existing facilities.</p> <p>T.13.3 - It is the policy of Lewis County to make efficient use of existing facilities and to assure that transportation LOS not be so narrowly defined, that single or isolated network problems result in significant disruption, when reasonable alternatives are available or necessary. Thus, the County will look at system-wide measures of service, rather than single movement or intersection measures, where reasonable alternatives are available.</p> <p>T13.4 - It is the policy of Lewis County to encourage the improvement of existing facilities, even where overall regional facilities are not in place.</p> <p>T13.5 - It is the policy of Lewis County to use the Institute of Traffic Engineers A-F traffic performance scale, in connection with the TModel 3 calculations for purposes of identifying both need and priority for County funding and construction of transportation capacity enhancement projects on State Routes and major county roadways.</p> <p>T13.6 - Lewis County has several traffic constraints based upon state facilities, where the public interest is not served by spending ever more funds on a given intersection, when a corridor approach to constructing alternatives serves the region better.</p> <p>T13.7 - It is the policy of Lewis County to encourage the efficient use of existing facilities and to avoid dislocations caused by artificial or overly narrow assessment of traffic deficiency at a</p>
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specific location when the overall system is able to accommodate traffic. For this reason, concurrency in Lewis County for arterials shall be determined as follows:

1. The peak hour shall include the peak commute hour and the next highest hour adjacent to the peak commute hour.
2. The concurrency measure shall apply to state routes and major county roadways and be calculated on a corridor basis. A corridor is defined as including the principal routes and affected intersections, together with associated routes and intersections which provide reasonable alternatives for the expected trips. The LOS for concurrency purposes is measured on a corridor average and not any single facility within the corridor. The level of service shall be calculated on the basis of the total traffic carrying capacity of the corridor, when measured against the total traffic potentially using the corridor. The level of service for deficiency purposes for both urban and rural areas shall be when the overall average applied to state routes and major county roadways for the entire corridor falls below LOS "D".
3. The concurrency measure shall also include transportation demand management strategies, transportation alternatives, and prorata participation. Where a project will affect a corridor which is at or below the measured LOS as provided in 1 and 2 above, but will pay, in whole or in part, for facilities which will improve safety or the flow of traffic, or fund a prorata share of a planned bypass or alternate and meets County objectives for housing or economic development, the project shall be considered consistent with these goals and policies and may be approved.
4. The County shall adopt specific development regulations to implement 1-3 above.

T13.8 - State Facility LOS and Concurrency - It is the policy of Lewis County to follow the LOS for state facilities as adopted pursuant to RCW 47.06 and 47.80 and to prioritize its Transportation Plan accordingly. Local impacts, however, even where caused by state facility deficiencies, shall be measured as identified in Objective T13, Policy T13.7 above.

T13.9 - State Facility LOS and Concurrency - Where state funding

		<p>is not adequate to meet state-mandated levels of service on state highways, it is the policy of Lewis County to encourage new development to occur in locations which promote the overall goals of the comprehensive plan and to participate in traffic mitigation programs to reduce or mitigate impacts, to the extent practical, and to participate in local efforts to identify and develop reasonable alternatives, but not to permit state funding priorities to otherwise prevent development in Lewis County in accordance with the overall adopted plan.</p> <p>T13.10 - State Facility LOS and Concurrency - It is the policy of Lewis County to support the regional transit levels of service of maintaining 10 passengers per vehicle hour of operation and 20 passengers per hour during peak hours for scheduled routes as stated in the Regional Transportation Plan (1995 draft) and as that plan may be formally adopted and amended from time to time.</p>
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Utilities

Affected Environment:

Please refer to Chapter 7 (Utilities Element) of the Comprehensive Plan for the affected environment and background information relating to utilities.

Water and Sewer:

Impacts

Water facilities are demand driven and funded by users through hook-up charges and/or monthly rates. Although the population for each alternative is the same, the distribution and location of additional facilities would be different. Under the Existing Trends (No-Action) alternative, development is more dispersed in the rural area, increasing the expense of water and sewer service.

Mitigation

- Encourage water and sewer companies to develop long-range master plans for the placement of facilities within the urban growth area and rural areas of more intensive development.
- Coordinate with the water and sewer companies to evaluate actual and projected patterns and rates of growth and compare these patterns and rates to demand forecasts.

Solid Waste

Impacts

Solid Waste removal is demand driven and funded by users through monthly charges. Although the population for both alternatives is the same, the distribution and location of new population would be different. Under the Existing Trends (No-Action) alternative, development is more dispersed in the rural areas, increasing the expense of solid waste removal.

