GOALS AND POLICIES
FOR
REGIONAL DEVELOPMENT

Adopted February, 1977

AMENDED:
JANUARY, 1980
JANUARY, 1981

PUGET SOUND COUNCIL OF GOVERNMENTS
216 FIRST AVENUE SOUTH
SEATTLE, WASHINGTON 98104
PUGET SOUND COUNCIL OF GOVERNMENTS

President: Councilman Bill Reams, King County
Vice President: Councilman Jake Bujacich, Pierce County
Executive Director: Mart Kask

This document has been prepared on the authority of the Puget Sound Council of Governments and under the policy guidance of:

The Regional Development Plan Task Force (1975-1977) and the Standing Committee on Regional Policies (1979-1981)

Preparation of this document was accomplished by appropriations from member jurisdictions of the Puget Sound Council of Governments in conjunction with an Integrated Comprehensive Planning Grant involving the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended; the Washington State Department of Highways; the U. S. Department of Transportation, Federal Highway Administration, and Urban Mass Transportation Administration; and the Municipality of Metropolitan Seattle.

Puget Sound Council of Governments
216 First Avenue South
Seattle, Washington 98104
(206) 464-7090
RESOLUTION OF THE PUGET SOUND COUNCIL OF GOVERNMENTS
ADOPTING THE GOALS AND POLICIES FOR
REGIONAL DEVELOPMENT

WHEREAS, the Puget Sound Council of Governments committed itself in March, 1975, to revise the Interim Regional Development Plan, adopted in 1971; and

WHEREAS, a Task Force of local officials representative of the Subregional Councils developed Goals and Policies for Regional Development that express shared regional concerns, problems, goals and policies; and

WHEREAS, the Goals and Policies for Regional Development have undergone extensive review at the local and subregional levels, with adequate opportunity for public involvement; and

WHEREAS, the Goals and Policies for Regional Development will provide a framework for evaluating public actions affecting the health, safety and welfare of citizens in the region and for developing and assessing more detailed subregional policies, standards, criteria and implementing measures,

NOW THEREFORE BE IT RESOLVED, that the Goals and Policies for Regional Development replace the Interim Regional Development Plan as a basis for conducting the planning, coordination and project review functions of the Puget Sound Council of Governments.

BE IT STILL FURTHER RESOLVED, that the Goals and Policies for Regional Development be regarded as a formal expression of regional concerns, problems, goals, policies and procedures for resolving issues to be considered in the development of more detailed subregional policies, standards, criteria and implementation measures which, taken together, will constitute a new Regional Development Plan.

Approved:

Glenn K. Jarstad, President

Date approved: February 17, 1977
RESOLUTION OF THE PUGET SOUND COUNCIL OF GOVERNMENTS
ADOPTING AMENDMENTS
TO THE GOALS AND POLICIES FOR REGIONAL DEVELOPMENT

WHEREAS, the Puget Sound Council of Governments has adopted the Goals and Policies for Regional Development on February 17, 1977; and

WHEREAS, the Puget Sound Council of Governments is committed to assuring adequate housing with maximum locational choices for all households in the region; and

WHEREAS, the Puget Sound Council of Governments' Standing Committee on Regional Policies has determined that a critical need exists in the provision of affordable rental housing and has recommended amendments to the Housing Growth Policies of the Goals and Policies for Regional Development to address this need; and

WHEREAS, these Housing Growth Policy amendments have undergone review by the subregional councils,

NOW THEREFORE BE IT RESOLVED, that the Housing Growth Policies of the Goals and Policies for Regional Development be amended as indicated on the attachment.

Approved:

s/John Horsley

Date Approved: January 24, 1980

John Horsley, President
RESOLUTION OF THE PUGET SOUND COUNCIL OF GOVERNMENTS
ADOPTING AMENDMENTS
TO THE GOALS AND POLICIES FOR REGIONAL DEVELOPMENT

WHEREAS, the Puget Sound Council of Governments has adopted Goals and Policies for Regional Development on February 17, 1977; and

WHEREAS, the Puget Sound Council of Governments, including its Subregional Councils, is committed to orderly and cost-effective development of the region; and

WHEREAS, it has been determined that such orderly and cost-effective development is served by strengthening existing urban, neighborhood, suburban and rural activity centers; and

WHEREAS, it is recognized that public cooperation with the private sector and positive incentives for desired development patterns are essential to achieve orderly and cost-effective patterns of development,

NOW THEREFORE BE IT RESOLVED, the Activity Center Growth Policies of the Goals and Policies for Regional Development be amended as indicated on the attachment.

Approved:

[Signature]
President

Date Approved: January 22, 1981
RESOLUTION OF THE PUGET SOUND COUNCIL OF GOVERNMENTS 
ADDING A NEW SECTION TO 
THE GOALS AND POLICIES FOR REGIONAL DEVELOPMENT

WHEREAS, The Puget Sound Council of Governments adopted Goals and Policies for Regional Development on February 17, 1977; and

WHEREAS, since that time it has become increasingly apparent that energy resources and energy costs are critical considerations in planning for the region's future; and

WHEREAS, local governments have in many cases developed energy management programs; and

WHEREAS, the Puget Sound Council of Governments has developed close working relationships with local governments and public and private utilities to achieve coordination of energy programs and policies,

NOW THEREFORE BE IT RESOLVED, that an Energy section be added to the Growth Policies of the Goals and Policies for Regional Development as stated in the attachment.

Approved:

[Signature]
President

Date Approved: January 22, 1981
INTRODUCTION

ORIGIN

The Goals and Policies for Regional Development document is the result of nearly a year and one-half of fact finding, analysis, debate and review by elected officials and citizens. The GPRD was the initial phase in a policy planning process—the regional plan—and was completed during 1977-78, at the subregional level (county by county) as land use planning criteria were added.

The aim of the regional plan is to provide a framework within which elected officials can deal with the opportunities and problems of growth management that involve more than a single jurisdictional response.

THEME

Elected officials began their work with the projection that this region's population will increase 38 percent by the year 2000. Discussions have dealt with the growth issues facing the central Puget Sound region and its local governments that would result from this growth. They concluded that the emphasis of the Goals and Policies for Regional Development should be on conserving what we have and using it as fully and efficiently as possible before we invest in anything new.

The officials structured their work by focusing attention on current growth-related problems such as tax base competition, costs of public facilities, loss of agriculture and intergovernmental coordination. After studying these problems, they determined a level of commitment to their solution and drafted goals and policies to support that commitment. Recurring throughout their deliberations were considerations of energy consumption, fiscal constraints, tax and service equity and the unique livability and beauty of the region.

CONTENTS

The regional plan is composed of three basic parts: (a) goals and policies, (b) a Regional Development Plan linking this document to the four subregional plans, and (c) the four subregional plans.

The first part, the goals and policies, represent mutually agreed-upon statements to guide decisions affecting urban growth and development. They cover physical growth issues pertaining to such things as agriculture, public services and transportation as well as longer-term institutional issues such as intergovernmental relations, fiscal and social.

Some of the goals and policies come from the Interim Regional Development Plan, adopted in 1971. These were reevaluated and refined. Others resulted from past PSCOG planning programs (i.e., transportation and disaster mitigation). Still, others are completed new (i.e., activity centers and intergovernmental relations).

In a policy plan such as this proposed document, the rules for using policy—as contained in the administration section—are perhaps as important as the content of the policy itself since great emphasis is placed on the fairness and consistency with which language is actually interpreted and applied in specific cases. (See note, p. 38.) The use of official maps and other relatively rigid interpretations has a reduced role in a policy guide.

The final part of the regional plan, its implementation, involves the details of everyday application and use. It includes such things as official procedures, adopted review criteria for applying specific policies and interpretations of goals and policies (i.e., informational maps and numbers for transportation, sewers and land use). These are developed primarily by the subregional councils.

USE

One of the advantages of a policy guide such as the Goals and Policies for Regional Development, as opposed to the traditional comprehensive plan which presents an idealized picture of the future, is its adaptability to changing conditions. The policies can be revised and refined more readily in light of new events, better information and changing community values.

