

CITY OF GRAND COULEE Comprehensive Plan

March 2020



CITY OF GRAND COULEE

306 Midway Avenue

Grand Coulee, WA 99133

CITY OF GRAND COULEE

Comprehensive Plan



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TABLE OF CONTENTS

1 INTRODUCTION.....	1
1.1 Scope and Organization.....	2
1.2 Planning Framework.....	3
1.3 Relationship to Other Local Planning Documents.....	7
2 PLANNING PROCESS	11
2.1 Existing Plan	11
2.2 Plan Update Process.....	12
2.3 State Review	13
2.4 Appeals Process	13
2.5 Implementation	14
2.6 Comprehensive Plan Amendments.....	15
3 COMMUNITY PROFILE	17
3.1 Age Distribution.....	18
3.2 Racial Makeup	18
3.3 Education, Income and Employment.....	20
4 VISION AND GOALS	21
4.1 Vision Statement.....	21
4.2 Overall Planning Goals	22
5 LAND USE ELEMENT	25
5.1 Land Use Designations	26
5.2 Population Projection.....	30
5.3 Siting Essential Public Facilities	31
5.4 Land Use Goals and Policies	34
6 HOUSING ELEMENT	51
6.1 Housing Supply.....	52
6.2 Housing Goals and Policies.....	53

7 ECONOMIC DEVELOPMENT ELEMENT	57
7.1 Economic Conditions	58
7.2 Vision for City Center / Midway Avenue Revitalization.....	58
7.3 Economic Development Goals and Policies	63
8 PARKS AND RECREATION ELEMENT.....	67
8.1 Inventory	67
8.2 Parks Facility Needs.....	69
8.3 Twenty Year Capital Projects	69
8.4 Parks and Recreation Goals and Policies.....	69
9 ENVIRONMENT AND CRITICAL AREAS ELEMENT	73
9.1 Critical Areas.....	73
9.2 Environment Goals and Policies	76
10 TRANSPORTATION ELEMENT	89
10.1 Inventory	90
10.2 Level of Service (LOS).....	94
10.3 Local Street Classification	95
10.4 Transportation Demand Management (TDM) Strategies.....	96
10.5 Concurrency Requirement.....	96
10.6 Forecasting	99
10.7 Transportation System Needs	100
10.8 Transportation Goals and Policies.....	102
11 UTILITIES ELEMENT	107
11.1 Inventory	108
11.2 Analysis.....	110
11.3 Utilities Goals and Policies.....	111
12 CAPITAL FACILITIES ELEMENT.....	113
12.1 What Are Capital Facilities?.....	114
12.2 Why Plan for Capital Facilities?	114
12.3 Existing Capital Facilities – Summary	116
12.4 Capital Facilities Plan	127
12.5 Capital Facilities Goals and Policies.....	130

TABLE OF TABLES

Table 5.1	Land Use Designations	29
Table 5.2	20-Year Countywide Population Projection	30
Table 6.1	Housing Mix	52
Table 7.1	Labor Force by Industry, City of Grand Coulee	59
Table 8.1	Parks and Recreation Facilities	68
Table 8.2	Park Facility Improvements.....	68
Table 10.1	Street Surface	91
Table 10.2	Adopted Transportation Level of Service Standards	94
Table 10.2	Six-Year Transportation Improvement Program	101
Table 12.1	Existing Water System Source	117
Table 12.2	Booster Station	117
Table 12.3	Grand Coulee Reservoirs	118
Table 12.4	Water Pipe Footages by Type	119
Table 12.5	Public Works Equipment Inventory	123
Table 12.6	Fire Department Equipment Inventory	125
Table 12.7	City of Grand Coulee Six-Year Capital Facilities Plan – 2019-2024.....	127

TABLE OF FIGURES

Figure 3.1	Age Distribution, City of Grand Coulee	19
Figure 3.2	Racial Makeup, City of Grand Coulee	19
Figure 5.1	Zoning and Future Land Use Map	27
Figure 7.1	Grand Coulee Downtown Revitalization Concept.....	61
Figure 10.1	Roadway Classification Map	97

INTRODUCTION

1

The Comprehensive Plan for the City of Grand Coulee is intended to guide the growth and development of the community and its immediate surroundings for the foreseeable future, or about the next twenty years. The plan identifies the official goals, policies, and recommendations to be used as the guidelines that direct City officials to make informed decisions in the best interest of the community.

The plan is also intended to help maintain reasonable continuity in future decision-making as turnover occurs within the City's legislative body. It furnishes direction for the development of the City which will make it a more convenient, attractive, and orderly place in which to live, shop, work, and play. However, the plan must be periodically reviewed and updated to reflect technological, social, economic, and political changes that may invalidate certain plans and policies. For the City of Grand Coulee, an update every eight years is recommended, to be completed in association with updates in population, land use and capital facilities information.

Grand Coulee's Comprehensive Plan rests on the belief that it is wise to look ahead, foresee change, and take charge

of the future. It covers decisions regarding Grand Coulee’s growth that are best made in common. These decisions include planning concerns such as the overall land use pattern; how to serve the area with adequate housing, community facilities, roads, parks, and public utilities (sewer, water and stormwater); and how to protect natural resources, including critical areas and shorelines. Within this overall guide, there is still much room for individual discretion.

1.1 Scope and Organization

This Comprehensive Plan is designed to satisfy the Washington Growth Management Act (RCW 36.70A) and Grant County’s Countywide Planning Policies (CWPP). It is the result and the product of local residents; having been created through a public process, it is the expression of the popular will. The Comprehensive Plan is organized as follows:

1. Introduction
2. Planning Process
3. Community Profile
4. Vision and Goals
5. Land Use Element
6. Housing Element
7. Economic Development Element
8. Parks and Recreation Element
9. Environment and Critical Areas Element
10. Transportation Element
11. Utilities Element
12. Capital Facilities Element

In addition to the introductory material presented in the first six chapters, this Comprehensive Plan is also composed of eight closely interrelated main elements (Chapters 7 through 14) to serve as a satisfactory guide for future development, as provided for in RCW 36.70A.070 and 36.70A.080.

This Comprehensive Plan is a broad statement of the community’s 20-year vision for the future, and it includes goals and policies throughout to help achieve the vision. Each element of this plan includes a list of the community’s goals and policies addressing particular issues within that element of the community. Goals are general expressions of the City’s hopes and aspirations about its future development. They are the target

for which the City aims to realize its vision. Policies are broad statements of intent to guide or direct action in order to achieve the City's goals.

The Comprehensive Plan also guides decision-making and directs implementation to support the vision. It guides the zoning ordinance, the critical areas protection ordinance, the environmental protection ordinance, the subdivision ordinance, the capital improvements program, and other legal and administrative actions that shape the physical community. Those legal instruments are required to implement this Comprehensive Plan, and therefore must be consistent with the adopted plan.

1.2 Planning Framework

The Growth Management Act (GMA), codified as RCW 36.70A, is the enabling legislation that renders this Comprehensive Plan a legally recognized document by the State of Washington. This plan is a policy document only; the policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. The implementing regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan, and as set forth in the Growth Management Act, as amended.

Growth Management Act

GOALS

In response to legislative findings that uncoordinated growth together with a lack of common goals toward land conservation pose a threat to the public health, safety, and general welfare, and especially to the environment and sustainable economic development, the State Legislature enacted the Growth Management Act (GMA) in 1990, codified as RCW 36.70A. To guide the development of comprehensive plans and land use regulations for those municipalities and counties which are required to plan under the act, the GMA establishes the following goals:

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. **Transportation.** Encourage efficient, multi-modal transportation systems that are based on regional priorities and coordinated with county and municipality comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property Rights.** Property rights shall not be taken for public use without just compensation having been made. The property rights of land owners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural Resource Industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open Space and Recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen Participation.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.



