

COUNTYWIDE PLANNING POLICY

A POLICY FRAMEWORK TO GUIDE THE DEVELOPMENT AND MAINTENANCE OF COMPREHENSIVE PLANS

Note: 2005 proposed amendments begin at Policy #1.

INTRODUCTION:

The opening section of the Growth Management Act (RCW 36.70A) sets forth the following legislative finding:

"uncoordinated and unplanned growth together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by the residents of the state".

The legislature went on to develop a state-wide growth management strategy encompassing the following goals:

- ! Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- ! Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- ! Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- ! Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- ! Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- ! Property rights. Private property 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.
- ! Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- ! Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- ! Open space and recreation. Encourage the retention of open space and development of

recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- ! Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- ! Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- ! Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- ! Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

The passage of the Growth Management Act (GMA) fundamentally changed the way comprehensive land use planning is carried out in the state. The GMA requires that cities and counties update their comprehensive land use plans consistent with state-wide goals and minimum requirements as established by the statute and coordinate their planning efforts with each other. The central theme behind the Growth Management Act is that spontaneous and unstructured growth and development is wasteful of our natural resource base and costly in the provision of public services and facilities; and by managing growth and development, the negative effects can be minimized and the benefits can be maximized.

The act is built on the principle that Cities and Counties, special purpose districts and those agencies or jurisdictions involved in the delivery of public services will coordinate their efforts consistent with each other and the provisions of the act. In an effort to assure these principles are carried out, the legislature passed companion legislation requiring Counties and Cities to coordinate the independent development of local comprehensive plans through a set of mutually developed County-wide Planning Policies. These written policy statements are to address eight subject areas and are intend to be used as a guiding framework for subsequent development and adoption of comprehensive plans. The required County-wide Planning Policy subject areas include:

- ! the designation of Urban Growth Areas
- ! promotion of contiguous and orderly development and the provision of urban services to such development
- ! joint county and city planning within urban growth areas
- ! the siting of essential public facilities of a county or state wide significance
- ! county-wide transportation facilities and strategies
- ! the need for affordable housing for all economic segments of the population
- ! county-wide economic development and employment
- ! analysis of fiscal impact.

In addition to the eight required policy areas, the City of Port Townsend and Jefferson County

agreed to add policies pertaining to rural areas and the context within which the County-wide Planning Policies are to be used.

THE COUNTY-WIDE PLANNING PROCESS:

The County-wide Planning Policies were developed through a collaborative process between the City and County, public service providers, utilities, special purpose districts and community organizations. The development of these policies has been overseen by a steering committee comprising the three Jefferson County Commissioners (B.G. Brown, Larry Dennison, and Richard Wojt), two Port Townsend City Council members (Jean Camfield and Norma Owsley) and Port Townsend Mayor John Clise.

Background information leading up to the development of these policies is found in a discussion "white paper" paper titled County-Wide Planning Policies: A Strategic Analysis. This "white paper" provides an in-depth discussion of the legislative back ground, strategic elements or issues concerning local application and policy considerations for each of the policy areas. Copies of the "white paper" are available from the Office of the County Commissioners, County Courthouse. The "white paper" is not adopted as part of the County-wide Planning Policies.

The County-wide Planning Policies represent a composite framework, not a series of individual, stand-alone concepts. The ideas represented here balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act, as well as a mechanism to coordinate the provision of public facilities and services throughout the community. Finally, these policies encompass broad concepts encouraging flexibility and innovation in meeting the goals and intent of the Growth Management Act and will, like the planning documents they are intended to guide, evolve over time.

RELATIONSHIP OF COUNTY WIDE PLANNING POLICIES TO INTERIM RESOURCE LAND AND CRITICAL AREA ORDINANCE:

The GMA envisions a process whereby resource lands and critical areas are identified, designated, classified, conserved and protected as a initial first step in the growth management process. Following the adoption of these interim measures, comprehensive land use plans will be updated to meet the goals and provisions of the act. It is intended that these interim protective measures will be reevaluated during the Comprehensive Plan amendment process and revised to comply with the plan as required by the GMA. The principles encompassed by the planning policies will serve as a policy guide in the process of adjusting the interim protective measures.