But to be successful, local governments and special purpose districts in the region must endorse and use the Goals and Policies for Regional Development to help guide their decision making. With mutually accepted policies, each local jurisdiction can make its own growth management decisions with some assurance that others will play by the same rules.
The Goals and Policies for Regional Development represent a commitment by the local governments of the Central Puget Sound Region to apply their attention and resources to growth-related issues that will affect the several communities of this area either now or in the foreseeable future. The intent is to address locally-identified problems through an accountable decision process and in a manner which considers the concurrent responsibilities of state and federal levels of government.

The Goals and Policies adopted through this process deal with those aspects of "growth" affecting the public health, safety, and welfare to a degree justifying public spending and/or regulation. The following concerns should be considered in evaluating growth-related issues:

Cost -- the present and future total costs and benefits to both the public and private sectors for efficiently providing different levels and kinds of public facilities and services;

Equity -- a fair and just distribution of costs and benefits to all persons (and future generations) caused by public actions;

Resources -- recognition of limited energy, funding and other resources in committing to public programs, together with a recognition that "resources" involve personal property rights as well as the rights of the public;

Quality of Life -- the aspects of this region's natural and manmade environment that make it a relatively desirable place to live. A principle concern is the prevention and correction of abuses caused by public and private actions; and

Intergovernmental Relations -- recognition of the federated governmental structure and the respective rights and obligations of each level of government, with particular attention paid to the impacts of state and federal programs on local decisions and capabilities.

This document provides two aids in making growth-related decisions: (1) the Goals and Policies are based on a clear identification of growth-related issues justifying well-defined public action, and (2) the Administration Section preserves a local decision process as the means of considering the diverse impacts of public actions and of coordinating local and/or federal-assisted planning programs. The accent is on identification of issues and the process by which public policies are developed. Conventional master plans and other modeling efforts will facilitate issue identification and will illustrate policy options, but will be clearly subordinate to legislative decisions.

The Council of Governments and the Subregional Councils will serve as forums for dealing with the issues raised through a federated decision-making process and involving local, state and federal agencies. The Constitutional basis for this approach rests in the reservation of some powers (e.g., land use) to the States, and their subsequent delegation to the local level.

Specifically, the Goals and Policies and the ongoing process of issue analyses will be used in the following manner:

(1) Coordinate state and federally-assisted programs in an efficient manner.

(2) Give equal attention to national, state and local concerns, subordinating routine plan administration to issue analysis and policy adoption by the local and subregional bodies.

(3) Provide elected officials with a basis for evaluating the regional scale impacts of community decisions as well as local scale needs. The Goals and Policies are advisory and are intended to assure federal grant coordination (see No. 4) and should be incorporated into local planning in some form where they can assume legal status under the provisions of the State constitution.

(4) Provide a basis for reviewing functional plans and local grant applications under the A-95 procedure. The Goals and Policies will provide elected officials with an "early warning" system with respect to large scale A-95 reviews, and will be based in part on decisions reached through the A-95 process.

(5) Provide a framework for ongoing policy planning at the subregional level.
This section was amended by the PSCOG Assembly on January 22, 1981.

GROWTH POLICIES

ACTIVITY CENTERS

PROBLEM

The region faces an increase of almost 570,000 new jobs in the next 20 years, an increase of over 40 percent. Where this new employment locates will largely determine the pattern and density of new development.

Our existing cities, towns and urbanized areas represent a massive public investment. Considering the high public cost of scattered development, we should channel jobs and other activities into existing centers which have under utilized facilities and services.

GOALS

It is in the public interest to concentrate regional service, shopping, employment, governmental, recreational and cultural activities in existing centers where necessary investments in transportation and public services have already been made.

Development patterns in the region in the last sixty years have put increasing distance between where people live and where they work, shop, study, and spend their leisure time. The predominance of private auto travel has both stimulated and made possible these patterns. Now, however, high energy costs and potential fuel shortages, congestion and air pollution lead to both market forces and public policies aimed at altering development trends. Short-term solutions emphasizing public transportation and ride-sharing will help, but ultimately will prove too costly to the public and too constraining on individual mobility. It will also be necessary to realistically evaluate the holding capacity of existing centers compared to long range needs when reviewing project requests.

POLICIES

1. Promote revitalization of the older and declining urban parts of the region.

a. In order to promote revitalization of existing activity centers, local governments are encouraged to use innovative techniques and provide incentives for desired development. Such techniques include performance standards, density bonuses and other incentives to encourage development in designated activity centers that provides for improved pedestrian circulation, mixed uses, re-use of existing structures if appropriate, development of parcels characterized by fragmented ownership, below-market-rate housing, and activity-oriented urban design.
b. Local governments are encouraged to enter into cooperative or joint development projects with the private sector in designated activity centers if regulatory reform is insufficient to ensure more compact development at designated and other locations. Limited public resources should not be spent on projects which are otherwise feasible for the private sector.

2. New economic activities should be encouraged as a first order of preference to locate in existing centers, and as a second order preference to group into new centers, rather than locate in dispersed, stripped or isolated areas.

3. New centers for economic activity should occur where it can be shown that:

   a. The locational requirements associated with a particular activity limit is location within existing centers.

   b. Major transportation, energy and environmental benefits, including a reduction in commuting time, can be derived from a new center located outside existing centers.

   c. It will be located near residential areas which include housing opportunities for persons expected to be employed in the new center.

   d. It will generate revenue adequate to pay for public costs, both direct and indirect, associated with the new center.

4. Locally oriented shopping and service activities should be located as determined by local plans. However, such plans should recognize the need for neighborhood shopping and services accessible to residential areas with a minimum reliance on private automobiles.

**DEFINITIONS**

**Performance Standard**: A specific requirement, derived from public policy decisions, that a development proposal must meet. The developer may meet the requirement in a variety of ways, thus exercising more flexibility by structural design requirements.
PROBLEM

Although only 2.8 percent of the total land area in the region is prime agricultural soil, this scarce natural resource is being urbanized at an increasing rate. Continuation of this trend will force the region to become more and more dependent on outside areas and longer transportation links for food supply. Once committed to other uses, the future option of local farming may be precluded. Retaining our future options in light of energy and environmental crises is important.

GOAL

It is in the public interest to develop and implement policies which will serve to sustain agriculture.

POLICIES

1. It is recommended that all lands presently used for agriculture be zoned and designated in local comprehensive plans for continuation in that use, unless it can be clearly shown that such continuation would not be in the best public interests.

2. It is recommended that where geographic areas exhibiting a predominance of agricultural activity exist, such areas should be zoned and designated in local comprehensive plans as agricultural preserves.

3. PSCOG shall support local jurisdiction efforts to accept lands in Class II and III capability soils into the Open Space Taxation Program, whether the lands are presently used for commercial agriculture or not, and recommends that all such lands so accepted by zoned and designated in local comprehensive plans for continuation in agriculture or as part of an agriculture preserve, if applicable.

4. A-95 reviews shall consider the maintenance and/or enhancement of existing agricultural productivity as a major criterion in the evaluation of public works projects, especially where such projects might impact a designated agriculture preserve.

5. A-95 reviews shall support the exclusion of any lands designated for continuance in agriculture from Local Improvement Districts established for the construction and/or maintenance of non-farm improvements.
6. PSCOG recommends and shall support action to:

a. determine agriculture to be the "highest and best use," for tax assessment purposes, of any land designated for continuance in agriculture;

b. exempt lands designated for continued agriculture from any Local Improvement District assessment for nonfarm improvement;

c. exempt normal farm activity on lands designated for continuance in agriculture from nuisance laws and restrictions; and

d. develop incentives and backup programs for the preservation of open space in agricultural use.

7. The adopted Regional Agriculture Land Use Technical Study is recognized as providing guidance for the interpretation of the agricultural policies.
GROWTH POLICIES

PROBLEM

Since the late 1960's, the unemployment rate in the Central Puget Sound Region has consistently remained above that of the nation as a whole. Due to its specialized nature, this region's economy has remained highly sensitive to fluctuations in national economic conditions as has been demonstrated by its chronic inability to provide jobs for its labor force. National and international economic conditions which affect the region's economy are largely beyond the control of local public or private decision makers. However, regional public policies can and should be instituted which encourage the broadening of the region's economic base, consistent with its opportunities for economic development, while maintaining its high quality natural environment. Public-private cooperation in diversifying the economic base would reduce the region's sensitivity to cyclical fluctuations in the national economy, improve the regional economy's long-term capacity to provide employment for its growing labor force, as well as encourage the efficient and equitable geographic distribution of economic activities and opportunities within the region.

