

Attachment A

COUNTY-WIDE PLANNING POLICIES

The following County-Wide Planning Policies were developed and adopted by Franklin County in coordination with Franklin County Cities to establish a framework to ensure that county and city comprehensive plans are consistent with one another as required by the Growth Management Act.

I. Policies to Implement RCW 36.70A.020

1. The Comprehensive Plans of Franklin County and each of its cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:
 - A. **Urban Growth:** Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.
 - B. **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
 - C. **Transportation:** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with the comprehensive plans of Franklin County, the Cities of Pasco, Mesa, Connell and Kahlotus, the Washington Department of Transportation (WSDOT), and the Benton-Franklin Council of Governments.
 - D. **Housing:** Encourage the availability of affordable housing to all economic segments of the Franklin County population and promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
 - E. **Economic Development:** Encourage economic development consistent with the adopted comprehensive plans. Promote economic opportunity for all residents of the county, especially for unemployed and for disadvantaged persons and encourage growth in areas experiencing insufficient economic growth.
 - F. **Property Rights:** Private property rights shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
 - G. **Permits:** Applications for permits should be processed in a timely and fair manner to ensure predictability, and through a process which provides for integrated and consolidated review.
 - H. **Natural Resource Industries:** Maintain and enhance natural resource based industries including: productive agriculture (cultivation and grazing), fisheries and mineral industries. Encourage the improvement of productive agricultural lands and discourage incompatible uses.
 - I. **Open Space and Recreation:** Encourage the retention of Retain useful open space and enhance development of recreational opportunities, conserve critical fish and wildlife habitat, increase public access to natural resource lands and water, and develop parks and recreation facilities.
 - J. **Environment:** Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water for all uses, including potable domestic requirements.

- K. **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- L. **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- M. **Historic Preservation:** Identify and encourage the preservation of land sites and structures that have historical or archaeological significance.

II. Policies to Implement RCW 36.70A.110 relating to the establishment of Urban Growth Areas

1. Each city within Franklin County is included within a designated urban growth area (UGA).
2. Designated UGAs should include an amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should reflect the Comprehensive Plans of each municipality which identifies the amount of land needed to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, and protection of Critical Areas as well as natural barriers to development.
3. Designated urban growth areas should include those portions of the county already characterized by urban growth and having existing public infrastructure, public facilities and service capacities to serve existing and future growth.
4. Designated urban growth areas should include those areas that are within the recognized utility service areas of each city.
5. The size of urban growth areas will vary due to regional settings and should be adequate to promote-viable economic development strategies, promote choices in housing accommodations and ensure adequate lands are available for associated open spaces and public purposes.
6. Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management (OFM). Use of the "mid" series as provided by OFM is preferred, but the Counties and Cities may determine to use different estimates ("high" or "low") based on coordination and mutual agreement. A period of twenty years is the typical planning period.
7. The County shall, in consultation with the cities, propose a population allocation for the purposes of updating Comprehensive Plan documents, based upon the most recent ratio of population distribution as provided by the published OFM intercensal population estimates. The combined population figures for each municipality and the County must total the State's population forecast for Franklin County. The allocation shall be reconsidered during the periodic review required by RCW 36.70A.130. The County, in consultation with the Cities, may review growth projections and allocations between update cycles when circumstances have changed, (for example, actual growth rates or permitting varies from the predicted patterns, or when OFM provides a new set of projections for GMA planning).

8. Municipalities should limit the extension of water and sewer service to area within each jurisdiction's urban growth area.
9. Final development approval will continue to reside with the County for areas outside of City limits.
10. Applications for amendments or changes to the UGA may only be submitted by the County or a municipality within the County in even-numbered years prior to the deadline established for the year's docketing process (with intervals coinciding with the required periodic update of the comprehensive plan). When a city or the county proposes to alter a UGA, it is the responsibility of the proponent to provide confirmation (through studies, reports, and adopted plans) that all of the requirements above have been met, as well as provide a land capacity analysis (guided by WAC 365-196-325) , and SEPA documentation.
11. Within Urban Growth Areas, urban uses shall be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Improvement Plan to be available within six years.
12. The extension of a UGA into an area of Agricultural Lands of Long-Term Commercial Significance (or any Resource lands) is not allowed. Lands with no existing commercial agriculture use or production should be considered for UGA expansion prior to the addition of lands with existing commercial agriculture. However, the availability of water rights may also factor into the selection of lands to be included into UGAs, and the availability of water rights shall be factored in for consideration of approval.
13. When requesting UGA expansions, Cities shall demonstrate the ability for in-fill development to occur in existing low-density areas within the City's UGA to avoid leap-frog development patterns.
14. All policies within each jurisdiction's and Franklin County's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.