Overview of Grand Coulee, situated above Grand Coulee Dam along the Lake Roosevelt reservoir

12. **Public Facilities and Services.** Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
14. **Shorelines.** For shorelines of the state, the goals and policies of the Shoreline Management Act (RCW 90.58.020) are added as one of the goals of the GMA (RCW 36.70A.020).

The primary goals and policies that define Grand Coulee’s priorities in dealing with these issues are listed throughout this Comprehensive Plan. These goals and policies are also intended to express what the people of Grand Coulee see as the future of their community.

PRINCIPLES

One of the most important tenets of the GMA is **consistency**, meaning consistency between:

- Comprehensive plans and the planning goals identified in RCW 36.70A.020
- Municipal and county comprehensive plans
- The comprehensive plans of each municipality and county with those of neighboring municipalities and counties
- The elements within the Comprehensive Plan (internal consistency)
- The Comprehensive Plan and development regulations
- The Comprehensive Plan and capital budgets
- State agency actions and municipal and county comprehensive plans

This “consistency doctrine” has its beginnings in the State Planning Enabling Act of 1935 (which uses the language “in accordance with” instead of “consistent with”), and has been strengthened over time by state statutes and court decisions.

A second tenet of the GMA is **concurrency**, meaning that public facilities and services must be developed concurrently with the land uses they are intended to serve, so that adopted level of service standards are consistently maintained. Regarding transportation, the concurrency requirement is especially forceful:

“...local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development” (RCW 36.70A.070(6)(b)).

URBAN GROWTH AREAS

Taken together, the various requirements of the GMA suggest a strong relationship between urban growth and the public facilities and services necessary to serve that growth. This relationship is further cemented by

the concept of Urban Growth Areas (UGAs), wherein land development and public infrastructure improvements are programmed concurrently. To accomplish these planning requirements, the GMA expressly authorizes the use of innovative techniques, including impact fees.

The GMA requires the City and Grant County to work cooperatively in establishing UGAs – areas where urban type development will be encouraged to grow adjacent to, but outside of, the City’s corporate limits in order to accommodate the projected population growth for the next 20 years. The designation of the UGA provides areas to ensure orderly and efficient future growth and land use. The City’s original UGA was adopted in 1994 and revised in 1996 and 2006. Potential future expansion of Grand Coulee’s municipal boundaries should be anticipated to accommodate the community’s growth over the 20-year planning period. It is important to note that the official designation of the UGA is under Grant County’s jurisdiction and cannot be amended more than once a year.

1.3 Relationship to Other Local Planning Documents

Countywide Planning Policies

In 1991, the State Legislature amended the GMA to require that counties adopt Countywide Planning Policies (CWPP) in cooperation with their municipalities. The purpose of these policies is to establish a coordinated, countywide framework within which to develop comprehensive plans. The CWPP must guide the subsequent adoption of comprehensive plans without overly constraining with excessive detail. The Countywide Planning Policies shall, at a minimum, address the following:

1. Policies to implement RCW 36.70A.110;
2. Policies for promotion of contiguous and orderly development and provision of urban services to such development;
3. Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;
4. Policies for countywide transportation facilities and strategies;

5. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
6. Policies for joint county and municipality planning within urban growth areas;
7. Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and
8. An analysis of the fiscal impact.

Cities and counties are required to be consistent with the CWPP in their comprehensive planning. Grant County and the municipalities therein coordinate their planning to avoid conflicts and ensure that infrastructures crossing jurisdictional boundaries are functionally integrated.

Grant County and its municipalities formed the Grant County Planned Growth Committee, which included a representative from Grant County and each of its cities and towns, to develop the CWPP in 1993. The CWPP support, promote, and enforce the GMA's mandated planning goals. They were adopted by the Grant County Board of Commissioners in May 1993, and were revised in 2002 and 2009. Grand Coulee's Comprehensive Plan, with associated goals and policies, maintains consistency with Grant County's adopted CWPP.

Grant County Comprehensive Plan

One of the GMA's primary goals is to increase cooperation between jurisdictions and to assure consistency among the comprehensive plans from jurisdiction to jurisdiction and from region to region. The Grant County Comprehensive Plan serves as the plan for all unincorporated areas in the County, including those within the urban growth boundaries of cities and towns. The effort to accomplish consistency between the cities in Grant County and the County itself began with the development of the County's Comprehensive Plan in 1999. The plan was comprehensively amended in 2006 and 2018, with other minor amendments occurring through the years. Coordination with the cities and towns has occurred throughout the plan's lifetime to verify population projections, achieve compatibility along jurisdictional

boundaries, and assist with planning and zoning issues as County lands are annexed into the cities.

In recent years the cities and towns have worked cooperatively with Grant County, expanding beyond GMA-related issues. This includes activities related to the distribution of the rural sales and use tax dollars (“distressed counties’ funds”), prioritization of infrastructure projects, and hazard mitigation planning. Growth Management related issues continue to be a significant task, including allocating updated population projections and coordinating the review of urban growth area amendments.

The Grand Coulee Comprehensive Plan is related to the County plan through provisions that encourage:

1. urban development within the UGA established for Grand Coulee,
2. the responsible provision of urban services for the projected growth over the 20-year planning period, and
3. the reduction of urban sprawl into the adjacent rural lands immediately outside the adopted UGA.

Other issues which were considered on a more regional basis were resource lands that may extend from the surrounding unincorporated area into the Urban Growth Area, and geological hazard areas and other sensitive areas that cross jurisdictional boundaries.

It is intended that this plan and the adopted County plan will be consistent with and complementary to each other. Each of the communities’ plans has been coordinated with the County’s Comprehensive Plan. As implementation moves ahead, amendments to the communities’ comprehensive plans will be submitted to the County to be included in the County Comprehensive Plan, thus providing a consistent process to ensure these relationships are maintained through the planning period and beyond. This should provide the citizens of Grant County with a complete picture of how the County is expected to develop over the planning period.

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PLANNING PROCESS

2

In 2001, the State Legislature mandated that comprehensive plans must be updated periodically to ensure they have been brought up to date with any relevant changes in the GMA and to respond to changes in land use and population growth. Cities and counties must review and revise their comprehensive plan and development regulations every eight years to ensure compliance with the GMA. Grand Coulee's Comprehensive Plan was updated in 2009 and must be updated again by June 30, 2020.

2.1 Existing Plan

The City of Grand Coulee's first Comprehensive Plan under the GMA was adopted in 1999. In preparation for the development of this plan, the City undertook an extensive public participation process to create a vision that reflected the needs and desires of the local population.

In the initial phases of the planning process, the City conducted several public meetings and workshops in order to obtain community input. A survey was also mailed to all residents of the City of Grand Coulee and the proposed UGA. Through these opportunities for public input, the City was able to gauge community sentiment and develop

the vision statement (further discussed in Chapter 4) regarding the community's future land development. In addition, the public discussed community concerns regarding social, economic, and physical conditions, as well as implementation priorities.

Public participation also played a major role in the plan's 2009 update process. A committee known as the planning agency, consisting of members of the City council, City staff, and members of the general public, was created to facilitate public participation. The planning agency held open meetings, workshops, and public hearings throughout the update process. The current version of the plan has been shaped over time based on public input and the needs of the community.

2.2 Plan Update Process

In general, the Growth Management Act requires a deliberate update process that includes three basic steps: 1) review of relevant plans and regulations; 2) analysis of need for revisions; and 3) adoption of appropriate resolutions and/or amendments. The City of Grand Coulee began its Comprehensive Plan update process in 2017 and completed it in 2020.