GOALS

A. It is in the public interest to maintain a sound regional economy with sufficient capacity to provide employment opportunities for the region's labor force.

B. It is in the public interest to guide regional economic development with full consideration of public and private costs and benefits.

POLICIES

1. Encourage the expansion and diversification of existing industries with opportunities for expanding markets.

2. Facilitate the location of new industries which would provide the region with a more stable base for the export of its goods and services.

3. Encourage the location and/or expansion of economic activities which exploit the region's locational advantages for serving national and international markets.

4. Establish and maintain the climate in which private initiative and private investment are encouraged.

5. Guide economic development with consideration for the existing geographic distribution of economic resources and activities, as well as their supportive public and private investments.
C. It is in the public interest to ensure that all the residents of the region have the opportunity to share in the benefits of economic development.

6. Encourage economic development which recognizes that the region’s high quality natural environment is one of its most valued economic assets.

7. Encourage public-private coordination in the planning and development of job-creating activities to assure the pursuit of common economic objectives.

8. Encourage the location of new economic activity which generates employment opportunities that are accessible to areas with high concentrations of low income and unemployed residents.

9. Encourage the coordination of public manpower training and affirmative action programs so that unemployed, underemployed and other disadvantaged citizens can more equally compete for job opportunities.

10. Encourage the participation of minority race citizens in the region’s business community through fostering of minority entrepreneurship.
GROWTH POLICIES

This section was amended by the PSCOG Assembly on January 24, 1980.

HOUSING

PROBLEM

White, middle and upper class families continue to move out of the major cities in our region and into the suburbs. This leads to a geographic concentration of households who share common identities in employment class, family size, race, age and degree of need. This leaves elderly, single, non-white, low-income and unskilled persons, many in need of housing assistance, remaining in our older cities.

As a result, employment and housing locations become widely separated for many people. City neighborhoods decline and housing opportunities are limited. Solutions to this problem must coordinate public housing assistance with community services, avoid duplication among housing plans and programs and most importantly, protect the rights of individuals to live in communities of their own choice.

GOAL

It is in the public interest to assure adequate housing with maximum locational choices for all households in the region by:

A. encouraging each jurisdiction to promote increased housing opportunities for a broad range of income levels consistent with employment opportunities, facilities and services; and regional transportation and energy goals and policies.

POLICIES

The ability of the private and public housing sector to provide affordable housing, especially rental housing is constrained by many factors. Some of these are within the ability of local governments to influence.

In particular, there has not been an adequate supply of serviced land available and zoned for multi-family housing. Local zoning, variance and permit regulations and processes may impose costly delays; and although some delay and uncertainty in processing is reasonable to expect, residential developers often experience unnecessary delay and uncertainty that either increases substantially the cost of a project or terminates the project.

1. Support reducing the isolation and overconcentration of low-income household groups within communities and geographical areas.
2. Support eliminating from the housing market all manner of discrimination based on race, religion or ethnic origin, sex, sexual orientation, age, household composition, martial status, or economic circumstances.

3. The federal government and the State of Washington are encouraged to take both legislative and administrative action which promotes increased housing opportunities principally for low-and moderate-income households.

4. Each jurisdiction is encouraged to use local revenues, including a portion of those derived from Community Development Block Grants, for low-and-moderate-income housing-related programs.

5. Local jurisdictions are encouraged to give priority in their planning and regulation to providing incentives for development of private multi-family rental housing at moderate or below-market rates.¹

6. Encourage local jurisdictions to make adequate provision in comprehensive plans and zoning ordinances for affordable housing.²

B. encouraging the creation and/or maintenance of sound, viable neighborhoods, and revitalization of those that are declining.

7. Both public and private efforts are encouraged to stimulate investment in established neighborhoods.

8. The adoption of tax legislation that provides incentives for rehabilitation and maintenance of residential structures is encouraged.
C. maintain a balance between housing and the availability of community support facilities and services.

D. coordinating the housing planning activities of local, regional, state, and federal agencies thereby eliminating costly duplication and overlap, and more efficiently providing for the distribution of housing resources.

13. Support efforts to locate new housing developments where residents will have access to adequate commercial and recreational facilities, transportation, schools, sewers, water and other necessary public and private services and facilities.

14. Support efforts to improve the delivery of or increase the accessibility of community services, principally for persons of low and moderate incomes.

15. Each jurisdiction is encouraged to utilize an areawide assessment of housing needs in its planning activities.

16. Promote the standardization of methodologies, definitions, and data bases used by each jurisdiction and agency in its housing plans and programs.

17. PSCOG will develop and maintain a housing allocation plan which provides for the distribution of federal housing resources. Said allocation plan will strike a balance between the need to expand housing opportunities and the need to provide resources to older urban cores so as to maintain and improve their housing supply.

a. The housing allocation plan will take into account primarily the existing needy households in each jurisdiction, and those low-income households who could be expected to reside in the
E. Encouraging development of affordable rental housing.

18. Encourage adoption of zoning and permitting processes by local jurisdictions that reduce unnecessary and costly delays and uncertainties for developers of rental housing consistent with plans incorporating these Goals and Policies.

19. Encourage local jurisdictions and the private sector to innovate in the provision of below-market rate housing.

20. The adopted Housing Opportunity Plan for the Central Puget Sound Region is recognized as providing more detailed guidance for housing planning.

1 Priority means principally "priority" processing of applications and secondarily that multi-family and below-market rate housing should be given a competitive advantage in the local decision-making level.

2 Building codes, design, zoning, incentives and land availability should all receive attention in provision of affordable housing.
GROWTH POLICIES

NATURAL ENVIRONMENT & AMENITIES

PROBLEM

Our region is recognized both nationally and locally as an ideal place to live largely due to its natural environment. Air, water and noise pollution are relatively low in this region compared to other metropolitan areas. Future urban development should recognize and be compatible with our valuable natural assets and strive to minimize pollution which can threaten the health and welfare of many of the region's citizens.

In addition, demands for recreational opportunities and open space are increasing faster than our population growth. Expansion of these facilities will further enhance the livability of the region, if they are compatible with their surroundings.

GOALS

A. It is in the public interest to maintain the natural beauty and livability of the region through sensitive treatment of nature in development.

POLICIES

1. The natural beauty and livability of this region shall be a primary consideration in the location, timing and quantity of growth.

   a. Natural amenities identified as important to the region's character and beauty shall be preserved or sensitively developed as a second choice.

   b. Patterns of development which minimize adverse impacts on these amenities shall be encouraged.

2. All planning should recognize the need to conserve areas where critical natural processes would be endangered by development.

3. Methods of environmental assessment are supported which assure that alternatives selected for the management of one environmental medium do not conflict with implementation plans for management of another environmental medium.

4. Assure that land use planning properly considers stream and marine fishing resources and their recreational/economic benefits.
B. It is in the public interest to maintain sufficient quantities of recreation and open space land.

5. Non-renewable natural resources must be conserved or prudently used. Urban development on or adjoining deposits of these resources that may be used in the future should be controlled to assure access to the resource without creating land use conflicts.

6. Encourage efforts to develop non-structural solutions to environmental problems.

7. Encourage the provision of park and recreation facilities that meet the needs of both urban and rural areas such as:

   a. Taking full advantage of existing statutes that allow for conveyance of federal and state lands to local jurisdictions for park and recreation purposes;

   b. Encouraging cities and counties to develop programs for acquisition, development and maintenance of park and recreation sites and facilities which consider future population growth and land consumption patterns;

   c. Encouraging cities and counties to hold park and recreation sites inviolate against diversion to non-park or non-recreation uses unless equal or better sites can be established;

   d. Encouraging cities and counties to cooperate with each other and other governmental units in the acquisition and development of park and recreation facilities including joint participation in the extraterritorial provision of such facilities.

