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Introduction

People need a safe and secure place to live, an economy that provides jobs, an efficient circulation network, alternatives to the private automobile, schools, and recreational opportunities. It is the local government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people. This plan is for the people.

What is a Comprehensive Plan

A comprehensive plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a city into the future. It reflects current community goals and needs, anticipates change and provides specific guidance for future legislative and administrative actions. It reflects the results of citizen involvement, technical analysis, and the judgement of decision makers.

The goals and policies, and maps of this Comprehensive Plan provide the basis for implementing regulations, programs, and services. The Plan serves as a guideline for designating land uses and infrastructure development.

Growth Management Act

The Growth Management Act (GMA), passed in 1990, seeks to provide a managed framework for growth and development throughout the state. The GMA requires the state's fastest growing counties, and cities within those counties, to prepare comprehensive plans which guide conservation and development of rural and urban lands respectively for the next twenty years. GMA makes the comprehensive plan the legal foundation and guide for all subsequent planning and zoning. The zoning must be consistent with and implement the Plan. The Comprehensive Plan must be both internally consistent and consistent with plans of other jurisdictions which share either a common boundary or related regional issues. Additionally it introduces the concurrency requirement. Concurrency means that appropriate public facilities and services must be in place, or funds committed for their provision within six years, to serve new development.

The GMA requires counties, in cooperation with cities, to designate urban growth areas (UGA). All cities are to be within an urban growth area, which is to include areas and densities sufficient to accommodate urban growth expected to occur in the City over the next twenty years. The GMA guidelines for defining urban growth boundaries state that urban growth is to be "... located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public

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facilities and services and any additional needed public facilities and services that are provided by either public or private sources.” The UGA may include “... territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth.”

The Growth Management Act established the following mandatory elements to be incorporated in each local comprehensive plans: land use, housing, capital facilities, utilities, and transportation. Optional elements include solar energy, conservation, recreation, economic development and sub-area plans. The Act also required each jurisdiction to designate, and adopt regulations to protect critical areas and resource lands. To comply with these regulations the city adopted interim wetlands and critical areas ordinances in August 1993.

Grant County County-Wide Planning Policies

The GMA also directed counties, in conjunction with their cities, to prepare and adopt county-wide planning policies. These policies were designed to help the cities and the County address growth management in a coordinated manner. The policies were adopted by the Board of Grant County Commissioners, and subsequently ratified by the cities, including the City of Moses Lake. Taken together, the Countywide Planning Policies try to balance issues related to growth, economics, land use and the environment. Specific objectives of the Countywide Planning Policies include:

- Designation of Urban Growth Areas;
- Promotion of contiguous and orderly development;
- Siting of public capital facilities;
- Establishing transportation facilities and strategies;

- Providing affordable housing for all economic segments of the population;
- Promotion of joint county and city planning within the UGA; and
- Encourage favorable employment and economic conditions in the County

In addition, Moses Lake’s plan must reflect the goals identified in the 2015 Vision Statement created by the Citizens Advisory Committee in 1995. Moses Lake’s Comprehensive Plan, however, is more than a response to the mandate expressed in the Growth Management Act and the Grant County County-wide Planning Policies implementing it regionally. It is an essential tool and guide to the preservation and enhancement of Moses Lake’s long term economic growth and community viability and identity. It expresses the vision of the community and how that vision may be realized.

What’s in the Plan?

This Comprehensive Plan is designed to be a functional document that will guide Moses Lake’s development for the next 20 years. The Comprehensive Plan has the dual responsibility to meet the goals and needs of Moses Lake’s citizens and the fulfillment of its regional responsibilities of growth management.

Once the Comprehensive Plan is adopted, all of the City’s land use related decisions must be consistent with the Plan. Used this way, the Comprehensive Plan minimizes conflict in land use decision making and promotes coordination among programs and regulations.

Plan Characteristics

The Plan has three general characteristics. It is:

- **Comprehensive.** The Plan includes all geographical and functional elements that have a bearing on the community’s development.