POLICY #1

POLICY TO IMPLEMENT RCW 36.70A.110 URBAN GROWTH AREAS

1. The County and City will jointly prepare a regional population forecast for growth management planning purposes. ~~The forecast will use~~ using the Washington State Office of Financial Management (OFM) population projection ~~as the low or base projection, and establish a medium and high range projection.~~ This forecast will delineate a ~~ten, twenty, and fifty~~-year ultimate population projection and be used in the preparation of water, utility and transportation plans and for the capital improvement plans to implement the same. To assure consistent and coordinated planning horizons, the population forecast will be designated as the official source reference by the County and City, and utilized when determining consistency of special purpose district service plans. The forecast shall be reviewed and updated ~~at least every five years~~ periodically, pursuant to RCW 36.70A.130.

2. For planning purposes, the capacity of Urban Growth Areas (UGAs) will be sized to accommodate ~~at least 100% of the low base or OFM projected population growth and if supported by an adopted capital facilities plan, may be sized to accommodate the locally adopted medium and high range anticipated population according to the allocation determined jointly through adoption of~~ the population projection under 1 above. (Note: The GMA does not direct where people may choose to live, however, it does require that urban development be accommodated within urban growth areas. This policy is forwarded to ensure that UGAs and their attendant facilities are properly sized to accommodate future populations.)

3. The size and delineation of boundaries of UGAs will be determined by the following criteria:
 - adequate amount of developable land to accommodate forecasted growth for the next 20 years based on the joint population forecast.
 - sufficient developable land for residential, commercial and industrial uses to sustain a healthy

local and regional economy.

- lands within incorporated city limits.
- lands already characterized by urban development which are currently served or are planned to be served by roads, water, sanitary sewer and storm drainage, schools and other urban services within the next twenty years; provided that such urban services which are not yet in place are included in a capital facilities plan.
- the type and degree of existing urban services necessary to support urban development at the adopted interim level of service standards.
- sufficient area for the designation of greenbelts and open space corridors.
- topographical features or environmentally sensitive areas which may form natural boundaries such as bays, watersheds, rivers or ridge lines.

4. ~~Port Townsend is the only incorporated UGA in Jefferson County. The Port Hadlock & Irondale area and Port Ludlow are considered being "characterized by urban growth." for the purpose of designating UGA in the unincorporated County. Port Ludlow was designated a Master Planned Resort (MPR) through RCW 36.70A.362 at the time of adoption of the County Comprehensive Plan in 1998. The Irondale & Port Hadlock UGA was designated in 2002, with goals, policies, internal land use districts and development regulations being adopted in 2004. The Tri-Area Community Plan and the Port Ludlow Master Plan will be utilized as a guide in the delineation of UGA boundaries based on the criteria above.~~

5. Land use plans, regulations and capital facility plans within each UGA will be designed to accommodate the projected population. Growth should be directed into ~~two~~ tiers: first tier - existing commercial centers and urbanized areas where the six (6) year capital facilities plan is prepared to provide urban infrastructure; second tier - areas included within the capital facilities plan to receive the full range of urban services within twenty (20) years. Infrastructure improvements necessary to support development in the second tier will be provided by the developer concurrent with development, or by public entities as a result of implementing all or a portion of the capital facilities plan.

Note: Tier 2 in City of PT – desire growth; some City participation. Tier 3 – residential full cost.

6. UGA boundaries may be changed whenever it can be shown that the criteria set forth above for size and boundary delineation may no longer be met; provided, said expansion shall only occur after the capital facilities plan is updated and adopted assuring adequate urban service to support the additional area.
7. Before adopting boundaries of UGAs, interim level of service standards for public services and facilities located inside and outside of UGA's will be adopted by the County and its UGAs. New urban public facilities will only be provided within and not be extended beyond UGAs, unless deemed as an essential public service to mitigate a threat to the public health, safety or general welfare.
8. UGAs will be separated from each other by designated rural or resource lands, open space corridors, or unique topographic features such as a stream or ravine.
9. Major Industrial Developments (MIDs) designated under RCW 36.70A.365 and master planned locations included in an Industrial Land Bank (ILB) designated under RCW 36.70A.367 are considered de facto UGAs established through procedures distinct from those in RCW 36.70A.110.

