

December 5, 2023. TLCC Comp Plan 101-4 Outline of a Comprehensive Plan.

What is a comprehensive plan?

“Comprehensive plans are the centerpiece of local planning efforts. A comprehensive plan articulates a series of goals, objectives, policies, actions, and standards that are intended to guide the day-to-day decisions of elected officials and local government staff.” Municipal Resources Service Center (MRSC)

The MRSC website is geared to jurisdictions fully planning under the Growth Management Act. Klickitat County is “partially planning”, so most of the requirements on the MRSC page do not apply. However, Klickitat County can elect to use any of the tools described. <https://mrsc.org/explore-topics/planning/general-planning-and-growth-management/comprehensive-planning>

The MRSC website also has links to many Washington state comprehensive plans. This one is particularly interesting, I think. Aberdeen is a city of about 17,000 residents.

www.aberdeenwa.gov/DocumentCenter/View/1511/2021-Comprehensive-Plan

There is no prescribed outline for a comp plan, but there are certain things that need to be included.

1. Description of the geographical area. This might be the Trout Lake School District, or certain census blocks, or voting precincts, or whatever suits the County and the community.
2. Description of existing conditions. This would include number of residents, natural resources, economic base, utilities, community services, housing, number of full-time and part-time residents – whatever sets the stage for the planning effort. Hopefully there would be an inventory of buildable lots and population projections. Individual elements can also include a description of existing conditions, if needed.
3. Identification of issues and concerns to be addressed during the planning process. For example, are fire exit routes adequate? Air BnB's, domestic water, irrigation water, wells, what is affordable housing and is there enough? Is there adequate childcare? This list would be developed with a lot of community input.
4. A long-term vision for the community in 20 years /Identification of long-term issues and concerns. This will be partly land-use (where will housing, shops, businesses be located, for example) but it also has to do with the nature of the community – economic base, what will it look like, and so on. Also developed with lots of community input.
5. Goals, objectives, and policies are the fundamentals of a comprehensive plan. Objectives are steps toward reaching the goal, and policies are guidance in accomplishing the objective and goals. For example, a policy might say that new residential construction shall be painted gray, or not interfere with the views of existing residences. Community input essential.
6. Goals, objectives, and policies are usually written for each element of the plan (land use, utilities, services – the list of possible elements was in the last handout.
7. The Land Use Element is generally the first element considered. While all the elements are important, the land use element sets the direction of future growth in a community and is usually depicted as a future land use map. The future land use map, which is policy-oriented, is then implemented in large part by the official zoning map, a regulatory tool.