

The City of
George
Comprehensive
Plan

2009 – 2029

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July, 2009

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The George City Council meets on the third
Tuesday of each month at 7:30 p.m.

This comprehensive Plan has been prepared for the City of George under the guidance of the George Growth Management steering Committee with support for the city's Public Works Director (Wallace Bushman).

George City Council

Elliot Kooy, Mayor
Larry Entzel
Mary Lynn Huntwork
Clayton Richmond
Kate Schooler
Kelly Field

The City of George is a code city with a Mayor-Council form of government. As such the mayor and five council members are elected by the people. The office of clerk-treasurer is a combined and as such is an appointed position by the mayor.

City Clerk-Treasurer

Cherie Escure

Public Works Director

Wallace Bushman

Planner (contract position)

Darryl Piercy (Plan It Consulting)

Growth Management Steering Committee

Les Albright, President
Debby Kooy, Secretary
Mary Lynn Huntwork
Rita Keene
Carol Michael
Pat Connelly
Rick Kissler

Executive Summary

This comprehensive plan was prepared by the city of George in accordance with the Growth Management Act of Washington State, as amended. This plan represents the community's policy plan for growth over the next twenty years. This summary addresses the following:

- Why is the city of George planning?
- Purpose of the Comprehensive Plan
- Interjurisdictional Coordination
- Community Involvement
- Plan Implementation and Monitoring



Why is the city of George planning?

To Implement the Growth Management Act

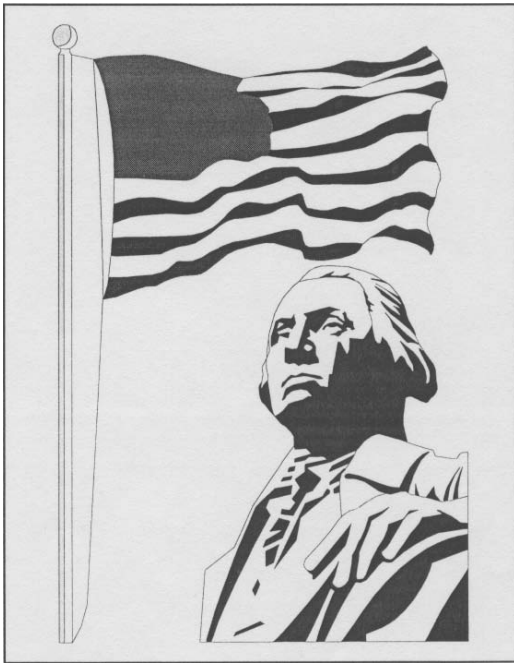
The Growth Management Act (GMA) invests local government with significant decision making power. The city of George along with all other GMA planning jurisdictions in the state has been directed to identify the concerns and goals of the community, to set priorities, and to determine how these goals will be achieved. While the Act requires the city to complete several planning tasks, the outcome of the planning effort is in the hands of the town. Therefore, the city of George has created a comprehensive plan that establishes a clear intent and policy base that can be used to develop and interpret local regulations.

To Maintain Local Decision Making Power

Policy decisions are being made at the federal, state, and regional level that may influence the quality of life in the city of George. The city believes that the most effective way to maintain local control is to become more actively involved in planning. By clearly articulating a plan for the future of the community, the city is informed about the implications of its policy decisions, and better able to express community concerns to regional, state and federal entities. In addition, the Growth Management Act requires that state agencies must comply with local comprehensive plans and development regulations. Therefore, the comprehensive plan and the implementing regulations allow the city to assert local control over certain issues with the assurance that state agencies will respect their decisions in a manner that will reinforce the desired character, scale, and identity of the city. The city will make greater effort to inform the public of meetings and hearings, i.e. flyers in local businesses.

To Promote Desired Changes

The city of George has always advocated economic development; however it is vulnerable to the influence of special interests outside the community. George is at a



critical juncture. The city was founded to honor the nation's first president, and as such, shows great potential as a themed tourist town, particularly in light of its proximity to Hwy 90 and other regional attractions. In its reach to realize economic development and growth, the city has experienced a great deal of frustration since the time of its incorporation, due to the reluctance of major landowners to develop their holdings in George. The situation with the current landowners is not expected to change any time soon, but recent annexations into the UGA and city limits are encouraging, in that those landowners are actively pursuing development.

The city continues to take a proactive stance in endeavoring to insure that insufficiencies in infrastructure are never a barrier to the economic development potential of the city. Planned improvements to the water system, street and road improvement and upgrades, transportation planning, and maintenance by qualified staff of the town's sewer system are done with a view to readiness, should development opportunities emerge. While infrastructure upgrades might not propel growth, it is certain that insufficient facilities have a detrimental and inhibiting effect on development. Recognition of the type of changes that may occur, and readiness to make decisions in light of such changes will allow the city to take advantage of positive opportunities and to address the effects on the quality of life.

The comprehensive plan includes an evaluation of existing infrastructure capacity with current demand and project capacity supply to direct future growth. The city can then establish appropriate policies defining clear direction for future development to ensure that it meets the town's standards.

To State The Development Challenge

As we see it, these are the salient points of the development challenge for the city:

- To create a look in the commercial zone of George, WA that is stylistically true to the aesthetics and original intent of colonial architecture (particularly of

Washington's Mount Vernon home and of Williamsburg, VA), while utilizing modern materials and building methods in a western setting.

- To provide various venues in which visitors can learn about the life and times of George Washington in particular and Early American history in general, in a non-academic setting; in other words, "**Edu-tourism**".
- To honor the farmer in George Washington: to highlight his intense interest in innovative agricultural practices, and to spotlight current innovations in agriculture; in other words, "**Ag-tourism**".
- To re-visit George and Martha Washington's penchant for hospitality and delight in receiving guests of all ages.
- To explore ways of extending the summer tourist season.

To Address Changes in Community Needs

The city of George is also updating its comprehensive plan to address changes since the previous plan was adopted. Surrounded by irrigated farmland, the George economy is easily impacted by changes in the agricultural industry. Agriculture remains a particularly strong point, county-wide. Being a labor-intensive activity, the impact on the city of George is an ongoing need for housing for the labor force.

Due to George's ideal location on the Interstate 90 corridor, the town is suitable as a regional distribution center and for light industrial development.

Beyond that, George is best suited to be a tourist town with a range of rental, time-share and user-owned lodging; we want professional people (such as those who work for the PUD, or the schools, etc.) to be able to find housing here; we want retirees to be able to have senior housing with amenities, along with needed medical facilities. Seasonal lodging for hunters, sports fishermen and other recreationalists is a critical need. The city has decided to take an active role in assuring that a diverse range of quality housing is provided.

Among other changes impacting George is the number and size of the concerts held at the nearby Gorge Amphitheater. Concerts by nationally renowned artists bring thousands of visitors to the city many weekends during the summer. The city is opportunely situated to take advantage of this influx of visitors. George faces the challenge of serving the tourist sector with immediate need for motels, restaurants, shopping, activities, and a critical medical care unit; at the same time, George needs to maintain and enhance the small-town quality of life its residents currently enjoy. George has followed an extensive public participation process to ensure the vision of

the community expressed in the comprehensive plan reflects the needs and desires of the local population.

Purpose of the Comprehensive Plan

This comprehensive plan was developed in accordance with Section 36.70A.070 of the Growth Management Act to address growth issues in the city of George and the adjacent Urban Growth Area. It represents the community's policy plan for growth over the next twenty years. Because the city of George is interdependent with many other jurisdictions the long-term planning for the city needs to be adaptable and usable in all applications. Therefore, rather than simply prioritizing actions, this plan assists in the management of the city by providing policies to guide decision-making. The plan includes the following elements:



- Land Use
- Housing
- Economic Development
- Open Space and Recreation
- Transportation
- Utilities
- Capital Facilities

Interjurisdictional Coordination With County Wide Planning Policies

The county-wide planning policies (Appendix A) provided guidance in the planning process and are consistent with the city's comprehensive plan. Furthermore, all of the planning elements have been integrated into a single internally consistent plan. The city of George believes the comprehensive plan as a whole will be effective in working toward community goals in an economically feasible manner.

Community Involvement

The city of George, Washington renewed the comprehensive planning process with the formation of the George Growth Management Advisory Committee (GGMAC) in September of 2007. This advisory committee was appointed to direct the comprehensive planning process in accordance with the Growth Management Act. The committee includes members of the city council, planning commission, and

local citizens, some who live outside of the corporate limits, to ensure communication and representation between a variety of groups.



The George Growth Management Advisory Committee has committed itself to the concept of early and continuous public participation in the planning process, and continuously seeks ways to provide opportunities for citizen involvement. Visitors who attend the committee's monthly meetings are invited to fully participate in discussions. The local press is kept informed of the progress of the GGMAC and is welcome to attend informational meetings.

Previous GGMAC committees have conducted various visioning surveys which have aided in supplementing the public input process. The committee then hosted a City Meeting to discuss the results of the Visioning Survey, the land use element and urban growth area alternatives. The information gathered provided the foundation of the city of George's Comprehensive Plan and Vision Statement. The Vision Statement will guide the development of the comprehensive plan and the future of George.

The GGMAC Committee held two public meetings to get further input on the comprehensive plan as they completed different elements. The meetings were held on September 25, 2008 and June 18, 2009. The committee then incorporated pertinent comments into the plan.

The City of George History: Community Involvement Right From the Start

The 339-acre townsite was purchased from the Bureau of Reclamation in 1956 by Charles and Edith Brown. It was Charlie's dream to develop a town bearing the full name of a president. George, Washington holds the distinction of being the only town in the United States to bear the full name of a president.

The town of George, Washington was dedicated July 4, 1957. Governor Albert Rosellini was the guest speaker at the celebration, which also featured the first of many half ton cherry pies.

Charlie took care in establishing the presidential theme. The town streets were lined with cherry trees. The main street, Montmorency Blvd., commemorates the legend of George Washington as a boy, who, when



given a new hatchet, chopped down a young cherry tree; when questioned by his father, young George is said to have replied, “I cannot tell a lie; I chopped down the cherry tree.”

The initial construction projects in the townsite carried through on the theme. In 1958, Martha Inn and the George Shopping Center, a 32,000 square foot brick structure, were built. Development in George continued after its 1961 incorporation as a fourth class city. The elementary school opened its doors in 1962 to 123 students.

As the community began to grow, the townsfolk caught the colonial fever and launched traditions to honor George Washington. In costume, the new colonists first observed the birthday of the country's father on February 22, 1963. The following year's celebration produced a souvenir newspaper, printed in red, white, and blue. The tradition continues to this day, though the newspaper, the “George Crier” is now published once yearly, at the July 4th celebration.

The town named George, Washington easily achieved recognition. The opening of the George, Washington Post Office on October 1, 1964 gained national attention as orders for First Date Covers arrived from all over the country. In 1966, George's own Pioneer School bell joined the peal of Freedom Bells across the nation for the Fourth of July celebration. A bell tower constructed of native stone had been especially constructed in the town's Colonial Park to house the historic treasure. (excerpted from “Charlie's Dream” by Merna Lutz. July 4, 1971. George Crier. 1976 George Comprehensive Plan).

At present, the town continues to enthusiastically support the July 4 Celebration. The 2007 celebration was the 50th Anniversary of the event, and was the subject of a video documentary by filmmaker Kevin Konen of *Best Day Ever Video Productions*. The Independence Day celebration attracts visitors from all over the pacific northwest and beyond. President’s Day in February is also well-attended and other events such as the annual George, Washington Bluegrass Jamboree and Camp-Out, and the monthly Coffeehouse Concerts at the George Community Hall are gaining in popularity.

As the residents of the City of George reflect on the community's relatively short history, to plan for the future, a commonality reveals itself as is proclaimed in the Vision statement for the City.



2009 City of George Vision Statement

The 1996 Comprehensive Plan of the City of George acknowledged and reflected the vision that the original town planners had regarding the direction of future development of George. With this well-defined vision still firmly in mind, the current GMA

Steering Committee intends to further enlarge upon Charlie Brown's dream, and to explore ways of making development of the city of George, Washington a viable possibility. Recognizing that the city is positioned to be a gateway of the destination/recreational area known as the Columbia Basin, our vision for the city of George is that:

1. The city will seek to capitalize on its Colonial theme wherever possible, particularly in the architecture of the commercial district, by means of a **Colonial Theme Ordinance**. The colonial theme will also be encouraged for new and remodeled residential construction.
2. The city will seek to establish a firm basis for economic development and stability, which will stand on the legs of
 - a. **Tourism/recreation**: The city will seek to encourage destination development that invites participation in local and regional recreational and cultural activities.
 - b. Understanding the importance of the benefit of name-recognition that the Gorge Amphitheater, and Cave B /Sagecliffe have generated for George, the city will support well-reasoned planning for business opportunities related to those destinations; however, it will seek to become a destination development in its own right.
 - c. **Agriculture and related industries**: The city will continue to encourage and support its agricultural surroundings
 - d. **The availability of a diverse range of housing**: The city will seek ways to plan and prioritize its growth in such a way as to encourage and enhance residential living environments and stable family life of George residents.
 - e. **The transportation industries**: The city will seek to attract businesses that support Interstate 90 traffic, particularly trucking and passenger-buses.
 - f. The city will also actively pursue and promote **industrial development**.
3. The city will continue to place the highest priority on management and installation of infrastructure.
4. The city will actively seek to maintain its healthy sense of community.

PLAN IMPLEMENTATION AND MONITORING

- Citizen participation in the process: The Advisory Committee will have a yearly Comp Plan review with a public meeting each year, timed with the County's and City's ordinances, to address needed changes.
- Starting in September, the City Council will review all proposed changes; necessary adoptions should be voted-on by the January meeting each year.
- Updating appropriate base-line data and measurable objectives to be accomplished

- in the first six-year period of the plan, and for the long-term period;
- Accomplishments describing the degree to which the goals, objectives, and policies have been successively reached, will be recognized in the annual Comp Plan review.
 - Obstacles or problems which resulted in the under achievement of goals, objectives, and policies;

Although adopted by ordinance, a comprehensive plan has traditionally been a policy document with implementation through land development regulations and other ordinances. However, the Growth Management Act encourages a variety of innovative implementation methods, regulatory and nonregulatory, which should be considered. The city will continue its public education program following plan adoption in order to inform the entire community about the rationale and goals of the plan, as well as the changes that will take place in the city because of the plan's implementation. The city believes that broad support for the plan is crucial for effective implementation.

Existing development regulations must be consistent with the plan within six months of plan adoption. In reviewing regulations for consistency, the city should ensure that the development patterns suggested in the plan are encouraged. In addition to the new development regulations identified in the land use plan, other regulations will be enacted as necessary to implement the land use plan.

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. In particular, the plan will be reviewed once a year and updated as necessary to reflect revisions to the Office of Financial Management population estimate and revisions to the Capital Facilities Plan. The update will also address any specific concerns, clarify inconsistencies that were identified during the year, and review the adequacy of the adopted level of service standards. In addition, every seven years the city will review the densities permitted within the Urban Growth Boundary.



The community's vision and quality of life goals provide long-range guidance for the town. To maintain consistency and allow sufficient time for decisions to take effect, these general guidelines should not be changed more than every five years. However, as specific objectives or policy are achieved, revision of the plan in each element may be required to continue progress toward the overall goals.

Amendment to the comprehensive plan can be requested by the city council, Advisory Committee, or by any affected citizen or property owner. However, the plan may not be amended more than once a year, and therefore, requests for amendment can be deferred to the time of the annual public hearing. The Planning Commission shall review the comprehensive plan and propose any needed amendment. A public hearing will then be held to solicit comment. After further review a formal recommendation will be made to the city council. The Council will hold a public hearing, make modifications if necessary, and adopt the proposed amendment to the comprehensive plan. By reviewing and updating the plan on a regular basis, George can rely on this Document in decision making, and can maintain public interest and support of the planning process.

