

SULTAN CITY COUNCIL AGENDA ITEM COVER SHEET

ITEM NO: D-3

DATE: January 28, 2010

SUBJECT: 2011 Comprehensive Plan Update – Request for Qualifications

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the city council is to authorize staff to proceed with issuing a request for qualifications for transportation planning, capital facilities planning, general data collection and analysis (land use, housing, and environmental) and project management for the 2011 comprehensive plan update.

STAFF RECOMMENDATION:

Authorize city staff to issue a request for qualifications for data collection, analysis and technical assistance necessary to update the 2004 comprehensive plan as required by state law.

SUMMARY:

The city is about half-way through Phase II (Drafting Plan Policies) of the 2011 comprehensive plan update. Phase III (Existing Conditions and Trends) has just started with approval of contracts with the consulting firms RH2 and PMC.

In accordance with the comprehensive timeline approved by the council in June 2009 (Attachment A), the city is scheduled to issue a request for qualifications in late January for a transportation planner for the transportation element, a financial consultant for the capital facilities element, and a project manager to gather other data and ensure internal consistency between the elements and produce the final document. This work is likely to come from one multi-discipline firm or a partnership of sole proprietors bidding together.

The Growth Management Act (GMA) requires the city to provide technical data driven analysis of existing conditions and the impacts of proposed changes to the

comprehensive plan.¹ Attachment B is the Department of Commerce short-form periodic update checklist.

The city does not have the technical staff or time available in-house to provide the level of detail required by the Growth Management Act by the December 1, 2011 deadline. For example, the GMA requires:

- A forecast of traffic for at least 10 years, including land use assumptions used in estimating travel.
- An inventory and analysis of existing and projected housing needs over the planning period.
- Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas.

The city has contracted with the engineering firm RH2 to update the city’s Water System Plan (WSP) and General Sewer Plan (GSP) to meet Department of Health and Department of Ecology permitting requirements. The WSP and GSP will also be amended to be consistent with changes to the comprehensive plan. The council approved a contract with the planning firm PMC on January 14, 2010 to update the city’s park and open space plan. The park and open space plan is also required by the state to be eligible for park grants.

FISCAL IMPACT:

The city has budgeted \$300,000 to update the comprehensive plan in 2010. There is \$100,000 set aside for technical support for the more “general” chapters of the comprehensive plan. Technical support will be sought through the proposed request for qualifications process.

Comprehensive Plan Element	2010	2011
General Sewer Plan	\$100,000	\$32,150
Water System Plan	\$60,000	\$37,671
Park Plan	\$30,000	\$5,000
Land Use, Transportation, Housing, Environmental, Economic Development, Capital, mapping, plan compilation, printing, etc.	\$100,000	\$35,000
Total	\$290,000	\$80,881

¹ RCW 36.70A.070

BACKGROUND:

Required 7-year Update

The city council and planning board met in June 2009 to discuss alternatives for updating the 2004 comprehensive plan by the December 1, 2011 deadline.

The council and planning board directed staff to focus on the mandatory requirement to align the city's goals and policies with the Puget Sound Regional Council's Vision 2040 (multi-county planning policies) and the revised county county-wide planning policies (CPP). Proposed changes to the future land use map and urban growth area will be considered during the 10-year update beginning in 2012.

The state requires adopting six mandatory elements (chapters) – land use, housing, transportation, utilities, and capital facilities and economic development. The city has adopted two optional chapters – parks and open space and environmental. These chapters are not required until state funding is available to municipalities to fund the planning work.

The Water Systems Plan, General Sewer Plan, Park and Recreation Open Space Plan, Industrial Park Master Plan and Shoreline Master Plan are also considered part of the city's comprehensive plan. The comprehensive plan is required to be internally consistent. The city's development regulations must be amended concurrent with adoption of the 2011 comprehensive plan to implement the goals and policies adopted in the comprehensive plan.

The city's comprehensive plan is also required to be consistent with other documents such as Snohomish County's Fair Share Housing policy and the Puget Sound Regional Council's Transportation 2030 Plan.²

ALTERNATIVES:

1. Authorize city staff to prepare and issue a request for qualifications.

This alternative indicates the city council is ready to begin gathering the technical data necessary to support the draft goals and policies and meet the state requirements under the growth management act.

2. Do not authorize city staff to prepare and issue a request for qualifications and direct staff to areas of concern.

² PSRC is in the process of adopting an updated version called Transportation 2040

This action implies the city council is not prepared to issue a request for qualifications or that the council would like to consider other options alternatives such as assigning the technical work to in-house staff.

