



Yakima County Comprehensive Plan Horizon 2040 Update

Scope of Work Task List Working Draft December 15, 2014



Element/Topic	Staff	Policy Topic	Policy areas needing additional review	Completed Date
Land Use	TC	Future Land Use Map	Revise city limits and urban growth area boundaries based on population allocation and municipal capital facilities elements.	
	TC	Consistent Population Projection	Update population allocations consistent with Office of Financial Management (OFM) projections	
	TC	Estimates of population densities and building intensities based on future land uses	Update and expand data to include population densities (urban and rural) and building intensities (residential and commercial)	
	RB	Physical activity	Consider urban planning approaches that increase physical activity. Pieces are available in the Parks & Open Space, Trails Plan, but not included in the Land Use Element	
	BG	Groundwater	Natural Settings Element includes the protection of the quality and quantity of groundwater used for public water supplies, but is not included in the Land Use Element	
	KM	Lands useful for public purposes	Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. This requires updating the Capital Facilities Plan, CIP, TIP, and other maps and applicable plans.	
	RB	Identification of open space corridors within and between UGAs	Identify lands useful for recreation, wildlife habitat, trails, and connection of critical areas by updating/creating new critical area ordinance upland habitat maps, new trail maps, and other maps and land use designations as applicable.	
	KM	Airport protections	Review existing goals and policies to ensure that policies and land use designations are in place to discourage the siting of incompatible uses adjacent to general aviation airports.	
	KM		Has an Airport Master Plan been adopted by the legislative bodies? This plan must be filed with Aviation Division of WSDOT.	
	KM	Military Base protections	Develop policies and identify land use designations to discourage the	

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Land Use	RB	Guidance to correct/mitigate/cleanse discharges that pollute waters of the state	siting of incompatible uses adjacent to military bases.	
			Review drainage, flooding, and stormwater run-off in the area and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.	
			Ensure Yakima County Stormwater Ordinance YCC Title 12 meets these requirements. Add policy language to land use element.	
	RB	Designate and protect critical areas	Reference policies in the land use element that reflect the Natural Settings Element where policies are in place to designate and protect critical areas, including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.	
			Update Natural Setting Element to include discussions of low impact development in addition to ensuring policies for the designation and protection of critical areas are in place as noted above.	
			Voluntary stewardship program may need to be incorporated as part of this update.	
	MP	Transfer of Development Rights	Review for forest or agricultural lands of long-term commercial significance are designated inside an urban growth area. If so a transfer (or purchase) of development rights program must be in effect. Research TDR and PDR tools for future use.	
	MP/BG	Agriculturally designated lands limiting nonagricultural uses	Review policies in place for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes.	
	MP/BG		Ensure policies limit the allowable range of accessory uses to those allowed by statute.	
	MP/BG		Explore multiple AG designation options and consider changes to the small lot provisions.	
	PH	Major Industrial Development or Master Planned Resorts	Review major industrial development and fully contained community designations to ensure compliance with designation criteria RCW 36.70A.365 and .367	

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	PH		Review Master Planned Resort designations and compliance requirements.	
Housing	MP	Preservation, improvement, and development of housing	Review goals, policies, and objectives for the preservation, improvement, and development of housing. Add policies for improvement to housing.	
	MP	Inventory and analysis of existing and projected housing needs	Update inventory and analysis to use most recent data and to expand planning horizon to 2040.	
	PH/TC	Sufficient land for housing	Identify sufficient land for housing, including but not limited to government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities.	
	MP/PH	Existing and projected housing needs	Update data and policy provisions for existing and projected housing needs for all economic segments of the community.	
Housing	MP	Enacting/Expanding Affordable housing program	If enacting or expanding an affordable housing program under RCW 36.70A540, identify land use designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies.	
	MP		Housing rehabilitation program is ongoing; investigate to develop a tie to the comprehensive plan.	
	MP	Manufactured housing	Review manufactured policies to ensure manufactured housing is not regulated differently than site built housing.	
The purpose of a CFP is to serve as a check on the practicality of achieving other elements of the plan, covering all the capital facilities planned, provided, and paid for by public entities including local government and special districts, etc; including water systems, sanitary sewer systems, stormwater facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from Park and Recreation Elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3), and include policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan.				
Capital Facilities Plan (CFP)	PH	Inventory	Update inventory information related to existing capital facilities owned by public entities.	
	PH	Forecast	Update forecast of needed capital facilities. The forecast of future needs should be based on projected population and adopted levels of service (LOS) over the planning period.	
	PH	Locations and capacities	Propose locations and capacities of expanded or new capital facilities.	