CONSISTENCY WITH STATE GROWTH MANAGEMENT GOALS

The data used to develop this comprehensive plan is to the greatest extent possible the best available data. The city has also coordinated its plan with that of adjacent jurisdictions and the Quad County Regional Transportation Planning Organization in order to achieve compatibility and consistency. In addition, the comprehensive plan has considered the Growth Management Act's thirteen goal areas and has incorporated them where applicable.

Growth Management Act Goals

Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Transportation - Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Economic Development - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses



and recruitment of new businesses, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.

Property Rights - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Permits - Application for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Natural Resource Industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Open Space and Recreation - Retain open space, enhance recreational opportunities, , conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreational facilities.

Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Citizen Participation and Coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Public Facilities and Services - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Critical Areas and Resource Lands

The GMA directs cities and counties to designate and protect Critical Areas and Resource Lands, because the cost to remedy the loss of resource lands or critical areas is normally greater than the cost of conserving and protecting them from loss or degradation. The city of George has designated resource lands and critical areas in this chapter.

Critical Areas and Resource Lands

Introduction

The Purpose of the critical areas and natural resource lands section is to establish guidelines to protect and conserve natural resources of long-term commercial significance and critical areas within the city and the UGA. The guidelines for designating these lands were developed through the classification criteria requirements Chapter 365-190 Washington Administrative Code (WAC), Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands, and Critical Areas.

Natural Resource Lands

Natural resource lands are defined by the Growth Management Act as Agricultural Land, Forest Land, and Mineral Resource Lands. Currently, there is no forest or known mineral resource lands within the city or Urban Growth Area of George. Should the UGA be expanded to include resource lands, maps showing their location and extent will be developed as they are designated. A determination of the significance of each resource and goals, objectives, and policies for those resources considered significant are also to be developed.

Agricultural Lands

Agricultural Lands are lands that are not already characterized by urban growth and are of long term significance for the commercial agricultural production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries; grain, hay, straw, turf, seed, livestock, and Christmas trees not subject to excise tax. Lands of long term commercial significance have the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense use of the land.

The growing capacity of the land will be determined by the USDA Soil Conservation Service's classification of Prime and Unique Farmland, and additionally, Farmland of Local Importance.

1. **Prime Farmland** - Land with the best combination of physical and chemical characteristics for production as determined by the USDA Soil Conservation Service and is available for agricultural use.
2. **Unique Farmland** - Land other than prime farmland that is used for the production of specific high value food and fiber crops as determined by the USDA Soil Conservation Service.
3. **Additional Farmland of Local Importance** - Land in addition to prime and unique farmlands, that is of local importance for agricultural production.

Forest Land

Forest Lands of long-term commercial significance are identified by the Washington State Department of Revenue land grades scheme (WAC 458-40-530).

There are no forest lands in the city of George or the Urban Growth Area.

Mineral Lands:

Mineral lands are lands that are not already characterized by urban growth and are of long term commercial significance for the extraction of aggregate and mineral resources including: sand, gravel and valuable metallic substances. Other minerals may be classified as appropriate. Both known and potential deposits may be classified.

There are no known mineral lands of long-term commercial significance in the city of George and the Urban Growth Area.

Critical Areas

Critical areas are designed as and area or combination of areas which include wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas.

There are no known critical areas in the city of George and UGA.

Wetlands:

Wetlands are areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, waste-water treatment facilities, farm ponds, and landscape amenities, or those

wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. However, wetlands may include those artificial wetland areas created to mitigate conversion of wetlands, if permitted by the City. (RCW 36.70A.030.17). Wetlands will be rated according to the Washington 4-Tier Wetlands Rating System for Eastern Washington developed by the State of Washington Department of Ecology.

The City of George and its UGA does not contain any wetlands, except for artificially created wetlands such as the Columbia Basin Irrigation District's West Canal.

Aquifer Recharge Areas:

Aquifer recharge areas serve as critical groundwater recharge areas used for potable water and which are highly vulnerable to contamination from intensive land uses within these areas

Critical Aquifer Recharge Areas include but are not limited to areas with soils with rapid permeability, and the presence of potential sources of contamination. Discharge in to the groundwater of the City shall not contribute contaminants nor facilitate degradation of recharge areas. Development approvals shall ensure that all best management practices are employed to avoid contributing pollutants in to aquifer recharge areas. The requirement for a site analysis shall be based on detailed information on the following items:

- A.
 - 1. Hydro-geologic susceptibility to contamination and contamination loading
 - 2. Depth to groundwater
 - 3. Hydraulic conductivity and gradient
 - 4. Soil (texture, permeability, and containment attenuation).

- B. Development Standards:
 - 1. A site analysis shall be utilized to determine the existing water quality for establishing a baseline which shall serve as a minimum standard that shall not be further degraded by the proposed development.
 - 2. Development approvals shall ensure that all best management practices are employed to avoid introducing pollutants into the aquifer. This includes the complete collection and disposal of storm water.

- C. Hydro-geologic Assessment Required: A Hydro-geologic assessment shall be required for the following land uses:
 - 1. Dangerous and hazardous substance processing and handling

2. Dangerous and hazardous waste treatment and storage facility
3. Waste-water treatment plant sludge disposal
4. Solid waste disposal facility

D. Hydro-geologic Assessment Requirements: A hydro-geologic assessment shall be submitted by a firm, agent, or individual with documentable environmental expertise. At a minimum, the following parameters shall be considered:

1. Documental information sources
2. Geologic data pertinent to well logs or borings used to identify information
3. Ambient groundwater quality
4. Groundwater elevation
5. Recharge potential of facility site
6. current data on wells and any springs located within one thousand feet (1,000) of the facility
7. surface water location and potential recharge water supply source for the facility
8. analysis and discussion of the affects of the proposed project on the groundwater resources

There are no known critical aquifer recharge areas in the city limits of George or in the Urban Growth Area other than those identified as in the wellhead protection area.

Frequently Flooded Areas:

Are areas that are subject to a one percent or greater chance of flooding in any given year as identified by the Federal Emergency Management Administration. There are no areas identified in the city of George or in the Urban Growth area.

Geologically Hazardous Areas:

Geologically hazardous areas are susceptible to erosion, sliding, earthquake, or other geologic events which pose a threat to the health, safety, and welfare of citizens when construction or incompatible uses are permitted to areas of significant hazard. These areas include steep slopes (15% or greater) landslide, erosion hazard, and seismic hazard areas. The siting of residential, commercial, or industrial development within these areas is a potential hazard.

Geologically Hazardous Areas – Areas designated within the city which are not suited for siting commercial, residential, or industrial development because of their susceptibility to erosion, sliding, earthquakes, or other geological events. These areas shall include erosion hazard areas, landslide hazard areas, and seismic hazard areas.

GH1 – Geologically hazardous class for areas where adequate information indicates that no significant geological hazard is present or where it is judged that there is a high likelihood for its presence.

GH2 – Geologically hazardous class for areas where adequate information indicates that significant geological hazard is present or where it is judged that there is a high likelihood for its presence.

GH3 – Geologically hazardous class for areas containing a geological hazard, the significance of which cannot be evaluated from available data.

GH4 – Geologically hazardous class for areas where available information to evaluate a geological hazard is inadequate.

Landslide Hazard – areas subject to severe risk of landslide based on a combination of geologic, topographic and hydrologic factors. Areas of Landslide hazard include the following:

- a. Areas characterized by:
 - i) slopes greater than 15 percent;
 - ii) impermeable soils (typically silt and clay) frequently interbedded with permeable soils; and
 - iii) springs or groundwater seepage
- b. Any area which has shown movement during the Holocene epoch (from 10,000 years ago to present) or which is underlain by mass wastage debris of that epoch; or
- c. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action; or
- d. Any area which shows evidence of, or is at risk from snow avalanches; or
- e. Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments; or
- f. Any area with a slope of 40 percent or greater and with a vertical relief of 10 or more feet except areas composed of consolidated rock.

Erosion Hazard Areas – areas defined by the USDA Soil Conservation Service as having a “high” erosion hazard and a “rapid” surface runoff or areas defined by the USDA Soil Conservation Service having a “severe” limitation due to slope for building site development.

Seismic Hazard – Areas subject to severe risk of earthquake damage as a result of seismic induced settlement or soil liquefaction. These conditions occur in areas underlain by cohesion-less soils of low density usually in association with a shallow groundwater table.

Fish and Wildlife Habitat Conservation Areas

Fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution ensuring isolated sub-populations are not created. Habitats and species are of local importance. Cities and counties should consult Priority Habitats and Species (PHS) information prepared by the Washington Department of Fish and Wildlife to identify, classify and designate locally important habitats and species. PHS information includes:

1. Category 1: PHS Endangered, PHS Threatened, PHS Sensitive
2. Category 2: Candidate
3. Category 3: PHS Monitor
4. Category 4: PHS Game/Nongame
5. Category 5: All other wildlife

Fish and wildlife habitat areas are identified as follows:

1. Areas with which federal or state endangered, threatened, and sensitive species of fish, wildlife, and plants have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.
2. Habitats and species of local importance, including areas with which state listed monitor or candidate species or federally listed candidate species have a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.
3. Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat.
4. Lakes, ponds, and streams planted with game fish by a governmental agency.
5. State natural area preserves and natural resource conservation areas.

Cities and counties must include the best available science when designating and managing fish and wildlife conservation areas.

No critical areas have been identified within the corporate limits of the city of George or it's Urban Growth Area.

Critical Areas Goals and Policies

Goal 1. Preserve and protect the quality of the area's natural features while maintaining a harmonious relationship between the man-made community and the natural environment.

Policy 1.1 Protect environmentally sensitive natural areas and the functions they perform by the careful and considerate regulation of development.

Policy 1.2 Coordinate conservation strategies and efforts with appropriate state and federal agencies and private organizations to take advantage of both technical and financial assistance and to avoid duplication efforts.

Policy 1.3 Encourage the development of an education program that promotes conservation areas and private stewardship of these lands.

Policy 1.4 Promote the recycling of all usable materials and alternative disposal methods.

Policy 1.5 Use best available science when determining critical areas' location, and qualified specialists for specific development.

Policy 1.6 Promote best management practices of fertilizer and pesticide usage at schools, parks, and other non-residential facilities that maintain large landscaped areas, to protect against ground water contamination as recommended by the Cooperative Extension Service, or a licensed chemical applicator.

Wetlands...

Policy 2.1 Recognize wetlands as a valuable resource in water and stormwater management.

Policy 2.2 Provide protection from encroachment of changes in land use that would diminish the diversity of values or degrade the quality of wetlands located in the urban area.

Aquifer Recharge Areas...

Policy 3.1 As data is available, identify, map, and maintain ground water and or aquifer recharge supply areas and areas with high groundwater table or unconfined aquifers used for potable water.

Policy 3.2 Recognize the wellhead protection areas identified in the Water System Plan as designated aquifer recharge areas.

Policy 3.3 Prohibit the installation of underground fuel or storage tanks or the disposal of hazard materials within critical recharge areas unless appropriate protection measures and

groundwater monitoring provisions are provided to assure continued acceptable groundwater quality.

Rational: Contamination of potable water sources is becoming an increasing problem in many areas, primarily from on site septic systems, underground fuel/storage tanks, and hazardous waste disposal methods. Identifying the critical aquifers and their recharge areas can help in developing appropriate, site specific requirements for maintaining the supply areas, and can help reduce the possibility of costly clean up projects.

Policy 3.4 Within Aquifer Recharge Areas, subdivisions short plats and other divisions of land should be evaluated for their impacts on groundwater quality.

Policy 3.5 New development or failing septic systems will hookup to city water and wastewater facilities.

Frequently Flooded and Natural Drainage Areas...

Policy 4.1 Allocate frequently flooded areas to the uses for which they are best suited and discourage obstructions to flood-flows and uses which pollute or deteriorate natural waters and water courses. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and other works which, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.

Policy 4.2 Promote the preservation of natural drainage areas that are important part of the storm water drainage system

Policy 4.3 Prevent the development of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards. Utilize the Building regulations addressing hydro testing soils to determine foundation and structure design requirements.

Policy 4.4 Avoid fast runoff of surface waters from developed areas to prevent pollution materials such as motor oils, paper, sand, salt, and other debris, garbage and foreign materials from being carried directly into the nearest public waters.

Geological Hazardous Areas...

Policy 5.1 Minimize the negative impacts of wind and water erosion resulting from development and construction in known erosion hazard areas by using best construction practices, erosion control plans, and appropriate landscaping.

Policy 5.2 On lands being used for agricultural purposes, encourage the use of conservation techniques to reduce the amount of wind erosion.

Policy 5.3 All proposed development projects should be evaluated to determine whether the project is proposed to be located in a Geologic Hazard Area, its potential impacts on the hazard area, and the potential impact of geologic hazards on the proposed project.

Policy 5.4 All proposed development projects located within a Geologic Hazard Area, or which have the potential to adversely affect the stability of one of these areas, should be required to conduct a technical study by a qualified consultant to evaluate the actual presence of geologic conditions giving rise to the geologic hazard.

Policy 5.5 Any new residential subdivision or short plat that is determined to be in a Geological Hazardous Area should have a note placed on the face of the plat and on the title report stating that the hazard is present.

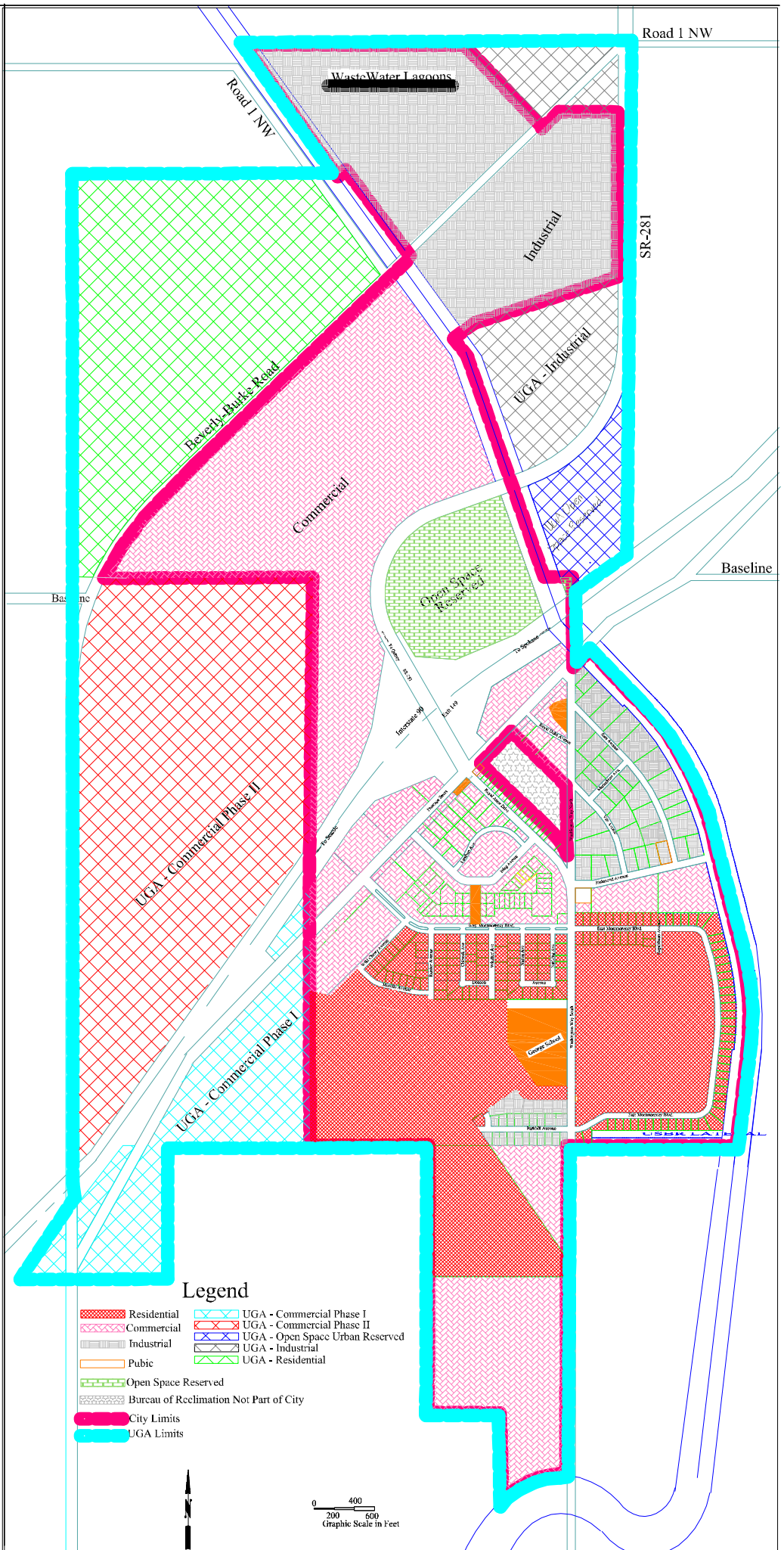
Fish and Wildlife Conservation Areas...

