

RESOLUTION NO. 2005-08

A RESOLUTION amending the City of Vader Comprehensive Plan and fulfilling the requirements of the Washington State Growth Management Act "seven-year update".

The Vader City Council enters the following findings of fact:

I. GENERAL FINDINGS

1. The state Growth Management Act (GMA), Chapter 36.70A RCW, requires cities within its scope to adopt comprehensive plans which are guided by the Act's goals and which meet the Act's requirements.
2. This resolution amends the Comprehensive Plan for the City of Vader.
3. GMA requires a public participation program to be established for amendments to the Comprehensive Plan and development regulations. The City established and followed a public participation program pursuant to RCW 36.70A.035, 36.70A.130(2)(a), and 36.70A.140 to ensure early and continuous public participation throughout the update process. The participation program included holding a public open house during the scoping phase of the project, providing fact sheets and draft amendments to the public upon request, publishing meeting and hearing notices in the newspaper of record, and holding a public hearing.
4. The measures adopted by this resolution comply with the GMA and other governing laws and are reasonably related to the public health, safety and welfare.
5. The amendments adopted by this resolution were considered in an Addendum to the EIS for the City of Vader Comprehensive Plan, issued on April 22, 2005.

II. SEVEN YEAR UPDATE

6. The GMA requires the City of Vader to follow a schedule of review and update of its Comprehensive Plan and development regulations pursuant RCW 36.70A.130 (4), known as the "seven-year update". All mandatory and optional elements of the City of Vader Comprehensive Plan and associated development regulations were reviewed pursuant to the seven-year update schedule, and revisions were made to ensure internal consistency and compliance with the GMA.

7. This seven-year update of the City of Vader Comprehensive Plan and development regulations is complete, including updates to the Critical Areas ordinance using Best Available Science.

III. 10 YEAR UPDATE

8. The GMA requires the cities to review urban area densities and growth projections every 10 years pursuant to RCW 36.70A.130(3). The City reviewed its urban growth area and zoned densities and finds that, with the amendments adopted by this Resolution, the city and urban growth area provide for urban densities and can accommodate a 20-year population projection.
9. The amendments to the City of Vader Comprehensive Plan and development regulations are coordinated and consistent with each other as required by the GMA and the Lewis County county-wide planning policies.

IV. GROWTH MANAGEMENT ACT GOALS

10. RCW 36.70A.020 sets forth a list of 13 goals "to guide the development and adoption of comprehensive plans and development regulations" under the GMA. The goals are not listed in order of priority.
11. In formulating the comprehensive plan amendments adopted by this resolution, this Council has considered the goals contained in RCW 36.70A.020. The Council has weighed the goals as they apply to the subject matter of this resolution.
12. The findings below and the record generated in the hearings and at the adoption of this resolution show that this measure is consistent with the GMA goals.
13. The Comprehensive Plan recognizes local circumstances in making land use designations and harmonizes the planning goals of RCW 36.70A.020 pursuant to RCW 36.70A.070(5)(a) as follows:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The Comprehensive Plan establishes an urban growth area that can accommodate population growth for the next 20 years, and integrates population projections from the city's sewer and water plans with land use designation and planned densities. Development regulations provide for densities of at least 4 units per acre for future development, but

provide conversion regulations in the urban growth areas so that development may occur prior to public water and sewer facilities becoming available, but in a manner that preserves the ability for further subdivision once public water and sewer are extended. Adopted levels of service standards and concurrency policies ensure that growth does not outpace public facilities and services. This goal is harmonized with Goals 2, 3, 4, 5, and 12.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The Comprehensive Plan allocates approximately eighty percent of the urban area for residential development at densities ranging from four to over nine units per acre. An additional six percent is designated as for community services (public infrastructure, government, and parks), and approximately fourteen percent is designated industrial development. The urban growth area concentrates development and provide for urban densities. This Goal is closely harmonized with Goals 1, 4, 9, and 10.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

The Comprehensive Plan Transportation Element is coordinated with the 6-year Transportation Improvement Program, the Regional Transportation Plan and regional transportation authorities. No public transportation service is currently available to the City, but the restoration of this service remains an objective of the Comprehensive Plan. Commercial and industrial development is sited to maximize the use of existing rail and truck routes. Improvement of pedestrian and bicycle facilities remains an objective of the plan.

(4) 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.