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	PH	Six-Year Plan	A minimum of a six year plan identifying sources of public money to finance planned capital facilities. These are sometimes adopted as appendixes to the CFP as they are revised and updated on an annual basis with the budget proposals.	
	PH	Reassessment	Policy/Procedure needs to be developed to reassess the Land Use Element if probable funding falls short of meeting existing needs.	
Utilities	PH	General Location, proposed location, and capacity	Update the general location, proposed location, and capacity of all existing and proposed utilities.	
Rural Elements are lands not included in urban growth areas, or designated as agricultural, forest, or mineral resource lands.				
Rural	KM	Establish patterns of rural densities and uses	Review established patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the growth management act. Consider development of multiple agriculture land use designations and associated zoning categories.	
	KM		Ensure rural development, forestry, and agriculture uses are permitted in rural areas.	
	KM		Ensure a variety of rural densities, uses, essential public facilities and rural government services are provided in the rural element.	
	MP	Limit Urban Development	Ensure policies are in place that limits urban services in rural areas. Optional techniques such as limited areas of more intensive rural development (LAMRIDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth.	
	MP		LAMRID Appeal added in 2011 Comprehensive Plan will be included in this update.	
	MP	Inventory of air, water, and ground transportation facilities and services	Update the inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports.	
	MP		Update maps and tables to reflect the new inventory.	

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Transportation	MP	Level of Service	Review levels of service (LOS) standards for capacity and condition for all arterials, transit routes and highways.	
	MP	Locally owned transportation facilities	Determine if specific actions are needed to bring locally-owned transportation facilities and services to established LOS.	
	MP	Bring locally-owned transportation facilities and services to established LOS	Identify specific actions to bring locally-owned transportation facilities and services to established LOS. Review to determine LOS standards.	
	MP	10 year traffic forecast	Review, revise, and update forecast of traffic for at least 10 years, including land use assumptions used in estimating travel.	
	MP	Project state and local system needs	Review and update projections for state and local system needs for current and future system demand. Items identified in TIP, review and update.	
	RB	Pedestrian and Bicycle Component	Revise and update to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.	
	MP	Transportation Demand Management Strategies (TDM)	Review and update existing TDM strategies, such as subsidy programs, parking policies, etc.	
	PH	Future Funding Capability	An analysis of future funding capability to judge needs against probable funding resources to be reviewed and updated.	
	PH	Multiyear financing plan	Include a financing plan that addresses all identified transportation facilities and strategies throughout the twenty-year planning period. The multiyear financing plan should reflect regional improvements identified in regional transportation plans and be coordinated with the ten-year investment program developed by WSDOT.	
Transportation	MP	Funding shortfall reassessment	Include decision criteria to be used if probable funding falls short of meeting identified needs. This will include discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met.	
	TC	Intergovernmental Coordination	Review and update some terms that have changed with amendments to federal grants. Better describe intergovernmental coordination efforts, including an assessment of the impacts of the transportation	

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			plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. Better integrate Metropolitan and Regional Transportation Improvement Program and Yakima Valley Metropolitan Planning Organization (MPO) and the Yakima Valley Regional Transportation Planning Organization (RTPO).	
Essential Public Facilities (EPFs)	KM	Process or criteria for identifying and siting	<p>Include components from WAC 365.165-550(4) Comprehensive plan.</p> <p>(a) Requirements:</p> <ul style="list-style-type: none"> (i) Each comprehensive plan shall include a process for identifying and siting essential public facilities. This process must be consistent with and implement applicable county-wide planning policies. (ii) No local comprehensive plan may preclude the siting of essential public facilities. <p>(b) Recommendations for meeting requirements:</p> <ul style="list-style-type: none"> (i) Identification of essential public facilities. When identifying essential public facilities, counties and cities should take a broad view of what constitutes a public facility, involving the full range of services to the public provided by the government, substantially funded by the government, contracted for by the government, or provided by private entities subject to public service obligations. (ii) Agreements among jurisdictions should be sought to mitigate any disproportionate financial burden which may fall on the county or city which becomes the site of a facility of a statewide, regional, or county-wide nature. (iii) Where essential public facilities may be provided by special districts, the plans under which those districts operate must be consistent with the comprehensive plan of the city or county. Counties and cities should adopt provisions for consultation to ensure that such districts exercise their powers in a way that does not conflict with the relevant comprehensive plan. <p>(c) The siting process should take into consideration the need for county-wide, regional, or statewide uniformity in connection with the kind of facility under review.</p>	
			<p>(3) Preclusion of essential public facilities.</p> <p>(a) Cities and counties may not use their comprehensive plan or</p>	