Mitigation Measures

- Encourage siting of additional smaller transfer centers for solid waste collection outside the urban growth areas.
- Encourage recycling programs.

Electricity:

Impacts

Electrical power has been historically provided in response to demand. Each alternative incorporates the same basic assumption about the level of growth expected in the County to the year 2015. Therefore, there are no differences between alternatives with respect to the source of electrical power. Each alternative projects an increased demand for electrical power.

Transmission and substation facilities may need to be modified to reflect the location and intensity of growth under the alternatives. Electrical distribution facilities will be required to

respond to specific land use patterns as they emerge. A greater concentration of these facilities could occur in the Preferred Plan.

Mitigation Measures

- Develop policy for siting land uses and high voltage facilities to address the perceived risk of exposure to electrical magnetic fields.
- Place a greater emphasis on energy conservation.
- Encourage underground placement of utility lines, whenever feasible.

Natural Gas:

Impacts

Like most other utilities, natural gas is demand driven, and the cost of delivery is dependent on the distance between users. A more concentrated development pattern, as shown in the Preferred Plan, facilitates efficient delivery of natural gas. The Existing Trends (No-Action) Alternative would make delivery of natural gas less efficient outside the designated UGA.

Mitigation Measures

- Coordinate with the natural gas utility to evaluate actual and projected patterns and rates of growth and compare these patterns and rates to demand forecasts.

Telecommunications/Cable:

Impacts

Communications/cable services and facilities are demand driven and funded by users through hook-up charges or rates. Although each alternative assumes the same population for the forecast period, the distribution and location of additional facilities could be different under each alternative in relationship to the population and employment increases and the locations where the residential population and employment activity occurs. The more concentrated development assumed in the Preferred Plan will result in a more economical provision of telecommunication/cable service.

Mitigation Measures

- Encourage communications/cable companies to develop long-range master plans for the placement of facilities within the urban growth area.
- Develop criteria for siting communications/cable facilities.

The issue areas identified have been placed into the following matrix. This matrix evaluates these issues against the two land use alternatives (Existing Trends-No Action, and the Preferred Plan). The probable environmental impacts are briefly discussed with the goals and policies providing the chief means of mitigating growth.

UTILITIES MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	Significant Adverse Impacts		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Service Provision	A dispersed pattern of growth outside the designated UGAS will not lend itself to an efficient provision of services and will necessitate longer service extensions to scattered development.	A more concentrated pattern of growth within rural areas of more intensive development, as well as UGAs, will limit the length of service extensions.	Policies regarding clustering and infill development in the rural areas as well as the unincorporated urban growth areas will limit the length of service extensions and provide more efficient service provisions in the future.
Coordination of Service Providers	Coordination between service providers will be difficult outside of designated UGAS.	Focused public investment corridors help service providers coordinate services as well as guide the individual efforts of each agency. The order of development will help each agency plan efficiently for the future, instead of responding to needs as they arise.	Policies governing service agreements, intergovernmental coordination, and phased development areas will increase the cooperation between service providers.
Concurrency and Implications for growth	A greater burden potentially exists on private development to meet concurrency standards outside designated UGAS.	Improvements will be concurrent with growth under the requirements of the Growth Management Act (GMA).	Policies detailing the requirements of concurrency will ensure that infrastructure is concurrent with development.
Environmental Sensitivity	System improvements will be permitted on an as-needed basis throughout the County in response to threats to public health and safety.	System improvements will be utilized in the transitional and rural settlement areas.	Policies outlining thresholds for system extension/improvement, including ownership and management, will ensure the efficient distribution of management and financial responsibility of these systems while maintaining the public health and safety.

Summary of Major Policy Issues – Utilities

The proposed plan policies provide greater guidance in the general area of provision of utility services to county residents. In particular, proposed plan policies address the following issues which are not included in the 1991 plan: intergovernmental coordination; coordination with service providers; water resource planning; implementation of the solid waste master plan; and planning for natural gas and telecommunication services.

