

Lewis County Countywide Planning Policies

County wide planning policies are written policies used for the sole purpose of establishing a countywide framework from which county and city comprehensive plans are developed and adopted and ensures they are consistent as required in RCW 36.70A.100. Lewis County Wide Planning Policies were updated and adopted in 2017.

The following policies pertain to the City of Winlock and its Comprehensive Plan.

Urban Growth Policies:

1.0 Urban growth shall be encouraged within the cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as industrial master planned areas, master planned resorts, and as new fully contained communities pursuant to RCW.36.70A.350.

1.1 Cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection.

1.2 Land use planning for urban growth areas should provide for urban densities of mixed uses (except for industrial master planned areas) where logical and existing and /or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluation and /or planning new or expanded housing areas.

1.3 Urban Growth Area boundaries for cities and town will include the entire rights of way of public streets, roads, or highways. And, where right of way is sufficient to implement design standards or other such considerations, may follow natural or logical parcel boundaries.

1.4 Seek to ensure that development in the unincorporated Urban Growth Areas of cities conforms to applicable City development regulations.

1.5 All jurisdictions whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the I-5 or U.S. Highway corridors.

1.7 Rural areas have low-density development, which can be sustained by minimal infrastructure improvements.

1.10 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities.

1.12.1 Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor and shall permit a range of urban densities and uses. In determining this market factor, cities and

counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.

1.12.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit conditions consistent with RCW 36.70A.110. The extension of UGA boundaries into resource lands of long-term commercial significance should be avoided unless no practical alternative exists.

1.12.4 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW 36.70A.130(3): a. Determination of needed land i. Are the overall UGA's in the county large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's 20-year population and employment forecasts at urban densities? ii. Is there an inventory of development including vacant land, underdeveloped lands and land where development is likely? iii. Is there land within the UGA that can accommodate the urban services needed for urban densities? iv. Are there lands outside the incorporated Cities or their associated UGAs that currently exhibit an urban density and urban character? b. Consistency with GMA objectives i. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service? ii. What impact would the amendment have on the existing level of services within the UGA? iii. What is the ability to provide services within the UGA? iv. Will the contemplated amendment result in any environmental degradation? v. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density? vi. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.2 Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.5 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in rural areas or resource lands that are outside of these areas or adopted UGAs.

Housing Policies:

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

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with the Comprehensive Plan policies, should be encouraged.

Public Facilities Policies:

12. Public Facilities and Services.

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

12.0 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.

12.1 If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.

12.1.1 If communities within a defined region elect to implement a program of coordinated regional utilities or services, the affected jurisdictions shall enter into inter-local agreements to establish the basis for locating, constructing, operating, maintaining and financing those services.

12.2 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.

12.3 The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.

12.4 New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.

12.7 The County and cities (in cooperation with local service providers) through their land use planning and development codes, should encourage the development and siting of alternative energy generation facilities.

Economic Development Policies:

5.0 The development of businesses and industries should be encouraged within cities urban growth areas, designated Limited Areas of More Intense Rural Development and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW36.70A350, .360, .362, .365, .367 and 368.

5.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.

5.3 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.

5.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.

5.5 Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.

5.6 Value added industries shall be encouraged.

5.8 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.

5.11 The location, retention and expansion of businesses that provide family wage jobs should be supported.

Open Space and Recreation Policies:

9.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.

9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhance, and utilized for active and passive recreation.

9.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreations opportunities.

9.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.