Policy 6.1 Recognize the importance of protecting the importance of protecting wildlife habitat conservation areas, and encourage the protection and enhancement of these areas.

Policy 6.2 Consider the impacts of new development on the quality of land, wildlife and vegetative resources as part of its environmental review process.

Policy 6.3 Land uses adjacent to naturally occurring habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers and greenery linkages, determined using the best available science, will be provided to the habitat areas.

City of George Land Use Use Map



Land Use

I. Introduction

In accordance with RCW 36.70A070 of the Growth Management Act (Act), the City of George is required to plan under the Act and must adopt a Comprehensive Plan which includes a Land Use Element that consists of a land use designation map or maps and text covering goals, objectives and policies used to develop the Plan. The Act also requires that the Land Use Element designate “the proposed general distribution and general location and extent of the uses of land where appropriate, for Agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities and facilities and other land uses. The land use element shall include population densities, building intensities and estimates of future population growth.” The land Use Element describes how the goals in other Elements of the Plan will be implemented through the land use policies and regulations, and thus, it is a key Element in implementing the Plan. It should also be noted that the Land Use Element is integrated with all other elements of the Comprehensive Plan in order to insure consistency.

An additional requirement under the Act is that a Plan must be developed and implemented in accordance with the Grant County County-Wide Planning Policies (see Appendix A). The County-Wide Planning Policies serve as the framework of the Plan and Land Use Element. The Land Use Element represents the community’s land use policy plan for growth over the next twenty (20) years in accordance with the Act. The land use designations described within the Land Use Element not only include planning areas within the corporate limits of approximately 704 acres, but also the adjacent unincorporated Urban Growth area (UGA) of approximately 485 acres.

The city of George will encourage an orderly and efficient land use pattern that supports activities of the residents of the city, the tourism industry, agricultural and transportation industry and the employees of those industries. Specific emphasis will be placed on:

Growth Management Planning and preparation for growth ahead of time so that the experiential process of growth will occur in the most efficient, steady and cost-effective manner.

Infrastructure Installation, maintenance and improvements to infrastructure supply the underlying basis for real growth and development. Therefore, highest priority will be given to this aspect of land use.

Economic Development A diverse and stable economy will be encouraged by targeting, welcoming, and in some ways providing for businesses which are consistent with the Vision Statement and the goals of this comprehensive plan and pertain to (1) tourism, (2) agricultural transportation (3) residential development, and (4) light industry.

In an effort to encourage economic development and to capitalize on the city's unique name, the City's Planning Committee and City Council intend to develop an Early American/Colonial Theme ordinance which will pertain to future property development and current property re-development within the commercial zones.

Environment Provide for the protection of public health and safety and the natural environment through thoughtful planning and mitigation. The city will achieve urban development while recognizing and seeking to protect the foundational value of the agricultural industries seen in the surrounding farmlands.

Housing Encourage the development of a balanced community wherein the housing needs of all economic levels are addressed and met.

Community Conservation The fabric and character of the residential community will be best served by the achievement of a well-balanced and well-organized combination of open space, residential, commercial, industrial and recreational areas, connected by convenient and efficiently planned streets.

In summary, the Land Use Element is a guide in the decision-making process of land use matters and also a guide to achieve community goals detailed in the Vision Statement. Coordination between the Land Use Element and the Capital Facilities Element will be essential in producing a Plan that realistically addresses infrastructure and service needs to encourage a desirable level of growth and healthy economy.

II. Anticipated Growth

If you look back at the population changes for the City of George it has a history of periodic jumps in the population instead of steady growth. The current population of George is 545. In 2000 it was 528 as you can see the population didn't change much in those eight years. In 1990 it was 324, and in 1980 the population was 261 which are 6.2% and 2.4% growth per year respectively.

Washington State's Office of Financial Management (OFM) provides each county with a population allocation, based on the ten-year census, with periodic updates. The county is responsible for allocating their share of the state's population, county-wide by examining historical growth patterns, recognizing current trends and through negotiations with each jurisdiction. The latest OFM projections were in 2006 when they published three different rates of population change. Grant County chose to use the high rate in its comprehensive plan, and then used the county wide planning policies to allocate the growth projections to each city. The county used the City of George's 2000 census as the starting place and added a two percent growth factor to project the city's growth. The City of George's population allocation was determined to be 711 for the year 2015 and 937 for the year 2029.

III. City of George Land Use

Since the founding of the City of George in 1957, the most persistent obstacle that city leaders have encountered is that the undeveloped land within the city limits has been owned by one entity. The current owners are three brothers who purchased the property in 1997. They initially built a convenience store on Frontage Street and sold a few residential lots, but since that time, no appreciable development has occurred. Therefore, for planning purposes we are proposing a market factor of 50 percent.

The amount of land needed to accommodate future roads, parks, trails and utility corridors for new development is unknown; however, it is normally assumed by planners that thirty percent of developable land will be used for future roads, parks, trails and utility corridors

The table below shows the amount of land in George and its Urban Growth Area (UGA) by zone, and the amount of vacant land available for development by zone.

| Zone | Within The City Limits | | | | UGA But outside the City limits | | |
|-----------------------|------------------------|--|---------------------------|-----------------|------------------------------------|--|---------------------------|
| | Total Acres | Lands for Public Purpose and Market Factor | Available For Development | Developed Acres | Total Acres | Lands for Public Purpose and Market Factor | Available For Development |
| R-1 | 151 | 107 | 27 | 17 | 0 | 0 | |
| R-2 | 14 | 10 | 3 | 1 | 0 | 0 | |
| R-3 | 39 | 20 | 5 | 14 | 0 | 0 | |
| S-1 | 0 | 0 | 0 | 0 | 173 | 138 | 35 |
| Total Residential | 204 | 138 | 34 | 32 | 173 | 138 | 35 |
| CI | 61 | 42 | 11 | 8 | 0 | 0 | |
| C2 | 92 | 64 | 16 | 12 | 0 | 0 | |
| Commercial | 168 | 133 | 33 | 2 | 213 | 164 | 41 |
| Total Commercial | 321 | 239 | 60 | 22 | 213 | 164 | 41 |
| I1 | 51 | 12 | 3 | 36 | 0 | 0 | |
| I2 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Industrial | 73 | 58 | 15 | 0 | 45 | 30 | 7 |
| Total Industrial | 124 | 70 | 18 | 36 | 45 | 30 | 7 |
| Public | 12 | 0 | 0 | 12 | 0 | 0 | |
| Open Space | 45 | 0 | 0 | 45 | 27 | 0 | |
| Total Non-Residential | 502 | 310 | 77 | 115 | 285 | 194 | |
| Total | 706 | 447 | 112 | 147 | 430 | 332 | 83 |

In the Residential zones of the City, 34 acres are available for development. The greatest portion of this is the R1-single-family zone with 27 acres of available land. The R1 zone is designed to accommodate up to four dwelling units per acre. As shown in the following table, these 27 acres could potentially support an additional 108 dwelling units in the R1. In terms of population, the 2000 Census shows 3.7 persons per household in George. The result is the potential to serve an additional population of 399 in the RI zone. This same formula can be applied to the vacant lands in the multi-family zones, except that the dwelling units per acre densities are higher. As shown in

the following table the City has the potential to serve an additional 542 people in all of its vacant residentially zoned lands. Considering that; the city has a current population of 545; and that the city has land zoned for a population of 1087; the land within the City of George; and the projected growth for the City; the city has enough land within the city limits to meet projected growth requirements for the next twenty years.

| Zone | Vacant Acres | D.U. per Acre | Potential DU | Average Person/DU | Potential Population Served |
|-----------------------------------|--------------|---------------|--------------|-------------------|-----------------------------|
| R1 | 27 | 4 | 108 | 3.7 | 399 |
| R2 | 3 | 4.5 | 4.5 | 3.7 | 50 |
| R3 | 5 | 5 | 25 | 3.7 | 93 |
| Current Population | | | | | 545 |
| Projected Population to be Served | | | | Total | 1,087 |

(D.U. = Dwelling Units)

George has two commercial zones that are used, C1-General Commercial, and C2-Limited Commercial. The C1 zone is designed to serve the majority of commercial, retail businesses, and professional uses, forming the central activity center of the city. The current ordinance discourages the commercial center from becoming an elongated narrow district stretching along arterials and encourages the C1 zone to be contiguous with itself, allowing a true commercial center. The C1 zone lies mostly between Royal Anne Ave. and West Montmorency Blvd., and south of the C2 zone along the Frontage Rd. Another section of C 1 runs along Richmond Ave., serving as a buffer between the industrial and residential areas. There are 17 acres of developed land in the C1 zone; 61 acres are available for development.

George's C2-Limited Commercial District is designed to serve highway-related commercial uses which, because of large space requirements (such as for large truck accommodations), the amount of traffic generated, or similar characteristics, should not be located in the central business district of the city. The zoning ordinances discourage strip development and strip zoning along arterials, however the C2 zone reasonably lies along the Frontage Road of Interstate-90, with some running along Royal Anne Ave. The C2 zone has 12 acres of developed land; 36 acres are available for development.

North of the freeway George has 168 acres of recently annexed land zoned commercial which has not yet been designated as C1 or C2.

The Industrial Zone of George has 119 acres of land. The intent of the industrial district is to provide a location for industrial uses which are not desirable in commercial zones and for commercial uses which desire to locate in a less restrictive zone. In the Industrial zone that is served with sewer and water zero acres are available for development. The port district owns 63 acres that is zoned industrial, which is not yet served with sewer or water service. The port district and the City are currently exploring funding options to bring service to this area.

There are 12 acres of land in George that have been zoned for Public use. This zone is intended to provide areas for a variety of public uses which are required in a city, such as parks, offices, community facilities and schools. All publicly owned property is to be designated "Public" unless otherwise zoned, under current ordinance. However, there is no prohibition against community facilities in other zones, under the George Municipal Code.

Desired Land Use Changes.

The City desires more trees and green spaces in its commercial zones. To address this need the city will explore adopting a Landscape Ordinance for its commercial zones.

In June 2007, a Strategic Economic Development Planning document was prepared for the Cities of Quincy, George and the Port of Quincy, by E.D. Hovee & Company, LLC. In that document, the author encouraged the addition of a Interchange Retail zone which would serve highway travelers, taking advantage of the area's wineries, resorts and the Gorge Amphitheater and noted that George could be well-suited for a factory outlet center. Another option would be to focus on higher quality traveler and visitor amenities such as sit-down dining, wine tasting, farmers market and specialty crafts.

In that document as well, the author recommends that the I-1 zone be liberalized to more clearly allow light manufacturing uses coupled with a more specific delineation of allowed I-2 uses. In addition, consideration of reconfiguring the commercial designations – with a tourism and general retail zone in proximity to the interchange and a neighborhood commercial zone (including larger commercial uses such as grocery) in closer proximity to existing and prospective new residential areas.

The City of George also desires to look at all the potential incompatible land uses in the City

The City of George is seeking funding for this project and to develop the Colonial Theme Ordinance for its Commercial Zones and possibly to adjacent properties.

IV. URBAN GROWTH AREA

The Growth Management Act requires counties planning under the act to designate Urban Growth Areas and that each city in a county planning under the Act be included in an Urban Growth Area (RCW 36. 70A-110).

The intent of the designation of a UGA is to encourage growth in areas where public services and facilities are already, or easily available. The GMA requires the UGA designation be based on the population projections determined by the Office of Financial Management for the county. UGA's must include enough area to accommodate urban densities, and greenbelt and open space areas.

The tables in the Land Use Inventory indicate enough residentially zoned land exists within the current corporate limits to serve the population growth projected by the Office of Financial Management, and Grant County's planning policies for the current planning period..

The determination of the original UGA was based primarily on the input from the townsfolk and property owners. The community voiced strong support of the need for economic development and continued commercial development and promotion of tourism especially considering that the Gorge Amphitheater is just a few miles away. Commercial development should certainly be expected to take advantage of the city's location on Interstate-90 and the uniqueness of the city's name, George, Washington.

The 1996 George Comprehensive Plan included a UGA that was based on the feasibility of providing future urban services. The George UGA was designated in 1999 by the Grant County Board of County Commissioners following a recommendation from George City Council. The City Councils' UGA recommendation took into account that urban services would be available to all new development. The UGA was based on the following:

- Environmental Constraints (E.G., Steep Slopes)
- Existing Land Use Development Patterns
- Existing Water and Sewer Infrastructure
- Future Land Use Development Patterns
- Future Water and Sewer Infrastructure
- Growth should pay for growth; in other words, developers will be required to assist with infrastructure costs.

Because of the conditions discussed previously, the City of George has not had any land available for development in recent years. In 2007, three land owners whose holdings were just outside the City's UGA applied to have their land included in the UGA. The City concurred with the request for inclusion for these reasons: first, that it is widely believed that the city's development has been hindered by extenuating circumstances and second, that competitive development on the north and south ends of the city might prove to be a positive encouragement for the development of the city center. The Grant County Planning Commissioners agreed and allowed the inclusion of the additional properties into the George UGA. The land use inventory discussed above reflects the increased size of the UGA and also a couple of annexations into the city, from the UGA that occurred in 2007 and 2008.

The city will encourage growth first within the existing corporate limits, where public services may be provided in the immediate future. Growth is then to be directed to Commercial Phase 1, the land adjacent to the western corporate limits, west to Beverly-Burke Rd. This area is intended to provide for further tourist-oriented commercial development.

Beverly-Burke Rd serves as the west boundary for most of the Urban Growth Area and the Commercial Phase 2. The Commercial Phase 2 was included to take full advantage of the freeway interchange and to provide enough land area for larger commercial establishments. The intent is to attract a large commercial operation which could take advantage of the mid-state highway location, as well as provide an employment base for the city of George.

V. Goals, Objectives and Policies

The Land Use Element establishes an overall policy framework for land use and land use decisions. The Zoning Ordinance and other development-related regulations carry out, or implement, the intent outlined within the Land Use Element. This Element is intended to provide the necessary guidance and context in which land use decisions are made, including the creation, administration, and amendment of the zoning ordinance. RCW 36.70A.070 of the Growth Management Act requires that all Comprehensive Plans required to plan under Growth Management "...shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan." The following goals and policies were adopted:

LU Goal 1: Build and maintain an infrastructure capable of supporting an anticipated increase in population size and additional related housing, and industrial development.