Policy Language Comparison – Utilities

Existing Policies from the 1991 Comprehensive Plan		Proposed Policies
<ul style="list-style-type: none">• The extension of sanitary sewer service to those areas where on-site sewage disposal systems have created known pollution or health hazards should be given priority over other extensions.• The capability of the land and natural systems should be considered when providing services such as storm water drainage, water supply, and sewage disposal.• Utility distribution sites should be allowed within residential areas. State Environmental Protection Act rules shall govern location. Substations shall be properly fenced to prevent access to hazardous equipment and the utility must take reasonable efforts to minimize adverse impacts on the surrounding neighborhood.• The undergrounding of utility distribution lines should be encouraged where feasible.• The county should consider alternative techniques or innovative systems for sewage and sludge disposal.		<p>Goal - Ensure that necessary and adequate utilities to support development in Lewis County are provided in a manner consistent with the Comprehensive Plan.</p> <p>U1 - Assist with planning and delivery of utility services to the unincorporated urban and rural areas of the county.</p> <p>U1.1 - Cities and/or special districts should be the primary utility service providers within the designated urban growth areas.</p> <p>U1.2 - Coordinate among adjacent planning jurisdictions to ensure the consistency of each jurisdiction’s utilities element and regional utility plans, and develop a coordinated process for siting regional utility facilities in a timely manner. <i>(GMA Procedural Criteria in WAC 365-195-320(2)(h))</i></p> <p>U1.3 - The County should consult with service providers as part of the process of identifying land useful for future planned development and for the sharing of utility corridors. <i>(GMA Procedural Criteria in WAC 365-195-320-(2)(c) and (2)(g)(i))</i></p> <p>U1.4 - Provide utility providers with up-to-date county planning materials such as land use designations and population forecasts.</p>

	<p>U1.5 - The capability of the land and natural systems should be considered when providing services such as storm water drainage, water supply, and sewage disposal.</p> <p>Goal - Ensure that future water supplies are sufficient to meet the needs of existing and future development in the county.</p> <p>U2 - Encourage water resource planning.</p> <p>U2.1 - Water service for new development shall comply with all applicable laws and regulations.</p> <p>U2.2 - Encourage the use of small water systems where available to promote the efficient use of water, the use of existing water rights, and to avoid the unnecessary creation of exempt wells.</p> <p>U2.3 - Consider more precise standards for determining the adequacy of water supplies proposed to serve existing and new development.</p> <p>Goal - Develop an efficient system of wastewater collection and treatment facilities to support urban growth within designated UGAs.</p> <p>U3 - Promote the efficient use of existing sanitary sewer systems.</p> <p>U3.1 - The extension of sanitary sewer service to those areas where on-site sewage disposal systems have created known pollution or health hazards should be given priority over other extensions.</p> <p>U3.2 - The county should consider alternative techniques or innovative systems for sewage and bio-solids disposal.</p> <p>U3.3 - Sewer lines should not be extended into rural areas except to remedy documented groundwater contamination problems or to correct documented existing or impending health hazards.</p>
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	<p>Goal - Ensure that solid waste services are efficiently and cost-effectively provided to residents of Lewis County.</p> <p>U4 - Implement the 1992 Lewis County Comprehensive Solid Waste Master Plan with the intent of protecting human health and the environment in an efficient and fiscally responsible manner.</p> <p>U4.1 - Establish requirements for the use of recycled and used materials in construction activities undertaken by the County or its contractors. (Energy and the GMA)</p> <p>U4.2 - Encourage recipients of construction/ demolition permits to use recycled and used materials and to recycle and/or reuse construction/ demolition debris where practicable.</p> <p>U4.3 - Conduct an ongoing fiscal analysis of the recommended solid waste management strategies, which are prioritized as (1) waste reduction, (2) waste recycling, with source separation of recyclable materials as the preferred method, (3) energy recovery, incineration, or landfilling of source-separated</p> <p>Goal - Encourage adequate delivery of electric services to residents of Lewis County.</p> <p>U5 - Assist in the provision of regional electric services to county residents.</p> <p>U5.1 - Utility distribution sites should be allowed within residential areas</p> <ul style="list-style-type: none">• State Environmental Policy Act rules shall govern.• Substations shall be properly fenced to prevent access to hazardous equipment and the utility must make reasonable efforts to minimize adverse impacts on the surrounding neighborhood <p>U5.2 - The undergrounding of utility distribution lines should be encouraged where feasible.</p>
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	<p>U5.3 - Require timely and effective notification of interested utilities of road construction projects, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities. (Procedural Criteria in WAC 365-195-320(2)(ii)).</p> <p>Goal - Encourage natural gas service within the Urban Growth Area.</p> <p>U6 - Foster the extension of natural gas distribution lines to and within the Urban Growth Area.</p> <p>U6.1 - Coordinate land use and facility planning to allow siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.</p> <p>Goal - Ensure that adequate telecommunications services are available to the residents of Lewis County.</p> <p>U7 - Assist in the provision of telecommunications services to county residents.</p> <p>U7.1 - The County's development regulations should be flexible and receptive to innovations and advances in telecommunications technology. (<i>Cellular Industry and the GMA</i>)</p> <p>U7.2 - Encourage telecommunications utilities to use existing structures, such as existing towers and buildings, where feasible.</p>
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Capital Facilities

Affected Environment:

Please refer to Chapter 8 (Capital Facilities Element) of the Comprehensive Plan for the affected environment and background information relating to Capital Facilities.