8. Publicly owned tidelands should be retained in public use.

9. Local jurisdictions are encouraged to acquire those swamp, marsh, bog and other wetland sites with locational and/or natural qualities which have value for wildlife conservation scientific, educational or recreational purposes or otherwise accomplish open space land preservation and natural drainage function objectives.
C. It is in the public interest to mitigate natural disasters by guiding urban growth within the central Puget Sound region so that natural disaster hazards to person, property and community welfare are minimized.

10. Local jurisdictions are encouraged to protect their forest land resources.

11. Jurisdictions in the region that seek to dispose of watersheds are encouraged to attempt to keep the abandoned watershed area in open space.

12. The appropriate public body is encouraged to make every attempt to retain for public use any land that is currently owned by any private outdoor recreational function should that function desire to convert to non-recreational use.

13. Local jurisdictions are encouraged to adopt appropriate measures to designate, acquire, develop, interpret and/or preserve all sites of historic significance including those designated on the National Register of Historic Sites.

14. The state is encouraged to assist local jurisdictions in acquisition of fee title or development rights of open space and areas unique to the natural processes.

15. Critical facilities which would be vital to the preservation of life or which would require the priority attention of emergency service resources during a disaster emergency should not be located within disaster hazard areas when alternative locations are possible.

16. Critical utilities or major employers which would be important to community welfare and the recovery of community stability following a disaster emergency should not be located within disaster hazard areas when alternative locations are possible.

17. Hazardous facilities which would pose significant additional threats to life or property if damaged by a natural disaster should not be located within disaster hazard areas when alternative locations are possible.
18. Permanent structures designed for human habitation, commerce, employment or public assembly should not be located within high risk zones including 100-year floodways, earthquake fracture zones or active landslide zones.

19. Development which is neither critical nor hazardous may be located within natural hazard zones, other than the high risk zones, but only to the extent that the total population and property placed at risk does not exceed acceptable limits.

20. Facilities or structures should be located within natural hazard areas only when their locational benefits to the region outweigh their additional risks.

21. Structural measures utilized to reduce the risks of disaster losses should not be allowed if their general use would have the effect of causing greater risks to the lives and property of others, or to future generations.

22. Critical or hazardous facilities which might be located within natural hazard areas should be designed to maintain functional integrity or to control potential hazards, and emergency plans should be developed to protect life, property and community welfare.

23. Strengthen disaster response planning to include areawide coordination of emergency service delivery.

24. Post-disaster redevelopment should be consistent with the regional disaster mitigation goals and policies.

25. The adopted Regional Disaster Mitigation Plan and Technical Study is recognized as providing guidance for the interpretation of the disaster mitigation goals and policies.

26. Achievement and maintenance of ambient air quality standards and surface and ground water quality standards as established by law is recognized and supported.

27. Reduce the level of noise so that it minimizes human stress, health damage, or interference with human activities such as sleep, play, work or thought.
PROBLEM

Faced with the magnitude of new growth projected for this region in the next 20 years and given the fiscal pressure already burdening most local jurisdictions, additional investment in public services should be as economical as possible. Utilizing existing services to capacity before extending them to unserviced areas offers savings in costs to the public.

It is critical that planning and programming for public utilities, facilities and services be coordinated among the many special and general purpose governments providing services in the region.

GOAL

It is in the public interest to minimize the cost of future growth by encouraging new development within urbanized areas where necessary investments in public services have already been made.

POLICIES

1. Existing public utilities, facilities, and services shall be used to their fullest prior to expansion.

2. Replacement and maintenance of existing urban services and facilities should take precedence over expansion unless analysis indicates significant public benefits.

3. Encourage conservation efforts and the maximum utilization of utilities and services before increasing supply.

4. Land for new urbanization should be staged through a series of growth management decisions including public service extensions.

5. The pattern of development which produces the least cost in new public utilities, facilities and services shall be encouraged within feasible limits.

6. Encourage consideration of adopted estimates of growth, availability of space on regional basis and fiscal impacts on the region and jurisdiction prior to providing public services to new areas.

7. Plans for public services shall be consistent with regional growth policies and local comprehensive plans and shall be based upon: 1) criteria for population and employment distribution, 2) policies designed to limit demand; and 3) responsible fiscal management.
GROWTH POLICIES

TRANSPORTATION

PROBLEM

We depend primarily on our highway system to move people and goods within the region. This system is supplemented by buses, ferries, rail and air transportation facilities. Movement to and from the region relies heavily upon rail, sea and air transportation supplemented in turn by the highway system. Demand for use of these facilities, both intra-regional and inter-regional, is expected to increase at a higher rate than population and employment growth.

Currently, the limited transportation funds available are mostly required for maintenance and operations of our present facilities rather than new construction. Although this situation is not expected to improve, we can make better use of our existing facilities. In this way we can accommodate much of the projected growth, increase transportation opportunities for those who cannot rely on the private car, while also reducing air pollution and energy consumption.

GOAL

It is in the public interest to provide mobility for people and goods. Provision of transportation services should be coordinated to maximize use of existing facilities and direct new growth into areas already developed and serviced.

POLICIES

1. Support measures both public and private to increase vehicle occupancy that make transit and carpools more convenient and accessible, expedite their movement and provide incentives for their use.

2. Support public and private actions to spread peak-hour demand for transportation services and facilities, such as staggered work hours and the four-day/fourty-hour work week.

3. Support projects and programs to remove hazards and bottlenecks from the existing highway system, to protect and enhance its capacity through traffic flow management, and to improve existing links between activity centers.

4. Encourage the development of additional pedestrian and bicycle facilities to provide alternatives to automobile usage.

5. Encourage transportation improvement programming that relates extension of facilities to local plans for accommodating new growth and for the orderly extension of other public facilities.
6. Encourage airport sponsors and surrounding general purpose governments to plan jointly for any expansion of existing or construction of new aviation facilities in order to assure that the net impact is in the short and long-term interests of the community.

7. Encourage local general purpose governments and airport sponsors to take measures that assure the continued availability of adequate general aviation facilities.

8. Encourage Port Commissions and general purpose government to plan jointly for any expansion of existing or construction of new marine facilities to assure the net impact is in the short and long term interests of the community.

9. Support improved interfacing of all transportation modes, including increased coordination of plans and schedules for all transportation services.

10. Promote increased transportation opportunities for persons who cannot drive or do not have access to automobiles through effective integration, design and use of publicly available transportation services.

11. Encourage a careful assessment of transportation investments that may further increase the efficiency of present transportation facilities and services, taking account of energy, environment, community and fiscal implications.

12. Support the construction of new transportation facilities when up-to-date projections of demand show that present facilities, fully utilized, will not meet the demand.

13. Encourage analyses of long range alternatives to existing transportation facilities and services that may become necessary or desirable due to energy scarcity, technological or economic change, or needs for movement that cannot be met by even the most efficient use of existing facilities.
14. Transportation facility improvements and developments will consider the special needs of goods movement.

15. Include economic needs of and impacts on the community as factors to be considered in locational decisions for transportation facilities.

16. The Goals, Objectives and Policies of the adopt 1990 Regional Transportation System Plan are recognized as providing guidance for the planning of transportation facilities and services.
ENERGY

PROBLEM

The increasing cost and periodic shortages of petroleum-based energy are working a hardship on this region, just as on other parts of the country. In addition, a long period of relatively low-priced and abundant hydroelectric power has left the region heavily dependent on electricity and very short of alternative generating capacity.

For many reasons, it is now anticipated that the region will not have sufficient electricity available to meet current and growing needs over the next decade. Public inconvenience and economic curtailments are the likely result.

GOAL

It is in the public interest to assure a reliable energy supply to meet the region's future needs, to encourage local governments to take a lead role in energy management, and to encourage all consumers to use energy wisely. Further, it is in the public interest to emphasize renewable resources and conservation actions wherever possible.

POLICIES

1. Encourage a sufficient and reliable supply of energy to meet reasonable consumers needs.

2. Continue and expand energy conservation efforts.

3. Reduce local per capita energy consumption while maintaining a desirable living and working environment.

4. Make energy choices and use energy technologies which maintain, improve, or have the least negative impact on the quality of the environment.

5. Maximize opportunities to make energy choices and decisions at the local policy making level to promote local reliance on energy resources that are subject to local controls.
6. Encourage the vigorous development of renewable energy resources and encourage a reduction of dependence on non-renewable energy supplies.