Public Participation

The Growth Management Act stresses the importance of "early and continuous" public involvement in the update process. It does not specify just how it is to be carried out, but calls for cities, towns and counties to "go the extra mile" in involving citizens in the planning process, because citizens are the backbone of land use planning issues. In preparation for this update, the City of Grand Coulee adopted a public participation plan in 2017, which lays out the City's strategy for encouraging public participation. Consistent with this plan, at the beginning of the update process, in October 2017, the City held a public open house to collect citizen input on the City's existing comprehensive plan goals, visions, and other issues of concern within the community. In July 2018, a public Planning Committee workshop was held to discuss current zoning and land uses, as well as economic development strategies that could be beneficial to the community.

Role of the Planning Committee

The Planning Committee is responsible for preparing and presenting to the City Council and the public an updated draft Comprehensive Plan and Development Regulations. The Planning Committee, with a methodical and deliberative approach, has gone through each element of the existing Comprehensive Plan and proposed amendments to bring the document up to date with changes in the built environment as well as regulatory changes, particularly as they relate to the protection of the natural environment. The Planning Committee completed its work on updating the Comprehensive Plan in September 2019 and presented a draft to the City Council and the citizens of Grand Coulee for their review and comment.

Role of the City Council

The City Council has the responsibility of adopting the updated Comprehensive Plan and Development Regulations by ordinance. The City Council action comes after the Planning Committee has completed its work and after the citizens of the City of Grand Coulee have had an extended opportunity to review and comment on the draft documents.

2.3 State Review

All locally adopted comprehensive plans and development regulations are sent to the Washington State Department of Commerce for their review. The Department of Commerce reviews the submitted plans to ensure their compliance with the Growth Management Act. After a 60-day review period, Commerce may provide a comment letter identifying suggested changes. Once any suggested changes are made and the update is accepted by Commerce, City Council may adopt the final updated plan.

2.4 Appeals Process

The City Council-adopted Comprehensive Plan and Development Regulations can be appealed to Washington's Growth Management Hearings Board. The Hearings Board can invalidate the Plan, reject the appeal, or issue directives to the City to modify the Plan, to bring it into compliance with the Growth Management Act. The Hearings Board's

decision is legally binding on the local government. The Hearings Board's decision can be appealed to a Superior Court.

2.5 Implementation

The Comprehensive Plan serves as a guide for the overall development of the community, reflecting the desires of citizens and officials as to how the City should grow over the 20-year planning period. It does not claim to anticipate all the changing needs that will occur for such a period; therefore, periodic review of the plan is necessary to ensure that it is meaningful and effective. Because the City's development regulations implement the Comprehensive Plan, the City is also required to assess and amend its existing development regulations for consistency with the plan. Based on the Comprehensive Plan directives, the City must provide updated regulations to accomplish implementing measures related to the plan. Zoning, subdivision, building, health, street, and sign codes are examples of regulations that may be useful in the implementation of the Comprehensive Plan.

Zoning

The zoning ordinance and map divide the land into zoning districts and, within these districts, regulate the permitted and conditional uses, density, and the placement, height, bulk and coverage of buildings and structures. This ordinance is required to be consistent with the Comprehensive Plan land use designation maps as well as the goals and policies.

Subdivision

The subdivision ordinance regulates the process of laying out parcels of undeveloped land into lots, blocks, streets, and public areas. It is primarily used to control new or expanding residential, commercial, or industrial development. Land developed in the City's UGA is under County jurisdiction and will be based on the County's subdivision codes; therefore, communication and coordination are vital to ensure adequate public facilities.

Other Implementation Tools

Building codes are also used to implement the Comprehensive Plan. These codes regulate design, construction, quality of materials, use,

occupancy, location, and maintenance of buildings and structures within the City. The City has adopted the International Building Code, consistent with State requirements; however, the City's own building code may be refined to reflect and be consistent with the policies in the Comprehensive Plan.

2.6 Comprehensive Plan Amendments

As previously discussed, the Comprehensive Plan is an overall policy document based upon community preferences and desires. The Comprehensive Plan must be maintained, evaluated, and updated to keep pace with the changing needs of the City. Amendments to the Comprehensive Plan may be requested by the City Council, planning staff, or by any affected citizen or property owner at any time. By reviewing and updating the plan on a regular basis, Grand Coulee can maintain public interest, ownership, and involvement in the planning process. This demonstrates the City's own commitment toward implementing a long term vision for the community through the policy guidance in the Comprehensive Plan.

Amendments to the Comprehensive Plan are legislative actions requiring Planning Committee approval and City Council adoption. In general, as prescribed by the GMA, amendments to the Comprehensive Plan may be considered no more than once per year. However, there are circumstances in which the plan may be amended outside of the scheduled annual amendment process, such as the adoption of a subarea plan, or the amendment to the Capital Facilities Element that occurs concurrently with adoption of the City's budget, among others (RCW 36.70A.130).

Amendments to the Comprehensive Plan should include early and continuous public participation, commensurate to the initial adoption process.

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COMMUNITY PROFILE

3

The City of Grand Coulee is located in north central Washington State, at the northern tip of Grant County, about 100 miles south of the US-Canada border. It is a small community co-located with the Grand Coulee Dam, just above the main stem of the Columbia River. The City is the retail service center for the other small cities in the region as well as for nearby rural areas. The City is comprised of 849 acres, with another 841 in its Urban Growth Area, for a total of 1,690 acres in its planning area.

Grand Coulee was among a handful of small towns that boomed in 1933 to house and provide services to the Columbia Basin Project's (CBP) construction workers. Given its role in the development of the CBP's Grand Coulee Dam, the City of Grand Coulee's place of importance in the nation's history cannot be understated. The CBP is a multi-purpose project, irrigating over 500,000 acres of farmland, providing 300,000 acres of recreational areas, and generating over 19 billion kilowatt hours of electricity per year, making it the largest power complex in North America.

The City was officially incorporated on November 6, 1935. By 1940, the population had grown to 3,659 according to the US Census. This would be the City's peak population



Grand Coulee Dam

(to date) as completion of the dam ceased. By 1950, the population was 2,741, dropping by nearly a thousand people. The decline continued through the second half of the 20th century; the City has a current (2017) estimated population of 1,055.

3.1 Age Distribution

According to the U.S. Census Bureau American Community Survey (ACS), the median age of Grand Coulee residents is 44.7. While the population declined sharply for several decades following completion of the Grand Coulee Dam, it has been rising steadily since the turn of the century. The largest segment of the population by age group is now 10-19 years old, comprising 20% of the city's population, which may indicate the population is currently trending upward (Figure 3.1).

3.2 Racial Makeup

According to ACS, 68% of Grand Coulee's population is white. The next largest segment is American Indian and Alaska Native, making up 21% of the population (Figure 3.2).

Photo source: "Grand Coulee Dam" by [Gregg M. Erickson](#), licensed under [CC BY 3.0](#).