Law Enforcement

Impacts

A significant factor generating demand for law enforcement services is the residential population of an area. Other factors may include population density, economic conditions, and a variety of societal forces. Since each alternative assumes the same population increase within the County, police staffing requirements can be expected to increase similarly under either alternative.

The general location of the impacts on law enforcement services cannot easily be forecasted under the Existing Trends (No-Action) alternative due to the dispersed nature of development allowed outside designated UGAS. The Preferred Plan allows the sheriff's office to better anticipate future impacts since development is guided into those unincorporated areas that have already that can be served by the County. Under this alternative, County residents will be served more efficiently due to the more central nature of the population distribution.

Mitigation

- Develop and implement crime prevention programs.
- Provide increased police services as population and demand increases.
- Tax revenues from future population increases and employment growth will provide additional resources to allocate to law enforcement services.

Fire

Impacts

Under either alternative, the areas within fire districts must be provided with fire service. Fire and emergency service demand will increase under both alternatives.

Increased population and employment will result in an increase in traffic throughout the transportation system, particularly within the unincorporated urban growth areas. Greater peak hour congestion and a general increase in traffic may impact the ability of fire and emergency medical service providers to respond to emergencies in the most timely manner.

The general location of the impacts on fire service are difficult to forecast under the Existing Trends (No-Action) alternative due to the dispersed nature of development allowed in rural areas. Response time may be longer to serve dispersed development unless costly new stations were constructed in outlying areas. In addition, preferred placement of any new facilities could not be easily predicted ahead of time. Under the Preferred Plan, the fire districts can better anticipate future impacts since development is guided into those areas that can be served by the

County. Under this alternative, County residents will be served more efficiently due to the more central nature of the population distribution. Fewer new stations would be needed in general. The location of new facilities could be planned based upon focused public investment areas.

Mitigation

- Fire prevention construction standards and practices could reduce the risk of fire and fire damage.
- Increased tax revenues associated with future population and employment growth will provide fire districts with additional resources to allocate to emergency services.

Public Buildings

Impacts

Correctional Facilities/Courts

The projected population increase under either alternative means a projected increased demand for correctional facilities and courts.

Administrative Offices

Demand for service will continue to grow with the population increases. Demand for general government space will increase in order to maintain current staffing levels.

Maintenance and Storage

Expansion of shop crews and maintenance responsibilities associated with population increases will increase the amount of space necessary for storage and maintenance.

Mitigation

- Expand the existing office/storage space in areas close to the residential population, if applicable.

Schools

Impacts

Impacts on schools in the alternatives depend on the distribution of population, age distribution of that population, and the available capacity of the various district facilities. The general distribution of population is difficult to predict under the Existing Trends (No-Action) alternative due to the dispersed nature of development allowed outside of the designated UGAS. It is assumed a greater proportion of students would require long-distance bus transportation to and from school. Under the Preferred Plan, school districts can better anticipate future facility development needs since development is guided into those areas that can be served by the County. By appropriately locating new facilities, fewer students would rely on lengthy bus transportation. The required bus routes would likely be more efficient in terms of miles driven per student rider.

Mitigation

- Encourage the school districts to begin acquisition of land to facilitate construction of new schools and expansion of appropriate existing schools.

- Consider more efficient use of school facilities.

Parks

Impacts

Both alternatives anticipate increased population growth within the urban area, which will increase the demand for park land and recreational opportunities. It may be necessary to acquire more land for park and recreation purposes for either alternative within designated UGAS.

The need for expanded regional park facilities would be the same under each alternative and the location of regional facilities would be less influenced by the location/distribution of future development. Greater land area will be developed in the Existing Trends (No-Action) alternative. Therefore, less land will be available for parks and outdoor recreation activity. Furthermore, the resulting dispersed residential pattern is more difficult to serve with community parks than compact development. In the Preferred Plan, community parks may be centrally located so that these amenities would be accessible to a greater percentage of the population by walking or biking.