7. Increase the use of energy efficient technologies and encourage the use and development of new energy technologies.

8. Encourage the development of an energy supply system that is resilient and diverse.

9. Promote energy efficient land use, structures, transportation, and economic development through local plans, policies, and regulations.

10. Encourage an equitable and affordable supply of energy for all consumers.

11. Encourage cooperation in energy management among governmental jurisdictions, utilities and other energy suppliers, and citizens.

12. Local governments should cooperate with other energy suppliers, and the State, to prepare energy contingency plans.

13. Encourage local governments' commitment to and investment in energy conservation and renewable resources.

14. Encourage state and federal legislation, plans, and regulations that promote the foregoing regional energy goals and policies.

1. The Local Policy Making Level. The term "local policy making level" includes cities, counties, regional councils and special districts, businesses, and individuals in the public and private sectors, coordinated through some form of community organization and/or process.

2. Energy Management. A business management approach toward the acquisition, development, and use of energy and energy consuming activities and facilities, subject to the constraints of efficiency, cost-effectiveness, and due process for social and environmental concerns.
Effective growth management depends primarily on the capabilities of local governments. There are some ways in which these capabilities can be strengthened directly.

The capabilities of local governments are also affected pervasively by governmental fragmentation. This includes both "old-style" fragmentation, apparent in the existence of 429 separate general and special purpose taxing districts in the region and "new style" fragmentation, characterized by a complex set of federal-state aid programs and planning requirements. These programs have spawned 23 separate multijurisdictional agencies in this region requiring local government participation in their programs. The result is to spread local officials too thin, obscure accountability to the people, and make it very difficult for general purpose local governments to establish and maintain priorities.

Fragmentation has federal, state, regional and local roots, and it must be addressed concurrently at all four levels.

GOAL

It is in the public interest to advocate change in methods by which resources and responsibilities are shared by federal and state governments with local governments in order to recognize more fully local governments' primary responsibility to establish programs and priorities consistent with the needs of their constituents.

POLICIES

1. Advocate a basic change in the system of federal assistance to local governments that encourages the trend toward general revenue sharing, block grants and transfer of revenue sources to state and local governments and away from categorical programs and requirements.

2. It is advocated that action be taken by the State of Washington to make available shared revenues or revenue sources to local governments to carry out their locally determined priorities.

3. The legislature and the governor are urged to make available revenues or revenue sources to local governments commensurate with program responsibilities mandated to them by the state.

4. Federal agencies, the Congress, state agencies or the legislature should define the local impact of federal or state programs/actions may skew local priorities, impose unreasonable demands on the time and resources of local governments, or conflict with locally agreed growth management strategies.
5. Relate existing state and federally sponsored multijurisdictional planning programs to local plans and to the Goals and Policies for Regional Development and determine the extent to which state and federal investments in planning, services and capital facilities are compatible with each other, local plans and with the Goals and Policies for Regional Development. Common base studies, forecasts, standards and criteria will be developed or recommended to serve as a basis for all multijurisdictional planning in the region.

6. Establish effective coordination and communication techniques so that primary public policies are coordinated among various levels of government and special districts.

7. Provide technical assistance to local governments to help deal with regulatory institutional and financial requirements of growth management.
Local governments often compete to locate commercial, industrial or other "high value" developments within their boundaries in order to increase local revenues. By and large, other revenue sources available to meet perceived local needs for services are inflexible and inadequate.

This competition for revenue-producing development may have undesirable side effects:

- more land is zoned and/or serviced for commercial and industrial use than will be realistically needed in the foreseeable future. This land is often widely scattered thus requiring public service investments that may be relatively costly. Land held for commercial and industrial use is also withdrawn from other uses which might be more appropriate such as housing or farming.
- local government often tends to zone or annex for maximum growth rather than optimum growth under the pressure of competition and the results may adversely affect the quality of life for both the local and regional community.
- some jurisdictions may have natural advantages or compete more successfully than others with the result that residents of neighboring communities may have vastly different tax burdens.

It is in the public interest to achieve a local revenue base capable of meeting demonstrated need while both minimizing unequal burdens on taxpayers and providing space for industry and business scaled to projected needs.

1. Adequate levels of revenue for local jurisdictions will be sought by:

   a. advocating statutory changes that would base the general property tax limit on criteria for adequate levels of service;

   b. advocating that state and federal allocation formulas be based on criteria for adequate levels of service; and

   c. providing technical assistance to local governments for increasing efficiencies and expanding revenue base; and

   d. exploring different approaches to municipal finance which may prove to be more efficient and more progressive than the present property and sales tax system.
2. Unequal tax burdens for the same level of service should be minimized through such methods as distribution of tax revenues based on service costs, levels of service and long term impacts.

3. Encourage redesignation of excess land area proposed for business and industry which are better suited to other uses.

4. Encourage orderly annexation instead of competitive incorporation.

5. Advocate amendment of assessment requirements to provide local government with the statutory support necessary for effective management of growth and its impacts.
INSTITUTIONAL POLICIES

SOCIAL

PROBLEM

The human impacts of growth and change in the region should not be ignored as decisions of physical development are made. Human resource planning and programming is conducted by a variety of local, multijurisdictional and state agencies. The consistency of their activities with local, subregional and regional growth management policies should be monitored. Coordination among providers of such services as education, health and public safety and local general purpose governments should be strengthened.

GOAL

It is in the public interest to coordinate growth management and decisions with the provision of health, education and public safety services.

POLICIES

1. Review mandated plans by federal, state or local legislation for human resource programs, including health, law and justice, aging, manpower and vocational training, and social services, for consistency with and effects on the Goals and Policies for Regional Development. Once reviewed and accepted by reference, such plans will become the basis for regional comments on specific grant applications submitted for human resource programs.

2. Encourage cooperative policies, program and information sharing and use of facilities between school officials and representatives of general purpose government, including formal and informal programs in both the public and private sectors.
SUMMARY OUTLINE

This section establishes procedures for the application, interpretation, evaluation and amendment of Goals and Policies for Regional Development. The procedures will govern the actions of the Council of Governments, the Executive Board and County Subregional Committees, which are advisory to local governments and to areawide, state and federal agencies. The intent is to assure that the advice given is consistent with regional development policies and that those policies are reassessed in light of specific events and of new planning studies.

The Administration section has six parts:

A. Basic Principles for Administration

B. Determination of Regional Significance

- Guidelines that allocate responsibility for determining what matters are regionally significant and, therefore, will be reviewed against the policies contained in the Goals and Policies for Regional Development.

C. Review Procedures

- A single set of procedures through which matters will be raised and reviewed, and in which those of regional significance will be acted upon by the Council of Governments or its constituent units.

- Four basic elements of these procedures are Initiation, Basic Review, Comprehensive Review, and Council of Governments Actions.

D. Amendment

E. Periodic Evaluation

- Provides for periodic evaluation of the consistency, adequacy and effect of Goals and Policies for Regional Development.

F. Specific Council of Governments Actions

- Indicates how a number of specific actions or types of actions of the Council of Governments are dealt with in the single review process.

DETAILED OUTLINE

A. Basic Principles for Administration

The following are basic principles of Administration. Any questions about specific procedures should be resolved in a manner consistent with and supportive of these principles.

(1) The Executive Board and Council will take action only on matters of regional significance.

(2) County Subregional Committees will review matters potentially or actually of regional significance.

(3) Unless otherwise specifically provided, County Subregional Committees will determine what matters are of regional significance subject to appeal to the Executive Board.

(4) Regional policies shall be interpreted and applied consistently by County Subregional Committees, the Executive Board and the Council, in order to assure fair treatment.

(5) Recommendations adopted by County Subregional Committees, the Executive Board or the Council on a matter of regional significance shall be clearly related to Goals and Policies for Regional Development.

(6) Changes in regional policies shall be considered as amendments to the Goals and Policies for Regional Development.

(7) Citizen participation shall be a subregional responsibility.
(8) Proposed amendments to Goals and Policies for Regional Development will be subject to adequate public notice and review by local governments and the public.

B. Determining Regional Significance

Potentially, any matter before or action of the Council, Executive Board or County Sub-regional Committees is regionally significant. Determination of regional significance will be governed by the following procedures:

(1) Except as provided in (4) below, the initial determination that a matter is regionally significant will be made by one or more County Subregional Committees subject to appeal to the Executive Board and, finally, to the Council.