The Plan recognizes the need for continued provision of affordable housing in Vader, which has a median income lower than Lewis County. Development regulations continue to allow the siting of manufactured homes in all residential zoning districts. The city and urban growth area allow for a variety of housing types at varying urban densities, including multi-family housing. This goal is harmonized with Goals 1, 2 and 6.

(5) 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, promote the retention and expansion of existing businesses and recruitment of new businesses,

recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Economic development is a primary concern to the City of Vader. The amendments adopted by this resolution maintain commercial development opportunities and provide for industrial development within the City limits. The need for additional economic development planning is highlighted in the Plan. Zoning and permitting procedures for new development have been clarified. This goal is harmonized with Goals 1, 6, 8, and 12.

(6) 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.

The City is sensitive to the expectations of property owners, and strives to balance property rights with the mandates of the Growth Management Act. Variance and reasonable use exception processes recognize potential hardship for property owners under the development regulations, including the critical areas regulations. Citizen participation in planning decisions is highlighted by the Plan, and amendments to the development regulations provide for a clear and consistent zoning process. This goal is harmonized with Goals 1, 2, 5, 8, 9, 10, and 11.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The City's permit process is consistent with RCW 36.70B - Local Project Review, RCW 36.70C - Judicial Review of Land Use Decisions and RCW 43.21C - SEPA. This goal is harmonized with Goals 6 and 11.

(8) 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.

The City provides for urban development while recognizing that existing agricultural or natural resource uses within the City or UGA may continue. This Goal is closely harmonized with Goals 2 and 5.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

With this update, the City designates three sites as "Community Service" for park use and outlines planning objectives for future park development. While a Parks Plan was not part of this update, the City intends to pursue additional funding to provide resources to develop its parks and open spaces for public use and enjoyment. The critical areas regulations

establish new buffers consistent with best available science along riparian areas and wetlands that operate as wildlife habitat and migration corridors. This goal is harmonized with Goals 2 and 10.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The City's Critical Areas regulations have been updated using Best Available Science, identifying critical areas and providing new standards for their protection, and requiring enhanced review of projects on sites with critical areas.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Comprehensive Plan establishes citizen involvement goals and the development regulations include a process rezones and permit reviews that ensure opportunities for citizen comment. The City's citizen involvement goals and regulations are consistent with the Lewis County Countywide planning policies. This goal is harmonized with Goal 6.

(12) 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.

This goal is largely addressed in the Capital Facilities and Transportation Element, both of which are significantly updated by this adoption. Concurrency policies and levels of service were also reviewed and amended as part of the Transportation Element. This goal is harmonized with Goals 1, 2, and 3.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

This update includes new requirements for historically-sensitive design of commercial buildings in the downtown core.

V. DATA AND TECHNICAL GUIDANCE FINDINGS

14. Revisions to the Comprehensive Plan and associated regulations consider technical guidance provided by the Washington State Community, Trade, and Economic Development Department (CTED), including but not limited to Comprehensive Plan and Development Regulation Checklists, "GMA Update: Issues to Consider When Reviewing Comprehensive Plans and

Development Regulations" (December 2003), Technical Bulletins 1.1, 1.2, 1.3, and 1.4, and personal communications with CTED and with the Washington State Departments of Ecology and Fish and Wildlife.

15. Population forecast and land supply information is updated consistent with the city's sewer and wastewater facilities planning efforts and recognize growth trends in Lewis County and nearby industrial development projects that may bring future residential growth to the City.
16. Housing data was updated per 1990 & 2000 U.S. Census and the Labor Market Information Center-Washington State Department of Employment Security, Labor Market, and Economic Analysis.
17. Revisions to the transportation element were coordinated with the Southwest Washington Council of Governments Regional Transportation Plan.


NOW, THEREFORE, BE IT RESOLVED BY THE VADER CITY COUNCIL that:

Section 1. The City of Vader Comprehensive Plan is hereby amended to reflect the changes shown and described in Attachment A to this Resolution.

Section 2. Severability. If any clause, sentence, paragraph, section or part of this Resolution and the provisions adopted hereunder or the application thereof to any person or circumstances shall be found to be invalid, the court order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any part thereof to any other person or circumstances.

Section 3. Effectiveness. This Resolution shall take effect immediately upon adoption.

ADOPTED: August 9, 2005.



Mayor, City of Vader

ATTEST:



City Clerk/Treasurer

APPROVED AS TO FORM:

By: 

City Attorney