Mitigation

- Pursue federal, state, and county grant funding for acquisition and development.
- Seek dedication of land for park facilities during the subdivision process.
- Encourage development of recreation facilities within private development to reduce the demand for public recreation facilities.
- Explore regional solutions/opportunities such as bikeways, pathways, and equestrian trails.

It is also important to note that following the adoption of this Comprehensive Plan, the development regulations governing concurrency requirements, as well as SEPA mitigation requirements, will be revised to assure the appropriate provision of necessary services and facilities.

The issue areas identified have been placed into the following matrix. This matrix evaluates these issues against the two land use alternatives (Existing Trends-No Action, and the Preferred Plan). The probable environmental impacts are briefly discussed with the goals and policies providing the chief means of mitigating growth.

CAPITAL FACILITIES MAJOR ISSUES (MAJOR TOPICS OF CONCERN)	<i>Significant Impacts</i>		POSSIBLE MITIGATION MEASURES
	Existing Trends (No-Action)	Preferred Plan	
Regional Infrastructure and Service Delivery	The random pattern of development outside designated UGAS will make regional coordination difficult.	The ability to anticipate growth in designated areas throughout the County will make it easier to coordinate and provide public facilities and services on a regional basis.	Policies regarding intergovernmental coordination will provide a foundation for the provision of regional services.
Level of Service in Urban and Rural Areas	Urban levels of service may be found within rural areas as the market demands.	Urban levels of service will be found within urban areas while rural levels of service will be found within all rural areas.	Policies governing the type and level of service for each type of land designation will create a distinction of levels of service between urban and rural areas.
Focused Public Investment	Infrastructure will be constructed on an as-needed basis as development occurs.	Focused public investment corridors will concentrate infrastructure improvements within these areas so that the land is "fully served" upon development.	Policies creating public investment corridors will improve service efficiency of public utilities.
Service Agreements	No significant adverse impact.		None.
Infrastructure Cost Recovery	Cities and the County will continue to approach this problem on a case-by-case basis as annexations occur.	The coordination of infrastructure improvements between cities and the County will make it easier to determine methods of infrastructure cost recovery.	The formation of service agreements will include guidelines for infrastructure cost recovery formulas.
Siting of Essential Public Facilities	No significant adverse impact.		None.
Mitigation of Development Impacts	Mitigation of development impacts will continue on a case-by case basis, primarily under SEPA	The analysis of development impacts of anticipated growth consistent with the County's comprehensive plan would determine mitigation requirements for future development.	Refinement of the County's development regulations and mitigation measures will reduce analysis at the plan review level.

Summary of Major Policy Issues – Capital Facilities

The proposed plan policy places much greater emphasis on planning for capital facilities than the existing 1991 plan. In particular, the proposed plan states that inventories should be developed and maintained, that capacity and future needs be analyzed and that a Capital Improvement Program be developed and maintained. The proposed plan stresses the importance of coordination between land use and capital facilities planning. Finally, the proposed plan sets policy guidance for intergovernmental/inter-agency coordination with regard to capital facilities planning.

Policy Language Comparison – Capital Facilities

Existing Policies from the 1991 Comprehensive Plan		Proposed Policies
<ul style="list-style-type: none">• New residential, commercial, and industrial development should be allowed only when required facilities and services are available prior to or concurrent with development.• The activities of service or facility districts should be coordinated and consolidated where feasible, to distribute public and private services more efficiently.• Developers should have the primary fiscal responsibility to provide services to proposed developments..		<p>Goal - Achieve and maintain the desired quality of life and vision for Lewis County through the planned provision of public facilities by the County, other public and private entities, and the development industry.</p> <p>CF1 - Identify and define types of public facilities, establish standards for levels of service for each public facility, and determine what additional public facilities are needed in order to achieve and maintain the desired quality of life and vision for the County.</p> <p>CF1.1 - Maintain an inventory of existing public facilities owned or operated by the County and owned or operated by non-county public entities. Include in the inventory the locations and capacities of such facilities and systems.</p> <p>CF1.2 - Consider the quality of public facilities when planning for capital improvements.</p> <ul style="list-style-type: none">• Public facility design should be compatible with the surrounding areas and comply with County-adopted design standards.• Maintain public spaces and enhance their appearance.• Preserve existing significant natural vegetation and features in the