POLICY #2

POLICY ON THE PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND THE PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT

1. The full range of governmental urban services at the adopted level of service standards will be planned for and provided within UGAs, as defined in the capital facilities plan, including community water, sanitary sewer, piped fire flow, and storm water systems.
2. The County is the designated planning agency for unincorporated UGAs. A citizens advisory committee will be appointed for each unincorporated UGA to guide development of a community plan for these areas. Said plan will include the following elements: capital facilities, utilities, open space, recreation, housing, land use and transportation.
3. New development will meet the adopted level of service standards established for UGAs as a condition of project approval. Said standards will include interim provisions for those urban facilities identified in the capital facilities plan but not yet developed. New development will contribute its proportionate share towards provision of urban facilities identified in the capital facilities plan once adopted in compliance with the Growth Management Act.
4. Urban services and facilities will not be extended beyond UGA boundaries unless needed to mitigate a threat to the public health or welfare, or to protect an area of environmental sensitivity. To avoid encouraging the spreading of urban development outside of UGAs, this policy shall apply only to threats caused by existing development, and only those existing uses requiring the service or facility to mitigate the threat will be allowed to hook up to any extended services.
5. Priority for the funding of new or expanded public services and facilities will first be given to those which are responding to capacity deficiencies within UGAs or to those which provide an inducement for development within UGAs or to those responding to a public health threat.

6. The minimum design capacity for all planned capital facilities will be based upon the total population projected for the service area at the end of the twenty year period identified in the adopted population forecast.

7. The County will, in consultation with City of Port Townsend, ~~and the~~ Jefferson County PUD, and other public and private water purveyors, update the Coordinated Water System Plan (CWSP), based on the joint population forecast and new data pertaining to future water supply and demand. The water supply and service provisions of an updated CWSP may require revisions to land use elements and community plans. Comprehensive plans shall include water quality and water conservation policies and standards. ~~As the water resource management discussions known as the "Chelan Agreement Process" proceed, any agreements arising from these discussions will be incorporated into local plans and policies. Completion of watershed planning efforts under Chapter 90.82 RCW may prompt revisions to the CWSP and/or land use elements.~~

POLICY #3

POLICY ON JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS

(Note: Currently there is only one incorporated UGA within Jefferson County, the City of Port Townsend. As these planning policies are intended to guide the development of comprehensive plans now and in the future, they anticipate that additional areas may incorporate in Jefferson County.)

1. Incorporated UGAs within the County and each provider of urban services within UGAs will assist the County in the planning, coordination, and establishment of urban services and facilities to serve the projected twenty year population.
2. The County and incorporated UGAs will coordinate the development and implementation of plans for the provision of county-wide services including public safety, transportation, solid waste, storm drainage facilities, water and waste water utilities.
3. Incorporated UGAs will work cooperatively with the County to identify and protect open space corridors. This process will include:
 - identification of open space corridors and urban separators.
 - identification of open space lands and corridors within UGAs.
 - identification of implementation strategies and regulatory and non-regulatory techniques to protect the corridors.
4. By interlocal agreement, incorporated urban areas and the County will establish a framework for joint planning, SEPA environmental review and decision making for unincorporated lands located within the incorporated urban area UGA.
5. Incorporated UGAs will coordinate with the County to assure joint review for addressing those

development activities of a regional nature, such as a regional shopping center or large industrial complex. The purpose of this agreement is to insure impacts of a regional nature are addressed and the goals of the GMA are realized.

6. Due to the large scale nature and the impacts associated with new fully contained communities, ~~such developments should not be considered in the impending update of the County Comprehensive Plan. After the plan has been adopted,~~ a thorough study of these types of development should be undertaken before implementation of RCW 36.70A.350. If found to be a viable development option, the ~~The County comprehensive Comprehensive plan Plan will be~~ needs to be modified to include provisions for fully contained communities prior to pursuit of this option.
7. The County and each incorporated UGA which has a pending development proposal shall ensure timely circulation of development applications for review and comment by other agencies with jurisdiction.