(2) The Executive Board may identify a matter as potentially of regional significance. It must request one or more County Subregional Committees to review the matter to make the initial determination.

(3) Council staff will apply criteria adopted by the Council to identify A-95 and Draft Environmental Impact Statement submissions that are potentially regionally significant. Following staff preliminary review, the County Subregional Committee(s) will determine whether a particular submission is regionally significant.

(4) Major studies or functional plans developed by the Council of Governments or other areawide planning agencies are presumed to be regionally significant.

(5) For all matters deemed to be regionally significant, staff reports to committees and committee reports to the Executive Board and Council will identify Goals and Policies for Regional Development that are applied, interpreted or evaluated.

C. Review Procedures

Matters that are potentially or actually of regional significance will be dealt with according to the following review process. The process includes four stages: initiation, basic review, comprehensive review, and Council of Governments action.

(1) Initiation of the Review Process

(a) A County Subregional Committee, at the request of (i) any local jurisdiction, (ii) the Executive Board, (iii) Council staff, or (iv) any interested party, may identify a matter as potentially of regional significance and request a basic review.

(b) A basic review report will be presented to the appropriate County Subregional Committee(s) for A-95 and Draft Environmental Impact Statement submissions that meet adopted criteria for potential regional significance.

(c) A basic review report will be presented to the appropriate County Subregional Committee(s) for any multi-jurisdictional functional plan or study involving policy recommendations.

(d) In order to facilitate early discussion of matters potentially of regional significance, Council staff will monitor local comprehensive plan changes, capital improvement programs and other developments, and from time to time recommend basic reviews.
(2) Basic Review

(a) In most cases, a basic review will provide the basis for determining whether a matter is regionally significant and for the comments or recommendations adopted by one or more County Subregional Committees, the Executive Board or the Council. A basic review must, therefore, clearly identify any applicable Goals and Policies for Regional Development.

(b) Basic reviews will be conducted within the already committed program and budget of the Council of Governments.

(c) A basic review will cover the following points:
- description of proposal/event
- stage of development
- parties involved
- decisions required
- time constraints
- key issues raised
- relevant Goals and Policies for Regional Development
- existing information and sources
- conflicts, problems, positions, alternatives
- recommended actions (including program and budget implications for the Council of Governments, if any)

(3) Comprehensive Review

(a) A comprehensive review provides for an evaluation of existing regional development policies in one or more subject areas, alternatives to the existing policies and implications of each. A comprehensive review will require the explicit assignment of staff and resources.

(b) A comprehensive review is appropriate to a major proposed development, as a part of a major functional planning program, or to an issue or problem that recurs in several specific cases.

(c) A comprehensive review may be initiated by the Council, Executive Board or Subregional Council. If the review will involve the actions of two or more subregional councils, the allocation of staff and funds for comprehensive review will require Executive Board approval. If the review will involve the actions of only one subregional council, the allocation of staff and funds will be a subregional responsibility.

(d) A comprehensive review will require cooperative efforts with one or more local or special purpose agencies.

(e) A comprehensive review is required for amendments to the Goals and Policies for Regional Development.

(f) The Executive Board may assign responsibility for supervision of a comprehensive review to a County Subregional Committee, a Standing Committee or a Task Force created by the Executive Board for the purpose.

(4) Council of Governments Actions

(a) Action on any matters not subject to a basic review, or on matters determined not to be regionally significant on the basis of a basic review, may be dealt with according to routine procedures which minimize the investment of Council time, energy and resources.

(b) Council of Governments actions are advisory to local governments, other areawide agencies, state and federal governments. The County Subregional Committees, the Executive Board or the Council (as appropriate) may adopt comments on a proposed project, program or plan; or they may adopt recommendations on the basis of functional plans or other studies undertaken by the Council of Governments.
(c) If in adopting comments or recommendations a County Subregional Committee, the Executive Board or the Council finds that a proposed project, program or plan is consistent with the Goals and Policies for Regional Development, it shall so state.

(d) If in adopting comments or recommendations a County Subregional Committee, the Executive Board or the Council finds that a proposed project, program or plan requires elaboration or interpretation of Goals and Policies for Regional Development, it shall state its interpretation or elaboration.

(e) If in adopting comments or recommendations a County Subregional Committee, the Executive Board or the Council finds that a proposed project, program or plan is inconsistent with Goals and Policies for Regional Development, it shall so state and explain the inconsistencies.

(f) If, after a basic review, a County Subregional Committee, the Executive Board or the Council determine that Goals and Policies for Regional Development are inadequate, inappropriate or conflict with one another, it may propose a comprehensive review.

(g) In cases where (i) a comprehensive review is proposed that may change Goals and Policies for Regional Development, (ii) comments on a proposed project or program are required in the interim and (iii) existing policies are in conflict with the proposal, the comments will indicate the conflicts and the measures that will be taken to resolve them.

D. Amendment

(1) Initiation -- An amendment to the Goals and Policies for Regional Development may be proposed by any Council representatives, one or more County Subregional Committees or the Executive Board. A proposed amendment may result from a comprehensive review of a particular subject or from the analysis and recommendations of a proposed functional plan.

(2) Comprehensive Review -- An amendment to the Goals and Policies for Regional Development shall be preceded by a comprehensive review. An assessment of existing policies and alternatives to them, done as part of functional plan development, will meet this requirement.

(3) County Subregional Committees -- Written notice of proposed amendments shall be given to all County Subregional Committees at least 60 days before final Council action.

(4) Public Review -- Written notice of proposed amendments shall be published in at least one newspaper of mass circulation in each county at least 60 days before final Council action. Each County Subregional Committee shall provide a forum for public comment on a proposed amendment. Minimally, each County Subregional Committee will hold one public hearing with adequate notice and will provide a summary transcript to the Council. County Subregional Committees are encouraged to use the legislative processes of local governments to secure wider public review.

(5) Adoption -- Adoption of an amendment to the Goals and Policies for Regional Development requires the affirmative vote of a majority of the Council.
E. Periodic Evaluation

(1) From time to time, Council staff will be directed to summarize actions of the Council, the Executive Board and the County Subregional Committees in applying, interpreting and amending the Goals and Policies for Regional Development. The summary will identify both standing interpretations and divergent or conflicting interpretations.

(2) From time to time, Council staff will be directed to report on the final outcomes of cases in which Council comments or recommendations have been made.

(3) A comprehensive review and assessment of Goals and Policies for Regional Development will be undertaken at five year intervals.

F. Specific Council of Governments Actions Covered by these Procedures

The procedures established in this section accommodate several specific Council of Governments actions within an overall framework.

(1) Council of Governments mandated transportation planning responsibilities.

(a) Adoption of the Long Range Transportation System Plan will require a comprehensive review and action by County Subregional Committees/Councils and the Executive Board.

(b) Adoption of the Short Range Transportation Improvement Program will require a basic review and action by the County Subregional Committees/Councils and the Executive Board.

(c) Adoption of the Transportation System Management Element will require a basic review and action by the County Subregional Committees/Councils and the Executive Board.

(2) Other planning responsibilities accepted by the Council of Governments.

(a) Adoption of a regional forecast and allocation policies and criteria for population and employment by small area will require comprehensive review and action by the County Subregional Committees, the Executive Board and the Council.

(b) Housing and land use elements (pursuant to Sec. 701 of the Housing Act of 1954, as amended).

(i) Adoption of a regional housing element will require a basic review and action by the County Subregional Committees/Councils and the Executive Board.

(ii) Adoption of regional land use element will require a comprehensive review and action by the County Subregional Committee, the Executive Board and the Council.

(c) Special studies that include substantial recommendations for additions to or changes in Goals and Policies for Regional Development will require a comprehensive review and action by the County Subregional Committees/Councils, the Executive Board. Examples are the Regional Disaster Mitigation Plan, the Regional Agriculture Land Use Policy Report, and the Regional Airport Systems Plan.

(3) A-95 and Draft Environmental Impact Statement Reviews

(a) A-95 notifications and Draft Environmental Impact Statements that meet adopted criteria for
potential regional significance will require a basic review. The appropriate County Subregional Committee(s) will then determine whether a matter is of regional significance. If so, it/they will recommend comments to the Executive Board. The Executive Board will adopt comments.