RECOMMENDED ACTION:

Authorize city staff to issue a request for qualifications for data collection, analysis and technical assistance necessary to update the 2004 comprehensive plan as required by state law.

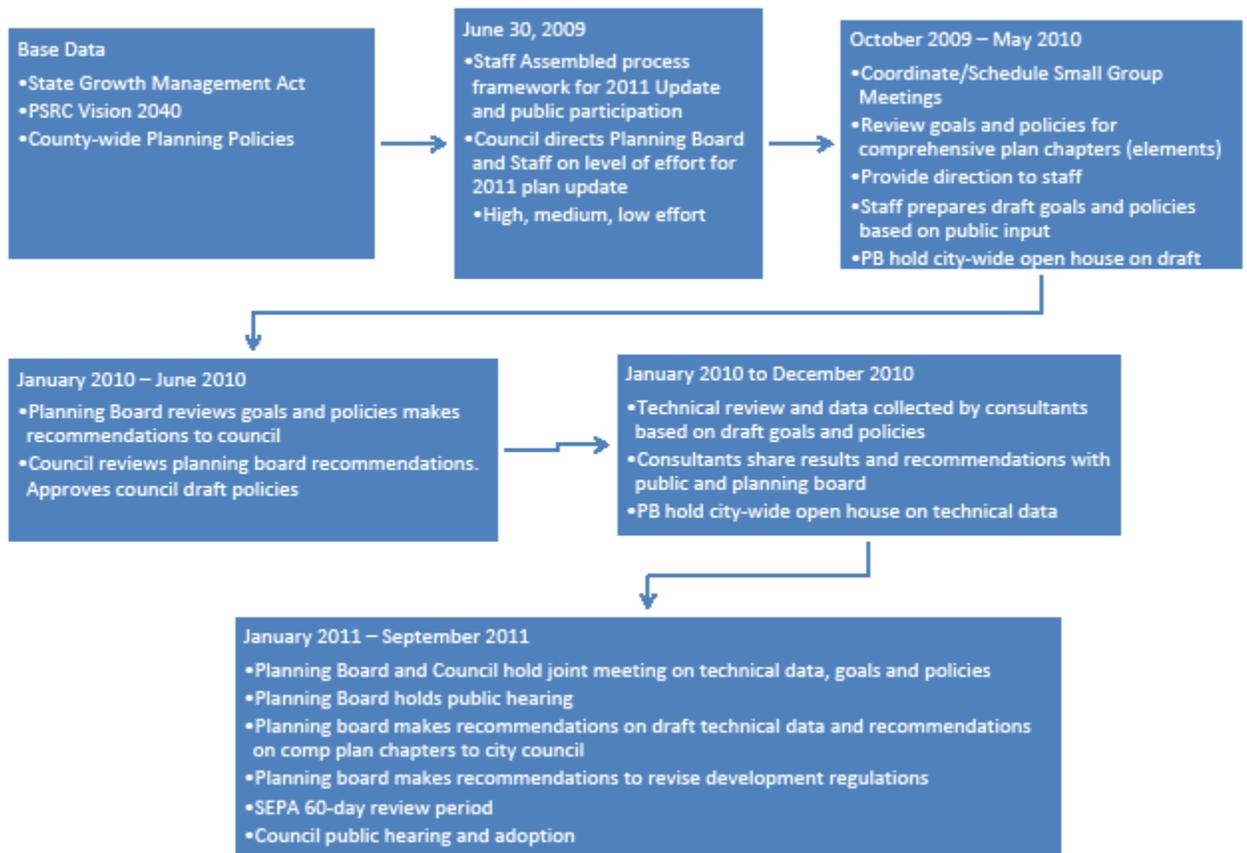
ATTACHMENTS:

- A – Comprehensive Plan Update Schedule - approved June 30, 2009
 - B – Periodic Update Checklist for Cities
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COUNCIL ACTION:

DATE:

City of Sultan 2011 Comprehensive Plan Update Process





Periodic Update Checklist for Cities

This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) to conduct the “periodic review and update” of comprehensive plans and development regulations required by [RCW 36.70A.130\(4\)](#). Cities can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest information, or to comply with changes to the GMA since their last update.

This checklist includes all components of the plan and regulations that are specifically required by the GMA, with new or amended statutory changes since 2003 emphasized in **highlighted text**. An expanded checklist (one for [comprehensive plans](#), one for [development regulations](#)) is available, which also includes related good ideas and recommendations. A [separate checklist](#) is available for counties. Cities within the Puget Sound Regional Council (PSRC) boundaries may want to use this checklist in tandem with [PSRC checklists](#).