POLICY #4

POLICY ON THE SITING OF ESSENTIAL PUBLIC FACILITIES OF A COUNTY OR STATE WIDE SIGNIFICANCE

1. Essential public facilities are defined as: "Public or privately-owned facilities that are required to accommodate basic public needs, including those facilities that are typically difficult to site, including local waste handling and treatment facilities such as landfills, drop-box sites and sewage treatment facilities, airports, state educational facilities, essential state public facilities, regional transportation and stormwater drainage, utility facilities, state and local correctional facilities, and in-patient facilities (including substance abuse facilities, mental health facilities and group homes)."
2. The County and incorporated UGAs will jointly ~~develop-maintain~~ specific siting criteria for and continually coordinate on the siting of essential public facilities. ~~The proposed criteria will be considered in the drafting of comprehensive plan policy addressing this issue.~~ Elements of siting criteria should include, but not be limited to the following:
 - proximity to major transportation routes and essential infrastructure.
 - .. land use compatibility with surrounding area.
 - .. potential environmental impacts.
 - .. effects on resource and critical areas.
 - proximity to UGA.
 - public costs and benefits including operation and maintenance.
 - current capacity and location of equivalent facilities.
 - the existence, within the community, of reasonable alternatives to the proposed activity.
3. Comprehensive plans and development regulations will not preclude the siting of essential public facilities; however, standards may be generated to insure that reasonable compatibility with other land uses can be achieved.

4. Essential public facilities sited outside of urban growth areas should be self-supporting and not require the extension, construction, or maintenance of urban services and facilities unless no practicable alternative exists. Adopted Criteria ~~criteria~~ will ~~be established that~~ address the provision of services when siting an essential public facility. Essential public facilities shall not be located in resource lands or critical areas if incompatible.

POLICY #5

POLICY ON COUNTY-WIDE TRANSPORTATION FACILITIES AND STRATEGIES

1. The Peninsula Regional Transportation Planning Organization (PRTPO) ~~will~~ has developed a ~~Peninsula regional~~ Regional transportation ~~Transportation plan~~ Plan for the ~~Eastern-North~~ Olympic and Kitsap Peninsula areas. The City and County comprehensive plans ~~will~~ shall each ~~develop~~ contain a transportation element ~~to the comprehensive plan~~ that emphasizes local transportation needs and provides linkage to the Regional Plan in order to ensure consistency. ~~In developing these transportation elements, specific linkages with the regional plan will be undertaken to assure consistency between the two documents.~~
2. Service standards for highways, arterial, and transit routes will be coordinated and adopted at a county-wide level. These standards may vary depending on the type of development pattern anticipated (i.e., urban vs. rural) or by the specific growth management objectives being considered. When a variance to level of service standards is established, it will be clearly delineated in the transportation and land use element of the comprehensive plan.
3. In developing the County's six year road program, the priority of focus should be:
 - .. first, to maintain or expand capacity within the UGAs.
 - .. second, to maintain or expand capacity for transportation to and from UGAs and regional centers.
4. The land use and transportation elements of the comprehensive plan will be used by Jefferson Transit as a guide in the development of its service delivery strategy. The thrust of this strategy is to increase ridership and expand transportation options within UGAs, between UGAs, and between the county and the region at large.

5. Jefferson International Airport will remain the public link to the larger air transportation system. The Port of Port Townsend will have the lead responsibility to develop a service delivery strategy for this mode of transportation consistent with the transportation and land use elements of the County comprehensive plan.

6. The development or expansion of any air-based or water-based transportation system will require specific linkage with the ground transportation system and compatibility with the land use element of the comprehensive plans.

7. In establishing the land use element of comprehensive plans and the level of service standards for transportation systems within UGAs, the City and County will insure that use densities, design elements and development policies are supportive and make accommodation for public transit and non-motorized forms of transportation.

8. The transportation element of the comprehensive plans ~~will~~ shall be designed around the following principles:
 - .. seek to increase efficiency of the existing transportation system.
 - .. emphasize the movement of people and goods first, and vehicles second.
 - .. encourage and integrate non-motorized modes and high occupancy vehicles in transportation system design.
 - .. encourage employers to implement Transportation Demand Management (TDM) techniques. This is particularly true in the review of new employment generators at a fixed location.
 - .. seek to assure that the proportionate share of costs of new or upgraded transportation facilities are borne by those who create the need for the facility, as well as those who benefit from it.

9. The ~~Transportation-transportation Plan~~ elements of the comprehensive plans will ~~shall~~ provide a summary and analysis of planning information including:
 - .. land use assumptions upon which the transportation element is based including: population, employment by type, recreation, comprehensive land use designations, and the density of

current and projected development including the ratio of single and multi-family units to total housing units within UGAs.

- .. level of service standards for arterials and collectors.
- .. an analysis and forecast of future transportation needs.
- .. evaluate the operation and maintenance of transportation facilities in a manner which considers present and future operation and maintenance costs.
- .. incorporate pedestrian and bicycle travel as part of the transportation element within a coordinated and regional basis. The bicycle and pedestrian component shall be a part of the funding component of the capital improvement program for transportation improvements.