		<p>development of public facilities.</p> <p>CF1.3 - Encourage public amenities and facilities which serve as catalysts for beneficial development.</p> <p>CF1.4 - Protect public health and environmental quality through the appropriate design and installation of public facilities.</p> <ul style="list-style-type: none">• Promote conservation of energy, water and other natural resources in the location and design of public facilities.• Practice efficient and environmentally responsible maintenance and operating procedures for public facilities. <p>CF1.5 - Park and recreation facilities should be encouraged within or adjacent to residential developments, and adjacent to or in conjunction with school district properties.</p> <p>CF 1.6 - The expansion or location of institutions of higher education in Lewis County should be encouraged.</p> <p>CF1.7 - Reassess Lewis County's Capital Facilities Element annually to ensure that public facilities needs and financing are consistent with the land use plan. The annual update should be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.</p> <p>Goal - Coordinate land use planning and public facilities planning and management in order to plan for growth and the availability of public facilities.</p> <p>CF2 - Provide a variety of responses to the demands of growth on capital facilities.</p> <p>CF2.1 - Establish land use patterns that optimize the use of public facilities.</p>
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	<p>CF2.2 - Make the most efficient use of existing public facilities, including such techniques as:</p> <ul style="list-style-type: none">• conservation• demand management• improved scheduling• encourage development that uses existing facilities• other methods of improved efficiency <p>CF2.3 - Provide conservation and demand management programs that reduce the demand on public facilities.</p> <p>CF 2.4 - Encourage development where adequate public facilities and services exist or can be provided in an efficient manner.</p> <p>CF2.5 - New residential, commercial, and industrial development should be allowed only when required facilities and services are available prior to or concurrent with development.</p> <p>Goal - Provide needed public facilities that are within the ability of the County to fund or within the County's authority to require others to provide.</p> <p>CF3 - Establish mechanisms to ensure that the required public facilities are financially feasible.</p> <p>CF3.1 - Base the financing plan for public facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the county.</p> <p>CF3.2 - Finance the six-year Capital Improvements Program within the County's financial capacity to achieve a balance between available revenue and needed public facilities. If the projected funding is inadequate to finance needed public facilities based on forecasted growth, the County could do one or more of the following:</p>
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		<ul style="list-style-type: none">• change the Land Use Element;• increase the amount of revenue from existing sources;• adopt new sources of revenue; and/or• adopt a lower level of service for public facilities. <p>CF3.3 - Match revenue sources to capital improvements on the basis of sound fiscal policies.</p> <p>CF3.4 - Revise the financing plan in the event that revenue sources for capital improvements which require voter approval in a local referendum are not approved.</p> <p>CF3.5 - The ongoing operating and maintenance costs of a public facility should be financially feasible prior to constructing the facility.</p> <p>Goal - Ensure that the Capital Facilities Element is consistent with other county, local, regional and state adopted plans.</p> <p>CF4 - Coordinate land use planning and decisions with plans for public facility capital improvements.</p> <p>CF4.1 - Coordinate with non-county providers of public facilities on a joint program for funding and construction of capital improvements.</p> <p>CF4.2 - Encourage coordinated land use and public facilities planning to support orderly growth by:</p> <ul style="list-style-type: none">• Determining responsibility for providing public facilities in the urban growth areas.• Entering into urban growth management agreements with municipalities and other providers of public facilities to coordinate planning for and development of urban growth areas. <p>CF4.3 - Encourage the development of a cooperative process to determine the need for and to choose the best sites for public facilities of regional significance such as: airports, landfills, correction facilities, state</p>
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		<p>educational facilities and state or regional transportation facilities.</p> <ul style="list-style-type: none">• Develop criteria for the evaluation of siting proposals for county-wide or state-wide public facilities. The criteria may include efficiency and effectiveness of service delivery; environmental, societal, and economic impacts on Lewis County; regional needs; public input; geographic distribution of the facility; and site design.• Provide early public notice and opportunity for public review of proposed location of public facilities of regional significance.
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Unavoidable Adverse Impacts

Under both alternatives incorporated and unincorporated Lewis County will increase in population and associated land development. Consequently, with additional growth will come certain potential unavoidable impacts. These include:

- increased use of land for both urban and rural development
- potential loss of open space, habitat, agricultural and forest watershed land
- increased need for building and maintaining public infrastructure
- increased overall travel demand and traffic congestion
- increased demand for transportation system improvements
- increased demand for public and private utilities
- increased demand for public services, including fire and police protection; library and park/recreation services; schools; health care; and social and human services
- increased surface water runoff potentially causing increased erosion, surface water pollution and groundwater impacts if not properly controlled
- increased emissions to air
- increased noise levels