Policies

- 1.1 The city will undertake to develop long-range plans to guide the incremental expansion of the sewer, water and street systems with its water and sewer comprehensive plans, so as to facilitate future development
- 1.2 The city will look for opportunities to acquire additional land in anticipation of need to support the expansion of the sewer system.
- 1.3 The city will continue to coordinate the improvement of the transportation system to support large truck traffic and to designate truck routes in the future.
- 1.4 The city will support appropriate future inter-modal transportation systems.
- 1.5 Development orders shall be conditioned upon facilities being in place as the impacts of the development occur. However, when deemed expedient and prudent by the city council, development shall be allowed concurrent to the construction of infrastructure that will ultimately serve said development. The city of George determines that the following actions constitute development: a building permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of local government which effects the permitting of land. The city shall take into account the variation in these different types of development orders and flexibility. Provisions for the review of applications for development order and the timing of the actual impacts caused by the different types of development orders will be adopted in the city's concurrency management system as part of the land development regulations.
- 1.6 Public facilities and utilities shall be located to: (a) maximize the efficiency of services provided; (b) minimize their costs; and (c) minimize their impacts upon the natural environment.
- 1.7 The city shall not issue any development permits which result in a reduction of the Level of Service (LOS) standard for the public facilities identified in the Capital Facilities Element.
- 1.8 The city will require new development to be serviced by the city water and sewer systems, as those services become available.

LU Goal 2: Growth Shall Occur In A Manner That Balances The Pace Of Development With The City's Ability To Provide Public Facilities And Services Within The City And The Urban Growth Area.

Policies

- 2.1 The City shall encourage cost effective development adjacent to and within urban areas where adequate public facilities and services exist or can be provided in a timely and efficient manner.
- 2.2 The City shall coordinate the planned extension and improvement of public utilities and services with public and private development consistent with the Capital Facilities Element.
- 2.3 The city will only deliver water and/or sewer utilities to contiguous lands if the owner of those lands annexes those lands into the city.
- 2.4 The city council will consider providing or extending water and/or sewer utilities at the land owners expense to non-contiguous lands within the UGA only if the land owner signs an agreement stating that the land owner agrees to have non-contiguous lands annexed to the city at the city council's discretion when those lands can be annexed.
- 2.5 Infill developments that are scaled and designed to fit their surroundings are encouraged on properties suited to urban development.
- 2.6 The City shall not issue any development or building permits which result in a reduction of the Level of Service (LOS) of any service to fall below the acceptable standard, except if mitigation (such as road improvements) can be made, which restores the LOS within six years of development shall be considered.
- 2.7 All development shall consider the natural setting of the City and shall be required to preserve its natural assets, including view sheds, sensitive.
- 2.8 Development regulations should provide for an appropriate level of flexibility while balancing community goals and the need for predictability in decision making. Measures should include planned unit development provisions, clustering, shadow platting and other innovative development options. Administrative variances for minor variations should be allowed.
- 2.9 Within one (1) year of plan adoption, the City will set a periodic review to update change the zoning map when appropriate. and development regulations to conform to the policies in the comprehensive plan.
- 2.10 The developers will bear their responsibility for the cost of growth; i.e., system development charges, paying for the infrastructure to reach services, impact fees, etc.

LU Goal 3: The City Shall Annex Only Those Properties Where Urban Services Are Appropriate And Can Be Reasonably Provided.

Policies

- 3.1 Individual annexation areas should be part of logical, orderly growth for the city and should avoid irregular boundaries. Islands of unincorporated areas and City peninsulas should be avoided.
- 3.2 Funding Public Facilities in Annexed Areas:
 - The property owners should fund the public facility improvements necessary to serve new development. The funding requirements shall be consistent with applicable City of George policies and regulations.
 - If an area annexing to George requires public facility improvements to correct health and safety related problems, the property owners within the annexed area should fund these improvements.

- If an area annexing to George has public facilities that do not meet City standards and the property owners or residents want to improve the facilities to meet City standards, the property owners should fund those improvements, or as determined by the city council, the proportion of those improvements, that do not have a citywide benefit.
 - Public facility improvements within annexed areas that have a citywide benefit should be considered for funding through City revenues as part of the capital facilities and improvements planning processes.
- 3.3 Newly annexed territory should assume its equitable share of the City's bonded indebtedness.
- 3.4 Applicants for annexations are encouraged to apply jointly with other interested property owners to reduce costs for the applicants and enable the City to process annexation applications more efficiently.

LU Goal 4: Eliminate Nonconforming Land Uses That Impede The Success Of The Comprehensive Plan And Pose A Threat To The Public Health Or Safety.

Policies

- 4.1 The City shall strive to make existing land uses applicable to the Comprehensive Plan.
- 4.2 Whenever possible nonconforming uses shall be encouraged to change to conform to current development regulations. Termination should be considered the last resort.
- 4.3 Private property rights shall be recognized and balanced against the general welfare of the community, and the goals of the Comprehensive Plan.
- 4.4 If the termination of a nonconforming use is deemed appropriate a reasonable amount of time prior to cessation of the use shall be determined for the property owner to amortize his/her financial investment.

LU Goal 5: Recognizing that business opportunities abound in the Columbia Basin, and that George, by virtue of its location on I-90, is ripe for development, the city will seek to provide a predictable pro-business, pro-development climate, encouraging and promoting the local economy through tourism, agricultural-transportation, housing and light industry. The city will encourage the creation of an attractive and well-distributed system of commercial locations to serve community and visitor needs.

Policies

- 5.1 George's Central Business District shall be the major retail, office, entertainment and arts center for the community.
- 5.2 Other commercial areas such as the Hwy 90 frontage shall complement downtown and help to meet other community needs. The City will consider adopting design standards so

that parking areas, advertising and business signs, etc., are attractive and won't deter visitors from stopping.

- 5.3 Strips of commercial uses shall be avoided.
- 5.4 Commercial areas of all types should be compact, allowing for and encouraging pedestrian traffic between businesses, and be located at an intersection of arterials or be bounded by arterials or other boundaries (such as topography) that would discourage commercial development in long, narrow strips.
- 5.5 Commercial uses should be designed so that impacts on adjacent uses will not pressure adjacent uses to convert to commercial uses.
- 5.6 New commercial development should be encouraged to locate within existing commercial areas in order to enhance the City's economic viability.
- 5.7 The City intends to encourage an adequate supply of suitable commercial sites to meet the anticipated demand for the planning period.
- 5.8 Residential properties fronting onto arterial roadways may have the potential for transition to commercial uses. Property will only be considered for transition as part of an orderly outward expansion of similar uses, an existing zone, or to facilitate infill development.
- 5.9 Neighborhood commercial uses may be allowed in Planned Unit Developments to enhance the livability of neighborhood districts provided the use is intended to serve the immediate neighborhood retail needs, i.e., coffee shops, salons, fitness, dance, music or art studios, etc.. The conditional use permit process shall be utilized to identify potential negative impacts and determine appropriate conditions of approval if the impacts can be adequately mitigated.
- 5.10 The City shall adopt programs to redevelop, upgrade, and enhance the visible commercial areas to include incentives for existing development to comply with current landscaping codes, a sign ordinance which addresses sign maintenance and code enforcement issues, and pedestrian access.
- 5.11 Residential uses shall be considered in all commercial zones provided they do not conflict with ground level commercial floor areas.
- 5.12 The city of George will co-ordinate its efforts with the Grant County Economic Development Council, Big Bend Economic Development Council, and other entities in the economic development arena.
- 5.13 The city will work with the Quincy Port District to explore ways and means of cultivating and facilitating light industrial development in George.
- 5.14 The city will encourage development of a wide range of commercial uses to support local and regional needs, including those of the traveling public.

LU Goal 6: The City Aims To Express Styles Of Architecture Associated With The Life And Times Of President George Washington In Its Commercial Areas; Therefore The City Will Strive To Adopt An Early American/Colonial Theme Ordinance Within One Year Of The Adoption Of The Comprehensive Plan, Regulating All New Development Within The Commercial Zones.

Policies

- 6.1 All new commercial building design should be appropriately matched to the George, Washington/early-American/colonial theme.
- 6.2 After adoption of this comprehensive plan update, design standards for the early American/colonial theme will be developed.
 - These design standards will apply to all new highway commercial as well as new development of the downtown commercial core.
- 6.3 The city will engage business owners and the public in the design development process.
- 6.4 The city will explore opportunities for acquiring funding for assisting property owners to remodel older commercial construction in the downtown core to bring it into compliance with the Early American/Colonial Theme ordinance.

Lu Goal 7: The City Shall Encourage A Range Of Housing Opportunities Through Its Residential Land Use Designations.

Policies

- 7.1 Densities should be set to encourage affordable housing stock that includes a range of housing types that meet the housing needs of all segments of the community.
- 7.2 The City shall protect and preserve the character and quality of existing residential neighborhoods by strengthening the code enforcement program to maintain a desirable neighborhood environment.
- 7.3 Residential neighborhoods should provide for appropriately scaled schools, churches, home occupations, parks, open spaces, day care facilities and other appropriate uses.
- 7.4 The City shall assure that each neighborhood has safe and reasonable access to schools, shopping facilities, and recreational areas without mandatory dependency on the use of the automobile by requiring the developer to provide pedestrian and bike paths.
- 7.5 Clustering shall be allowed in all residential designations and zoning districts.
- 7.6 Where clustering is used, the clustered buildings and impervious surfaces should not be located within a sensitive area setback or buffer.

Lu Goal 8: To Stimulate Development In Economically Disadvantaged Residential Areas That May Be Stagnant Or In Need Of Redevelopment Due To Inadequate Public Improvements, Public Facilities, Open Spaces, Utilities Or Other Identified Factors.

Policies

- 8.1 The City shall coordinate public and private actions which shall improve the quality of the environment, the economic, social or physical conditions in residential areas, when private enterprise acting alone could not reasonably be expected to eliminate inadequacies to typical public improvements and services.
- 8.2 The City shall use all available federal, state, and county programs as well as private and non-profit options, for funding alternatives.

8.3 The City shall create flexible development regulations that encourage and foster revitalization of the areas while promoting the sound development and utilization of the area compatible with established land uses.

LU Goal 9: The city will seek to maintain its healthy sense of community spirit by maintaining and supporting existing and future recreational and cultural activities through the dedication of properties for such uses.

Policies

- 9.1 The City shall encourage developers to designate a portion of their development in open space, by allowing for a variety of tools, such as clustering, density bonuses, shadow platting, private land preservation efforts and critical areas policies and regulations.
- 9.2 The City will identify and designate key areas ideal for open space and/or recreational uses and develop a program to purchase those properties for that use. Property owners may be encouraged to make donations of those identified properties for continued use and enjoyment by the public.
- 9.3 The city shall encourage the enhancement of opportunities for a wide range of wholesome recreational and cultural activities for people of all ages.
- 9.4 The city should use local resources whenever possible to encourage local involvement in community activities and to enhance community pride. This should include continued encouragement of public and private involvement in community traditions, as well as active encouragement of volunteerism.
- 9.5 The city will seek means of funding improvements to existing public recreational facilities.

Note: Parks are discussed in the Capital Facility Element.

LU Goal 10: To Promote Orderly And Efficient Land Use: The City Will Encourage The Distribution And General Location Of Land Use Density And Intensity By Identifying Lands To Be Developed, Redeveloped Through The Following Policies:

Policies

- 10.1 Promote development in areas already served by city services
- 10.2 Promote infill development
- 10.3 Encourage greater densities in areas served by city services
- 10.4 Allow for clustering, shadow platting and other techniques in areas that are sparsely developed to encourage greater densities when the areas develop
- 10.5 The City will eliminate incompatible land uses of blighting influences from potentially stable, viable residential neighborhoods through active code enforcement of available regulatory measures.
- 10.6 The city will encourage the location of new businesses within the existing business district to promote the development of the downtown.

- 10.7 The city will promote harmony between business, industry, and residential areas, through balanced zoning and open public input, as regulated by the city's ordinances.
- 10.8 No development shall occur on land determined to be contaminated until mitigation has been completed.
- 10.9 The city will implement procedures to periodically review the Urban Growth Area to assure that it meets current needs.
- 10.10 Within one year of plan adoption, the city will adopt a procedure to periodically review and update the zoning ordinance to allocate enough land for a variety of necessary sites and uses including varying densities of commercial, industrial, residential and mixed use development.

Lu Goal 11: Protect And Preserve Environmentally Sensitive Areas By Reducing The Negative Impacts Of Development.

Policies

- 11.1 Environmentally sensitive areas should be conserved and protected from loss or degradation. In areas planned for urban development, sensitive areas may be modified where they have low ecological value and the function and values will be fully replaced or where the impact on the resource may be reduced to acceptable levels.
- 11.2 Planned Unit Developments (PUDs), clustering and density transfers should be encouraged for both commercial and residential development to help retain significant natural features and sensitive areas as open space.
- 11.3 The sensitive area regulations should provide some economic use of all property within George, taking into account the entire property before permits are issued.
- 11.4 Public and private partnerships should be encouraged to maintain systems, enhance features and ensure the long-term viability of critical areas, wetlands, or conservation areas.
- 11.5 The City shall pursue State and Federal financing, including grants and loans, available for the acquisition, development and maintenance of environmentally sensitive open space.
- 11.6 In conjunction with the annual plan amendment, the city will review and determine the need to add conservation of habitat and wildlife, frequently flooded areas, wetlands and cultural resources to the city's critical areas and resource lands ordinance.
- 11.7 The city will protect all resource lands through the adoption of appropriate ordinances.

HOUSING ELEMENT

The Growth Management Act RCW 36.70A070(2) states that the Housing Element of the comprehensive plan must ensure the vitality and character of established neighborhoods that:

- Includes an inventory and analysis of existing and projected housing needs;
- Includes a statement of goals, policies, and objectives and provisions for the preservation, improvement, and development of housing, including single family residences;
- Identifies sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, multifamily housing, and group homes and foster care facilities; and
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

Housing represents a critical physical feature of the built environment, and the need for adequate housing for all residents of the community is important and can only be realized through a fair and open housing market.

INVENTORY

Services to housing and to the residents within them comprise a major portion of City expenditures. Taxes on housing are a principal source of local government revenue. The availability and condition of housing within the City, therefore, is important in its long-term planning.

Physical assessment of housing is necessary to get an understanding of problems individuals and families face now, and might expect to face in the future. In describing housing information should be presented by the number and kinds of housing units, number of owner or renter occupied units, location, condition, vacancy rates and supply.

In addition, regular analysis of assessed valuation should be performed to show value-use relationships of land. This analysis can be used as general information, used to locate areas of similarity that should be protected from unsuitable land use, and used to show areas appropriate for the location of City facilities.

Assistance for both physical and assessed valuation studies from such organizations as the Grant County Housing Authority should be utilized to achieve both study actions.

Existing Housing - Type and Value

The most current data on housing comes from 2000 U.S. Census Bureau indicates 162 housing units, a substantial increase from 101 in 1990, in George. Of which, the occupied units represented 47% owner and the remaining 53% by renters. In the 1990 vacancy rate for housing was 11%. During the 2000 Census vacancy was approximately 13%. Twenty eight percent of the total units are stand-alone homes; 64% are mobile/trailer homes; 10% are 2-4 unit complexes. The average household size in George was 3.74 persons, although 18% of the total households were occupied by only one person.

As of 2000, the median dollar value of owner-occupied households was \$85,000 up from \$40,700 in 1990. The median monthly rental rate was \$292, up from \$244 in 1990, for a unit in George.