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Essential Public Facilities (EPFs)		Preclusion of the siting of EPFs	<p>development regulations to preclude the siting of essential public facilities. Comprehensive plan provisions or development regulations preclude the siting of an essential public facility if their combined effects would make the siting of an essential public facility impossible or impracticable.</p> <p>(i) Siting of an essential public facility is "impracticable" if it is incapable of being performed or accomplished by the means employed or at command.</p> <p>(ii) Impracticability may also include restrictive zoning; comprehensive plan policies directing opposition to a regional decision; or the imposition of unreasonable conditions or requirements.</p> <p>(iii) Limitations on essential public facilities such as capacity limits; internal staffing requirements; resident eligibility restrictions; internal security plan requirements; and provisions to demonstrate need may be considered preclusive in some circumstances.</p> <p>(b) A local jurisdiction may not include criteria in its land use approval process which would allow the essential public facility to be denied, but may impose reasonable permitting requirements and require mitigation of the essential public facility's adverse effects.</p> <p>(c) An essential public facility is not precluded simply because the comprehensive plan provisions would be too costly or time consuming to comply with.</p> <p>(d) If the essential public facility and its location have been evaluated through a state or regional siting process, the county or city may not require the facility to go through the local siting process.</p> <p>(e) Essential public facilities that are sited through a regional or state agency are distinct from those that are "sited by" a city or county or a private organization or individual. When a city or county is siting its own essential public facility, public or private, it is free to establish a nonpreclusive siting process with reasonable criteria.</p>	
Consistency	KM	Plan Elements must be consistent with CWPPs, MPO, RTPO, and the GMA	Ensure all plan elements are consistent with relevant countywide planning policies (CWPPs) and, where applicable, Multicounty Planning Policies (MPPs), and the GMA. Plan Elements are to be consistent with Yakima Valley Conference of Governments (COG)	

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Consistency			manages the Yakima Valley Metropolitan Planning Organization (MPO) and the Yakima Valley Regional Transportation Planning Organization (RTPO).	
	Staff	Plan Elements consistent with each other	<p>Review to ensure the comprehensive plan includes, or references, the county-wide planning policies, along with an explanation of how the county-wide planning policies have been integrated into the comprehensive plan.</p> <p>The primary purpose of county-wide planning policies is to ensure consistency between the comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of county-wide planning policies is to facilitate the transformation of local governance in the urban growth area, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.</p> <p>All counties and cities should attempt to resolve conflicts over interjurisdictional consistency through consultation and negotiation.</p>	
	KM	Plan is coordinated with the plans of adjacent jurisdictions	<p>Review and revise to ensure that at the beginning of its comprehensive plan a section which summarizes, with graphics and a minimum amount of text, how the various pieces of the comprehensive plan fit together. A comprehensive plan may include overlay maps and other graphic displays depicting known critical areas, open space corridors, development patterns, phasing of development, neighborhoods or subarea definitions, and other plan features.</p> <p>Review and amend Urban Area Comprehensive Plan/City of Yakima, Terrace Heights Neighborhood Plan, and West Valley Neighborhood Plans for consistency and coordination.</p>	
Public Participation,	JP	A process to ensure public participation in the comprehensive planning process	A Public Participation Plan has been presented to the Board of County Commissioners in the third quarter of 2014. The PPP meets the standards for "early and continuous public participation". Review YCC 16B to ensure public participation process addresses the annual amendments, emergency amendments, and a specialized periodic update process. Plan amendment processes may be coordinated	

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Plan Amendments, & Monitoring			among cities within a county and should be well publicized.	
	KM	Describes the process for making amendments	Ensure YCC 16B.10.040 reflects GMA requirements stating the comprehensive plans are to be made no more often than once a year, with specific exceptions described.	
	KM	Process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property	Include a process that provides an orderly, consistent process, including a checklist if appropriate, that better enables state agencies and local governments to evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. It is not the purpose of this section to expand or reduce the scope of private property protections provided in the state and federal Constitutions. The attorney general shall review and update the process at least on an annual basis to maintain consistency with changes in case law	
Elements that require updating and revisions to ensure consistency throughout the comprehensive plan				
Economic Development	KM	Plan Elements are consistent with each other Element data is current	An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs.	
Natural Hazards (New)	RB	Plan elements are consistent with each other Element data is current	Ensure new requirements in the Land Use Element are consistent with provisions in this element. Ensure consistency between the new Natural Hazards Element and Natural Settings Elements.	
Natural Settings	KM	Plan elements are consistent with each other Element data is current	Ensure new requirements in the Land Use Element are consistent with provisions in this element. Ensure consistency between the new Natural Hazards Element and Natural Settings Elements.	
Parks & Open Space	RB	Plan elements are consistent with each	Review and revise to ensure the park and recreation element implements, and is consistent with, the capital facilities plan element	