10. The adopted level of service standards will be used in evaluating concurrency for long-range transportation planning, development review and programming of transportation improvements.

POLICY #6

POLICY ON THE PROVISION OF AFFORDABLE HOUSING

1. For planning purposes the definition of "affordable housing" is: Those housing units available for purchase or rent to individuals or families with a gross income between the federally recognized poverty level and the median income for working families in Jefferson County; and ~~who's-whose~~ costs, including utilities, would not exceed 36% of gross income.

Note: Check source of definition. Compare with HUD.

2. The provision of affordable housing is acknowledged as a general public need and will be addressed in Jefferson County primarily through private sector programs and projects, as well as ~~by-~~ ~~Local government should not assume a direct role in the ownership or administration of public assisted housing to meet low income needs, rather this should be left to private,~~ non-profit ~~or~~ and quasi-public entities.
3. The housing and/or land use elements of comprehensive plans will include an assessment of land available and the process of siting special purpose housing (such as homeless shelters, group homes, etc.), to ensure that such housing can be accommodated.
4. A sufficient quantity of land will be appropriately zoned or designated to accommodate a wide range of housing types, densities and mixtures. Multi-family housing should only be located within UGAs, MPRs, or rural centers.
5. An affordable housing strategy will be developed as part of the housing element of the comprehensive plan. This affordable housing strategy will examine existing regulations and policies to identify opportunities to encourage the provision of affordable housing mechanisms such as accessory dwelling units ("mother-in-law") or efficiency apartments, density bonuses, mitigation fees waivers, priority permit processing and the like.

6. Each UGA shall accommodate its fair share of housing affordable to low and moderate income households according to its percentage share of the county population and by promoting a balanced mix of diverse housing types.

7. Undeveloped land owned by the public entities will be inventoried and those that are appropriately located should be considered for development of low income housing. Consideration of assembling these parcels for development by non-profit housing organizations or private developers should be encouraged.

8. The housing element will include criteria for locating higher density residential areas near public facilities and services, commercial services, arterial or within walking distance of jobs or transit.

POLICY #7

POLICY ON COUNTY-WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT

1. The private sector is primarily responsible for the creation of economic opportunity in Jefferson County. The responsibility of the public sector is to assure that these activities are carried out consistent with defined community and environmental values. To this end, comprehensive plans should clearly identify these values in order that economic opportunity is not lost due to confusion or unreliability of process. Particular attention will be given to the needs of non-service sector businesses and industries as a strategy to increase wage earning potential within the community.
2. An economic development element ~~should shall~~ be ~~prepared and~~ included in the County's and incorporated areas' comprehensive plans. This element should identify and designate adequate areas for commercial, retail, and industrial growth necessary to sustain and meet future population and employment forecasts. The economic development element shall be coordinated with the capital facility, land use and utilities elements of the comprehensive plan.
3. Each UGA and rural center is considered the commercial and business "hub" in their respective area of the County. UGAs should be viewed as regional service and retail centers, while the rural center focus is on local community retail and service needs, and transient accommodations.
4. The GMA contains provisions for the designation of Major Industrial Developments (MIDs) under RCW 36.70A.365 and up to two master planned locations as part of a Jefferson County Industrial Land Bank (ILB) under RCW 36.70A.367. These provisions acknowledge that ~~Certain-certain~~ industries, due to their size or type of operation, or due to their dependence on the local resource base, should not be located within the boundaries of UGAs. When locating these types of activities outside of UGAs, special attention must be given to assure that the activity will not promote "urban development" of the surrounding area. These activities will need to be self-supporting and not require the extension of urban services.

5. Jefferson County will maintain policies and development regulations associated with the siting of MIDs, as authorized in RCW 36.70A.365, in consultation with cities within the county and through a process involving the growth management steering committee.

6. Jefferson County intends to pursue the designation of up to two master planned locations as part of an ILB, as authorized in RCW 36.70A.367, in consultation with cities within the county and other partner entities through a process involving the growth management steering committee, the Economic Development Council of Jefferson County, and the Port of Port Townsend. Establishment of the ILB will be conducted through a public participation program within the framework of the Growth Management Act.

