

**CITY OF ILWACO  
ORDINANCE NO. 896**

**AN ORDINANCE OF THE CITY OF ILWACO, WASHINGTON, RELATING TO THE GROWTH MANAGEMENT ACT UPDATE.**

**WHEREAS**, the City of Ilwaco plans under RCW 36.70A.040; and

**WHEREAS**, the City of Ilwaco is required to update their comprehensive plan and development regulations under RCW 36.70A.130; and

**WHEREAS**, the City of Ilwaco has evaluated the comprehensive plan and development regulations while completing the Department of Commerce Checklists. All aspects have been evaluated and areas where changes or additions are needed have been identified; and

**WHEREAS**, in 2015 the City updated its community vision statement and created goals and policies to implement the vision. In 2017 the City completed a comprehensive update to its Shoreline Master Program (SMP) that included updates to the Critical Areas Ordinance (CAO). Although drafted, the CAO has not yet been adopted; and

**WHEREAS**, the outstanding work that needs to be completed to be consistent with Growth Management Act (GMA) requirements is outlined below along with a schedule. The schedule is subject to update during the course of the project as new information warrants.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ILWACO, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1. Comprehensive Plan and Development Regulations**

The table below is divided into two main categories; requirements for updating the comprehensive plan and updating Ilwaco's development regulations. This table only includes items that were identified as mandatory during the review of the Department of Commerce checklists. Optional elements have not been included, but may be added to the schedule if the City determines that addition of these tasks is in its best interest. Under its grant agreement with the Department of Commerce and as specified in Revised Code of Washington (RCW) 36.70A.130, the tasks listed below must be completed by June 30, 2020.

The table below identifies specific tasks, provides a brief description of each task, and gives a general date of completion for the task. Each of these tasks and the projected date of completion rely on the City's ability to act and fund these tasks. Some, but not all, of these tasks may require outside consultation to complete because of their need for technical studies (i.e. level of service [LOS] standards). Many of the tasks under the Development Regulations section can be completed administratively or by the city council.

## Growth Management Act Update Schedule

Tasks	Description	Date
	<b>Ilwaco Comprehensive Plan Updates</b>	<b>Work must be completed by June 30, 2020</b>
<b>Task 1</b>	<b>Create Public Involvement Plan for Comprehensive Plan and Development Regulations Update</b>	Within 3 weeks
<b>Task 2</b>	<b>Update population and employment projections</b>	Within 6 months
<b>Task 3</b>	<b>Transportation Element Chapter<sup>1</sup></b>	Within 6 months
Task 3.1	Complete transportation analysis for 6- and 20-year time frames for auto, bike, and pedestrians <sup>2</sup>	Within 6 months
Task 3.2	Complete transportation inventory with LOS standards and plan to bring up to standard.	Within 6 months
Task 3.3	Develop Transportation Demand Management Strategies	Within 6 months
Task 3.5	Ensure transportation element is consistent with state and local expansion needs, addresses financing plan <sup>3</sup> , and is consistent with the Land Use element and the Regional Transportation Plan and Regional Transportation Planning Organization strategies.	Within 6 months
<b>Task 4</b>	<b>Future Land Use Map</b>	
Task 4.1	Draft Land Use Map	Within 6 months
Task 4.2	Adopt Future Land Use Map	At time of Comprehensive Plan adoption
<b>Task 5</b>	<b>Update Housing Inventory</b>	
Task 5.1	Using current data, create an inventory of housing types using all economic segments/cohorts	Within 6 months
<b>Task 6</b>	<b>Adopt Critical Areas Ordinance</b>	Within 1 year
<b>Task 7</b>	<b>Capital Facilities Element</b>	
Task 7.1	Create lists of lands useful for public purposes	Within 6 months
Task 7.2	Adopt Capital Facility Plans by reference or create an inventory chapter in the comprehensive plan. Utility Plans should be updated outside the GMA cycle for future growth	Within 1 year
Task 7.3	Adopt utility plans by reference	Within 1 year
Task 7.4	Include Capital Improvement Plan policy to update land use element if funding is insufficient	Within 6 months

<sup>1</sup> A transportation consultant will likely be needed for this task. Sometimes the traffic consultant does the population and employment projections because they need to allocate population by traffic analysis zones.