(b) A-95 notifications and Draft Environmental Impact Statements that are determined not to be of regional significance will receive comments determined by the appropriate County Subregional Committee(s).

(4) Review of Multijurisdictional Plans

(a) Multijurisdictional plans including, but not limited to the following functions, are regionally significant:

- water quality/pollution abatement
- water supply
- air quality maintenance
- public transportation
- airports
- solid waste management
- energy conservation.

(b) These plans require a basic review and comment by the appropriate County Subregional Committee(s) and the Executive Board.

(c) In some cases, the Executive Board on the advice of the appropriate County Subregional Committees, may determine that a multijurisdictional functional plan requires comprehensive review.
A-95 -- Circular No: A-95 Revised January 2, 1976. Promulgated by the U. S. Office of Management and Budget, the Circular furnishes guidance to federal agencies for cooperation with state and local governments in the evaluation, review, and coordination of federal and federally assisted programs and projects. The PSCOG is the designated clearinghouse to implement the requirements of the Circular in this four-county region.

ACCEPTABLE RISK LEVELS -- The level of risk to life or property which is judged by society to not require further governmental safety regulation. Acceptable life risk can be quantitatively expressed in terms of society's adjustments to losses in technological systems such as automobile and commercial air travel, or in natural events such as flooding. Acceptable property risk can be expressed in terms of an activity's locational benefit and the losses historically acceptable to the nation's taxpayers.

ACTIVE LANDSLIDE ZONE -- A hillside area where the downward movement of earth, rock or surface soils has been experienced or documented including areas of relatively rapid slippage and areas of imperceptibly slow movement.

ACTIVITY CENTERS -- Focal points of urban activity which include a concentration of jobs, shopping, offices, business, recreation and service functions usually with a highly developed transportation network serving and connecting one or more centers.

ADEQUATE HOUSING -- Shelter which is structurally sound and provides sufficient weather protection with no major defects. A housing unit should provide ample space (e.g. greater than .80 rooms per person) with plumbing and other essential facilities, at an affordable cost (e.g. a cost which does not exceed 25 percent of income for lower-income households.)

ADEQUATE LEVELS OF SERVICE -- Measurement of the performance of a local public service in meeting a specific urban need. "Adequate level" has not been explicitly defined at this time and requires additional program level development as well as political agreement.

AESTHETICALLY PLEASING -- A set of physical attributes related to architectural design, scale, quality of construction and general appearance of an individual housing project and housing in general which maintain or enhance the character of the neighborhood in which it is located.

AGRICULTURE PRESERVE -- A land area designated for long-term continuity in agricultural use in which any proposed nonfarm development of any level parcel in the area will be viewed as subverting the long-term viability of agriculture in the entire preserve area.

AIR QUALITY MAINTENANCE -- Those air pollution control strategies or other measures necessary to ensure that emissions of air contaminants associated with projected growth and development will not result in a violation of the ambient air quality standards, together with the procedures for the implementation of those strategies as a part of the State Air Quality Implementation Plan.

AREAWIDE ASSESSMENT OF HOUSING NEEDS -- An estimate, made annually by the areawide planning organization, of the number of households in the region which are in need of housing assistance. Households in need of assistance include all those lower-income renters who are paying 25% or more of their income for rent (or who are owners living in housing units valued at less than $10,000 and built before 1940), and/or living in units lacking some or all plumbing facilities, and/or in overcrowded conditions (e.g. greater than 1.25 persons per room).

AVIATION FACILITIES -- All buildings, equipment, land area and air space needed to operate any airport.
BLOCK GRANTS -- Grants made on a formula basis to state and/or local governments for broad purposes (i.e., transportation, education, law enforcement). Generally, recipients are "entitled" to a grant with a minimum of conditions, applications, matching requirements, etc. Performance under a block grant is subject to post-audit.

CAPITAL IMPROVEMENT PROGRAMS -- A planned program for providing public expenditures to construct or maintain major, high-cost fixtures. In operation, the program proceeds on a priority list of major items prepared against the background of current and anticipated demands and present and potential financial resources of the community.

CLASS II and III CAPABILITY SOILS -- Class II soils are highly fertile, possess a texture which is easily worked, and lie at a gentle slope not conducive to erosion. This combination of characteristics is well suited to the production of row crops with specific soil types in this group producing the highest yield per acre for certain crops of any soil in the state. Class III soils are fertile, easily worked, and have gentle slopes. They do not exhibit as high a yield per acre for row crops as the Class II soils, but are excellently suited for use as pasture land.

COMMUNITY DEVELOPMENT BLOCK GRANTS -- Grants provided to eligible state and local governments for a variety of community development purposes pursuant to Title I of the Housing and Community Development Act of 1974.

CRITICAL FACILITIES -- Establishments or facilities which would be (1) vital to the preservation of life or public welfare during a disaster emergency such as hospitals, fire stations or emergency communications centers; or, (2) require priority attention of limited emergency service resources if damaged such as nursing homes, jails and asylums.

CRITICAL NATURAL PROCESSES -- Processes of the natural environment whose stability or equilibrium is dependent upon a narrow range of environmental conditions which are subject to change by human activities. This includes consideration of such things as endangered species of plants and wildlife as well as unique natural areas.

CRITICAL UTILITIES -- Portions of the urban utility network which would be vital to the preservation of life or public welfare during a disaster emergency such as water supply aqueducts and pumping stations, regional power inter-tie facilities and major substations, or sewage treatment plants and major sewer interceptors.

DECLINING NEIGHBORHOOD -- A community which is in a state of transition characterized by loss of families and/or businesses, deteriorating physical and social conditions, and decreasing property values.

DISASTER HAZARDS -- Processes of the natural environment such as floodflows or landslides triggered by the energy released during a natural disaster and which are potentially destructive to life or property.

DISASTER HAZARD AREA -- Land which has natural features associated with the susceptibility to disaster hazards or which lie within areas expected to be impacted by damage to hazardous facilities. In general, all vulnerable areas are included regardless of the frequency or intensity of hazard expected, except areas having the lowest expected vulnerability to earthquake hazards are exempted.

EARTHQUAKE FRACTURE ZONES -- Land areas including zones of active surface faulting, potentially unstable slopes or soils such as peat bogs, marshes, delta deposits and hydraulic landfills which can be reasonably expected to have a one percent chance of exceeding seismic intensities of VII on the modified Mercalli Scale in any year.

EMERGENCY SERVICE DELIVERY -- The provision of emergency services such as search and rescue, communications, medical treatment, food and shelter and damage control to communities and individuals suffering disaster damages.
ENVIRONMENTAL MEDIUM -- Any aspect of the environment such as air, water or wildlife.

ESTABLISHED NEIGHBORHOOD -- a community in which all major components such as homes, streets, businesses, and schools have been in existence for a number of years; and in which little or no new construction has taken place.

GOAL -- A desired long range condition.

HAZARDOUS FACILITIES -- Establishments or facilities which handle, store or process significant quantities of material which is (1) toxic to humans, animals or plants, (2) radioactive, (3) capable of bio-concentration, (4) capable of causing genetic changes, (5) highly flammable, (6) explosive, or (7) generally considered to be a pollutant. This definition also includes large water impoundments and earthen core dams or dikes.

HIGH RISK ZONES -- Areas identifiable by their natural characteristics whose vulnerability to natural hazards is so great that any development would pose unacceptable risks to life, property and community welfare. Generally, this definition includes the 100-year floodway, active landslide areas and earthquake fracture zones.

HOUSING ALLOCATION PLAN -- A distributional formula which suggests to federal agencies the percent of already available federal housing resources which should be allocated to jurisdictions in the region in order to promote adopted regional housing goals and policies.

HOUSING OPPORTUNITY -- The availability of adequate housing -- in all parts of the region deemed suitable for resident development on the basis of sound land use planning -- which permit a choice of housing type and location for each of the region's households.

LOCAL COMPREHENSIVE PLAN -- A document prepared by or for, and adopted by an agency which describes in words, and may illustrate by maps or other media, that agency's goals, objectives and policies related to quality of life, growth, density, open space, physical features, housing, facilities and utilities related to transportation, sewer, water, energy, parks and recreation, education and leisure time, health services, law and justice, economic development and other appropriate factors.