How to fill out the checklist

With the most recent version of your comprehensive plan and development regulations in hand, fill out each item in the checklist. Select the check box (place your cursor just before the yes/no box and then double click for check box option menu) or type in text fields, answering the following questions:

Is this item addressed in your current plan or regulations? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision. If you still have questions, visit the [Commerce Web page](#) or [contact the Commerce planner](#) assigned to your city.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan or regulations will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn’t changed since your previous update, if your city has kept current with required inventories, or if there haven’t been many changes in local circumstances. Check “Further Review Needed” if you are unsure whether the requirement has already been met.

Is your city considering optional amendments? Use this field to note areas where your city may elect to work on or amend sections of your plan or development regulations that are not strictly required by the GMA.

How to use the completed checklist

Growth Management Services strongly encourages that you send the complete checklist to Commerce with the [application for your update grant](#). Before you send it to Commerce, the checklist can be used to help write your proposed grant “Scope of Work,” which is part of your [grant application](#). The checklist can also help you develop a [detailed work plan](#) for your overall update. The checklist can be used to inform the contents of a city council resolution that defines what actions will be taken as part of the GMA update.

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Jurisdiction Name

I. Required Comprehensive Plan Elements and Components (Sections 1 – 8)

1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1)	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. A future land use map showing city limits and urban growth area (UGA) boundaries. [RCW 36.70A.070(1)] and [RCW 36.70A.110(6)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. Consideration of urban planning approaches that increase physical activity. [RCW 36.70A.070(1), Amended in 2005] <i>Note: Approaches may include mixed use community centers, bicycle and pedestrian networks or other means to include physical activity in daily life.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county’s sub-county allocation of that forecast. [RCW 43.62.035]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
d. Estimates of population densities and building intensities based on future land uses. [RCW 36.70A.070(1)] <i>Note: GMS suggests a table showing land use designations and implementing zoning as a projection of existing and projected development capacity.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1)	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
e. Provisions for protection of the quality and quantity of groundwater used for public water supplies. [RCW 36.70A.070(1)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. [RCW 36.70A.150] <i>Note:</i> A timeline and budget for acquiring lands identified as useful for public purposes under RCW 36.70A.150 should be developed but should not be adopted as part of the comprehensive plan.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
g. Identification of open space corridors within and between urban growth areas , including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. [RCW 36.70A.160]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1)	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
h. <i>If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. [RCW 36.70.547, New in 1996]</i> <i>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
i. <i>If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. [RCW 36.70A.530(3), New in 2004]</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
j. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. [RCW 36.70A.70(1)] <i>Note: RCW 90.56.010(26) defines waters of the state. Jurisdictions subject to U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Phase 1 and Phase 2 should comply with all permit requirements.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i>	

Periodic Update Checklist for Cities

		Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
<p>1. Land Use Element - A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1)</p> <p>developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. [RCW 36.70A.030(5), RCW 36.70A.172, BAS added in 1995] <i>Note:</i> See WAC 365-195-900-925</p>	<p>Addressed in current plan or regulations? If yes, where?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Location(s):</p>	<p><input type="checkbox"/> <i>Further review needed</i></p>	
<p>i. If forest or agricultural lands of long-term commercial significance are designated <i>inside</i> city: a program authorizing Transfer (or Purchase) of Development Rights. [RCW 36.70A.060(4), Amended in 2005]</p>	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Location(s):</p>	<p><input type="checkbox"/> <i>Yes</i></p> <p><input type="checkbox"/> <i>No</i></p> <p><input type="checkbox"/> <i>Further review needed</i></p>	
<p>2. A Housing Element to ensure the vitality and character of established residential neighborhoods and is consistent with relevant CWPPs, and RCW 36.70A.070(2).</p>	<p>Addressed in current plan or regulations? If yes, where?</p>	<p>Changes needed to meet current statute?</p>	<p>Is city considering optional amendments? (comments voluntary)</p>