- **Long-range.** The Plan looks beyond the present, pressing issues to the problems and possibilities 20 years hence.
- **Flexible.** The Plan will continue to evolve after it is officially adopted to reflect Moses Lake's actual experience and citizens' concerns. This fine-tuning through annual Plan amendments will ensure that this document remains a reflection of community values.

Plan Function and Purpose

Specifically the Comprehensive Plan is intended to serve a range of functions and purposes, including:

- **To promote the general welfare.** The Comprehensive Plan serves to promote the general health, safety and welfare of the community. It does this by establishing guidelines for development, by facilitating the adequate provision of public services and by encouraging appropriate development.
- **To encourage coordination.** The coordination of private development, community goals and necessary facilities, reduces costs for developers and the community as a whole. The Plan tries to anticipate future development and needs, and coordinates development and needs with existing and planned public programs, facilities and services.
- **To identify and review City goals and policies.** Local governments make policy on a frequent basis. Updating the Comprehensive Plan gives the City the opportunity to determine if the existing goals and policies are still appropriate, to develop any new ones which are needed and to write down current City practices which should be formalized as policy statements.
- **To communicate goals and policies.** The Comprehensive Plan contains Moses Lake's goals and policies in a written form in one

document. This aids City decision makers in reviewing developments and directing programs. Written policies assist the public and developers in identifying City requirements and makes the development process more certain and more efficient.

Comprehensive Plan Elements

The Plan is organized into several chapters, or elements. Goals and policies, and in some cases maps and/or implementation strategies, have been developed for each element. The goals and policies are the planning guidelines and criteria that guide city decisions and actions. The implementation strategies are the necessary steps that need to be taken to achieve the vision set forth in that goal. Moses Lake's new Comprehensive Plan, which looks ahead over the next 20 years, is made up of primary elements and support chapters.

These include the required GMA elements and other elements identified as important to this community:

- Housing
- Utilities
- Transportation
- Capital Facilities
- Land Use
- Siting Essential Public Facilities
- Environmental Review
- Roles and Responsibilities
- Maintenance of the Plan

Citizen Involvement in Preparation of the Draft Comprehensive Plan

This draft Comprehensive Plan is based on a public involvement process that began in 1995 and included public hearings, study sessions, and two

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citizen advisory committees.

Visioning. In 1995 a seven-member Citizens Advisory Committee (CAC) was formed to create a vision statement for the community. The Committees first task was to identify the citizen participation strategy. The CAC manned a booth at the County Fair and obtained input through a questionnaire and money game. The process allowed the committee to identify community issues in terms of what was good and bad, as well as future concerns, needs, and desires. Vision Statement 2015 culminates opinions into generalized goals and philosophies to guide the direction of the Comprehensive Plan. Additionally, the Vision Statement was updated during the development of the Draft Comprehensive Plan in October 2000.

Growth Management Citizens Advisory Committee (CAC). The committee included a diverse group of 8 residents who took an in depth look at key land use issues. The committee helped staff consider issues important to City residents and businesses in the development of the draft Land Use Element.

Planning Commission Study Sessions and Hearings. The Commission is comprised of Moses Lake residents who volunteer their time to advise the City on land use issues. The Commission completed their review of the Draft Comprehensive Plan on November 30, 2000. The review consisted of 22 study sessions held June 30th through November 30th, 2000. All study sessions were open to the public. Public Hearings were conducted on December 21, 2000, January 11, January 25, February 15 and March 1, 2001. Additional efforts to involve the public included notification by mail to property owners whose property may be rezoned as a result of new land use designations within the Draft Comprehensive Plan. Staff identified 221 parcel

of land and mailed notice to the title holder of record per the Grant County Assessor's office. Based on the public comments at the hearings, study sessions, public meetings and other information, the Planning Commission developed its recommendation to the Moses Lake City Council on May 10, 2001 to adopt the Draft Comprehensive Plan .

Community Presentations. Planning Department staff made presentations on the process and plan to community organizations throughout the process. An open house was held prior to the public hearings conducted by the Planning Commission on December 13, 2000.