Income Range of Households

Widely accepted as the measure of housing affordability, housing costs that exceed 30% of the median family income is considered excessive. The following income brackets are based on public assistance programs in relation to the county's overall median income:

Very Low Income: less than 50% of median less than \$19,469

Low Income: 50% to 80% of median \$19,469 to \$31,150

Moderate Income: 80% to 95% of median \$31,150 to \$36,991

Middle Income: 95% to 110% of median \$36,991 to \$42,832

High Income: greater than 110% of median greater than \$42,832

The 2000 U.S. Census listed Grant County's median family income at \$38,938 and the City's at \$23,571. The median selling price for housing was \$79,500.

In the summer of 2009, the city in conjunction with Rural Community Assistance Corporation conducted an income survey. The survey found that 94% of the households in George are low to moderate income (at or below 80% of Grant County median household income). And that 74% of the City's households are low income (at or below 50% of Grant County median household income).

Table H-I: Household Occupancy

| | George |
|-------------------------------|--------|
| Population | 528 |
| Occupied housing units | 141 |
| Vacant housing units | 21 |
| Owner-occupied housing units | 67 |
| Renter-occupied housing units | 74 |
| Average household size | 3.74 |

Source: 2000 U.S. Census tables DP-I Profile of general demographic characteristics & P 17 Average household size.

Table H-3: Housing Types and Value

| | City of George |
|--------------------------|----------------|
| Population | 528 |
| Total housing units | 162 |
| Median rooms | 4.0 |
| I-unit detached/attached | 28% |
| Structure Built | |
| 1990-2000 (March) | 9 |
| 1980-1989 | 12 |
| 1970-1979 | 72 |
| 1960-1969 | 34 |
| 1940-1959 | 24 |
| Value | |
| Less than \$50,000 | 20% |
| \$50,000-99,999 | 43% |
| \$100,000-149,999 | 20% |
| \$150,000 or more | 17% |
| Mortgage/Rent Cost | |
| Median Mortgage | \$230 |
| Median Rent | \$292 |

Source: 2000 U.S. Census table: DP-4 Profile of selected housing characteristics

Condition of Existing Housing Stock

A number of current housing units in George are substandard and would require extensive repairs to bring these units up to code. The City supports and encourages the retention and rehabilitation or replacement of existing housing units, thereby more efficiently utilizing the older housing stock. Utilizing the older housing stock should help to preserve existing neighborhoods, as well as providing housing units at a cost somewhat less than that for new construction.

Group Housing

The City has no known licensed group homes, nursing homes or public-assisted apartment housing developments.

Housing Analysis

For the housing Analysis see the housing needs assessment that was done by CC Consulting in 1995.

GOALS AND POLICIES

GOAL 1: The City of George recognizes the need for a variety of housing types and densities, and the need for a range of affordable housing. The city will strive to set conditions to encourage such development, and to explore public mechanisms to address the shortfalls of the housing market. Additionally, the city will seek ways of fulfilling the original intent of its founder with regard to the carrying through of the Colonial theme in new residential developments.

OBJECTIVE A: The City of George will actively encourage the development of housing on all residentially zoned properties within current city limits.

Policy 1A.1: The city will direct developers to seek to address housing needs in the ranges of low-income, low-moderate income, moderate and upper-moderate income, with careful developmental planning and finesse of transition incorporated to avoid awkward juxtaposition of income ranges.

Policy 1A.2: In keeping with the Colonial theme of the City of George, developers will be encouraged to select, procure and market housing whose designs reflect and resemble the historical Colonial theme in all ranges of housing. The city may look at the possibility developing incentives to make this type of improvement. The city will also seek to develop an informational brochure describing the above designs for builders and developers.

Policy 1A.3: The City of George will encourage homebuilders to incorporate sustainable or “green” building practices in the design and construction of their homes.

Examples of green building practices may be found on the www.mrsc.org website – go to “subjects”, then “planning”, then “green building”. In addition, Department of Commerce’s Local Government webpage on Sustainability has several suggestions at www.commerce.wa.gov, click on local government on the top, then go to the sidebar on the left and click on sustainable communities.

OBJECTIVE B: The City of George will undertake actions that promote new residential development at densities that will allow cost savings and consolidation of services.

Policy 1B.1: The City of George will review its zoning ordinances in regard to special needs and senior housing to allow greater flexibility in regard to allowing for retirement facilities, adult family homes and other housing options in all residential zones, examining provisions for density, parking requirements, open space, and unit size. The city will encourage the provision of smaller units and more compact housing types (cluster, townhouses, apartments) particularly for elder housing, as well as allowing for accessory dwelling units in order for a family member to take care of their senior or disabled relative on their property.

PLANNING FOR HOUSING

OBJECTIVE C: The city hopes to see increased opportunity for all residents to purchase or rent affordable, safe and sanitary housing. The city will take into account the needs of the current residents, in order to direct new housing development, rehabilitated housing, and assisted housing to where it is most needed. The city will specifically consider the earning potential of the employees of farm oriented businesses and industries.

Policy 1C.1: The city will seek to prepare a local Comprehensive Housing Affordability Strategy (CHAS) to address the housing needs of the community.

Policy 1C.2: The city will incorporate the appropriate priorities of the Washington State Community Housing Affordability Strategies (CHAS) into its planning, with specific consideration given to home-ownership programs, rehabilitation of existing structures, and new construction.

Policy 1C.3: The city will cooperate with the county and other agencies in a countywide housing needs assessment, which will address the affordability and availability of housing as it relates to the economy and work force of the area.

GOAL 2: The City of George will seek ways to encourage the enhancement and improvement of the fabric and character of existing residential neighborhoods.

PREVENT INCOMPATIBLE LAND USES

OBJECTIVE A: The City of George will protect the public health and safety by preventing the encroachment of incompatible land uses.

Policy 2A.1: The city will require vegetated buffers between new residential areas and main roads and areas zoned for different uses.

Policy 2A.2: The city will encourage cluster developments (A planned unit development). Where cluster development occur, they shall be placed off main arterial roads, with vegetated buffer strips between homes and main roads.

Policy 2A.3: The city will seek to develop ordinances and seek to work with Grant County to buffer residential areas from existing farm lands in order to protect residents from nuisances generated by either use.

ENCOURAGE REHABILITATION

OBJECTIVE B: The City of George will encourage the preservation of the existing housing stock through rehabilitation efforts.

Policy 2B.1: The city will facilitate coordination with neighborhood based groups or other volunteer organizations to promote housing rehabilitation and community revitalization efforts.

Policy 2B.2: The city will review state and federal housing programs and will make recommendations regarding future grant applications that will assist in establishing city or non-profit operated housing rehabilitation and weatherization programs.

Policy 2B.3: The city will seek to encourage the utilization of the Colonial theme in exterior rehabilitation efforts for existing housing stock by reducing or waiving the building permit fee, and by assisting interested parties in the search and application for grants.

PARKS AND RECREATION ELEMENT

Parks Inventory

The City of George owns one public park. However, the park lies adjacent to the Community Hall, part of which is also developed as a park and used by the public. The town public park area is .88 acres and the Community Hall area is 1.03 acres, for a total of 1.91 acres of park area

The playground equipment at the park includes:

- one slide
- one swing set with three seats
- one merry-go-round
- two climbing tires
- one jungle gym

There are also six picnic tables, a covered picnic area known as the Pie Pavilion and a covered stage, in the park area

GOAL: In order to preserve and enhance the quality of life, the city of George will implement an open space and recreation plan that preserves open space, provides diverse park and recreation facilities, promotes the proper management of recreation resources, and encourages diverse recreational opportunities. The Open Space and Recreation element will address:

Community Character. The city will maintain the general appearance and aesthetic quality of the community through the use of open space and buffer areas.

Recreation Areas. The city will seek to preserve, acquire and enhance open space areas to provide diverse park and recreation facilities and opportunities to meet the needs of George area residents. The city will promote the proper management of recreation resources and facilities.

Incompatible Land Uses. The city will use open space and buffer areas to separate incompatible land uses.

Open Space Links. The city will develop a plan to provide links between open space areas that provide a variety of functional recreational uses. The plan will also develop links between open space areas and other uses such as schools and commercial areas in order to encourage pedestrian oriented transportation.

Recreational Opportunities. The city will encourage public and private programs which promote varied recreation activities, skill development, and participation to all persons including the physically handicapped, elderly, youth and economically disadvantaged.

Promote Public Awareness. The city will promote an understanding of the various recreation and arts opportunities available.

PRESERVE COMMUNITY CHARACTER

OBJECTIVE 1: The city will seek to preserve and enhance the existing character of the community which projects an open and uncrowded ambience in a safe environment.

Policy 1.1: The city will continue to develop a non-motorized transportation plan that will identify a system of pedestrian corridors and bicycle paths to encourage pedestrian orientation and discourage noise, pollution and vehicular traffic congestion.

Policy 1.2: The city will strive to develop buffer areas and sidewalks along the pedestrian corridors to provide for aesthetic appeal and the safety of pedestrians.

ENHANCE AND PRESERVE RECREATIONAL AREAS

OBJECTIVE 2: The city will seek mechanisms to fund additional facilities, and enhance and expand existing parks and facilities in order to provide a variety of recreational settings to enable the development of diverse program activities.

Policy 2.1: The city will investigate the acquisition of additional properties to develop park, playing field (soccer, football, baseball, etc), suitable durable restroom facilities, recreational and open space opportunities and priorities.

Policy 2.2: The city will explore methods and funding mechanisms to provide a safe pedestrian crossing of Interstate 90.

Policy 2.3: The city will continue its regular maintenance program and adopt an improvements schedule for the parks and equipment which prioritizes needed improvements and replacements and a time line for implementing and completing them.

Policy 2.4: The city may seek to preserve and acquire open space and historic areas within the community.

Policy 2.5: The city may work with the Community Hall to maintain the bandstand in the park.

Policy 2.6: The city will seek to ensure that new parks and recreation facilities take advantage of the vistas wherever practical.

SEPARATE INCOMPATIBLE LAND USES

OBJECTIVE 3: The city will ensure the separation of incompatible land uses through the development of buffer areas and standards.

Policy 3.1: The city can identify existing land areas which will benefit from the development of vegetated or natural buffer areas.

Policy 3.2: The city can identify existing lands adjacent to incompatible uses and rezone as necessary to ensure that buffer areas are provided where practical.

Policy 3.3: The city may develop and review its buffer and landscaping standards for development periodically to see if any changes are needed.

PROVIDE OPEN SPACE LINKS

OBJECTIVE 4: The city will develop an integrated open space system that offers the city dweller opportunities for physically active, and/or passive recreation in the surroundings of the natural environment.

Policy 4.1: The city will seek to develop a trail system of pathways for walkers, joggers, bicyclists, and others. The focus will be upon connection with a greenway path system so that users of the George park system have a safe access to this pathway and park facilities.

Policy 4.2: The city will require new development to participate in the linked system and provide land area where appropriate.

PROVIDE RECREATIONAL OPPORTUNITIES

OBJECTIVE 5: The city will determine the role parks should play in the future revitalization/economic development plans prepared for the city, then

provide a sufficient budget over a long-term time frame to accomplish capital improvements.

Policy 5.1: Make the parks a focal point for promoting tourism and recreational activities that contribute to economic and community growth.

Policy 5.2: Implement a six-year capital improvements plan for parks and recreation with annual review and make it a readily available management tool for which the Public Works Department may plan future improvements.

OBJECTIVE 6: Provide recreation programs that meet the needs of the greatest number of people.

Policy 6.1: May implement a method to evaluate the recreational needs of citizens of all ages.

Policy 6.2: The city will encourage recreation programs that develop artistic and cultural activities; socialization; development of muscular coordination and strength and increased physical stamina; enrichment of skills and knowledge.

PROMOTE RECREATION AND ARTS AWARENESS

OBJECTIVE 7: Ensure the public is apprised of current program information.

Policy 7.1: The city will provide the media with information about recreational programs and the development of parks and their facilities.

Policy 7.2: The city will provide the public opportunities for input into the decision-making process.

ECONOMIC DEVELOPMENT

The city of George recognizes that implementing an economic development strategy will benefit the future vitality of the community. Generating economic activity in George will increase employment opportunities, expand the tax base, increase disposable incomes, and provide additional tax revenues. Increased development will also have the potential to generate adverse impacts on the community, such as traffic congestion, increased demands for housing, and additional demands on the water supply and sewer services. Therefore, it is crucial for the city to develop an economic strategy that facilitates improvements and maintenance of capital facilities, transportation needs, and coordinates land use and housing policies with the economic development policies.

One of the purposes of the Growth Management Act is to encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons; and encourage growth in areas experiencing insufficient economic growth all within the capacities of the state's natural resources, public services and public facilities. (Economic Development Goal, Growth Management Act).

In 2007 E. D. Hovee & Company did an economic development study for the City of George. The following is their Vision, Goals and Actions section. For more information see the report. A copy is available at City Hall.

VISION, GOALS & ACTIONS

Key elements of a strategic economic development plan for each jurisdiction are organized to cover:

- Economic development vision, goals, actions and desired outcomes.
- Implementation plan - over a 20-year planning horizon together with 1 / 5-year strategic plan periods.
- Benchmark or performance measures - for plan monitoring and updating.

Based on the scope of services for this strategic economic development planning process, three key questions were identified as important for the Cities of George to address:

- What is the community's *vision* for economic development?
- What are the more detailed economic development *goals* that stand behind this vision?
- What are the most important *actions* that will be needed to meet these goals?

What follows represents a compilation of information from documents reviewed and materials submitted with discussion at that time, together with

additional recommendations for consideration based on the existing conditions and comprehensive plan review previously conducted. This discussion concludes with a brief cataloging of potential resources for implementation - accompanied by a review of anticipated plan outcomes and performance measures.

VISION & ACTION PLANNING FOR GEORGE

What follows is a preliminary statement of an economic development vision accompanied by recommended goals and implementing actions for George.

Vision. A vision for economic development in George extending over the next 20 years to the year 2027 is suggested as follows:

George, Washington is recognized regionally and beyond as a community that embodies the legacy of its namesake. George serves residents and visitors with attractive and affordable residential neighborhoods, convenient commercial services and employment opportunities.

Goals. Consistent with this vision, the following economic development goals are outlined for the George community:

Make water and sewer improvements to allow for development on both sides of Interstate 90 within the George Urban Growth Area (UGA).

Obtain broadband fiber service.

- Encourage clean-up and ongoing property maintenance throughout the city.
- In planning for future development, continue the theme of well-landscaped boulevards for both residential and commercial developments.
- Develop the south side of the 1-90 interchange area to serve and capture visitor interests with auto and truck-related services, convenience retail, lodging, and possible destination attractions.
- Plan the north side of the interchange for a mix of industrial, residential and neighborhood oriented commercial services.

Actions. Key actions identified as important to move toward realization of a community-wide vision and goals for economic development are detailed to cover both short-term (1-5 year) and long-term (6-20 year) needs:

Short-Term (1-5 Years):

1. Complete the acquisition of added water rights and development of a water system that includes extension of service in tandem with development opportunities on the north side of I-90.
2. Through the Comprehensive Plan update process, formalize colonial theme design guidelines for freeway oriented commercial and possibly for new master planned developments.
3. Work with the owners of large undeveloped properties in the UGA on both sides of the freeway to master plan short- and long-term development of their land.
4. Assist with marketing and extension of infrastructure for master planned

properties as requested by the owners and consistent with available funding capacities.

5. Market the Port industrial site for large scale manufacturing and distribution users.

Long-Term (6-20 Years):

1. Encourage the development of visitor destination facilities (e.g. winery or wine-theme restaurant, theme park, agri-tech museum).
2. Expand sanitary sewage treatment facilities as needed to serve ultimate build-out within the George UGA.
3. Revisit and update large site master plans as needed based on changing market conditions and city infrastructure/ funding capacities.