Figure 3.1 Age Distribution, City of Grand Coulee

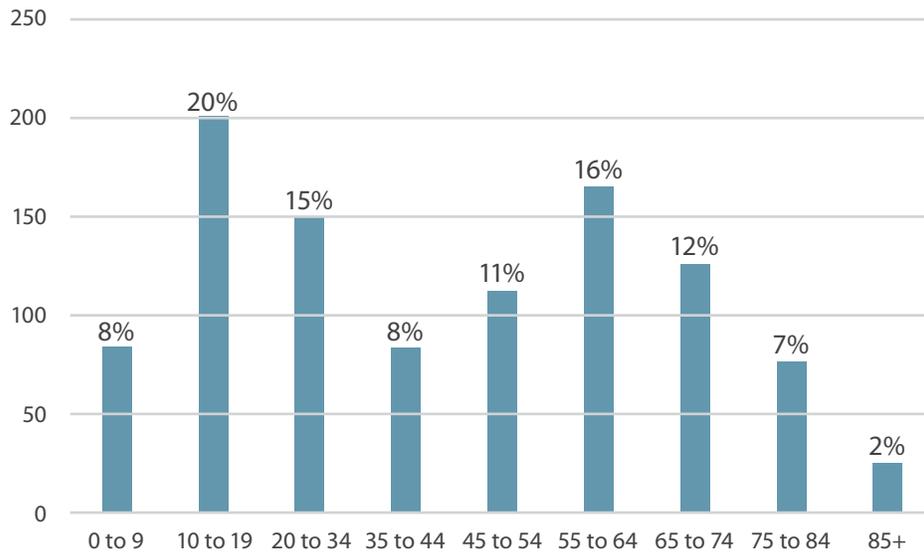
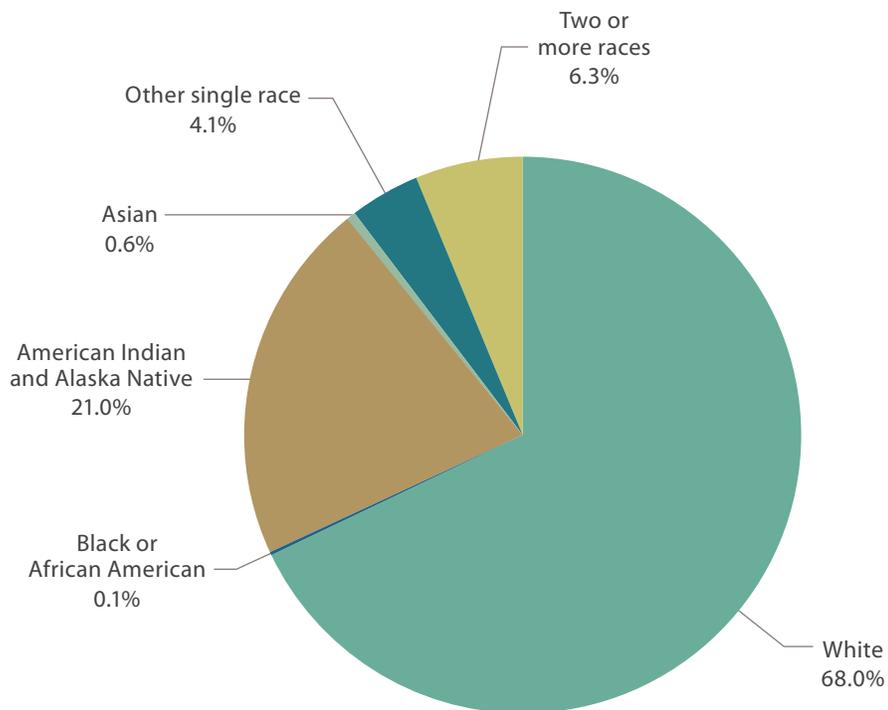


Figure 3.2 Racial Makeup, City of Grand Coulee



3.3 Education, Income and Employment

Of the population 25 years and over in Grand Coulee, 88.1% are high school graduates or higher; 9.5% hold a bachelors degree or higher.

ACS indicates there are 352 people in Grand Coulee's civilian labor force. Of these 352, an estimated 20, or 5.7%, are unemployed. The median household income in Grand Coulee is \$34,112. This is much lower than Grant County's median household income of \$52,382, and it's nearly half of the median for the state of Washington (\$66,174). An estimated 21.6% of individuals live below the poverty level in Grand Coulee, compared to 15.9% in Grant County and 12.2% in the state of Washington as a whole.

VISION AND GOALS

4

4.1 Vision Statement

Grand Coulee: A Small City with Big Dreams

The City of Grand Coulee recognizes that the actions it takes today will have effects on the City's health and prosperity for many years into its future. With this in mind, the City adopts the following guiding principles to help carry out its vision statement and assure that Grand Coulee remains the ideal place to live, work and play.

Guiding Principles

LIVE

- The City has a sufficient supply of housing stock with enough diversity to meet the needs of residents at a variety of incomes.
- The City's commercial district meets the needs of the community and visitors.
- The City's healthcare industry remains viable and able to provide services to the immediate community and region.
- The City supports an education system that prepares students for transition to higher education and employment.

WORK

- Grand Coulee envisions a City with a prosperous business district.
- The vitality of the business district is apparent.
- The business district evolves into a classic downtown, with visual appeal.
- The business district is a place where entrepreneurs are eager to invest.

PLAY

- The City of Grand Coulee is a destination for tourists, day-trippers and vacationers.
- The City welcomes and accommodates the needs of visitors.
- The City displays an attractive environment.
- The City maintains and improves its parks.
- The City celebrates its history and its future.
- The City encourages the provision of recreation facilities and opportunities.

GOVERNMENT

In response to the desires of the community, the local government commits to:

- Establishing clear rules and guidelines to support trade and commerce.
- Being responsive to the needs of business.
- Being pragmatic and practical in establishing regulations.
- Actively seek funding to improve the infrastructure of the City.

4.2 Overall Planning Goals

The goals and policies identified throughout each element of the plan are deemed to be essential in achieving the community's objectives. As time passes, these primary goals are intended to endure, even when the Comprehensive Plan is updated to account for changing conditions and completion of the objectives identified in each element. Along with the vision statement and guiding principles above, these overall planning goals will provide direction for such revisions.

GOAL 1: Encourage citizen participation in community activities and government.

- Objective 1.1: The City will support opportunities that encourage public and private involvement in community traditions, as well as encourage volunteerism and activism. Grand Coulee has a wealth of talent in its citizenry. This resource should be tapped whenever possible to promote community pride.
- Objective 1.2: Increase civic pride throughout the community.

GOAL 2: Develop a functional and effective City planning process.

- Objective 2.1: Promote active citizen participation in community goals and government.
- Objective 2.2: Review and amend the City's Comprehensive Plan and development regulations, as necessary, at least every seven years.
- Objective 2.3: Increase planning coordination with Grant County and other jurisdictions in the County.
- Objective 2.4: Assure development requests are processed in a timely and fair manner by the City.
- Objective 2.5: Reduce land use conflicts and haphazard development with appropriate zoning, subdivision, and similar land use management programs.
- Objective 2.6: Consider the Comprehensive Plan goals and policies when considering actions regarding new proposed developments, including proposed new land uses, capital facilities, and services.
- Objective 2.7: Determine how to acquire and spend public resources.
 - » Anticipate future expenditures
 - » Build on and take full advantage of existing assets
 - » Research and apply for local, state, and federal grants

GOAL 3: Preserve the City’s small-town, friendly quality of life.

- Objective 3.1: Encourage changes within the community that improve livability such as increasing pedestrian oriented facilities, providing protection of cultural resources, and developing standards for high quality design of the streetscape. Additionally, the City will encourage changes that limit stress-causing factors, such as noise pollution and traffic congestion.
- Objective 3.2: Provide an effective stewardship of the environment to protect critical areas, maintain water quality, and conserve land, air, water, and energy resources by taking advantage of existing plans or ongoing planning activities such as watershed management plans, drainage basin plans, other regional resource protection plans.

GOAL 4: Encourage economic growth and creation of new industries and services.

- Objective 4.1: Determine the public services the citizen’s desire, methods of funding such services, and the level of service that available funding can support.
- Objective 4.2: Encourage development of the local economy by providing a predictable development atmosphere, emphasizing diversity in the range of goods and services, and ensuring that as the economy changes employment opportunities are balanced with a range of housing opportunities.
- Objective 4.3: Maintain and improve the City’s infrastructure.
- Objective 4.4: Provide opportunities for recreational and cultural activities including a range of activities for all ages.

LAND USE ELEMENT

5

The Land Use Element of the Comprehensive Plan is intended to promote orderly community growth by providing for planned land use areas which consider environmental, economic, and human factors. The plan is designed to meet both current and future needs of the community and to serve as a guide to decision makers when presented with options for developing and redeveloping within Grand Coulee and its UGA.