Periodic Update Checklist for Cities

2. A Housing Element to ensure the vitality and character of established residential neighborhoods and is consistent with relevant CWPPs, and RCW 36.70A.070(2) .	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. [RCW 36.70A.070(2)(b)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
a. An inventory and analysis of existing and projected housing needs over the planning period. [RCW 36.70A.070(2)(a)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. Identification of sufficient land for housing , including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. [RCW 36.70A.070(2)(c)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. Adequate provisions for existing and projected housing needs for all economic segments of the community. [RCW 36.70A.070(2)(d)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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2. A Housing Element to ensure the vitality and character of established residential neighborhoods and is consistent with relevant CWPPs, and RCW 36.70A.070(2) .	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
d. If enacting or expanding an affordable housing program under RCW 36.70A.540: identification of land use designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies [RCW 36.70A.540, New in 2006]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
e. Policies so that manufactured housing is not regulated differently than site built housing. [RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225, Amended in 2004]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. If the city has a population of over 20,000: provisions for accessory dwelling units (ADUs) to be allowed in single-family residential areas. [RCW 36.70A.400, RCW 43.63A.215(3)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

3. A Capital Facilities Plan (CFP) Element to serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc.; including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from Park and Recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3) , and include:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. [RCW 36.70A.120]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. An inventory of existing capital facilities owned by public entities. [RCW 36.70A.070(3)(a)] <i>Note:</i> The inventory should include references to facility plans, include a brief summary of the plans, indicate location of facilities, and show where systems currently have unused capacity. Public services and facilities are defined in RCW 36.70A.030(12 and 13) .	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. A forecast of needed capital facilities. [RCW 36.70A.070(3)(b)] <i>Note:</i> The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period. This section should consider sufficiency of water rights, sewage treatment, and other needed public facilities to support the plan's projected 20-year growth. It may also consider system management or demand management strategies to meet forecast need.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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d. Proposed locations and capacities of expanded or new capital facilities. [RCW 36.70A.070(3)(c)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
e. A six-year plan (at least) identifying sources of public money to finance planned capital facilities. [RCW 36.70A.070(3)(d)] and [RCW 36.70A.120]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. [RCW 36.70A.070(3)(e)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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g. <i>If impact fees are collected:</i> identification of public facilities on which money is to be spent. [RCW 82.02.050(4)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

4. A Utilities Element which is consistent with relevant CWPPs and RCW 36.70A.070(4) and includes:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. The general location, proposed location and capacity of all existing and proposed utilities. [RCW 36.70A.070(4)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

5. A Transportation Element which is consistent with relevant CWPPs and RCW 36.70A.070(6) and includes:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. [RCW 36.70A.070(6)(a)(iii)(A)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. [RCW 36.70A.070(6)(a)(iii)(B) , New in 1997]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. [RCW 36.70A.070(6)(a)(iii)(D) , Amended in 2005]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

5. A Transportation Element which is consistent with relevant CWPPs and RCW 36.70A.070(6) and includes:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
d. A forecast of traffic for at least 10 years , including land use assumptions used in estimating travel. [RCW 36.70A.070(6)(a)(i)] [RCW 36.70A.070(6)(a)(iii)(E)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
e. A projection of state and local system needs to meet current and future demand. [RCW 36.70A.070(6)(a)(iii)(F)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. A pedestrian and bicycle component. [RCW 36.70A.070(6)(a)(vii), Amended 2005]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
g. A description of any existing and planned transportation demand management (TDM) strategies , such as HOV lanes or subsidy programs, parking policies, etc. [RCW 36.70A.070(6)(a)(vi)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

5. A Transportation Element which is consistent with relevant CWPPs and RCW 36.70A.070(6) and includes:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
h. An analysis of future funding capability to judge needs against probable funding resources. [RCW 36.70A.070(6)(a)(iv)(A)] .	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
i. A multiyear financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. [RCW 36.70A.070(6)(a)(iv)(B)] and RCW 35.77.010	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
j. <i>If</i> probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. [RCW 36.70A.070(6)(a)(iv)(C)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

5. A Transportation Element which is consistent with relevant CWPPs and RCW 36.70A.070(6) and includes:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
k. A description of intergovernmental coordination efforts , including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. [RCW 36.70A.070(6)(a)(v)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
6. Provisions for siting essential public facilities (EPFs) , consistent with CWPPs and RCW 36.70A.200 . This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. A process or criteria for identifying and siting essential public facilities (EPFs). [RCW 36.70A.200 , Amended in 1997 and 2001] <i>Note:</i> EPFs include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities (SCTFs) defined in RCW 71.09.020(14) . Cities should consider OFM's list of EPFs that are required or likely to be built within the next six years.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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6. Provisions for siting essential public facilities (EPFs), consistent with CWPPs and RCW 36.70A.200 . This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. [RCW 36.70A.200(5)] <i>Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
7. Consistency is required by the GMA.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and where applicable multicounty planning policies (MPPs) and the GMA. [RCW 36.70A.100 and 210] <i>Note: GMS suggests CWPPs be referenced in each element, or be appended to the plan to clearly show consistency. Some jurisdictions use a table.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
7. Consistency is required by the GMA.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
b. All plan elements must be consistent with each other . [RCW 36.70A.070] (preamble)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. The plan must be coordinated with the plans of adjacent jurisdictions . [RCW 36.70A.100] <i>Note:</i> Adjacent jurisdictions should be provided with proposed plan and SEPA documentation.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
8. Public participation, plan amendments and monitoring.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)