To support the economic development goal of the Growth Management Act, the city of George will implement the following strategies for economic development:

OBJECTIVE 1 Assure that there is a plan to provide infrastructure to accommodate orderly growth for the 20-year planning period.

Policy 1.1: Maintain a capital facilities improvement program and a long-range public facilities and services plan that will allow for the provision of appropriate public facilities and services to commercial, industrial and residential lands beyond the immediate planning period.

Policy 1.2: Protect or acquire water rights and maintain the ability to provide water to meet all projected residential, commercial and industrial needs.

Policy 1.3: Establish funding priorities for future infrastructure projects to further economic development.

Policy 1.4: Prioritize geographical areas for infrastructure expenditures and invest in public infrastructure in a timely way that supports economic development.

Policy 1.5: Identify new funding mechanisms to spread infrastructure costs over time to minimize up-front costs.

OBJECTIVE 2 Encourage public and private sector endeavors that will foster the expansion of the tourism industry.

Policy 2.1: Maintain working relationships with Grant County Tourism and local and regional economic development agencies in order to market the city and attract new retail businesses.

Policy 2.2: The Growth Management Advisory committee will develop an early American/Colonial theme design plan which will be adopted by the city as an ordinance to require new commercial development to reflect the theme and encourage the existing commercial buildings to remodel building exteriors.

Policy 2.3: Seek public and private funding mechanisms to develop a revitalization plan.

UTILITIES

SERVICES INVENTORY

Utilities in the city of George include water and sewer service, electrical power, wireless high speed internet, and telephone service. Services include garbage collection, police and fire protection, schools, and health services.

ELECTRICITY

Grant County Public Utility District supplies electrical power to the city of George. The cost is 3.9 cents per kilowatt hour.

TELEPHONE

Verizon provides telephone service to the city of George. The basic rate is \$16.90 for unlimited local calling, and \$6.50 for the Interstate subscriber line charge. Local calling includes the cities of Quincy and Ephrata.

WATER AND SEWER SERVICE

The City of George provides water and sewer services to the businesses and residences within the City limits.

HIGH SPEED INTERNET CONNECTIONS

The city is currently serviced by two wireless internet connection companies. (Aspeedynet.net and Saddle Mountain Wireless) The school in George is serviced by the Grant Co PUD fiber optics network.

GARBAGE

The City of George contracts with Consolidated Disposal Service to provide garbage service within the City. The garbage is hauled to the Grant County Landfill next to Ephrata. The current cell in the Grant County land fill is projected to be filled in 2025. The county has plans to expand the landfill when the current cell is filled. The cost for one 90 gallon cart is \$11.50 per month for weekly pickup.

POLICE PROTECTION

Law enforcement services are provided to the City of George by the Grant County Sheriffs' Office. The services include the enforcement of the statutes of the State of Washington within the city.

FIRE PROTECTION SERVICES

The City of George is part of Grant County Fire District #3 therefore fire protection services are provided by Fire District #3. The fire hall in George is used for meetings, drills, and housing apparatus. Response time to the city of George is 6-8 minutes.

SCHOOLS

George is located in the Quincy School District with one elementary school located in the city. Grades five through high school grades are bussed to Quincy. George elementary has an enrollment of 115 and six full-time equivalent teachers.

HEALTH SERVICES

The city of George has no health facilities available at this time. There are hospitals and other health services located in Moses Lake, Ephrata, and Quincy located 10 to 30 miles away.

GOALS & POLICIES

GOAL I:

- A. To facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the city.
- B. To facilitate the provision of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with the surrounding land uses, and available at reasonable economic costs.
- C. To process requests for permits and approvals for utility services in a fair, consistent and timely manner, and in accordance with development regulations.

Objective A: Implement Timely Processes

Policy A.1: The city shall promote, when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

Policy A.2: The city will attempt to provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.

Policy A.3: The city shall encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors.

Policy A.4: The city will attempt to coordinate land use and facility planning within the UGA to allow for eventual siting and construction of distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed. Developers of UGA properties are responsible for meeting city standards in anticipation of requesting annexation into the city.

Policy A.5: The city will ensure that all maintenance, repair, installation, and replacement activities by utilities are consistent with the city's critical areas ordinances and city standards.

Objective B: Energy Conservation and Conversion

Policy B.1: The city will encourage conservation of resources to delay the need for additional facilities for electrical energy and water resources and seek to maintain air quality. The city will seek to provide published information on conservation practices at city hall, promoting solar and wind energy resources, etc.

Policy B.2:

The city will encourage the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources where practical. The city may consider facilitating this by waiving or reducing building permit fees; the city will also seek to assist with researching sources and applying for grants.

Policy B.3: The city will support development of options to reduce vehicular pollution.

Objective C: Coordination with the Land Use Element

Policy C.1: The city will seek to coordinate city land use planning with the utility providers' planning.

Policy C.2: The city will assure that the comprehensive plan designates areas available for the location of utility facilities.

Objective D: Comprehensive Planning,

Policy D.1: A Utilities Plan shall be prepared for each of the following in coordination with the city's Comprehensive Plan as necessitated by development and required by state agencies.

- a. Potable Water
- b. Sewerage

Policy D.2: Each utility comprehensive plan should be able to stand alone and shall be made a part of the city's comprehensive plan by reference.

Policy D.3: Each year the city will consider the effect that inflation has on the sewer and water systems income and expenses and adjust rates as necessary to keep up with the needed maintenance. As needed or every five years the city should do a rate study to make sure that the utility rates bring in enough income to fund maintenance items.

TRANSPORTATION ELEMENT

EXISTING CONDITIONS

ROADWAYS

Traffic Circulation. Traffic flow within the city of George is generally light. However, seasonal traffic is increasingly affecting the condition of the roads. Occasional misdirected heavy truck traffic on West Montmorency does noticeable damage, especially in winter.

Major roadways within the city of George include Royal Anne (07 classified arterial), which becomes Washington Way at the Richmond Avenue intersection; West Montmorency Boulevard, (08 classified Arterial) is an important commercial and cultural thoroughfare, and East Montmorency loop, (09 classification), is an important local access road; it serves a majority of George residents.

At the north end of George is immediate access to Interstate 90. This particular commercial and industrial linkage is vital to the existence and future of the city. Commercially zoned properties along the frontage road will be making much use of this access. At the same time, it must be noted that I-90 itself acts as a natural barrier to the growth and development of George. As determined by the Urban Growth Boundary, much of the planned development of George could be north of I-90. This will require further study on needs for non-vehicular access over (or under I-90) for George residents.

Another unique roadway linkage exists at the intersection of Frontage Road and Royal Anne, as State Highway 281 becomes Royal Anne at this point. Proceeding south, Royal Anne becomes Washington Way and leads traffic out of city, becoming Road Q SW.

The Table below list the streets in the city of George and the Federal Functional Classification, if designated. Streets with an FFC07 are Major Rural Collectors and qualify for federal funding for improvements. Streets designated as FFC08 are Minor Rural Collectors and may receive both state and federal funding.

| STREET | LENGTH | CLASSIFICATION | CONDITION |
|----------------------|---------------|-----------------------|------------------|
| US I 90 | .70 | | |
| Washington State 281 | 1.65 | | |
| Royal Anne Dr | .27 | FFC07 | 91 |
| Washington Way | .39 | FFC08 | 90 |
| Washington Way | .49 | FFC07 | 90 |

| | | | |
|-----------------|-----|-------|--------|
| W. Montmorency | .40 | FFC08 | 90 |
| Frontage Street | .75 | FFC08 | 70 |
| Beverly Burk Rd | .35 | FFC07 | |
| E. Montmorency | .84 | FFC09 | 90 |
| Parkhill | .49 | FFC09 | 90 |
| Richmond | .25 | FFC09 | 90 |
| Sam | .34 | FFC09 | Gravel |
| Royal Duke | .08 | FFC09 | 90 |
| Van | .19 | FFC09 | 90 |
| Maraschino | .08 | FFC09 | Dirt |
| Bing | .28 | FFC09 | Gravel |
| Lambert | .18 | FFC09 | Dirt |
| Nanking | .10 | FFC09 | 90 |
| Naden | .10 | FFC09 | 90 |
| Windsor | .10 | FFC09 | 90 |
| Chinook | .10 | FFC09 | 90 |
| Morello | .14 | FFC09 | Dirt |
| Deacon (E) | .07 | FFC09 | 90 |
| Deacon (W) | .07 | FFC09 | 90 |
| Wild Cherry | .13 | FFC09 | Dirt |
| Republican Ave | .03 | FFC09 | Dirt |

Traffic Volumes and Traffic Safety. In 2007 and 2008 The City of George did a Multimodal Transportation Study? Part of this study included traffic volumes. This study showed that the level of service for the year 2020 would not fall below an A. For more information please see the report.

Sidewalks and Walking Paths

George has one paved Walking path. It is 0.9 miles long and follows Washington Way. It is an important link and is well used.

PUBLIC TRANSPORTATION

Bus Service. The Grant Transit Authority (GTA) provides bus service to George and throughout Grant County. Bus schedules are available at city hall.

Park and Ride. The Department of Transportation maintains a Park and Pool lot on South Frontage Rd. at George, for the convenience of those who car pool. The lot is currently well used.

TRANSPORTATION GOALS AND POLICIES

The City will seek to provide an effective roadway network with adequate capacity to meet, at the adopted level of service, the demand for travel in the city.

Objective 1: The city will provide safe, convenient, and efficient transportation access for all residents and visitors to the city. This will include improvements to existing facilities as well as extensions for access to new developments.

Policy 1.1: The city will develop and maintain appropriate directional signage for truck traffic in coordination with WSDOT.

Policy 1.2: In coordination with WSDOT the city will study its Landscape and a Signage Ordinance for roadways to determine if changes need to be made.

Policy 1.3: The city will review designs of parking elements on site plans submitted through the development review and construction processes.

Policy 1.4: The City will include WSDOT as a review authority for access in the vicinities of state highway right of way.

Objective 2: The city of George will continue to update and develop new plans to provide avenues for non-motorized travel.

Policy 2.1: The city will continue to incorporate regular and routine consideration of bicycles in accordance with the Washington Department of Transportation, and the American Association of State Highway and Transportation Officials (ASSHTO) standards in all transportation improvements.

Policy 2.2: The city will seek to cooperate with the school district in assessment of Sidewalk need and identification of funding sources.

Policy 2.3: Where appropriate, the city will seek to install new sidewalks or paths in pedestrian corridors considered by the city to be high priority (i.e., parks and areas used by elderly or disabled persons).

Policy 2.4: The city will require sidewalk in all new plats and make provisions for installation of sidewalk for new buildings and remodels of existing buildings.

Objective 3: The city will make efforts to maintain current low accident rates as it grows.

Policy 3.1: The city will maintain needed traffic data such as traffic counts and use it along with the accident and traffic data maintained by the County Sheriff and Washington State Department of Transportation to identify traffic hazards, support studies, planning and operational activities for the Department of Public Works.

Objective 4: The city will insure that the transportation system is adequate to serve all existing and future land uses. This will require coordination with the Land Use Plan and with the transportation plans of adjacent jurisdiction. In addition, to ensure that a consistent level of service is provided, the city will develop a concurrency management system, will explore alternatives for demand management, and will seek to secure adequate financing for transportation.

Policy 4.1: The city will review all development proposals, rezoning and vacating petitions, variance request, subdivision plats, and commercial construction site plans to ensure coordination with the Transportation Element.

Objective 5: The city will continue to review all future proposed roadway corridors within the city and it's UGA, with respect to critical areas land to minimize adverse impacts.

Policy 5.1: New roads will be routed to avoid traversing publicly owned natural preserves, parks and recreation areas, significant cultural resources, and areas identified as critical wildlife habitat, except in cases of overriding public interest.

Policy 5.2: All road construction projects will meet or exceed the Department of Ecology's Eastern Washington Storm Water Control requirements for storm water runoff.

Policy 5.2: The city will coordinate the selection of the criteria used to establish future right-of-way across sections of the state highway system with the Washington Department of Transportation.

Objective 6: The city will maintain a cost affordable Level of Service for the roadway network of the city of George.

Policy 6.1: The city will use the Link (A-F) Level of Service standards as a minimum criteria for the quality of service provided at peak hours for roadway segments on all four arterials that handle significant levels of local traffic. The evaluation of Level of Service will be conducted using the ratio of "peak hourly demand volume" to "peak hourly capacity."

- **LOS A:** Primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions. Volume/Capacity Ratio less than or equal to 0.60.
- **LOS B.:** Reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions. Volume/Capacity Ratio greater than or equal to 0.60 and less than or equal to 0.70.
- **LOS C:** Stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues an/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience appreciable tension while driving. Volume /Capacity Ratio greater than 0.70 and less than or equal to 0.80.
- **LOS D:** Small increases in traffic flow may cause substantial increases in approach delays and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combinations of these. Volume /Capacity Ratio greater than 0.80 and less than or equal to 0.90.
- **LOS E:** Significant delays in traffic flow operations and lower operating speeds. Conditions are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. Volume /Capacity Ratio greater than 0.90 and less than or equal to 1.00.
- **LOS F:** Traffic flow operations at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progression is frequently a contributor to this condition. Volume /Capacity Ratio greater than 1.00.

Policy 6.2: The city will maintain an annually updated listing of analyzed and prioritized road improvement needs based on the Transportation Element.

Policy 6.3: The city will utilize development phasing in the urban growth area to assure consistency with the associated Level of Service standard by year or with the capacity of the existing and programmed roadway network as adopted by the city.

Policy 6.4: Upon the annual date of adoption, the city's concurrency management system will be revised as part of the annual review and amendment of the comprehensive plan.

Policy 6.5: The city will adopt and enforce ordinances that prohibit development approval, if the development causes the Level of Service on the transportation facility to decline below the standards adopted in this element.

Policy 6.6: The city will coordinate consistency and compatibility between transportation plans with Quad-Co (Grant, Adams, Lincoln, and Kittitas Regional Transportation Organization).

Objective 7: The city will seek to expand the opportunity for bus service for the residents of George.

Policy 7.1: The city will examine opportunities to expand the service provided by Grant Transit Authority (the County's Public Transportation Benefit Area) to provide regional transportation through cooperation with the regional transit systems.

CAPITAL FACILITIES

INTRODUCTION

The purpose of the capital facilities element and the Capital Facilities Plan it contains is to prioritize and schedule capital expenditures. A capital expenditure is defined as an individual item or project which is expected to have a life span of three or more years and a cost of \$5000 or more. The projects listed in the plan will allow public services to be maintained and improved as the city grows, and the comprehensive nature of the plan will help citizens compare costs of improvements to the city's revenues. Annual review will allow the plan to be updated as priorities change.

Statutory Requirements - The capital facilities element contains separate project lists for each city utility, each of which may have its own state requirements. For example, the Six-Year Service Transportation Improvement Plan (STIP) requires annual review and is adopted separately from the capital facilities element. However, the STIP receives its policy direction from this plan.

Under the Growth Management Act, a capital facilities element is one of the required elements of the comprehensive plan. Under the GMA, this element must identify public facilities that will be required during the six years following adoption of the comprehensive plan. It must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities, and it must be financially feasible. In other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the local government must reduce its level of service, or otherwise reduce costs, or else the land use element of the comprehensive plan must be modified to bring development into balance with available or affordable facilities.

The Growth Management Act mandates a forecast of future needs for capital facilities, and the use of standards for levels of service as the basis for public facilities planning. As a result, public facilities in the element must be based on quantifiable, objective measures of capacity, such as gallons of water per person, traffic volume capacity per mile of road, and acres of park per capita.