57. The Port of Port Townsend's ~~legislative-statutory~~ authority should be utilized as a tool to implement industry and trade strategies; including the promotion of employment opportunities, the consolidation and parceling of property, and the development of infrastructure to meet the needs of industry consistent with comprehensive plans and development regulations.

POLICY #8
POLICY ON RURAL AREAS

1. Rural areas are those lands located outside of UGAs and resource lands. These areas are characterized by low density development, open spaces, minimal public services, resource dependent activities, and industries; and outdoor recreational facilities. Activities such as regional retail-commercial facilities, business office parks and similar high intensity land uses are considered urban in nature and are inconsistent with rural area designations. The rural element of the comprehensive plan will be designed to recognize and maintain the unique character of individual rural areas without degrading the environment or creating the need for urban level of services.
2. The concept of clustering or density transfer is considered a positive tool in maintaining the character of rural areas. This concept assists in more efficient delivery of public services, minimizes the need for additional infrastructure, and at the same time maximizes land available for rural uses. Clustering of new development is preferred in rural areas.
3. Level of service standards will be adopted which identifies the type and scale of public facility and infrastructure improvements anticipated for rural areas and rural centers. Typically these will include:
 - .. emergency services.
 - .. transportation and roads.
 - .. individual septic systems.
 - .. individual or community water systems.
 - .. storm water and water quality.
4. Parcel sizes established for rural areas of the county should be commensurate with the character of existing rural communities. This policy anticipates that rural areas will maintain a variety of acreage parcels.

5. Rural centers are those existing unincorporated places which serve the retail commercial and service needs of the local area. These areas will be delineated and recognized in the comprehensive plan consistent with level of service standards. Land uses within these centers include:
 - .. shopping, employment, and services for residents, supplies for resource industries, including commercial, industrial, and tourism development at a scale that preserves the surrounding rural characteristics.
 - .. residential development, including small-lot single-family and multi-family; and mixed-use developments.
 - .. community facilities and services necessary to support the rural center and promote pedestrian mobility.

6. The rural element of the comprehensive plan will recognize existing industry located outside UGAs, as well as establish a framework for the siting of industries which, due to their size, resource dependence, or incompatibility with UGAs, would be better suited to locate in rural areas. Provisions will be made to ensure that adjacent land uses are not converted to urban uses due to the proximity of these developments or to infrastructure necessary to support them.

POLICY #9

POLICY ON FISCAL IMPACT ANALYSIS

1. Include a fiscal impact assessment on the provision of public capital facilities, that are intended to serve the community, as an ongoing part of the comprehensive planning process. This assessment will include project revenues and expenditures and an analysis of the cumulative fiscal impacts of providing governmental services to accommodate the targeted population. The purpose of the fiscal assessment is to assure that projected capital costs can be reasonably supported within the capabilities of the community.
2. Within the elements of the comprehensive plan, incentives and non-regulatory options will be identified and developed as alternatives to regulatory programs in the implementation of comprehensive plan policy.
3. The City, any future incorporated UGA, and the County will address issues of tax revenue sharing, the provision of regional services, annexations, and similar fiscal components through the development of interlocal agreements.

POLICY #10

POLICY ON USE, MONITORING, REVIEW AND AMENDMENT

1. The Countywide Planning Policies will be utilized to:
 - .. establish a framework for the development, ~~and~~-adoption, and amendment of comprehensive plans and supporting regulations.
 - .. provide a foundation for establishing locally defined terms, and to determine consistency with the criteria of the Growth Management Act.
 - .. coordinate and assure consistency among plans of the County, UGAs, special purpose districts and service providers.

2. The Growth Management Steering Committee will serve as a regional oversight body during the development of the comprehensive plans. Once unincorporated UGAs are identified, representation of the unincorporated UGA will be included on the steering committee. The committee will review draft plans for consistency with these policies in an advisory capacity and report its findings to the appropriate jurisdiction.

3. These policies shall be periodically reviewed and may be amended in the following manner:
 - .. the amendment is placed in writing and includes a brief explanation of why the amendment is warranted, and
 - .. the amendment is reviewed and commented on by the Growth Management Steering Committee or its successor entity, and
 - .. a public hearing is conducted by the County prior to amending these policies, and
 - .. the amendment is agreed to by both the County Board of Commissioners and City Council of incorporated UGAs, and
 - .. the amendment is adopted by the County Board of Commissioners.