

## September 5, 2023. TLCC Comp Plan 101-2

### What is a comprehensive plan?

- A comprehensive plan represents a community's or jurisdiction's vision for the future.
- A Comprehensive Plan considers not only the immediate needs and concerns of the community, but also development in the future, typically in 20 years.
- A comprehensive plan provides a basis for developing the zoning ordinance, subdivision regulations and other development codes, all of which are used to implement planning policies and recommendations.

### Legal foundation for planning

Klickitat County plans under the Planning Enabling Act (PEA) (RCW 36.70), passed in 1959.

Klickitat County opted out of full planning under the Growth Management Act (GMA) (RCW 36.70A), passed in 1990. Therefore, we are a "partially planning" jurisdiction under the GMA, required only to designate resource lands and to designate and protect critical areas<sup>1</sup>.

The Planning Enabling Act requires a comprehensive plan. The required elements of the comprehensive plan are (RCW 36.70.330):

- (1) A land use element which designates the proposed general distribution and general location and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land, including a statement of the standards of population density and building intensity recommended for the various areas in the jurisdiction and estimates of future population growth in the area covered by the comprehensive plan, all correlated with the land use element of the comprehensive plan. The land use element shall also provide for protection of the quality and quantity of groundwater used for public water supplies and shall review drainage, flooding, and stormwater runoff in the area . . .
- (2) A circulation element consisting of the general location, alignment and extent of major thoroughfares, major transportation routes, trunk utility lines, and major terminal facilities, all of which shall be correlated with the land use element of the comprehensive plan;
- (3) Any supporting maps, diagrams, charts, descriptive material and reports necessary to explain and supplement the above elements.

There are also optional elements under the PEA, and the County could adopt elements from the GMA. These are:

- (1) a conservation element for the conservation, development and utilization of natural resources, including water and its hydraulic force, forests, water sheds, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources,
- (2) a solar energy element for encouragement and protection of access to direct sunlight for solar energy systems,
- (3) a recreation element showing a comprehensive system of areas and public sites for recreation, natural reservations, parks, parkways, beaches, playgrounds and other recreational areas, including their locations and proposed development,
- (4) a transportation element showing a comprehensive system of transportation, including general locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities,

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<sup>1</sup> Critical areas are protected under the Critical Areas Ordinance, currently under revision. Critical areas are aquifer recharge areas, frequently flooded areas, geologically hazardous areas, wetlands, and fish and wildlife habitat conservation areas. RCW 36.70A.030(5).

(5) a transit element as a special phase of transportation, showing proposed systems of rail transit lines, including rapid transit in any form, and related facilities,

(6) a public services and facilities element showing general plans for sewerage, refuse disposal, drainage and local utilities, and rights-of-way, easements and facilities for such services,

(7) a public buildings element, showing general locations, design and arrangements of civic and community centers, and showing locations of public schools, libraries, police and fire stations and all other public buildings,

(8) a housing element, consisting of surveys and reports upon housing conditions and needs as a means of establishing housing standards to be used as a guide in dealings with official controls related to land subdivision, zoning, traffic, and other related matters,

(9) a renewal and/or redevelopment element comprising surveys, locations, and reports for the elimination of slums and other blighted areas and for community renewal and/or redevelopment, including housing sites, business and industrial sites, public building sites and for other purposes authorized by law,

(10) a plan for financing a capital improvement program,

(11) as a part of a comprehensive plan the commission may prepare, receive and approve additional elements and studies dealing with other subjects which, in its judgment, relate to the physical development of the county.

In addition, Klickitat County may decide to include other elements that address goals of the GMA (RCW 36.70A.020) and/or are mandatory or optional elements for fully planning jurisdictions, RCW 36.70A.070 and RCW 36.70A.080.

A Trout Lake Sub-Area Plan would follow the County's table of contents, including elements. That table of contents has not yet been developed, which provides us an opportunity to provide some input on elements that we see as necessary or useful.

A description of existing conditions is always the first step in a comprehensive plan. It is followed by identification of issues and concerns, in the present and in the future. The list of issues and concerns leads to goals and policies for the elements included in the plan.

Next topics:

- Goals of the PEA and the GMA
- Starting a list of existing conditions, issues, and concerns
- A closer look at elements