Several provisions of the law require that public facilities needed to support development shall be available at the time of such development. This is the "concurrency" requirement that no development order or permit be issued if it would result in a reduction in the levels of service below the standards adopted in the comprehensive plan. Concurrency management procedures are in place to insure that sufficient public facility capacity is available for each proposed development, or that development applications are denied

when public facilities are not sufficient. Project selection is based on several major goals: alleviating current deficiencies, meeting future demand, the city's financial capability, and the related ability to secure state and federal funding. System deficiencies have been identified by the city and are described below.

Development of Level of Service Standards

Level of service standards are numerical measures of service delivered. They will be different for each type of facility for example; water service standards can be measured in terms of gallons available per person per day, while police protection standards might be in officers per hundred residents or in average minutes of response time. Development of such standards is recommended in the Washington Administrative Code 365-195-315 as a means to set measurable targets which are clearly related to population and business growth. The following table presents level of service standards for the city's current utilities and facilities.

| CFP Element | LOS Standard | Current Demand | 5-Year | 10-Year | 20-Year |
|---------------------|---|--|---|---|---|
| Population | Figures provided by Grant County see chapter 3 section II | 545 - 2008 | 683 | 754 | 919 |
| Fire | 6-8 minute response time Class 7 Insurance Rating | Dist.#3 housed at George 6-8 min. response time | Class 6 Ins. Rating. 5min Response Time | Class 6 Ins. Rating. 5min Response Time | Class 6 Ins. Rating. 5min Response Time |
| Water for Fire Flow | | Provide a Res. fire flow 1000 gpm for 1 hour and Commercial fire flow 1500 gpm for 2 hours | Increase the commercial fire flow to 2000 gpm for 2 hours | Increase the commercial fire flow to 2500 gpm for 2 hours | Increase the commercial fire flow to 3000 gpm for 2 hours |
| Police Services | 15 minute response time | Officer located in Ephrata | Officer for George | >1 Officer for George | Higher LOS if warranted by demand |
| Parks | 1.5 acres/1000 residents | 1.7 acres | Maintain or enhance LOS | Maintain or enhance LOS | Maintain or enhance LOS |

| | | | | | |
|--|--|--|---|---|--|
| Potable Water The City has a permitted Capacity of 253 connections. | Stay within the Department of Health permitted capacity | We currently have 188 connections | The City will need 235 connections | The City will need 260 connections, 7 more connections than are currently available | The City will need 317 connections, 64 more connections than are currently available |
| Waste Water The City has a permitted discharge capacity of 63,000 gallons per day. | Stay within the Department of Ecology permitted capacity | The City currently discharges 45,000 gallons per day | The city is projected to discharge 56,000 gallons per day | The city is projected to discharge 62,000 gallons per day | The city is projected to discharge 76,000 gallons per day. The city will need to discharge an additional 14,000 gallons per day. |
| Stormwater | 0, 25, 100-yr Storm Event | Follow Eastern WA Stormwater Control Manuel | Follow Eastern WA Stormwater Control Manuel | Follow Eastern WA Stormwater Control Manuel | Follow Eastern WA Stormwater Control Manuel |
| Streets | LOS C or better average | Traffic Management | LOS C or better average | LOS C or better average | LOS C or better average |

1. Fire LOS standards are defined in terms of Insurance Rating Classification, available fire flow from the water system, and response time in the event of a fire in city. The city wishes to obtain an Insurance Rating Classification of "6" within five years and maintain its current response time of 6-8 minutes, and improve the response time to less than five minute response time in five years.

2. Police LOS standards are defined in terms of response time in the event of a call for service. The city's goal is to have a full time officer for the City of George within five years and to have more than one officer within ten years.

3. Park LOS standards are defined in terms of acres per thousand people. The city has approximately 1.7 acres of park land, which meets the desired level of service. This

ratio is considerably more park land per person than many small communities currently. The table indicates that by using the standard 1.5 acres per 1000 residents, the amount of park land will not need to be increased to meet the projected population increase. It should be noted that nearly half of the available park land in George is owned by the Community Hall Board, which is a service club that hosts several community events each year.

4. Water LOS standards are defined in terms of the number of water connections approved by the Department of Health. The City of George's Comprehensive Water System Plan has identified the need of additional water storage of 200,000 gallons to provide fire flow of 3000 gallons per minute for 2 hours. It has also identified the need of an additional deep well to provide potable water with lower nitrate to protect the health of the residences of the city. The City has acquired a loan from the Drinking Water State Revolving Fund to build a standpipe to provide the fire flow. The City has also received a Community Development Block Grant to drill and equip a new well.

Water LOS standards are used for the purpose of calculating the maximum possible population which can be served by the water system. They are not meant to regulate the amount of water available to residents.

5. Wastewater LOS standards are defined in terms of the average daily discharge compared to the permitted capacity as determined by the Department of Ecology. As noted in the above table the city has enough sewer capacity until the tenth year of this plan if the city grows as projected. When the city reaches 85% of its sewer capacity or when the city's growth projections project that the city will be at its permitted capacity within five years the Department of Ecology requires the city to develop a sewer system plan. The purpose of this plan to develop a strategy of how to expand the sewer system.

6. Storm water management standards will be met through on-site requirements for future development. Recommend that the city review storm water management policy on existing parking lots and new paving projects.

7. Street LOS standards have been defined in terms of Washington State Department of Transportation standards. The table does not show a change in demand with increased population. Maintaining street LOS standards will be accomplished through improved traffic management, including possible re-routing, improved signing, parking patterns and pedestrian control. In 2008 the City had a traffic study done that concluded that all streets and intersections in the City of George are at a LOS of A. It also concluded that the level of service for the entire City would still be LOS A in 2020. For more information is the traffic study.

CAPITAL FACILITIES

This section describes the city's capital facilities, including needed improvements.

Fire Protection Service

The city of George is part of Grant County Fire District #3. The fire district has a fire hall in George.

Improvements Needed to Attain Desired Level of Service.

The Grant County Fire District No. 3 is attempting to get the funding to expand the fire Hall in George. The plan is to have more room for apparatus and living quarters for fire fighters so that the response time can be reduced. If this can be done it will go a long way in meeting the desired LOS for fire protection. The City has received the funding to build a 200,000 gallon standpipe and to drill and equip an additional well. Both of these two projects will increase amount of water available for fire flow which will also help the city in meeting the desired LOS for fire protection.

Other actions the city will implement to meet the desired LOS include:

- Address fire code compliance at the time of plan review;
- Ensure water hydrants are available at the time of development;
- Institute a fire prevention education plan involving businesses and schools;
- Activate a strong building code enforcement program.

Police Protection Service

The Grant County Sheriff's Office provides police protection and law enforcement services to the City of George. Given financial constraints, the increasing expense of police protection, this arrangement is expected to continue. This arrangement is sufficient to provide current levels of service for the expected population increase. George's goal is to have an officer located in city within five years. This could be accomplished by establishing a city police force, or establishing a service contract with the county or other entity. The city provides a satellite office for the Sheriff's Officer. The City will look at the possibility of contracting for services with an enforcement agency provide an officer to the City for a determined number of hours per week, or use a reserve officer, or hire our own officer.

Recreation and Open Space

The city owns one .85 acre park. This park is used in conjunction with the Community Hall park, which is .86 acres for a total of 1.7 acres.

Capital Expenditures Needed to Correct Deficiencies

The city has sufficient park land available to meet the established LOS. The park is in need of enhancement, especially to accommodate the community functions. The city will seek funding to install more play ground equipment and possibly more play fields.

The city currently has sufficient park land available to meet the established level of service. There are no surplus funds to pay for the enhancements to the park. The city will need to rely on grants and donations to finance the park improvements and trail system. Potential funding sources are the Recreation and Conservation Office (RCO), ISTEPA, DNR Urban Forestry Grants.

The city will also seek funding to develop a pedestrian system throughout the city to provide passive and active recreational opportunities and safe pedestrian corridors. The pedestrian system is discussed in the transportation section as sidewalks.

Parks and Recreation System Projects Priority Rankings for the next six years

| PRIORITY | YEAR NEEDED | PROJECT NAME | ESTIMATED COST | TOTAL PROJECT SCORE |
|-----------------|--------------------|------------------------|-----------------------|----------------------------|
| 3 | 2010 | Park Plan | \$ 0 – 10,000 | 135 |
| 16 | 2011 | City Park Construction | \$ 50,000 | 100 |
| | | | | |

Source: CTED Capital Facilities Planning Template with data impute by City staff

Transportation System

The city of George has a total of 4.85 miles of streets, with 3.35 miles of the streets paved. Another 1.16 miles of city streets are gravel, and .35 miles of designated streets have not been developed, or have not been maintained and are deteriorated. There are no streets in the city with sidewalks, curbs and gutters.

Improvements Needed and funding sources to Correct Deficiencies and to Provide Current Level of Service

Improvements to the street system are programmed through the city's six-year street plan. Scheduled improvements include:

Table 3: 2009 to 2014 TIP

| Street | Priority Number | Functional Class | Length (miles) | Anticipated Construction Start Date | Total Cost | Funding Status | Improvements Needed |
|---|-----------------|------------------|----------------|-------------------------------------|-------------|----------------|--|
| Traffic Control Signs Improvement Project | 1 | all | | 2010 | \$5,000 | Secured | |
| Chip Seal Van Avenue | 2 | Local Access | 0.19 | 2010 | \$10,000 | City | Sign Replacement |
| West Montmorency Blvd. Sidewalks | 3 | Major Collector | .4 | 2009 | \$547,000 | Planned | Build sidewalks, curbs, and storm drainage on both sides of street |
| Washington Way – Royal Anne Intersection | 4 | Major Collector | 0.0 | 2011 | \$298,000 | Planned | Rebuild intersection to improve safety |
| East Montmorency Blvd. Sidewalks | 5 | Minor Collector | 0.84 | 2010 | \$936,000 | Planned | Build sidewalks, curbs, and storm drainage on both sides of street |
| Misc. Residential Streets Sidewalks | 6 | Local Access | 0.96 | 2012 | \$628,000 | Planned | Build sidewalks, curbs, and storm drainage on both sides of street |
| Washington Way – Frontage Street Intersection | 7 | Major Collector | 0.0 | 2012 | \$229,000 | Planned | Rebuild intersection to improve safety |
| Frontage Street Rehabilitation | 8 | Major Collector | 0.75 | 2012 | \$1,000,000 | Planned | Rebuild Street with Curbs, Storm Drainage, and Sidewalks |
| Chip Seal Montmorency, Deacon, Parkhill, Naden, Nanking, and Richmond | 9 | | 1.42 | 2014 | \$80,000 | Planned | Resurface street with a chip seal |

Transportation Projects Priority Rankings for the next six years

| PRIORITY | PROJECT TITLE | TOTAL PROJECT SCORE |
|----------|--|---------------------|
| 15 | Frontage Street Rehabilitation | 100 |
| 17 | Chip Seal all BST Streets | 100 |
| 18 | Overlay Washington Way & Royal Anne Drive | 100 |
| 25 | Redesign and Rebuild Washington Way – Royal Anne Intersection | 85 |
| 27 | West Montmorency Blvd. Sidewalks | 75 |
| 28 | East Montmorency Blvd. Sidewalks | 75 |
| 32 | Redesign and Rebuild Washington Way – Frontage Street Intersection | 75 |
| 23 | Misc. Residential Streets Sidewalks | 70 |

Source: CTED Capital Facilities Planning Template with data impute by City staff

Improvements Needed to Meet Expected Population Growth

The improvements listed in the six-year street plan will not be adequate to meet expected growth, especially with regard to the commercial areas near the freeway. The city requires a developer to improve the infrastructure adjacent to their project before a building permit can be issued.

Water System

Water System South side of I-90 - George's water system consists of two wells approximately 180 feet deep. Well number one has a pumping capacity of 600 gpm the other has a pumping capacity of 300 gpm for a total pumping ability of 900 gpm. The system has a water tower with a capacity of 150,000 gallons. In 1997 95% of the water distribution system was replaced. In 1999 the pumps were rebuilt, the wells control system was replaced, and the water tower was refurbished. The result of this work is that the city's water system is in excellent condition with a the capacity in the distribution system to serve all areas of the city south of I-90 when developer financed water lines are installed to service their property. Yearly the city considers the effect that inflation has on the water systems income and expenses and adjusts rates as necessary to keep up with the needed maintenance. As needed or every five years the city does a rate study to make sure that the utility rates bring in enough income to fund maintenance items. Periodically the City does a study to make sure it is charging the appropriate system development charges so that development pays it's share of the cost of that it uses of the city's excess capacity so that monies is available to help fund the next expansion when it is needed. The City has recently received a grant-loan package to put a new well and standpipe in the Parkhill area.

Water System North side of I-90 – The City is in the process of seeking funding to provide water to some recently annexed land on the north side of I-90.

Fire Flow - Fire flows are defined as the flow necessary for fire fighting purposes with domestic consumption taking place at the maximum daily rate. Fire protection requirements include many variables not only involving the water system but also the fire department operation, equipment, etc. Fire flows exceed the requirements for domestic uses and smaller cities normally must compromise and strive to provide reasonable fire protection while staying within their financial capabilities for providing an adequate domestic system. In arriving at a classification for a city the Surveying and Rating Bureau assigns deficiency points for areas where the fire protection capabilities are lacking. Upon completion of their survey, the total number of points then determines the city's class. The city of George has a Class 7 rating. Improvement and expansion of the supply would be beneficial in improving

this rating. If the Standpipe and Well described above along with the Fire Station that the Fire District is trying to build a Class 6 rating is likely.

Water Quality – The only water quality issue the city has observed in the last 10 years has been a rising nitrate level, which went from four to seven in ten years. Ten is the maximum contaminant level for drinking water. In an effort to prevent this from becoming a problem in the future the city is seeking funding for a deeper well (350- 400 feet deep). The aquifer at this depth is better protected from activities on the surface and historically has much lower nitrate level.

Water Rights - Water rights for George wells are contained in three water right certificates, two issued March 3, 1958 another and another in April of 1960, all for municipal supply and industrial use within the city of George. The water right specifies that the total withdrawal shall not exceed 672 acre-feet annually. The City currently withdraws 222 acre-feet annually.

Facility and O & M System Deficiencies Related to Growth and Replacement

Basic to an effective preventive maintenance program is accurate record keeping. Water usage at the wells is tracked and meter time is recorded on a data logger.

Improvements needed

Water System Projects Priority Rankings for the next six years

| PRIORITY | YEAR NEEDED | PROJECT NAME | ESTIMATED COST | TOTAL PROJECT SCORE |
|----------|-------------|--------------------------------------|----------------|---------------------|
| 1 | 2010 | Well # 3 | \$ 90,9000 | 165 |
| 2 | 2010 | Water Reservoir # 2 | \$ 1,160,900 | 155 |
| 6 | 2010 | Replace Source Meters | \$7,000 | 120 |
| 8 | | Replace Water Meters | | 115 |
| 14 | 2010 | Frontage Street Water Line Extension | \$ 300,000 | 100 |
| 23 | 2011 | Develop Water System North of I – 90 | \$2,500,000 | 85 |
| 26 | 2012 | Rebuild Pump House # 1 & 2 | \$25,000 | 86 |
| 33 | 2016 | Water System Plan | \$35,000 | 70 |

Source: CTED Capital Facilities Planning Template with data impute by City staff

Cost of Improvement

Following is an estimate of the cost to design and construct the improvements recommended.

| George "Immediate Needs" Water System Improvement Project -2009 | | | |
|--|-----|------------|--------------------|
| Description | Qty | Unit \$ | Total |
| 200,000 Gallon Standpipe | 1 | \$960,0000 | \$960,0000 |
| 350 – 450 feet well | 1 | \$900,0000 | \$1,000,0000 |
| TOTAL ESTIMATED PROJECT COST | | | \$1,960,000 |

Funding - The city of George will seek funding for the upgrade of the water system through a combination of grants and loans.

| | | |
|--|----------|--------------------|
| Community Development Block Grant | Received | \$1,000,000 |
| Drinking Water State Revolving Fund Loan | Approved | \$ 900,000 |
| SIP Grant | Received | \$ 60,000 |
| Total | | \$1,960,000 |

Sewer System – The City’s Sewer System was built in 1996 & 1997 and is in excellent condition. The City’s collection system consists of gravity collection lines with two lift stations. The treatment system consists of a lagoon with a spray field. The pumps and control system have reached the point that half of the estimated useful life has been used up. To get ready for the expected maintenance that will be needed the city has started to fund an equipment maintenance and replacement fund within the sewer fund. The factor that limits the capacity of the sewer system is, winter storage to store the effluent until it can be used for irrigating the spray field. To expand the capacity of the sewer system an additional lagoon is needed at an estimated cost of \$944,000. A new Department of Ecology requirement for the cities lagoon treatment system is a screen for the influent. This will need to be in place by the year 2012 at an estimated cost of \$175,000.