City Council Hearings and Meetings. Prior to adopting the Planning Commission's Recommended Comprehensive Plan, the City Council conducted a study session on July 17th, 2001 which was attended by Planning Commissioners, property owners and Council members. Subsequent to the study session two Public Hearings were held on August 14th and August 28th, 2001. The Council adopted the Comprehensive Plan by Resolution #2365 on September 11, 2001 with minor changes noted to the Planning Commissions Recommendation.

Annual Amendments to the Comprehensive Plan

The Comprehensive Plan is a flexible document intended to respond to the changing conditions of the community. However, the Growth Management Act stipulates that amendments to the Plan may be considered no more frequently than once per year, with limited exceptions and requires each jurisdiction to identify an amendment process. Pursuant to this process the Comprehensive Plan was amended by Resolutions #2496 on November 12, 2002, #2731, and #2732 on December 27, 2005. The Resolutions are attached as appendix

D.

Plan Implementation

The Comprehensive Land Use Plan provides a framework for how the City should continue to grow and develop in the coming years. The Plan has developed out of the vision that the citizens and their elected representatives hold for the future of the City. For the Plan to be successful, its implementation must be a coordinated effort on the part of both the public and private sectors.

A number of specific implementation measures and actions should be taken immediately upon adoption of the Plan update; others will be longer term priorities and will take several years to complete.

Once the Plan is adopted all development regulations shall be made consistent with the Comprehensive Plan within one year of plan adoption, including approval of rezones that match the plan's land use designation. The development regulations will include a concurrency ordinance . Subsequent to this action, development regulations shall generally be adopted concurrently with the Comprehensive Plan amendment. Where a new or major revision to the Comprehensive Plan is adopted, new development regulations shall be adopted within a year of the adoption of the Comprehensive Plan revision. As required by state law, the City Planning Commission and City Council shall review and approve the updated development regulations.

Functional plans shall be consistent with the adopted Comprehensive Plan. When new Comprehensive Plans are adopted or amendments that affect a functional plan are adopted, the City shall update the functional plan to make it consistent with the Comprehensive Plan within two years.

Long-term actions include securing resources to

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complete a joint sub-area plan for the Cascade Valley residential area, and create and adopt a street master plan for the entire urban growth area. The City will actively solicit grant funding from DCTED and other sources to augment City funds. The pace and schedule of implementation will, by necessity, depend entirely on the adequacy of budgetary appropriations, including any grant or nonrecurring funds that may be secured. Facility development and the development of a Capital Improvement Plan that allocates resources to projects that will spur the City's development in the direction envisioned in the Plan are inherent to the long range success of this plan.

City Staff recognizes that a successful Plan is one that can respond to changed conditions. As long-term changes in land uses, regional trends of the economic climate occur, implementation of the community's vision may require reassessment. The Comprehensive Plan should be monitored and amended as the community needs change.

The following table lists specific actions necessary to implement this plan and, in most cases, identifies a general time frame for completion. A brief description of each action is provided following the table.

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Plan Implementation Actions			
Action	Department/Agencies Involved	Task Time Frame	
		Start Date	To be Complete By:
Unincorporated UGA Development Regulations	Com. Dev. Staff and Grant County Com. Dev. Staff	To be determined	Contingent on agreement by City Council and Grant County Board of County Commissioners
Development Regulations Review and Update	Com. Dev. Staff	Upon Adoption of Comprehensive Plan	Within 1 year of Comprehensive Plan Adoption
Update Permit Procedures	Com. Dev. Staff	Concurrent with Development Regulations Review and Update	
Shoreline Plan Update	Com. Dev. Staff	In process	July 2001
Parks and Recreation Comp. Plan Update	Parks and Recreation Department	August 2000	July 2001
Master Street Plan for Corporate Limits	Municipal Services Department - Engineering Division	Upon Adoption of Comprehensive Plan	Within 1 year of Comprehensive Plan Adoption
Master Street Plan for Unincorporated UGA	Com. Dev. Staff and Municipal Services Dept. in coordination with Grant County Public Works	To be determined	
Joint Subarea Plans (Cascade Valley)	Com. Dev. Staff and Grant County Com. Dev. Staff	To be determined based on available funding	December 2001
Wastewater Treatment Facilities Plan	Municipal Services Dept. - Engineering Division	In process	December 2000
Comprehensive Water System Plan	Municipal Services Dept. - Engineering Division	In process	December 2000