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		other Element data is current	as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.	
Environmental Analysis	BG	Analysis is consistent and concurrent with the update process	Ensure the environmental review required with the update of the comprehensive plan is consistent with and concurrently developed with changes to the comprehensive plan. Coordinate Horizon 2040 meetings with environmental scoping meetings. Include any alternatives considered and mitigation proposed into the conclusions and discussion criteria for the elected officials.	
Introduction	MP	Clear and user friendly	Revise the introduction sections: Policy Plan, Overview/Organization, What is the Policy Plan?, and Implementation to develop a clear storyline of what a comprehensive plan is, how it was developed, and what it can be used for. This falls in line with anticipated re-organization of the Plan 2015 into a single volume that is clear and meets the GMA mandates. The revisions will follow the Horizon 2040 Comprehensive Plan Update Principles.	

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Critical Areas	BG	Voluntary Stewardship Program	A voluntary stewardship program was created in ESHB1886 (2011) as an alternative for protecting critical areas in areas used for agricultural activities. Yakima County has chosen to opt into this voluntary program. Review to ensure the VSP meets recently amended regulations in 36.70A.705	
	RB	Classification and designation	Ensure any changes made to Land Use Element are reflected in 16A, 16C, and 16D	
	BG	Best Available Science	Review use of best available science (BAS) in development of critical areas designations for the protection of the function and values of critical areas to ensure information is up to date. Review resolution that settled appeal of critical areas (in 2011?).	
	BG	Ground Water	Regulations to protect the quality and quantity of ground water used for public water supplies will need to be reviewed and amended as the other ground water ordinances are adopted in 2015.	
		Definition of "fish and wildlife habitat conservation areas"	Include the definition of "fish and wildlife habitat conservation areas" that does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.	
		Water quality and stormwater drainage	Include provisions for water quality and stormwater drainage regulations are listed in the Land Use Element in addition to or in lieu of being stated in the Natural Settings Element.	
	RB	Geologically Hazardous Areas	Ensure regulations of geologically hazardous areas are consistent with public health and safety concerns. This will overlap with the Hazard Mitigation update for landslides and earthquake hazards.	
		Reasonable Use	Review is needed to ensure provisions are included that allow "reasonable use" of properties constrained by presence of critical areas. RCW 36.70A.370 and Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for guidance.	
		Forest Practice	Determine if Yakima County has assumed regulation of forest practices as provided in RCW 76.09.240: forest practices regulations that protect public resources, require appropriate approvals for all phases of conversion of forest lands, are guided by GMA planning goals, and are consistent with adopted critical areas regulations. RCW	

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Critical Areas		Forest Practice	36.70A.570 Amended in 2007, 2010 and RCW 76.09.240 Amended in 2007, 2010. (Check for number of Class IV applications have been filed within a certain timeframe)	
Shoreline Master Program		Zoning consistency	Amend codes to ensure zoning is consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.070, .480, WAC 365-196-580	
		SMP buffers for critical areas	IF SMP regulations have been updated to meet Ecology's shoreline regulations and approved by Ecology: protection for critical areas in shorelines is accomplished solely through the SME. The exception is where buffers are not adequate to protect critical areas. Last amended in 2010. Code sited to vegetative buffers. Verify specific change to RCW in 2010 and ensure critical areas are protected through the SMP.	
Zoning		Family daycare	Family daycare providers are allowed in areas zoned for residential or commercial uses. Zoning conditions should be no more restrictive than those imposed on other residential dwellings in the same zone, but may address drop-off and pickup areas and hours of operation. Ensure these code provisions meet state standards through adoption of Title 19	
		Manufactured Housing	Ensure RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225 are incorporated in new zoning codes adopted.	
		Accessory Dwelling Units (ADU)	Ensure RCW 43.63A.215(3) is incorporated in new zoning code.	
		Incompatible uses adjacent to airports	Ensure zoning that discourages the siting of incompatible uses adjacent to general aviation airports. Must be filed with the aviation Division of WADOT. Verify code as new zoning regulations are adopted.	
		Incompatible uses adjacent to military bases	Zoning must discourage the siting of incompatible uses adjacent to military bases. Notification is stated in YCC 16B.05.020 review and amendment required for specific incompatible uses and locations. RCW36.70A.530(3) WAC 365-196-475	
		Persons with handicaps	Add new code that identifies that residential structures that are occupied by persons with handicaps are regulated the same as a similar residential structure occupied by a family or other unrelated individuals.	