<sup>2</sup> This is a specific task because it has to happen to assign trips and estimate deficiencies for traffic analysis.

<sup>3</sup> A full financing plan may not be required, but elements addressing potential financing mechanisms are needed.

<b>Tasks</b>	<b>Description</b>	<b>Date</b>
<b>Task 8:</b>	<b>Miscellaneous Tasks to be completed</b>	Within 9 months
Task 8.1	Update plan to include process for updating plan for emergency amendments	Within 6 months
Task 8.2	Review Comprehensive Plan against CWPP <sup>4</sup> to ensure internal and external consistency	Within 6 months
<b>Task 9</b>	<b>Final Comprehensive Plan and Regulations (TBD)</b>	
Task 9.1	Assemble Document and Draft Adoption Ordinance	TBD Within 9 months
Task 9.2	Planning Commission Study Session (at least 3 meetings)	TBD (First meeting within 9 months)
Task 9.3	Ordinance at City of Ilwaco City Council Meeting	Within 11 months
<b>Ilwaco Development Regulations Update</b>		
<b>Task 1</b>	Adopt by reference the Washington State Department of Ecology's latest stormwater manual for Western Washington and adopt clearing and grading permit standards	Within 1 year
<b>Task 2</b>	Amend Ilwaco Municipal Code (IMC) 15.44.020 to allow manufactured homes in areas that permit single family residences <sup>5</sup>	Within 6 months
<b>Task 3</b>	Amend IMC 15.44.020 to allow group homes to be permitted similarly to residences occupied by a family or other unrelated individuals	Within 6 months
<b>Task 4</b>	Adopt a concurrency ordinance meeting state requirements in Revised Code of Washington (RCW) 36.70A.070(6)(b) and Washington Administrative Code (WAC) 365-196-840.	Within 1 year
<b>Task 5</b>	Adopt definition of an emergency that describes scenarios that would allow for an emergency comprehensive plan amendment consistent with RCW 36.70A.130.(2)(b) and WAC 365-196-640(4)	Within 6 months
<b>Task 6</b>	Adopt development regulations to ensure that proposed regulations does not result in an unconstitutional taking of property in compliance with RCW 36.70A.370.	Within 1 year

<sup>4</sup> County Wide Planning Policies

<sup>5</sup> <http://mrsc.org/Home/Explore-Topics/Planning/Specific-Planning-Subjects,-Plan-Elements/Local-Land-Use-Regulation-of-Manufactured-Housing.aspx>. State and federal laws limit local government regulation of manufactured housing.

**Section 2. Public Involvement Plan**

The purposes of the PIP for the Ilwaco Comprehensive Plan periodic update include the following: Developing an environment of trust between the City and community members who are directly and indirectly affected by the project, giving the community and elected officials timely opportunities to provide input on various aspects of the project as work progresses, providing project information to the community in facilitated joint meetings of the Planning Commission and the City Council.

**See attached Schedule, Exhibit A**


**Section 3.** Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**Section 4.** Referendum and Effective Date. This Ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect and is in full force five (5) days after its passage, approval and publication of an approved summary of the title as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF ILWACO, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 13<sup>TH</sup> DAY OF MAY, 2019.**

  
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Gary Forner, Mayor

ATTEST:

  
\_\_\_\_\_  
Holly Beller, Treasurer

VOTE	Vacant	Bageant	Sprague	Lessnau	Mathison	Forner
Ayes		X	X	X	X	
Nays						
Abstentions						
Absent						

PUBLISHED: May 22, 2019

EFFECTIVE: May 27, 2019