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- A. **Unincorporated Urban Growth Area Development Agreements.** Development and land use activities occurring at urban densities adjacent to the city will have an impact on the city. It is important that joint planning agreements are reached between the city and the county which identify development standards, concurrency issues, development review procedures, etc.. Development should be required to meet city standards, so that if annexation occurs undue financial burden is not placed upon the city at a later date. Concurrency standards, especially relative to transportation issues, should adhere to the city's LOS.
- B. **Development Regulations.** Existing development regulations should be reviewed and updated as appropriate to incorporate the concepts contained in the Plan within one year of Plan adoption . A concurrency ordinance, consistent with RCW 36.70A.070(6), shall be developed and adopted which assures the provision of public facilities in accordance with Level of Service Standards adopted within the Plan. In addition to the existing regulations, there are several land use categories that may benefit from new review standards, design guidelines, or other forms of documentation as they are implemented over time. These include the following:
- Existing Development Regulations
MLMC Title 18 Zoning, including rezone approvals consistent with new land use designations.
MLMC Title 17 Subdivision
MLMC Title 19 Critical Areas and Wetlands
Community Street and Utility Standards
- New Land Use Designations
Neighborhood Commercial Centers
Business and Employment Centers
Essential Public Facilities
- C. **Update Permit Procedures.** RCW 36.70B requires jurisdictions planning under GMA to establish integrated and consolidated project permit procedures. The City shall review the permit processes and develop policies consistent with the RCW in conjunction with the Development Regulations update .
- D. **Shoreline Plan Update.** RCW 36.70A.480 requires that the goals and policies of a shoreline master program be considered an element of the comprehensive plan. All other portions of the shoreline master program, including use regulations shall be considered a part of the city's development regulations. The city is in the process of updating the shoreline master program consistent with state laws. The final plan will be completed by 2001 and adopted pursuant to RCW 90.58.
- E. **Parks and Recreation Comprehensive Plan Update.** The City's Parks and Recreation Plan was last updated in 1995. The Plan should be reviewed and updated consistent with the Land Use Element and then adopted as an element of the City's Comprehensive Plan by the year 2001. Specific update direction is found in the goals and policies within the land use element. The City shall use the annual amendment process to incorporate the element into the Plan.
- F. **Master Street Plan.** The City does not have a Master Street Plan. A master street plan should be developed consistent with the Land Use Element and the Transportation Element within one year of Comprehensive Plan adoption. Additionally a street plan should be created and adopted for the unincorporated UGA. This action will require coordination between Grant County and the City of Moses Lake and should be considered subsequent to the adoption of UGA development agreements. In both cases consideration

should be given to transit, pedestrian, and bicycle facility plans.

G. **Joint Subarea Plans.** Cascade Valley poses unique problems to both the city and the county. Due to the limited access into this area, development has significant negative impacts on the city's transportation system. Concurrency issues for transportation, water and sewer services, are at this point unresolved. Property owners and elected officials are concerned that development may be unnecessarily hampered as the city and county attempt to develop acceptable solutions. Several large undeveloped parcels remain in the area. The city and the county should jointly develop a sub area plan with respect to private property rights, public services, transportation, and health issues. This project is contingent on grant funding by the Washington State Department of Community, Trade, and Economic Development.

H. **Wastewater Treatment Facility Plan.** The Sand Dunes Wastewater Facility Plan will identify options and necessary public improvements for the treatment of the City's wastewater consistent with population projections contained within the Land Use Element. The facility plan should be completed by December 2000 following Department of Ecology Review and approval. The design plan shall be developed once a treatment option is selected by City Council. Plant upgrades shall be operational by July 2003. The Larson Wastewater Facility Plan has been approved.

I. **Comprehensive Water System Plan Update.** Moses Lake's Water System Plan will identify improvements for the distribution of potable water and address water right issues. The Plan will be completed in the year 2000 and based on the population projections contained within the Land Use Element of the Comprehensive Plan.