Yearly the city considers the effect that inflation has on the sewer income and expenses and adjusts rates as necessary to keep up with the needed maintenance. As needed, or every five years the city does a rate study to make sure that the utility rates bring in enough income to fund maintenance items. Periodically the City does a study to make sure it is charging the appropriate system development charges so that development pays it’s share of the cost of that it uses of the city’s excess capacity so that monies is available to help fund the next expansion when it is needed.

Sewer System Projects Priority Rankings for the next six years

| PRIORITY | YEAR NEEDED | PROJECT NAME | ESTIMATED COST | TOTAL PROJECT SCORE |
|----------|-------------|----------------------------|----------------|---------------------|
| 4 | 2010 | Sewer System plan | \$ 25,000 | 135 |
| 10 | 2011 | Install Influent Screen | \$175,000 | 105 |
| 19 | 2012 | Expand Sewer Lagoon | \$944,000 | 95 |
| 20 | 2011 | Additional Effluent Filter | \$ 27,000 | 95 |
| 24 | 2012 | Frontage Street Sewer Line | \$200,000 | 85 |

Source: CTED Capital Facilities Planning Template with data impute by City staff

General Government Facilities and Equipment

Table 13: Government Facilities in the City of George

| FACILITY | LOCATION |
|-----------------------------------|--------------------------|
| STATE | |
| Department of Transportation Shop | 302 Sam Avenue |
| GRANT COUNTY | |
| Sheriff Sub Station | 102 Richmond Avenue |
| CITY | |
| City Hall | 102 Richmond Avenue |
| City Shop | 203 Sam Avenue |
| Well and Reservoir Site | 401 North Washington Way |
| Sewer Lift Station # 1 | 102 Richmond Avenue |
| Sewer Lift Station # 2 | 404 South Washington Way |

Table 14: General Capital Facility Projects Priority Rankings for the next six years

| PRIORITY | PROJECT NAME | Year Needed | Estimated Cost | TOTAL PROJECT SCORE |
|----------|----------------------------------|-------------|----------------|---------------------|
| 5 | Comprehensive Plan | 2014 | \$10,000 | 130 |
| 7 | Pickup Replacement | 2010 | \$10,000 | 120 |
| 11 | Yard Waste Composting Equipment | 2013 | \$15,000 | 105 |
| 12 | Develop Colonial Theme Ordinance | 2010 | \$6,000 | 100 |
| 13 | Revise Zoning Map | 2010 | \$6,000 | 100 |
| 21 | City Hall Improvements | 2011 | \$57,000 | 95 |
| 22 | Insulate City Shop | 2011 | \$39,000 | 95 |

Source: CTED Capital Facilities Planning Template with data impute by City staff

CAPITAL FACILITIES GOALS AND POLICIES

The city of George will endeavor to adequately provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly, compact urban growth.

OBJECTIVE 1: Capital improvements will be provided to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth, as indicated in the Six-Year Schedule of Improvements of this element.

Policy 1.1: Capital improvement projects identified for implementation in the other elements of this plan and determined to be of relatively large scale and high cost (\$5000) will be included in the Six-Year Schedule of Improvement of this element, Capital Improvement Program and the annual capital budget.

Policy 1.2: Proposed capital improvement projects will be evaluated and prioritized using all the following criteria:

- a. whether the project is needed to correct existing deficiencies, replace needed facilities or to provide facilities needed for future growth;
- b. elimination of public hazards;
- c. elimination of capacity deficits;
- d. financial feasibility;
- e. site needs based on projected growth pattern;
- f. new development and redevelopment;
- g. plans of state agencies;
- h. local budget impact; and
- i. location and effect upon natural and cultural resources.

OBJECTIVE 2: Future development will bear a fair share of facility improvement cost necessitated by the development in order to achieve and maintain adopted Level of Service standards and measurable objectives standards.

Policy 2.1: City sewer and water system development charges will be allocated for capital improvements related to expansion. The city should periodically update its system development charges.

Policy 2.2: The city will verify that transportation impact fees are sufficient to address the fair share of transportation improvement costs necessitated by new development.

Policy 2.3: Appropriate funding mechanisms for development's contribution of a fair share of other public facility improvements (such as recreation, and drainage) will be considered for implementation as they are developed by the city.

OBJECTIVE 3: The city will manage its fiscal resources to support the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy 3.1: Prior to the issuance of certificates of occupancy, the city and/or developers will provide for public facilities at the Level of Service standards needed to serve development for which development was previously issued.

Policy 3.2: The city will continue to adopt an annual capital budget and a six-year Capital Improvement Program as part of its budgeting process.

Policy 3.3: Debt will be managed so that city Charter limits on general obligation debt (15% of assessed value) will not be exceeded. There are no limits placed on revenue bonds.

Policy 3.4: Efforts will be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 3.5: Fiscal policies to direct expenditures for capital improvements will be consistent with other comprehensive plan elements.

OBJECTIVE 4: The city will coordinate land use decisions and financial resources with a schedule of capital improvements to meet adopted Level of Service standards, measurable objectives, and provide existing and future facility needs.

Policy 4.1: Each year the city will consider the effect that inflation has on the sewer and water systems income and expenses and adjust rates as necessary to keep up with the needed maintenance. As needed or every five years the city should do a rate study to make sure that the utility rates bring in enough income to fund maintenance items.

Policy 4.2: Subsequent to the adoption of the comprehensive plan, the city and/or developers will provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development. These facilities shall meet adopted Level of Service standards and be consistent with the Concurrency Management System.

Policy 4.3: As a mechanism for determining facility capacity and existing Level of Service, the city will annually update its Concurrency Management System through the Infrastructure Capacity Statement.

Policy 4.4: The city will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

Policy 4.5: The city will emphasize capital improvement projects which promote the conservation, preservation, or revitalization of commercial, industrial, and residential areas of George.

Policy 4.6: The city will use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

a. Recreation and Open Space

Community Park - 1.5 acres per 1,000 residents;

Regional Parks - 20 acres per 1,000 residents;

Open Space - 6.25 to 10.5 acres per 1,000 population

5-15% of a residential subdivision

30-50% of a clustered development

b. Drainage

Dry wells - 25-year, 24-hour storm event

Stormwater Management Systems-Retain on-site the runoff from 25-year, 24-hour storm at peak discharge rates. Development will be regulated to ensure that its post-development runoff to city systems does not exceed the predevelopment discharge volume and/or rate.

c. Traffic Circulation

The LOS by segments is indicated in, Policy 1.6 of the Transportation Element.

| | |
|-------------------------------|--|
| Major Arterial | LOS C at peak hour traffic |
| State Highway and County Road | LOS C over 24 hour period, off season traffic. |
| Collectors and Local Roads | Design Standards |

d. Sanitary Sewer

Stay under our permitted maximum average daily flow

e. Potable Water

Ideally, George would like to provide water to users within the service area with the following design criteria:

- Meet maximum daily demands of the water customers;
- Minimum operating pressure of 40 psi;
- Residential fire flow of 1000 gpm for 1 hour; and
- Commercial fire flow of 3000 gpm for 1 hour

- f. Solid Waste
Residential: 3.3 pounds per capita per day (pcpd)

George itself does not directly provide transit service, but it is part of the service-area for Grant Transit Authority.

Policy 4.7: In addition to the LOS standards shown above, the city intends to use the following measurable objectives to guide short and long range capital improvements, planning, and programming by the year 2020.

a. Recreation and Open Space Access

| Facility | Unit of Measure |
|--|---------------------------------|
| Gymnasiums (1) | per 1,000 |
| Playgrounds (1 supervised) | per 1,000 residents (age 5-14) |
| Baseball Diamonds (1 diamond) | per 6000 residents (age 5-19) |
| Softball Diamonds (1 diamond) | per 3,000 residents (age 5-59) |
| Football/Soccer Fields (1 field) | per 10,000 residents (age 6-59) |
| Tennis Courts (1 court) | per 1,000 residents (age 9-70) |
| Handball/Racquetball Courts (1 court) | per 10,000 residents (age 9-59) |
| Swimming (450 sq ft surface water) | per 1,000 residents (all ages) |
| Community Centers (1 facility/2 miles) | per 25,000 persons (all ages) |

In order to ensure that accessibility shall be adequately taken into account as an aspect of park and recreation needs assessment, the following service radii shall be applied: Community = 3 miles, and Regional = 30 minutes driving time. The water park in Quincy is only 10 miles and a larger one in Moses Lake is 27 miles away

- b. Drainage
Level of Service C to 98 % of all residents by the year 2020, for five-year recurrence interval design storm event.

- c. Traffic Circulation
The long range measurable objectives for 2020 are identified for the roadway network, link specific for all roadways in the city's jurisdiction. The LOS by segments is indicated in Policy 1.6 of the Transportation Element.

- d. Sanitary Sewer
125 gallons per capita per day

- e. Potable Water
Yearly average 135 gallons per capita per day (gpcd) raw water source (dry season 154 gpcd).

- f. Solid Waste
By the year 2020, 3 pounds per capita per day (pcpd).

Policy 4.8: Proposed plan amendments and request for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a. contribute to a condition of public hazards;
- b. exacerbate any existing condition of public facility capacity deficits;
- c. generate public facility demands that exceed capacity increase planning in the Six Year Schedule of Improvements;
- d. conform with future land uses as shown on the future land use map of the Land Use Element;
- e. accommodate public facility demands based upon adopted LOS standards and attempt to meet specified measurable objective, when public facilities are developer provided;
- f. demonstrate financial feasibility, subject to this element, when public facilities are provided, in part or whole, by the city
- g. affect state agencies' facilities plans an siting of essential public facilities; and
- h. affect significant cultural and scenic resources and critical natural areas.

All Projects Priority Rankings for the next twenty years

| PRIORITY | PROJECT NAME | YEAR NEEDED | ESTIMATED COST | FUNDING SOURCES | TOTAL PROJECT SCORE |
|----------|--------------------------------------|-------------|----------------|---|---------------------|
| 1 | Well # 3 | 2010 | \$909,000 | CDBG Grant; Drinking Water State Revolving Fund Loan | 165 |
| 2 | Water Reservoir # 2 | 2010 | \$1,160,900 | Drinking Water State Revolving Fund Loan, SIP Grant | 155 |
| 3 | Develop Park Plan | 2010 | \$0 - 10,000 | CDBG Planning Grant, Local | 135 |
| 4 | Sewer System Plan | 2010 | \$24,00 | CDBG Planning Grant | 130 |
| 5 | Comprehensive Plan Update | 2014 | \$10,000 | Commerce Grant | 130 |
| 6 | Replace Source Meters | 2010 | \$7,000 | Water System Funds | 120 |
| 7 | Pickup Replacement | 2010 | \$10,000 | Local | 115 |
| 8 | Chip Seal Van Ave. | 2010 | \$10,000 | Street Fund | 110 |
| 9 | Replace Water Meters | 2013 | \$55,000 | Water System Funds | 115 |
| 10 | Install Influent Screen | 2011 | \$175,000 | CDBG General Purpose Grant, Clean Water Fund Loan, Local | 105 |
| 11 | Yard Waste Composting Equipment | 2013 | \$15,000 | Waste Stream Reduction Grant | 105 |
| 12 | Develop Colonial Theme Ordinance | 2010 | \$6,000 | Undetermined Grant, Local | 100 |
| 13 | Revise Zoning Map | 2010 | \$6,000 | Undetermined Grant, Local | 100 |
| 14 | Frontage Street Water Line Extension | 2010 | \$300,000 | CERB, Developer Contributions | 100 |
| 15 | Frontage Street Rehabilitation | 2012 | \$1,000,000 | Transportation Improvement Board, CERB, Developer contributions | 100 |

| | | | | | |
|----|--|------|-------------|---|-----|
| 16 | Redevelop Park | 2011 | \$50,000 | Lauzier Foundation, Washington State Conservation Office, Local Donations | 100 |
| 17 | Chip Seal Streets | 2014 | \$80,000 | Transportation Improvement Board | 100 |
| 18 | Overlay Washington Way & Royal Anne Dr. | 2016 | \$140,000 | Transportation Improvement Board | 100 |
| 19 | Expand Sewer Lagoon | 2012 | \$944,000 | CDBG General Purpose Grant, Centennial Clean Water Fund Loan | 95 |
| 20 | Additional Effluent Filter | 2011 | \$30,000 | Sewer System Funds | 95 |
| 21 | City Hall Improvements | 2011 | \$57,500 | Energy Efficiency Grant | 95 |
| 22 | City Shop Improvements | 2011 | \$39,000 | Energy Efficiency Grant | 95 |
| 23 | Develop Water System North of the Freeway | 2010 | \$2,500,000 | CERB, Developer Contributions | 85 |
| 24 | Frontage Street Sewer Line Extension | 2012 | \$200,000 | Developer Installed | 85 |
| 25 | Washington Way Royal Anne Intersection | 2011 | \$289,000 | Transportation Improvement Board | 85 |
| 26 | Rebuild Pump House # 1 & 2 | 2012 | \$45,000 | Water System Funds | 85 |
| 27 | West Montmorency Blvd. Sidewalks | 2011 | \$547,000 | Transportation Improvement Board, DOT, CDBG, Local | 80 |
| 28 | East Montmorency Blvd. Sidewalks | 2011 | \$936,000 | DOT, CDBG, Local | 75 |
| 29 | Replace Lift Station Controls | 2023 | \$22,000 | Sewer System Funds | 70 |
| 30 | Replace Lift Station Pumps | 2018 | \$25,000 | Sewer System Funds | 70 |
| 31 | Replace UV System | 2028 | \$100,000 | Sewer System Funds | 70 |
| 32 | Washington Way Frontage Street Intersection | 2012 | \$229,000 | Transportation Improvement Board | 70 |
| 33 | Water System Plan | 2016 | \$35,000 | Water System Funds | 70 |
| 34 | Sidewalks (Naden, Nanking, Windsor, Chinook, Deacon, and Parkhill Aves) | 2013 | \$628,000 | DOT, CDBG, Local | 65 |
| 35 | Replace Lawn Mower | 2016 | \$15,000 | City General Fund | 65 |
| 36 | Replace Generator | 2018 | \$25,000 | Sewer System Funds | 65 |
| 37 | Repaint Water Reservoir # 1 | 2028 | \$50,000 | Water System Funds | 60 |
| 38 | Rebuild Pumps & Motors # 1 & 2 | 2018 | \$30,000 | Water System Funds | 55 |
| 39 | Replace Generator | 2028 | \$30,000 | Water System Funds | 55 |
| 40 | Replace Pump # 1 & 2 Controls | 2028 | \$25,000 | Water System Funds | 55 |

Source: CTED Capital Facilities Planning Template with data impute by City staff
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