

O'Donnell, Mary Beth



CP16#0325

From: McCall, Marilee
Sent: Friday, October 10, 2014 2:57 PM
To: O'Donnell, Mary Beth
Subject: FW: Clark County - County-Wide Planning Policies document
Attachments: 14-0117_CountyWidePlanPolicies_Draft_PC_Complete_List_12-9-13.pdf

For the index

-----Original Message-----

From: McCall, Marilee
Sent: Friday, January 17, 2014 4:09 PM
To: 'Amanda Smeller'; 'Dale Miller'; Eiken, Chad; 'Eric Eisemann (e.eisemann@e2landuse.com)'; 'Jeff Sarvis (jsarvis@ci.lacenter.wa.us)'; 'Lee Knottnerus'; 'Mitch Kneipp'; Niten, Jeff; James Weldon; 'Phil Bourquin'; 'Robert Maul' (robert.maul@cityofbg.org); Towne, Sandra
Cc: Orjiako, Oliver; Euler, Gordon
Subject: Clark County - County-Wide Planning Policies document

Here is the final document that was discussed for your review.
Thank you.

-----Original Message-----

From: McCall, Marilee
Sent: Friday, January 17, 2014 4:03 PM
To: Amanda Smeller; Dale Miller; Eiken, Chad; Eric Eisemann (e.eisemann@e2landuse.com); Jeff Sarvis (jsarvis@ci.lacenter.wa.us); Lee Knottnerus; Mitch Kneipp; Niten, Jeff; James Weldon; Phil Bourquin; 'Robert Maul' (robert.maul@cityofbg.org); Towne, Sandra
Cc: Orjiako, Oliver; Euler, Gordon
Subject: Clark County Documents: Issue Paper 1: GMA Overview; Issue Paper 2: Population Projections; Public Participation Plan

Attached are the last versions of:
Issue Paper 1: GMA Overview
Issue Paper 2: Population Projections, and Public Participation Plan

These are the most current versions that were presented to the Planning Commission at their January 16 worksession.

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CHAPTER 1 COUNTYWIDE PLANNING POLICIES (New Chapter)

Comprehensive Plan 2004-2024 as Adopted	Proposed Amendments
Consolidate all countywide planning policies into New Chapter and renumber	
Land Use	
1 1 1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature Each municipality within Clark County shall be included within an urban growth area An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth	No Change
1 1 2 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period	No Change
1 1 3 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources Urban governmental services shall be provided in urban areas These services may also be provided in rural areas, but only at levels appropriate to serve rural development Urban governmental services include those services historically and typically delivered by cities or special districts, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services, and other public utilities not normally associated with non-urban areas	No Change

1 1 4 An urban growth area may include more than a single city	No Change
1 1 5 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources	No Change
1 1 6 Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36 70A 215 The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred	Clark County and cities shall review, at least every seven (7) years, their designated urban growth area or areas in compliance with RCW 36 70A 215 The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred
1 1 7 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories residential, commercial, and industrial Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity	No Change
1 1 8 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report every seven years, with the first report completed by September 2002 The report will detail growth, development, capacity, needs, and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it	No Change
1 1 9 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs In addressing	No Change

<p>these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of RCW 36 70A 215</p>	
<p>1 1 10 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources</p>	<p>No Change</p>
<p>1 1 11 Interagency Cooperation Clark County and each municipality will work together to</p> <ul style="list-style-type: none"> • establish a Technical Advisory Committee to develop an ongoing coordination program within the urban growth area, • provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other, • coordinate activities as they relate to the urban growth area, • coordinate activities with all special districts, • seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision, and, • conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans 	<p>No Change</p>
<p>1 1 12 Coordination of land use planning and development</p> <ul style="list-style-type: none"> • Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area • Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with, and consistent with, the comprehensive plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of 	<p>No Change</p>

<p>plans which provide the opportunity for public and mutual participation, review and comment</p> <ul style="list-style-type: none"> • Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameters <ul style="list-style-type: none"> ○ Protect and preserve lands zoned heavy industrial for heavy industrial uses ○ Protect employment center lands from conversion to residential ○ Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation • Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues 	<p>Consider rezoning of employment center lands to non-retail commercial, office-campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation</p>
<p>1 1 13 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers</p> <ul style="list-style-type: none"> • Vancouver Urban Growth Area is now or will be a major urban area activity centers with a full range of residential, 	<p>No Change</p>

<p>commercial, and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities</p> <p>Major urban areas centers, have or will have, urban densities of development of at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.</p> <ul style="list-style-type: none"> Urban Growth Areas of Battle Ground, Camas, Ridgefield, and Washougal, will have a full range of residential, commercial, and industrial uses, schools, neighborhood, community, and regional parks, and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses. La Center Urban Growth Area is located in predominantly a residential area with at least 4 housing units per net residential acre (3 gross units per acre), and include pedestrian-oriented commercial uses, schools, and small parks. There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus 	
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	around parks, schools, or common areas	
1 1 14	Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels of services.	No Change
1 1 15	<p>Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that</p> <ul style="list-style-type: none"> Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility, include a household size of 2.59 people per household, conserve designated agriculture, forest or mineral resource lands, ensure an adequate supply of buildable land, have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections, and, balance industrial, commercial, and residential lands. 	
1 1 16	<p>Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following</p> <ul style="list-style-type: none"> geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.), public facility and service availability, limits and extensions, jurisdictional and special district boundaries, location of designated natural resource lands and critical areas, and, minimize split designations of parcels. 	

