

City of George- Checklist Summary



"Home of the World's Largest Cherry Pie"

Comprehensive Plan Checklist

Background

The City of George, which fully plans under the Growth Management Act (GMA, [RCW 36.70A.040](#)), must conduct the "periodic review and update" of its *comprehensive plans* and *development regulations* required under [RCW 36.70A.130 \(5\)](#). This Department of Commerce provides a checklist that identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018)

Key Findings

Expected Revisions to the existing Comprehensive Plan include:

- Coordination with Grant County on population allocation for the next 20 years of growth and land capacity analysis to support that.
 - Allocation provided by the County increases George population by **308**
 - Methodology to determine land capacity has been provided.
- Add policy that encourages physical modes of transportation over vehicle miles traveled.
- Mapping that identifies public uses and open spaces.
- Integrate new climate planning policies that address disparities.
- Integrate Wildland-Urban interface code.
- Add policy that includes housing diversity (middle housing/ ADUs)
 - Housing available for all economic segments
 - Address displacement issues from new development
- Update the 6 year Capital Facility Plan as needed and identify other Public entities in the City Urban Growth Area.
- Update current utility service providers.
- Map transportation opportunities, Coordinate with QUADCO, and focus on multimodal transportation.
- Provide policy to accept Essential Public Facilities.
- Coordinate with Tribal entities, including memorandums of understanding.
- Check the plan is consistent with itself and neighboring jurisdiction plans.
- Add policy for emergency amendments to the comp plan.

Development Regulation Checklist

Background

The City's development regulations must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Key Findings

Expected Revisions to the existing development regulations include:

- Allow zoning to accommodate additional housing types.
 - Emergency housing
 - Supportive and transitional housing
- Reduce minimum parking size to 8'x 20' (currently 9' x 20').
- Allow childcare centers throughout all residential and commercial zones.
- Allow a minimum of 2 Accessory dwelling units per lot if standard zoning provisions can still be met.
- Can't restrict co-living in zones that have density greater than 6/acre.
- Allow religious organizations to have an increased density bonus for affordable housing.
- Allow residences to be added to existing commercial structures.
- Allow minor projections into setbacks for passive-house development.
- Allow height limit exceptions for solar panel installations.
- Subdivisions must accommodate all utilities.
- Allow procedure for Unit Lot Subdivisions (sale of unit lots from a parent lot).
- Have policy to prevent development when level of service cannot be maintained.
- Policy to allow Tribes to voluntarily engage in the City Planning Process.

Optional Revisions to the existing development regulations could include:

- Build Colonial Theme Ordinance that is clear and objective, to be consistent with the Comprehensive Plan.
- Have regulations and procedure to identify and preserve historical resources.