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Zoning			RCW 36.70A.410, WAC 365-196-860	
		Rural densities and innovative techniques that protect rural character	Ensure revisions to zoning regulations continue to meet state law that provides for a variety of rural densities and innovative techniques that protect rural character based on RCW 36.70A.070(5)(b) and (c) WAC 365-196-425(5)	
		Zoning consistent with natural resource lands designations	Ensure zoning designations and the comprehensive plan future land use designations are consistent. RCW 36.70A.060(3) , RCW 36.70A.030(2),(8),and (10) , WAC 365-196-800 , WAC 365-196-815 , WAC 365-190(020)(6) .	
		Conservation of natural resource lands	Regulations must be provided that conserve natural resource lands. Ensure continued compliance with adoption of new zoning regulations. RCW 36.70A.060(1)(a) WAC 365-196-800	
		Nonagricultural lands	Ensure new zoning regulations continue to meet state law to encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes with the exception of accessory uses. Accessory uses located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use. Accessory uses consistent with RCW 36.70A.117(3)(b). New in 2004, amended in 2006.	
		Natural resource land interference	Ensure new zoning regulations YCC 15.20.085 continue to meet state law by enforcing regulations that assure that the use of lands adjacent to natural resource lands shall not interfere with natural resource production. RCW 36.70A.060(1)(a) , WAC 365-190 , WAC 365-196-815	
		Notice within 500 feet of designated natural resource lands	Ensure that regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration and that an application might be made for mining-related activities. YCC 15.45.020 cited, but does not state notice requirements. RCW 36.70A.060(1)(b)	
		Electric vehicle battery charging stations	New regulations proposed in Title 19.18.190 would meet this requirement. Ensure proposed zoning remains consistent with state	

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Zoning		Electric vehicle battery charging stations	law. Development regulations of all jurisdictions must allow electric vehicle battery charging stations in all areas except those zoned for residential or resource use or critical areas by July 1, 2011. RCW 36.70A.695, New in 2009	
Subdivision Code Regulations		Consistent with Comprehensive Plan	Amend code provisions to make the subdivision code consistent with comprehensive plan policies. RCW 36.70A.030(7) and 36.70A.040(4)(d), WAC 365-196-820	
		Written Findings	Code requires written findings documenting that proposed subdivisions provide appropriate provision under RCW 58.17110(2)(a) for: Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students; potable water supplies [RCW 19.27.097], sanitary wastes, and drainage ways (stormwater retention and detention); open spaces, parks and recreation, and playgrounds; and schools and school grounds. WAC 365-196-820(1)	
		Preliminary subdivision validity	Ensure new regulations are consistent with state law validity. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years). RCW 58.17.140 and RCW 58.17.170. [Amended 2010 by SB 6544 and in 2012 by HB 2152. Note: Preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and nine years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.]	
Concurrency, Impact Fees, and TDM		Transportation Concurrency	Add regulations that include specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) WAC 365-196-840	
		Impact fee methods	If the county should choose to explore impact fees, then the impact fee methods must be consistent with RCW 82.02.050 through 100. The timeframe for expending or encumbering impact fees has been extended to ten years. RCW 82.02.070 and RCW 82.02.080 , Amended in 2011; WAC 365-196-850	

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Concurrency, Impact Fees, and TDM		Commute Trip Reduction	Review and update commute trip reduction ordinance to reduce the proportion of single-occupant vehicle commute trips. RCW 70.94.521-551, Amended in 2006; WAC 468-63 Note: WSDOT maintains a list of affected jurisdictions	
		Traffic Demand Management	Development regulations may implement traffic demand management (TDM) policies. RCW 36.70A.070(6)(a)(vi) WAC 365-196-840(4)	
Siting Essential Public Facilities (EPFs)		Consistent Regulations	Ensure regulations are consistent with Essential Public Facility siting process in countywide planning policies or comprehensive plan, regulations must not preclude the siting of EPFs. RCW 36.70A.200(5) , WAC 365-196-550	
Project Review Procedures		Integrate Permit and Environmental Review	Project review processes integrate permit and environmental review for: notice of application; notice of complete application; one open-record public hearing; allowing applicants to combine public hearings and decisions for multiple permits; notice of decision; one closed-record appeal. Ensure public process notification for annual Comprehensive Plan Amendments. RCW 36.70A.470 , RCW 36.70B and RCW 43.21C WAC 365-196-845	
General Provisions		Early and Continuous Public Participation	Provide a clear process for early and continuous public participation in the development of regulation development and amendment process. RCW 36.70A.020(11), .035, .130 and .140	
		Private Property	Provide a process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. RCW 36.70A.370 , WAC 365-196-855 Note: See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property .	