III. Policies for promotion of contiguous and orderly development and the provision of urban services to such development [RCW 36.70A.210 (3)b]

15. Joint county/city standards shall be established for development within each individual urban growth boundary, but beyond corporate limits of cities. It is in the public interest that joint standards be developed to preclude the creation of development patterns without municipal utilities and substandard infrastructure and property division that would burden the public with unnecessary costs to correct or compromise the ability of the UGA to accommodate the municipality's 20-year population forecast. These standards should include:
 - A. Street locations, both major and secondary;
 - B. Street right-of-way widths;
 - C. Street improvement widths;
 - D. Street improvement standards;
 - E. Lots and blocks including special lot reservation system when public sewer concurrency cannot be provided;
 - F. Curbs and gutters;
 - G. Sidewalks for secondary streets;
 - H. Road construction standards;

- I. Cul-de-sac, location and dimensions;
- J. Storm drainage facilities, quantity, quality and discharge locations;
- K. Street lights, conduit, fixtures, locations;
- L. Sewer, septic regulations, private sewer, dry sewer facilities;
- M. Water, pipe sizes, locations, fire flows, uniform codes;
- N. All building requirements;
- O. Subdivision and platting requirements including density, parks and open space;
- P. Collection and use of development impact fees as appropriate;
- Q. Mobile home and manufactured home regulations as appropriate;
- R. Zoning standards;

16. The availability of the full range of urban governmental services will be subject to the annexation policies of the adjacent municipality.

The timing of utility extensions into the urban growth area should be consistent with the adopted comprehensive plan and capital facilities plan of the adjacent municipality.

IV. Policies for siting public facilities of a county-wide or state-wide nature, including transportation facilities of a statewide significance as defined in RCW 47.06.140 [RCW 36.70A.210(3)c]

17. When an appropriate issue arises, the county and cities within, along with participation from the public, shall cooperate in a process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.
18. No local comprehensive plan or development regulations will preclude the siting of essential public facilities, but standards may be generated to ensure that reasonable compatibility with other land uses can be achieved.

V. Policies for county-wide transportation facilities and strategies [RCW 36.70A.210(3)d]

19. Maintain active county-city participation in the Benton Franklin Council of Governments in order to facilitate city, county, and state coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.
20. Comprehensive plans shall include, where applicable, the master plans of identified major transportation facilities such as airports, railroads, major freight terminals, and public transit and policies to ensure that they are reasonably accommodated and compatible with future surrounding land uses, in order to ensure the protection of regional transportation assets.

VI. Policies that consider the need for affordable housing for all economic segments of the population and parameters for its distribution [RCW 36.70A.210(3)e]

21. The housing element of each comprehensive plan shall:

- A. Address the manner and the extent that demand from all segments of the housing market will be met.
 - B. Assess the ability to provide sufficient land, infrastructure and services to each housing segment including but not limited to, government assisted housing for low income families, manufactured housing, multi-family housing, migrant agricultural worker housing, and group homes. All segments of the housing market must be accommodated in appropriate numbers.
- 22. Individual plans should encourage regeneration of existing housing inventories.
 - 23. To the extent possible each plan should promote the construction of affordable housing, particularly for low and moderate income segments of the population.
 - 24. Consideration should be given to the provision of diversity in housing types to accommodate elderly, physically challenged, mentally impaired, and the special needs of the population, i.e. congregate care facilities.
 - 25. Comprehensive plans shall consider the effects of public improvement development costs on housing, including impact fees. Allowance for exemption from impact fees for projects, which enhance housing for low and moderate income householders, should be considered.
 - 26. Each community is encouraged to provide its fair share of housing affordable to low and moderate income households by promoting a balanced mix of diverse housing types.
 - 27. Consideration should be given to implementing innovative regulatory strategies, which provide incentives for developers to provide housing affordable to low and moderate income households in order to avoid socioeconomic segregation.

VII. Policies for joint county and city planning within urban growth areas [RCW 36.70A.210(3)f]

- 28. City and county planning efforts will be coordinated within urban growth areas.
- 29. The county and each city shall jointly develop and implement development, land division and building standards, and coordinate permit procedures for the review and permitting of new subdivisions within Urban Growth Areas.

VIII. Policies for county-wide economic development and employment [RCW 36.70A.210(3)g]

- 30. The comprehensive plan of the county and each city shall promote employment and economic opportunity for all citizens.
- 31. The County and all municipalities will participate in creating a County-wide economic strategy.
- 32. The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority by utility purveyors and service providers.

IX. Policies for the analysis of fiscal impacts [RCW 36.70A.210(3)h]

- 33. Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), sewer, water and lighting infrastructure, should be determined based upon an analysis which identifies the most appropriate public expenditure over extended periods of time. Utilities should be incorporated into such analysis.

34. If communities consider the imposition of impact fees said fees should be established on the basis of identifiable development impacts.
35. Capital Improvement Plans and Land Use Plans shall include fiscal analyses which identify the most cost effective uses of regional and local public services.
36. Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).