Periodic Update Checklist for Cities

8. Public participation, plan amendments and monitoring.	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. A process to ensure public participation in the comprehensive planning process. [RCW 36.70A.020(11), .035, and .140] The process should address annual amendments (if the jurisdiction allows for them) [RCW 36.70A.130(2), Amended in 2006] , emergency amendments [RCW 36.70A.130(2)(b)] , and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county [RCW 36.70A.130(2)(a)] and should be well publicized.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for guidance. [RCW 36.70A.370]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

II. Required Components of Development Regulations (Sections 9 – 16)

9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
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Periodic Update Checklist for Cities

9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Classification and designation of each of the five types of critical areas (<i>wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas</i>), if they are found within your city. [RCW 36.70A.170]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. Findings that demonstrate Best Available Science (BAS) was included in developing regulations to protect the function and values of critical areas. In addition, findings should document special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. [RCW 36.70A.172(1)] <i>Note:</i> Relevant sources of best available science (BAS) should be documented in the record, together with specific findings that are accurate and explanatory. If the CAO departs from the science-based recommendations, the rationale, risk, and measures to limit the risk should also be documented. [WAC 365-195-915]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. Regulations that protect the functions and values of wetlands . RCW 36.70A.060(2) and RCW 36.70A.172(1)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
d. A definition of wetlands consistent with RCW 36.70A.030(21)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
e. Delineation of wetlands using the state Department of Ecology's Washington State Wetland Identification and Delineation Manual . [RCW 36.70A.175 (1995)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. Regulations that protect the functions and values of critical aquifer recharge areas . RCW 36.70A.060(2) and RCW 36.70A.172(1)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
g. Regulations to protect the quality and quantity of ground water used for public water supplies. [RCW 36.70A.070(1)] <i>Notes:</i> The GMA requires the land use element to achieve this goal. This may require complementary changes to development regulations such as zoning, and/or could be met through critical aquifer recharge area provisions. For water quantity, regulations may include limits on impervious surfaces, or encourage water conservation measures.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
h. Regulations that protect the functions and values of fish and wildlife habitat areas . RCW 36.70A.060(2) and RCW 36.70A.172(1)	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
i. Regulations that protect the functions and values of frequently flooded areas . RCW 36.70A.060(2) and RCW 36.70A.172(1) <i>Note:</i> Consider consistency with the Federal Emergency Management Agency (FEMA) requirements for the National Flood Insurance Program and State floodplain management provisions.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
j. Provisions to ensure water quality and stormwater drainage regulations are consistent with applicable Land Use Element policies. [RCW 36.70A.070(1)] <i>Note:</i> The GMA states that where applicable, the land use element of the comprehensive plan should provide guidance for corrective action to mitigate or cleanse discharges that pollute water of the state. This may require complementary changes to development regulations such as stormwater management; clearing and grading; or low impact development ordinances.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
k. Regulation of geologically hazardous areas consistent with public health and safety concerns. [RCW 36.70A.030(9) , RCW 36.70A.060(2) and RCW 36.70A.172(1)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
l. Provisions that allow “ reasonable use ” of properties constrained by presence of critical areas. [RCW 36.70A.370]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

9. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) . Note: Critical area regulations may not be amended to affect agricultural activities prior to July 1, 2010. [RCW 36.70A.560, New in 2007]	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
m. <i>If your city is assuming regulation of forest practices as provided in RCW 76.09.240: forest practices regulations that protect public resources, require appropriate approvals for all phases of conversion of forest lands, are guided by GMA planning goals, and are consistent with adopted critical areas regulations.</i> [RCW 36.70A.570, Amended in 2007 and RCW 76.09.240 [Amended in 2007]]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
10. Shoreline Master Program See Washington State Department of Ecology's SMP Submittal Checklist	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Zoning is consistent with Shoreline Master Program (SMP) environmental designations. [RCW 36.70A.070 ; RCW 36.70A.480]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