La Center UGA	
1 1 17	There shall be no net material increase in card room capacity within the La Center Urban Growth Area
1 1 18	The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards. Prior to the next county comprehensive plan update, Clark County shall incorporate the new bridge and necessary arterials into the Clark County Arterial atlas and may provide technical assistance.
1 1 19	An additional 120 acres +/- of industrial land --located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street -- shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.
Housing	
2 1 0	The county and each municipality shall prepare an inventory and analysis of existing and projected housing. No Change
2 1 1	The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population. No Change
2 1 2	Link economic development and housing strategies to achieve parity between job development and housing affordability. No Change
2 1 3	Link transportation and housing strategies to assure reasonable access to multi-modal transportation systems and to encourage housing opportunities in locations that will support the development of public

transportation	
2 1 4	Link housing strategies with the locations of work sites and jobs. No Change
2 1 5	Link housing strategies with the availability of public facilities and public services. No Change,
2 1 6	Encourage infill housing within cities and towns and urban growth areas. No Change
2 1 7	Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population. No Change
Rural and Natural Resources	
3 0 1	The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character. No Change
3 0 2	The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations. No Change
Environmental	
4 1 1	Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality, and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance. No Change
4 1 2	The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space, and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment. No Change

Transportation		
5 0 1	Clark County, Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO), state, bi-state, municipalities, and C-TRAN shall work together to establish a truly regional transportation system which <ul style="list-style-type: none"> reduces reliance on single occupancy vehicle transportation through development of a balanced transportation system which emphasizes transit, high capacity transit, bicycle and pedestrian improvements, and transportation demand management, encourages energy efficiency, recognizes financial constraints, and, minimizes environmental impacts of the transportation systems development, operation and maintenance 	No Change
5 0 2	Regional and bi-state transportation facilities shall be planned for within the context of county-wide and bi-state air, land and water resources	No Change
5 0 3	The state, MPO/RTPO, county, and the municipalities shall adequately assess the impacts of regional transportation facilities to maximize the benefits to the region and local communities	No Change
5 0 4	The state, MPO/RTPO, county, and the municipalities shall strive, through transportation system management strategies, to optimize the use of and maintain existing roads to minimize the construction costs and impact associated with roadway facility expansion	No Change
5 0 5	The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies, and functional classification schemes to ensure consistency throughout the region	No Change
5 0 6	The county, local municipalities, C-TRAN and MPO/RTPO shall work together with the business community to develop a transportation demand management	No Change

	strategy to meet the goals of state and federal legislation relating to transportation	
5 0 7	The state, MPO/RTPO, county, local municipalities and C-TRAN shall work cooperatively to consider the development of transportation corridors for high capacity transit and adjacent land uses that support such facilities	No Change
5 0 8	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities, these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility and movement of goods and people	No Change
5 0 9	The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities, these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors	
5 0 10	State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors	No Change
Capital Facilities and Utilities		
6 0 1	The County, State, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services	No Change
6 0 2	Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses	No Change
6 0 3	Public facilities and utility services shall be planned so that service provision maximizes	No Change

	efficiency and cost effectiveness and ensures concurrency	
6 0 4	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area	No Change
6 0 5	The County, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc	No Change
6 0 6	The County, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans	No Change
6 0 7	Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan	No Change
6 0 8	General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development	No Change
6 0 9	The County, its municipalities, and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency	No Change
6 0 10	The Comprehensive Plan of the County and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks	No Change
6 0 11	When siting state and regional public facilities, the County and each municipality shall consider land use compatibility, economic and environmental impacts and public need	No Change
6 0 12	The County shall work with the state, each municipality and special districts to identify future needs of regional, and state wide	No Change

	public facilities This will ensure county-wide consistency and avoid duplications or deficiencies in proposed facilities	
6 0 13	The County, municipalities, special districts and Public Health will work cooperatively to develop fair and consistent policies and incentives to eliminate private water and sewer/septic systems in the urban areas, and to encourage connection to public water and sewer systems	No Change
6 0 14	Within Urban Growth Areas, cities and towns should be the providers of urban services Cities and towns should not extend utilities without annexation or commitments for annexation Exceptions may be made in cases where human health is threatened In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards	No Change
6 0 15	Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses	No Change
6 0 16	The County, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area	No Change
6 0 17	Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives	No Change
Parks, Recreation and Open Space		
7 0 1	The county and each municipality shall identify open space corridors, riparian areas, important isolated open space and recreational areas within and between urban growth areas, and should prepare a funding and acquisition program for this open space Open space shall include lands useful for parks and recreation, fish and wildlife habitat, trails, public access to natural resource lands and water, and protection of critical areas	No Change