This element also helps retain the basic form and pattern of the community while creating opportunities for orderly expansion. In general, the Zoning and Future Land Use Map (Figure 5.1) shows the locations of the different land use categories, as well as the Urban Growth Boundary which defines the UGA. There are four broad land use designations which meet the needs of Grand Coulee residents. The four categories are Residential, Commercial, Industrial, and Public. The amount of vacant, partially used, and underutilized land within the UGA is adequate to meet the County's 20-year population projection for residential as well as commercial and industrial land uses.

5.1 Land Use Designations

The following land use categories, and subsequent densities, are to be implemented through the zoning ordinance and other implementing regulations, as necessary:

Residential Lands

Within the residential land use category, there are three general types of residential land uses intended to meet the diverse needs of the community, including affordability and lifestyles, while complementing the existing development pattern of the City.

Single Family Residential, Low Density: Areas of land designated for low density residential uses, particularly single family homes on individual home sites. Maximum density allowed is four units per acre.

Residential, Medium Density: Areas designated for medium density residential uses such as duplex and apartment units, as well as single family homes on small lots. Maximum density allowed is ten units per acre.

Multi-family Residential, High Density: Areas designated for high-density development such as apartment and manufactured home parks to meet an affordable community housing need and to work towards building and maintaining a more compact environment. Maximum density allowed is twenty units per acre.

Commercial Lands

Within the commercial land use category, there are two distinct commercial designations intended to meet the retail, commerce, and business needs of the community.

Central Business District: Provides the majority of commercial space within the community for present and future commercial activities. It is characterized by a concentration of general commercial uses, most commonly of a retail nature, such as grocery and hardware stores.

Highway Commercial: To be characterized by uses and businesses primarily related to serving the traveling public, including those of a

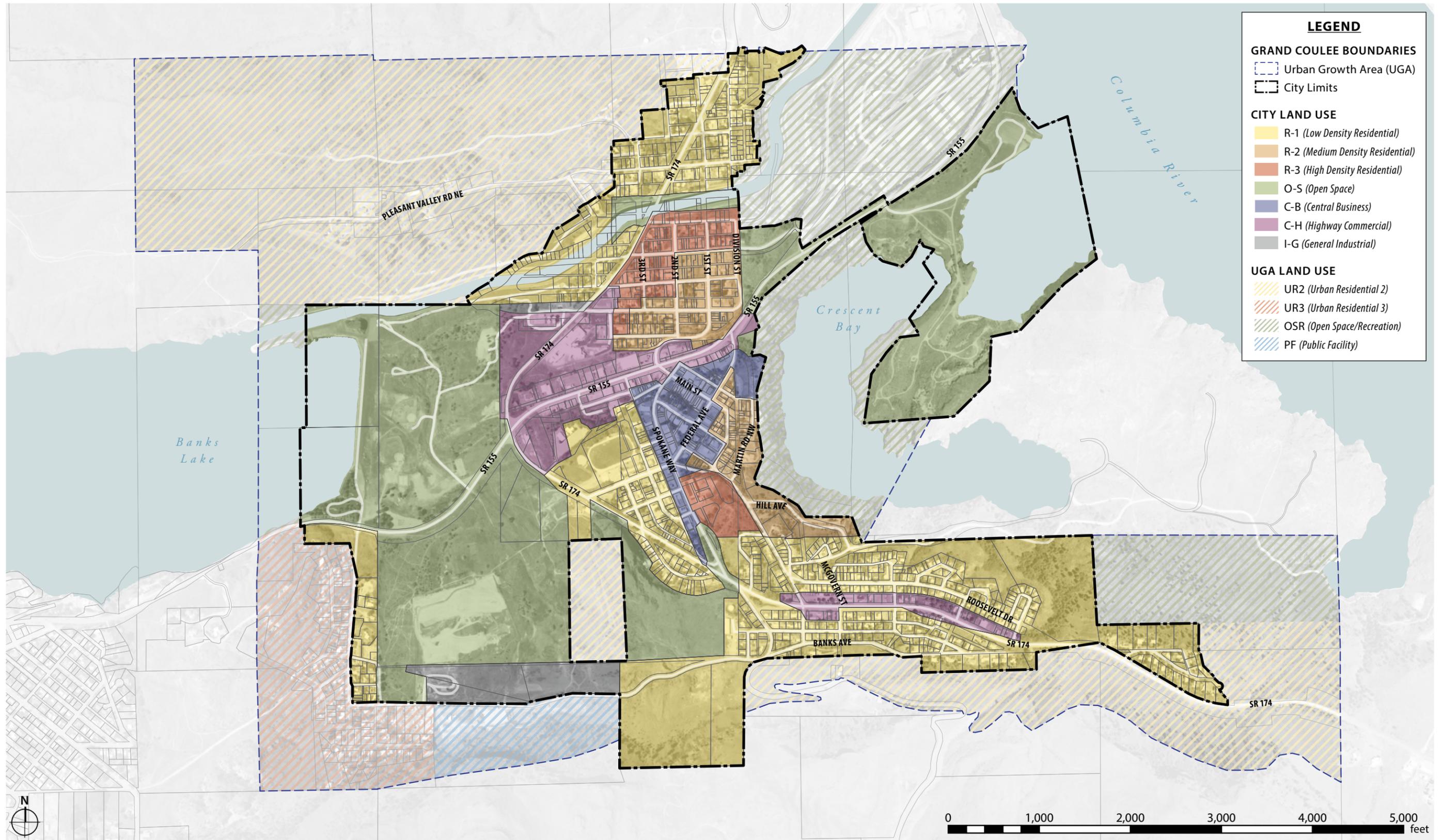


Figure 5.1 Zoning and Future Land Use Map

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retail nature, restaurants, hotels, motels, recreational businesses, and recreational vehicle parks.

Industrial Lands

The City supports one industrial land use designation within the planning area.

Industrial: This designation provides lands that support high impact uses such as industrial, manufacturing/processing, and large commercial facilities. Such uses need to be located and regulated so that the industrial activities do not negatively impact less intense uses and the quality of life the residents currently enjoy. Though high impact as a land use, industrial facilities generally have positive economic impacts on the community. These are the activities that create jobs and increase property values, both of which increase tax revenue to the City and are welcomed uses to a community.

Open Space

The lands designated as open space within the City’s planning area are federal government properties and will be used to support federal projects as needed.

Table 5.1 shows the acreage distribution of the land use designations described above. These designations are also illustrated in Figure 5.1, Zoning and Future Land Use Map.

Table 5.1
Land Use Designations

Land Use Designation	Acres City	Acres UGA	Total
Low Density Residential	286	518	804
Medium Density Residential	45	0	45
High Density Residential	29	0	29
Business Commercial	34	0	34
Highway Commercial	64	0	64
Industrial	22	33	55
Open Space	371	289	660
Total	851	840	1,691

5.2 Population Projection

The official 2010 US Census figure for Grand Coulee was 988, and the 2017 State Office of Financial Management (OFM) population estimate for Grand Coulee is 1,055. The Growth Management Act requires that the designated urban growth area must include areas and densities sufficient to accommodate the urban growth projected to occur in the County for the next twenty years according to population projections developed by the OFM and the population allocations established by Grant County.

Table 5.2
20-Year Countywide Population Projection

	2017 Population	2038 Projected Population	20-Year Population Increase
Coulee City	565	627	62
Electric City	1,020	1,257	237
Ephrata	8,005	10,719	2,714
George	720	887	167
Grand Coulee	1,055	1,442	387
Industrial	31	33	63
Hartline	155	163	8
Krupp	50	56	6
Mattawa	4,805	8,494	3,689
Moses Lake	22,720	38,553	15,833
Quincy	7,370	10,075	2,705
Royal City	2,245	2,945	700
Soap Lake	1,550	1,991	441
Warden	2,730	2,877	147
Wilson Creek	218	242	24
Unincorporated Grant County	42,422	52,600	10,178
Total	95,630	132,929	34,642

Source: 2018 Grant County Comprehensive Plan

Based on the OFM 20-year population projections for Grant County, the County has allocated this projected growth to cities, towns, and unincorporated areas of the County. The County developed these population projections in coordination with the cities and towns, and they reflect the recent years' growth trends. Table 5.2 indicates projected population and distribution of the expected 20-year growth in each jurisdiction. Grand Coulee is projected to have a population of 1,442 in 2038, an increase of 387 over the 20-year planning period.