10. Shoreline Master Program See Washington State Department of Ecology's SMP Submittal Checklist	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
b. If SMP regulations have been updated to meet Ecology's shoreline regulations adopted in 2003: protection for critical areas in shorelines is accomplished solely through the SMP. The SMP protections for critical areas provide a level of protection at least equal to that provided by the critical areas ordinance. [RCW 36.70A.480(4), Amended in 2003] and [RCW 90.58.090(4)] .	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
11. The Zoning Code should contain the following provisions:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Family daycare providers are allowed in areas zoned for residential or commercial uses. Zoning conditions should be no more restrictive than those imposed on other residential dwellings in the same zone, but may address drop-off and pickup areas and hours of operation. [RCW 36.70A.450] <i>Note:</i> Family daycare provider means a child daycare provider who regularly provides child daycare for not more than 12 children in the provider's home in the family living quarters. [RCW 74.15.020(1)(f)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

Periodic Update Checklist for Cities

11. The Zoning Code should contain the following provisions:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
b. Manufactured housing is regulated the same as site-built housing. [RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225, All Amended in 2004] <i>Note:</i> A local government may require that manufactured homes (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood; but may not discriminate against consumer choice in housing.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. <i>If</i> the city has a population over 20,000 accessory dwelling units (ADUs) are allowed in single-family residential areas. [RCW 43.63A.215(3)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
d. <i>If</i> there is an airport within or adjacent to the city: zoning that discourages the siting of incompatible uses adjacent to general aviation airports. [RCW 36.70.547, New in 1996] <i>Note:</i> The zoning regulations must be filed with the Aviation Division of WSDOT.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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11. The Zoning Code should contain the following provisions:	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
e. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: zoning that discourages the siting of incompatible uses adjacent to military bases. [RCW 36.70A.530(3), New in 2004]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
f. Residential structures that are occupied by persons with handicaps, and group care for children that meet the definition of "familial status" must be regulated the same as a similar residential structure occupied by a family or other unrelated individuals. [RCW 36.70A.410, RCW 70.128.140, RCW 49.60.222-225]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

12. Subdivision Code regulations	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)

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12. Subdivision Code regulations	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Subdivision code is consistent with and implements comprehensive plan policies. [RCW 36.70A.030(7)] and [36.70A.040(4)(d)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. Code requires written findings documenting that proposed subdivisions provide appropriate provision under RCW 58.17.110(2)(a) for: Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students; potable water supplies [RCW 19.27.097] , sanitary wastes, and drainage ways (stormwater retention and detention); open spaces, parks and recreation, and playgrounds; and schools and school grounds.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. Subdivision regulations may implement traffic demand management (TDM) policies. [RCW 36.70A.070(6)(a)(vi)] <i>Note:</i> Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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13. Concurrency, Impact Fees, and TDM	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. The transportation concurrency ordinance includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. [RCW 36.70A.070(6)(b)] <i>Note:</i> Concurrency is required for transportation, but may also be applied to other facilities.	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. <i>If adopted:</i> impact fee methods are consistent with RCW 82.02.050 through 100	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
c. <i>If required by RCW 70.94.527:</i> a commute trip reduction ordinance to reduce the proportion of single-occupant vehicle commute trips. [RCW 70.94.521-551, Amended in 2006] <i>Note:</i> WSDOT maintains a list of affected jurisdictions	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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14. Siting Essential Public Facilities (EPFs)	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Regulations are consistent with Essential Public Facility siting process in countywide planning policies or city comprehensive plan, and do not preclude the siting of EPFs. [RCW 36.70A.200(5)]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
15. Project Review Procedures	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. Project review processes integrate permit and environmental review for: notice of application; notice of complete application; one open-record public hearing; allowing applicants to combine public hearings and decisions for multiple permits; notice of decision; one closed-record appeal. [RCW 36.70A.470, RCW 36.70B] and [RCW 43.21C]	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	

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16. General Provisions: The GMA requires that development regulations be consistent with and implement the comprehensive plan. RCW 36.70A.030(7) and .040(4)(d) .	Addressed in current plan or regulations? If yes, where?	Changes needed to meet current statute?	Is city considering optional amendments? (comments voluntary)
a. A process for early and continuous public participation in the development regulation development and amendment process. RCW 36.70A.020(11) , .035 , .130 and .140	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	
b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. RCW 36.70A.370 <i>Note: See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property.</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes Location(s):	<input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Further review needed</i>	