Historic, Archaeological and Cultural Preservation		
8 0	The county and each municipality should identify cultural resources within urban growth areas and the county	No Change
Economic Development		
9 0	Clark County Economic Development Vision Statement "Clark County will grow as a high-wage economy that creates jobs at a rate in excess of population growth, and an increasing percentage of the population will both live and work in Clark County There will be an emphasis on emerging clusters that have a significant knowledge-based component	No Change
9 1 1	The county and cities will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents, including unemployed and disadvantaged persons Growth which helps to measurably raise the average annual wage rate of community residents and preserves the environmental quality and livability of our community is viable growth and will improve the lifestyle of Clark County residents	No Change
9 1 2	The county and cities will demonstrate their commitment to the retention of those enterprises which have created the economic base of the county, and promote their continued growth in a predictable environment, which encourages investment and job growth	No Change
9 1 3	The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities	No Change
9 1 4	The county and cities will promote productivity and quality among its businesses to meet world and market standards for their products and services	No Change
9 1 5	The county and cities will encourage higher educational levels for residents, and improvements in the measurable performance of high school graduates compared with other counties in the state	No Change

9 1 6	The county and cities may give priority assistance to employers who will increase the standard of living in the community	No Change
9 1 7	The county and cities will plan for long-term economic growth which enhances the capacity of existing air shed for job-generating activities	No Change
9 1 8	The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development	No Change
9 1 9	The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force, and to supply long-term employment opportunities for county's residents who are currently employed outside of the State	No Change
9 1 10	The county and cities will work together to establish specific common benchmarks that will measure the region's overall economic viability These benchmarks will be included in the county's Comprehensive Plan and are encouraged to be included in each jurisdictions comprehensive plan	No Change
9 1 11	Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters <ul style="list-style-type: none"> Protect and preserve lands zoned heavy industrial for heavy industrial uses Protect employment center lands from conversion to residential Consider rezoning of employment center lands to non-retail commercial, office campus, or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs, and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics, and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation 	No Change
9 1 12	Encourage use of a multi-modal transportation system that facilitates the	No Change

	reduction of travel times and reduces the need for additional road construction within the region	
9 1 13	Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36 70A 365 and /or Master planned developments – Master planned locations RCW 36 70A 367 outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation.	No Change
School		
10 1 1	The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations.	No Change
10 1 2	The county and the cities shall jointly establish a school advisory body that is comprised of representatives from the county, cities, school districts, and special purpose districts and other interest groups. The advisory body may undertake the following, but shall in no way compromise or complicate an individual district's authority to take actions on its own in its best interest: <ul style="list-style-type: none"> Uniform data collection: Identify, monitor, and report to the community, at least annually, on the key performance indicators related to quality schools, capital facilities plans, and community development. (Note one of the points is to be able to relate schools data to other annual planning data provided by the cities and the county). State and federal law issues: Develop issue papers and consensus recommendations regarding provisions of state and federal law which impact the adequacy and/or timely provision of school capital facilities. Policy development and 	No Change

	implementation. Actively participate in the development or amendment of city and county comprehensive plans and development regulations relating to or impacting schools including: <ul style="list-style-type: none"> Location of Urban Growth Areas, Location and mix of residential land use designations, Commercial/industrial tax base within each school district, Potential location of future school sites, Potential co-location of school facilities with other public facilities (i.e. parks), Phasing of residential development, Private/public partnerships, School facility permitting processes, School impact fees, and Last resort safety net considerations. 	
10 1 3	The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools.	No Change
10 1 4	Large residential development should confer with school districts on school impacts.	No Change
10 1 5	Work cooperatively with school districts to facilitate permitting of new facilities and modernization of older facilities through clear regulations, effective on-site and off-site improvements, team approaches, and shared information regarding county processes.	No Change
10 1 6	Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities.	No Change
Community Design		
11 0 1	The community design element shall help conserve resources and minimize waste.	No Change
11 0 2	The county's community design standards shall be appropriate to the region, exhibiting continuity of history and culture and compatibility with the climate, and encourage the development of local	No Change

character and community identity	
11 0 3 The goals and policies of this element are intended to <ul style="list-style-type: none"> clarify and define design objectives for zoning ordinances, reduce review time during the design phase of proposed projects, improve the visual attractiveness of the community, encourage quality architecture and landscape design, minimize land use conflicts, and, develop clear and consistent analysis of new projects 	No Change
	<u>Communities and neighborhoods shall be designed in a way that promotes and protects aging-in-place for all age groups, especially by providing opportunities for physical activity and access to healthy food.</u>
Annexation/Incorporation	
12 0 1 Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.	No Change
12 0 2 Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.	No Change

12 0 3 The county shall encourage and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element	No Change
12 0 4 No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area	No Change
12 0 5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town, and special purpose districts shall be developed consistent with the policies contained in the annexation proposal	No Change
Shoreline Master Program	
	<u>The county and cities shall implement the mutually-adopted shoreline goals, policies, and shoreline designations through development regulations contained in their respective shoreline master programs. Such programs are designed to foster appropriate uses of and access to shorelines of the state while protecting natural resources and shoreline ecological functions.</u>