According to the buildable lands analysis presented in Grant County's 2018 Comprehensive Plan, the land availability for future housing units in Grand Coulee's unincorporated UGA is 149 acres. Reducing this acreage by 20% to account for future roads and infrastructure leaves a buildable land area of 119 acres. Grant County's analysis translates this acreage into a projected 238 housing units that could be accommodated over the 20-year growth period.

The U.S. Census Bureau American Community Survey (ACS) indicates an average household size of approximately 2.55 persons for the City of Grand Coulee. At this household size, the 238 units that can be built in the City's UGA would accommodate 610 persons. This indicates there is more than enough land available to accommodate the City's projected population growth of 387 persons over the 20-year planning period.

5.3 Siting Essential Public Facilities

Essential public facilities are usually capital facilities, typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities (RCW 36.70A.200). Grant County may also identify additional public facilities that are essential to providing services.

The following outlines a process for determining where essential public facilities could be located and what development standards are appropriate. This process is intended to avoid duplication in approval process; consider the long-term as well as short-term costs of alternative siting criteria; provide for effective public review for major facility

location; and emphasize reasonable compatibility with neighboring land uses.

Locational Considerations

The following locational issues should be taken into consideration when essential public facilities are proposed to be sited in the City of Grand Coulee:

1. Equitable distribution of public facilities should occur so that no one jurisdiction assumes more than its fair share.
2. Siting issues among Cities, the County, the State, and between the County, State and federal agencies, need to be coordinated to eliminate untimely reviews and delays.
3. The siting of some essential public facilities is limited by the nature of the facilities' operational requirements and the siting requirements of state and federal agencies which need to be taken into account prior to and during the public review process. Specific siting needs for each type of facility and a need to identify design requirements and standard mitigation techniques should be stated as part of any siting decision.

Future expansion of a facility is often determined by the initial siting and design decisions, which need to be acknowledged in the public review process.

Public Review Process

It is essential that the public will be given an opportunity to review and comment on proposed location, construction and operation of essential public facilities. The following is a list of issues to be addressed in the public review process:

1. Affected public shall be consulted in preparing recommendations and shall be given the opportunity for effective review and comment.
2. Notice and opportunity to review and comment on draft recommendations shall be given to affected public.
3. Proposals for siting essential public facilities shall contain rationale for why that facility is needed.

4. Recommendations for essential public facilities shall contain a rationale for why the facilities listed need to be located in the City of Grand Coulee.
5. When identifying essential public facilities with siting difficulties, the characteristics of the facility that make it difficult to site shall be indicated.

Evaluation of Information

For the public to be able to review and comment on proposed essential public facility location, construction, and operation, a certain amount of quantifiable information needs to be in the hands of the public. The following is a suggested minimum list of information needed. More detailed and specific information is needed depending on the type of essential public facility proposed.

1. Evaluation criteria shall be consistent in the treatment of siting essential public facilities and should recognize the need for compliance with County wide policies and criteria.
2. Evaluation criteria shall consider more than one site.
3. Siting criteria shall be based on the following and consider the impacts on:
 - a. Natural features and critical areas
 - b. Existing land use and development in adjacent and surrounding areas
 - c. Existing Comprehensive Plan designations for surrounding areas
 - d. Present and proposed population density of surrounding areas
 - e. Environmental impacts and opportunities to mitigate environmental impacts
 - f. Effect on critical areas and designated open space areas
 - g. Spin-off (secondary and tertiary) impacts
 - h. Effect on the likelihood of associated development being induced or precluded by the siting of the facility.
 - i. Cumulative impacts of essential public facilities taken as a group.

5.4 Land Use Goals and Policies

General

GOAL 1: Maintain and enhance the existing pattern of land use by further defining the uses and the pattern; and provide incentives that encourage the refurbishing of existing structures and the in-filling of vacant properties to the appropriate uses, where feasible.

- Policy 1.1: Encourage the use of existing vacant land within the corporate limits where feasible, before allowing expansion into the urban growth area.
- Policy 1.2: Review current land uses to identify areas of potential conflict in land uses.
- Policy 1.3: Ensure adequate drainage facilities to protect property and environment from flooding and declines in water quality.

GOAL 2: Develop land use patterns in Grand Coulee that coordinate compatible land uses and prevent incompatible adjacent land uses.

- Policy 2.1: Implement zoning and subdivision regulations that achieve the land use pattern presented in the Comprehensive Plan Land Use map and text descriptions.
- Policy 2.2: Assure revisions to the land use regulations of the City are consistent with this Comprehensive Plan as well as state land use regulations.
- Policy 2.3: Develop guidelines to ensure that land use decisions are made fairly and objectively.

Residential

The following goals, policies, and rationales create the ability to develop residential areas efficiently and affordably. By following the direction these goal and policy statements provide, residential areas will develop where adequate public facilities already exist or can be provided in an efficient manner. In addition, by following these policies the inappropriate conversion of undeveloped land into sprawling, low-density development will be reduced.

GOAL 3: Maintain a sufficient housing supply to meet the community’s housing needs. Housing will be available in a variety of safe, aesthetically pleasing new and refurbished units.

- Policy 3.1: Assure that adequate public facilities and utilities are available to serve people of all income levels in a variety of neighborhoods. The City will continue its primary role in the provision of housing by investing in the infrastructure such as storm drainage, street paving, recreation, and water and sewer capacity.

Rationale: Preservation of property values can be maintained by providing predictability in development of surrounding areas. Zoning is one tool that addresses that issue. The Capital Facilities Plan, in conjunction with the other elements of this Plan lays out the City’s program to provide and improve infrastructure.

- Policy 3.2: Encourage residential growth to occur in areas where public utilities exist or may be provided at reasonable costs.

Rationale: Development in areas where services can be easily provided will keep the costs down, making housing more affordable and keeping public expenditures to a minimum.

- Policy 3.3: Encourage residential development to locate within the urban growth area, consistent with the Comprehensive Plan.

Rationale: Within Urban Growth Areas there will be sufficient urban-type services either already available, or at least planned for, which can handle urban densities. Residential development outside of the urban growth area typical occurs at very low-densities increasing the public costs due to its distance from services.

- Policy 3.4: Development proposals and public projects within the Urban Growth Area but outside of the corporate limits will be jointly reviewed by the county and municipality, with final approvals continuing to reside with the county.

- Policy 3.5: Encourage the construction of housing on vacant property within the City and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.

Rationale: Redevelopment and in-fill of existing areas helps to lower the cost of development and provide more efficient use of existing public

utilities by cutting down on the cost of providing these services. In-fill also eliminates a significant number of vacant lots that may cause fire hazards or collect junk materials that may be a detriment to surrounding property values.

- Policy 3.6: Within the single family residential districts, allow only residential development, with the exception of home occupations, subject to the appropriate hearing procedures.

Rationale: To help preserve and enhance the quality of life in Grand Coulee, it is important to take all possible steps to avoid incompatible uses within residential districts. By prohibiting higher intensity uses in residential areas, such as commercial or industrial, numerous conflicts should be avoided.

- Policy 3.7: Maintain high standards for residential development, construction, and maintenance. Such standards will include a diverse choice of housing types, quantities, and designs.
- Policy 3.8: Provide innovative and flexible development and design opportunities by establishing a process for and encouraging planned developments.

