

October 5, 2023. TLCC Comp Plan 101-3 Elements available under state law for a comprehensive plan

Review: 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.
- *A comprehensive plan describes existing conditions, identifies issues and concerns (current and long term), and includes goals and policies to answer the questions of how and why the community should develop over the period of the plan.*

This is a list of elements that are required and/or optional under the Planning Enabling Act (PEA) and under the Growth Management Act. Klickitat County plans under the PEA, so must include those required elements. The County can select any additional elements it chooses. Some elements appear in more than one place. Utilities, for example, are optional under the PEA but required under GMA. The County will select which elements are included, but we could certainly offer our opinion about which ones are needed.

Elements required under the Planning Enabling Act (RCW 36.70)

- 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.
- 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.

Optional elements under the PEA (RCW 36.70.350)

- 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.
- A solar energy element for encouragement and protection of access to direct sunlight for solar energy systems.
- A recreation element showing a comprehensive system of areas and public sites for recreation, natural and proposed development.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- A plan for financing a capital improvement program.

Elements required under the Growth Management Act (RCW 36.70A.070)

- Land Use. General distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
- Housing. The plan must inventory existing and future housing requirements, plan for preserving and upgrading existing housing stocks and addressing housing affordable to all income level, emergency housing and permanent supportive housing. Identify sufficient capacity of land for housing and make adequate provisions for existing and projected needs of all economic segments of the community.
- Capital Facilities. The plan must inventory existing public facilities and their capacity, forecast future needs, identify proposed locations and capacities of new facilities and provide a financing plan for a minimum of six-years to meet requirement for new facilities. The plan must specify how improvements will be financed.
- Utilities. The plan must inventory existing facilities and outline proposed new facilities location and capacity, including electric, telecommunications, and gas lines, and other utility facilities as appropriate.
- Rural Element. The plan must identify lands that are rural in character and are not designated for urban growth, agriculture, forest or mineral resources. The plan must permit uses that are compatible with the rural character of such lands. The plan must provide for a variety of rural densities, uses, essential public facilities and rural governmental services. The Plan must include measures that apply to rural development and protect the rural character of the area.
- Transportation. The plan must specify the land use assumptions used in estimating travel needs, project the facilities and services required to meet those needs, provide a financing plan for necessary facilities and services, and assess the impacts of the transportation plan on adjacent jurisdictions. The elements of the comprehensive plan and the “six-year road plan” as required by RCW 35.77.010 must be consistent.
- Economic Development. The plan must include provisions for economic growth and vitality and a high quality of life.
- Parks and Recreation. This may be considered optional, for reasons of funding.

	Required PEA	Optional PEA	Required GMA	Optional GMA
Land use	Yes		Yes	
Circulation	Yes			
Conservation		Yes		Yes
Solar energy		Yes		Yes
Recreation		Yes		Yes
Transportation		Yes	Yes	
Transit		Yes		
Public services and utilities		Yes	Yes	
Public buildings		Yes		
Housing		Yes	Yes	
Redevelopment		Yes		
Capital Improvement		Yes	Yes	
Rural			Yes	
Economic development			Yes	
Parks and recreation			Probably	