

How is a Comprehensive Plan implemented?

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Washington State
Department of Transportation

Through...

- Development Regulations
 - Zoning Code
 - Subdivision Code
 - Development Standards
 - Critical Areas Codes
- Coordination of utility / facility / service plans
 - Local Government's
 - Other Agencies'
- Local Government's capital budgeting & other decisions (annual budgets, annexations, etc.)

The Zoning Code...

- Divides community into different areas / zones
- Regulates use within those zones
- Regulates placement of those uses (i.e. the height, bulk, setbacks, etc.)
- May have optional / innovative tools (e.g. planned developments, design standards, etc.)

The Subdivision Code...

- Regulates the division and / or re-division of land into smaller parts.
- Generally includes subdivisions, short subdivisions and binding site plans.
- May include provisions for boundary line adjustments, plat alterations, plat vacations, etc.

The Development Standards Code...

- May be a stand-alone code or may be part of some other code, usually subdivision.
- Describes the design and construction details for public improvements that are required for new or altered development.
- Generally covers water, sewer, storm drainage, street and sidewalk standards, but may also include others such as parking, landscaping, sign standards, etc.

The Critical Areas Code...

- Regulates to protect critical areas: wetlands, flooded areas, geological hazard areas, aquifer recharge areas, fish / wildlife habitat.
- May preclude development in those areas, or may establish acceptable mitigation measures to alleviate negative impacts to critical areas.
- Now required to use Best Available Science.

The Most Useful Tools for Airports?

- Through the Zoning Code...
 - Specific Airport Overlay zone for the facility
 - Generally addresses issues related to height, noise, public safety, etc.
 - Surrounding zoning classifications that are consistent with protection of Airport Operations.
 - Addresses intensity and density of land
 - **GENERALLY!!** Fewer people / buildings = Fewer conflicts and / or incompatibility issues

Roles in the Planning Process

Two Basic Types of Processes ...

- Legislative = Policy Making ~ comprehensive plans, zoning codes, annexations, etc.
 - NOT property or applicant specific
 - Broad application across the community
- Quasi-judicial = “Judge-like Decisions” ~ permit approvals such as subdivisions, conditional use permits, variances, etc.
 - Site and applicant specific
 - Decision impacts specific parties, not whole community

Who are the Players?

- Citizens
- Legislative body (City Council or Board of Commissioners)
- Advisory body (Planning Commission)
- Quasi-judicial decision making body (Hearing Examiner or Board of Adjustment)
- Staff