Rationale: High standards for all development will help provide long-term stability to the community by ensuring the continuance of a durable housing stock. However, such standards are not meant to preclude the development of housing units to serve all income levels and special needs populations because of higher cost. Planned developments can provide flexibility which allows the municipality to encourage the maximum use of new concepts in land development that might otherwise be inhibited by the strict application of the zoning ordinance. It can also encourage the enhancement of the natural characteristics of the land, help create permanent open space, and help utilize the public facilities required of residential developments more efficiently.

- Policy 3.9: Promote the retro-fitting and weatherization of existing housing for improved energy efficiency.

Rationale: It is important to recognize that energy efficient homes are essential, and that there is some responsibility on the part of the public sector to continue the existing programs already available to homeowners.

- Policy 3.10: Provide for a mixture of high density residential uses and compatible commercial uses that are similar in scale and are adequately serviced by multi-modal transportation systems and utilities.

Rationale: Multi-family developments should serve as a buffer between business centers and residential neighborhoods where the largest number of residents are closest to shopping and transit to decrease motorized traffic and encourage other modes of transportation.

- Policy 3.11: Multi-family residential housing should be subject to design criteria that relate to density, structure bulk, size and design, landscaping and neighborhood compatibility.

Rationale: Criteria helps assure that the uses and/or types of development which may have the potential to be inconsistent with residential neighborhoods are either precluded from a zoning district or are conducted in such a way as to be compatible. Construction and lot maintenance standards within the different zoning categories will reduce the chance of incompatible adjacent development or vacant lot neglect.

- Policy 3.12: Manufactured home parks requiring urban services/ facilities should be located within urban growth areas.

Rationale: Manufactured home parks generally maintain densities that are more characteristic of urban areas than rural ones. Consequently, they need to be serviced by urban facilities and services which are to be provided only within Urban Growth Boundaries.

- Policy 3.13: Provide for accessory apartments in residential zones as long as the unit maintains the appropriate residential character and quality living environment.

Rationale: Auxiliary apartments can increase density without having a high impact to a neighborhood. It also allows for the owner to either supplement their income or to house a relative, such as an elderly parent.

- Policy 3.14: Disperse day care facilities throughout residential areas.

Rationale: It is increasingly necessary for households to have two incomes in order to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to working families and depending on the density of an area, day care facilities are appropriate in residential areas and should be allowed accordingly.

- Policy 3.15: Encourage owners of vacant parcels and/or vacant buildings or structures to maintain said parcels, buildings and/or structures in a manner that does not promote or create fire hazards, and that does not detract from the quality of the surrounding area.

Rationale: Because of the arid climate, vacant lots that are overgrown with weeds and brush, and buildings that are left in a dangerous state of disrepair, cause a significant fire hazard and dangerous potential accident situations, and may be a detriment to surrounding property values.

Commercial

The following goals, policies, and rationales create the ability to provide a quality environment for commercial development. They help define the scope of future development while still assuring compatibility with surrounding residential uses. By following the direction these goal and policy statements provide, the environment will be created that draws the commercial trade Grand Coulee citizens' desire for the community.

GOAL 4: Provide and create opportunities for safe, aesthetically pleasing, and accessible commercial districts that allow diverse economic development and which contribute to a sound economic base for the community while maintaining a quality environment.

- Policy 4.1: Promote the development of incentive programs that reward the continued use, maintenance, development, and revitalization of land and buildings within established commercial areas, consistent with the land use map.

Rationale: Existing commercial areas generally represent a substantial public and private investment in buildings and infrastructure. By maintaining and revitalizing the existing stock of land and buildings, the City can begin to in-fill the existing commercial areas with appropriate uses, thereby preserving that investment. This strategy also helps maintain the existing pattern of uses within the community, including residential districts.

- Policy 4.2: Encourage the development of residential uses in the central business district as secondary use, while maintaining the street level commercial character of the district.

Rationale: Maintaining and enhancing the vitality of these areas would serve to reduce the costs associated with development of new commercial

areas. Introducing a residential/commercial mixed use increases the vitality of the district. Additionally, the downtown core is a major financial and professional center, which has a major role in promoting a sense of community, this character should be retained.

To promote the efficient use of utilities, existing traffic patterns and continuity of the commercial areas, incentives should be provided to upgrade and expand existing commercial areas. Commercial identity should be encouraged to be maintained and character of the area revitalized to keep the existing commercial areas vibrant.

- Policy 4.3: Maintain existing commercial structures and zoning for general commercial uses and protect them from conversion to other uses.

Rationale: In order to facilitate economic growth in the community, sufficient lands must be available for new businesses to come into the area. It is therefore important to have a clear representation of what lands are available, and some assurances that those areas will remain available in the future. Areas which are designated for commercial use should include criteria and regulations which discourage uses that could eventually conflict with commercial development.

- Policy 4.4: Promote the redevelopment of existing areas and development of vacant areas within the current corporate boundaries prior to annexation of new areas or rezoning of residential areas for commercial purposes.

Rationale: Existing and vacant areas will generally have the services needed for commercial development, i.e. utilities and circulation capacities. To promote efficient use of these services, providing incentives which help expand and upgrade existing commercial areas is important.

- Policy 4.5: The expansion of commercial districts/uses should occur adjacent to existing, similarly developed areas in conformance with the Comprehensive Plan when there is a demonstrated need for additional commercial land.

Rationale: This strategy will help maintain the existing commercial areas and promote the logical, orderly expansion of commercial uses adjacent to or near existing services, as the need arises. Similarly, residential districts will be preserved as long as possible, without having to deal with piecemeal, premature commercial designations. However, it is recognized that some commercial uses that don't fit the existing ownership patterns

or lot sizes may need to expand into the designated commercial areas prior to complete infill of the existing commercial core. It is the responsibility of the developer to prove and substantiate this need.

- Policy 4.6: Encourage the development of commercial land in a manner which is complimentary and compatible with adjacent land uses and the surrounding environment.

Rationale: By making commercial development compatible and complimentary with adjacent land uses the continuation of commercial uses is insured, less resistance to additional growth will be expressed, and both land uses can co-exist without undue hardships to either.

- Policy 4.7: Support commercial areas with adequate streets, parking, lighting, and utilities, including sidewalks and other provisions of pedestrian and non-motorized access to and within those areas, consistent with the Americans with Disabilities Act regulations.

Rationale: Commercial activities will generate greater traffic volumes, and will have greater service needs than a residential area. It is important to adequately provide for these needs in order to maintain the areas' viability and safety, and to prevent congestion and barriers to accessibility to the areas.

- Policy 4.8: Develop adequate standards for off-street parking sensitive to the diverse needs of commercial uses.

Rationale: Inadequate parking areas can lead to congestion problems in both the street circulation system and the parking lots, as well as negatively impact businesses. Standards need to be developed that recognize the direct link between parking availability, location of parking facilities, and efficient traffic circulation, and the diversity in parking needs for different types of commercial uses.

- Policy 4.9: Recognize pedestrian needs in commercial areas by providing a more pleasant and comfortable environment through adequately sized sidewalks or paths, intense landscaping, buffering of vehicular traffic, and pedestrian amenities such as benches and water fountains.

Rationale: To maximize the use of commercial areas, the atmosphere should be as inviting as possible for the consumer. Additionally, attractive, vibrant commercial areas will encourage additional merchants to locate close by, enhancing the commercial areas.



Commercial land uses on Spokane Way, in Grand Coulee's Business Commercial zoning district

- Policy 4.10: Encourage landscaping which provides unity to commercial developments and which screens or softens parking lots and unsightly areas, particularly in the transition areas between commercial and residential land uses.

Rationale: Landscaping helps provide continuity and definition to a commercial area, while also providing amenities to parking areas that break up the total paved look, cool them down, provide storm water retention areas, and make the area more inviting.