LOCAL FUNCTIONAL PLAN -- A document adopted by a government agency which describes in sequence, by words, maps or other media, proposed specific actions of the agency to implement the objectives described in the appropriate comprehensive plan.

LOCAL IMPROVEMENT DISTRICT -- An area where local improvements are accomplished and are paid for either in whole or in part by a levy and collection of assessments on the property especially benefited by the improvement. Local Improvement Districts are used to finance street improvements, sanitary and storm sewers and other improvements for a particular area in a city or county.

LOCATIONAL BENEFIT -- Additional economic benefits gained by locating within a disaster hazard area which could not be attained from alternative nonhazardous locations. Generally, extractive industries such as agriculture have large locational benefits because their economic output depends on river valley sites. Locational benefits are also dependent upon the distribution and timing of the benefits derived. To an individual or community having economic interest over a limited land area which may be largely subject to disaster hazards, all development will have substantial locational benefit. Conversely, to the region or a large community, locational benefits for most land use activities will be low initially but will increase over time as the nonhazardous sites are developed.
LOW MODERATE INCOME HOUSEHOLDS -- Also known as lower-income households, these are families--including elderly--whose income does not exceed 80 percent of the median income for the area, with adjustments for smaller or larger families. The actual dollar income limits are established annually by the Department of Housing and Urban Development. The current year (1975) income limit, under which a family of four is defined as lower income, is $11,863 for the Seattle-Everett Standard Metropolitan Statistical Area (SMSA).

MODIFIED MERCALLI SCALE -- A measure of earthquake size at a particular place as determined by its effect on persons, structures and earth materials.

NATURAL AMENITIES -- Any area or feature that has a pleasant quality, is pleasing to man by its attractiveness or is able to support a unique wildlife community.

NATURAL DISASTERS -- Extreme events of the natural environment which are greatly destructive to life and property such as earthquake, flood or volcanic activity.

NON-RENEWABLE NATURAL RESOURCES -- Natural substances such as coal, oil, sand, or gravel which are valuable to society and which have either a limited supply or a supply which is regenerated at a rate much slower than the anticipated rate of depletion.

NON-STRUCTURAL SOLUTIONS -- Regulatory measures as distinguished from capital construction.

ONE-HUNDRED YEAR FLOODPLAIN -- A portion of a stream or river valley which would be inundated by a floodwater volume having a one percent chance of being exceeded in any year.

ONE-HUNDRED YEAR FLOODWAY -- The portion of the 100-year floodplain including the regular channel which would be inundated by deep or fast moving water.

PEAK-HOUR DEMAND -- The volume of persons or vehicles moving in the one hour period of one working day that has the highest amount of use of transportation facilities.

POLICY -- A statement of the intent and purposes and/or means by which the Goals and Policies for Regional Development are to be implemented and which shall be a guide for formulation of the short-range program.

PUBLIC SERVICES -- Any urban service provided by either special or general purpose government. These include, but are not limited to, water, sewer, solid waste, roads, buses, parks, open space, fire and general government administration. It refers to both capital expenditures on facilities and service delivered whether referred to in policy as "services and facilities" or just "services."

REGIONAL SIGNIFICANCE -- An event, proposal or issue of greater than local concern. If determined by a Subregional Council to be of greater than local concern, the subregion in which it occurs will take the lead in determining whether more than one subregion should be involved in discussions (subject to appeal by other subregions to the Executive Board). Criteria to "screen" potential events, proposals or issues will be developed and adopted to assist in making an initial determination and begin a review.

REINVESTMENT -- A renewed commitment by local government, home mortgage and loan institutions, and property owners, to expend money, time and effort on previously ignored older neighborhoods.

REVENUE BASE -- Taxable base from which revenue can be derived. Includes property tax base, business tax base and sales tax sources.
RISK -- An empirical expression of the probable loss of life or property damage expected to result from natural disasters. Risk is generally based on three factors: (1) location in terms of kind, frequency and intensity of natural hazard expected; (2) structural design in terms of the capacities of different types of structural systems; (3) use in terms of the expected occupancy rate or other special considerations. This basic factor is then modified to account for normal adjustments such as building code requirements, early warning systems and emergency relief capabilities. The risk values derived are typical and not necessarily representative of individual structures.

SENSITIVE NATURAL PROCESSES -- Processes of the natural environment whose stability or equilibrium is dependent upon a narrow range of environmental conditions which are subject to change by human activities.

TAX BASE COMPETITION -- Local jurisdictions attempting to acquire additional revenue to support local services by annexation of high revenue producing property and by policies which tend to attract or at least not discourage high valued land use.

TRANSIT -- All public roadway and fixed guideway modes of transportation provided by or dedicated to public use for travel within a metropolitan area; for example, motor bus, track and trackless trolleys, cable cars, heavy rail and light rail rapid transit, personal rapid transit and group rapid transit.

TRANSPORTATION FACILITIES -- Any major, high-cost, long life (20-50 years) fixture dedicated to public or private travel; for example, roadways, airports, harbors, railroad tracks and terminals, mass transit guideways and the buildings and equipment needed to operate or maintain each fixture.

UNEQUAL BURDENS -- Taxes paid by individuals which are unequal for equal valued property or income. In the region, for example, taxes paid on a $30,000 home in 1975 varied from under $400 to over $800 in comparatively situated urban areas.

VIABLE NEIGHBORHOOD -- A healthy, functioning community with social and physical attributes which assure a long term stability.

WATERSHED -- A natural drainage area from which public water supply is obtained.
KING SUBREGIONAL COUNCIL
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Auburn
Mayor Stanley P. Kersey
Councilman Alfred Flechsig

Beaux Arts Village
Councilman Chuck Lowry

Bellevue
Councilwoman Dru Briggs
Councilwoman Mab Tocher

Bothell
Councilman Dick Wolf

Clyde Hill
Councilman Roger Shaeffer

Des Moines
Mayor Lorraine Hine

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Councilwoman Jeane Baldwin

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Councilwoman Gaye Veenhuizen

Hunts Point
Mayor J. W. Barton

Issaquah
Councilman Ernest Neuman

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County Executive Ron Dunlap
Councilman Paul Barden
Councilman Gary Grant
Councilman Bruce Laing
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Councilwoman Doris Cooper

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Councilman Richard Rainforth

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Councilman Fred Jarrett

Normandy Park
Mayor John Dawson

Muckleshoot Indian Tribe

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Mayor Oscar B. Miller

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Councilwoman Carolyn Harkness

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Councilman Robert J. Hughes

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Councilman George Benson
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Councilman Randy Revelle
Councilman Norm Rice
Councilman Jack Richards
Councilwoman Jeanette Williams

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Councilman Darwin Sukut

Tukwila
Mayor Frank Todd

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KITSAP SUBREGIONAL COUNCIL
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Commissioner Robert Stewart
Commissioner Tom Swanson

Kitsap County
Commissioner John Horsley
Commissioner Gene Lobe
Commissioner William H. Mahan

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Mayor Paul D. Powers, Jr.

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Mayor Clyde Caldart

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Mayor Robert Mizukami

Fircrest
Mayor Wallace Z. Ramsdell

Milton
Mayor Leonard E. Sanderson

Pierce County
Commissioner Jack Bujacich
Commissioner Joe Stortini
Commissioner Joe Vraves

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PUGET SOUND COUNCIL OF GOVERNMENTS
1981 Membership

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Mayor Scott Minnich

Puyallup Tribe

Sumner
Mayor Lewis Noel

Tacoma
Mayor Mike Parker
Councilwoman Barbara Bichsel
Councilman John Hawkins

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Councilman Bill Langus
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Councilman Dale Pope

Lake Stevens
Councilman Richard Toyer

Lynnwood
Mayor H. J. Hrdlicka

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Mountlake Terrace
Mayor John Enbom

Snohomish
Councilman Larry Countryman

Snohomish County
County Executive Willis Tucker
Councilman Bruce Agnew
Councilman Don Britton

Stanwood
Councilwoman Vicki Tanner

The Tulalip Tribes

Stanley G. Jones Sr., Chairman

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March, 1981