- Policy 4.11: On-site commercial preparation, i.e. road access, parking, surface drainage, utilities, water systems and sewer systems, should be provided by private developers or appropriate public/private partnerships.

Rationale: In developing a piece of property for a commercial use, the developer of that business realizes direct benefit. That development also directly impacts the existing systems, such as the water, sewer, and storm water drainage systems, already in place. It should therefore be the developer's responsibility to contribute extensively to that development. Likewise, the community as a whole receives indirect benefits from

improvements to the commercial core. In certain instances and through some means, cooperative efforts between the public and private sectors allow the community to achieve the high level of development desired.

- Policy 4.12: Ensure that commercial uses are not used in a manner which creates dangerous, injurious, noxious, or similar conditions which would adversely affect the use or value of adjacent areas or properties. Commercial activities should not emit dangerous or objectionable noise, odors, radioactivity, vibrations, or glare.

Rationale: Activities which may be commercial in nature but have the above characteristics would detract from the appeal of the commercial areas, and could be detrimental to the health and safety of the users and to the value of adjacent properties. Standards should be established which prevent objectionable activities from locating in the commercial areas of the community and which direct these uses to a more appropriate, less incompatible area.

- Policy 4.13: According to the density and intensity of commercial uses, provide appropriate types/levels of day care facilities.

Rationale: It is increasingly necessary for households to have two incomes to maintain their standard of living, thereby creating a need for adequate day care facilities. Because of the convenience to employees and shoppers, day care facilities are appropriate in commercial areas and should be allowed according to the intensity of the commercial use.

- Policy 4.14: Future development should be encouraged to locate in clustered, attractive centers around the existing commercial core, as opposed to strip commercial development.

Rationale: Strip development can lead to increased public expenditures by inefficient and untimely expansion of services, or development in areas where services are not designed to meet commercial needs, and unnecessary consumption of land. It may also lead to a degradation of the existing core as new businesses continue to move further away. A central, compact commercial core provides greater pedestrian access, and helps develop and support the existing downtown's viability and identity.

- Policy 4.15: Encourage adequate circulation patterns in commercial areas and provide linkages to other land use activities where practical.

Rationale: To maximize the efficient utilization of commercial development by consumers, ease in moving amongst businesses is essential. The circulation patterns for not only motorized traffic, but also for pedestrian and transit traffic must provide linkages between the two existing pockets of commercial uses, and within each area as well. This is particularly important in maintaining the viability of each existing area, until such time as they can be connected to become one.

- Policy 4.16: Encourage new businesses that will, through excellence of design and the nature of the use, provide long term benefits to the people of Grand Coulee.

Rationale: The stability of a community can be directly tied to the vitality of its commercial areas. By encouraging an inviting, aesthetically pleasing commercial environment through design criteria, that stability is strengthened. The future of Grand Coulee and the quality of life its residents enjoy can be enhanced and expressed through a quality commercial district.

- Policy 4.17: Promote the development of commercial activities oriented to the recreational and open space opportunities of the area.

Rationale: The natural environment and associated recreation opportunities are valuable recreational resources for both tourists and the residents of Grand Coulee. The development of related commercial activities, such as restaurants, lodging facilities, and recreational services that capitalize on this resource, in appropriate areas, will expand the economic opportunities of the area.

- Policy 4.18: Explore different incentives available to enhance the establishment and maintenance of business location. Encourage small business owners to expand present establishments.
- Policy 4.19: Review the present zoning allocations to ensure that sufficient commercial areas are located within the Grand Coulee planning area.

- Policy 4.20: Promote development in the Central Business District that is compatible with the existing characteristics. This may include common-wall construction, zero-lot lines, and off-street parking located behind structures.

Rationale: Commercial activities are intensive land uses generating traffic volumes and service needs greater than those in residential areas. Commercial areas should be accessed by major or secondary arterials, provide adequate parking and be supported by a full range of utilities including sanitary and storm sewage collection and disposal and water quantities adequate to provide required fire flows.

- Policy 4.21: Promote the image of the Central Business District as a location for family-oriented business, cultural and recreation activities.

Rationale: By promoting the downtown as a center for community needs and services, a strong sense of community will evolve, encouraging local shopping and serving to strengthen the high quality of life enjoyed by Grand Coulee residents.

- Policy 4.22 The expansion of commercial uses will occur adjacent to existing similarly developed areas in conformance with the Comprehensive Plan and in a manner sensitive to less intensive land uses, such as residential neighborhoods.

Rationale: Additional commercial development will be necessary to support population growth and accommodate economic diversification. This development should occur within and adjacent to existing commercial activities where infrastructure support is available or can be conveniently and efficiently extended and should mitigate potential adverse impacts on adjoining uses of differing intensity.

- Policy 4.23: Encourage businesses that will, through excellence of design and the nature of the use, provide long term benefits to residents and visitors.

- Policy 4.24: Commercial land will be developed in a manner which is complimentary and compatible with adjacent land uses and the surrounding environment.

Rationale: By making adjacent land uses complimentary and compatible, the continuation of commercial uses is ensured, less resistance to additional growth will be expressed, and both land uses can co-exist without undue hardship to either.

Industrial

The following goals, policies, and rationales address the community's desires to designate areas for industrial development. They help define the scope of future development while limiting the impact the industrial activity can have on the physical environment and quality of life. By following the direction these goals and policy statements provide, the environment will be created that allows industry to develop and meet the economic needs of the Grand Coulee community.

GOAL 5: Promote industrial development that contributes to the economic diversification, growth, and stability of the community without degrading its natural systems or residential living environment.

- Policy 5.1: Develop location and design criteria to identify lands best suited for industrial activity.

Rationale: To facilitate industrial development, lands must be designated as appropriate for intensive activities including but not limited to manufacturing, processing, wholesaling, and repair. As with any use, not all areas are suitable for industrial development. This policy recognizes that some areas not now designated for industrial use may be more appropriate than those presently designated and an inventory and evaluation should be undertaken to determine needs and suitability. Locational criteria should consider present uses of the land as well as existing and developing uses of surrounding lands, the availability and suitability of land in the immediate vicinity beyond the study area boundary, the adequacy of the existing transportation network to support truck traffic, availability of supporting utilities, physical constraints, ownership patterns, and community appearance.

- Policy 5.2: Promote and enhance community characteristics to assist in planning industrial development.

Rationale: In the process of industrial site selection, firms not only assess the specific site, but also place a major emphasis on the characteristics of the community including appearance, environmental quality, and opportunities for housing, recreation, and education, in order to be able to attract a workforce.

Maintaining a high standard for each of these factors will enhance the ability of the area to attract new industries.

- Policy 5.3: Encourage clean industrial development which is compatible with the quality of the City and natural environment (air, water, and noise, visual).

Rationale: Industrial development should be compatible with the quality of the environment enjoyed by area residents. In development and operational phases industrial activities should be sensitive to the expectations of the community.

- Policy 5.4: Encourage small, light industries to locate in Grand Coulee.

Rationale: Small clean industrial developments that are compatible with and do not detract from the quality of life enjoyed by the area residents are encouraged to locate in the City of Grand Coulee to help increase economic diversification, create jobs and promote economic stability.

- Policy 5.5: Designate industrial/ business park land uses in proximity of major street arterials so that access can easily be provided.

Rationale: Industrial, large commercial, and general business activities, can generate a significant amount of traffic, both vehicular and large



Grand Coulee's Highway Commercial zoning district, along SR 155

truck. It is best that this traffic be directed away from areas that contain uses similar to residences, schools, hospitals, and the central business district.

- Policy 5.6: Encourage, whenever possible, the extension of support facilities, infrastructure and services for industrial activity.

Rationale: Firms looking to relocate or expand existing business, or build new, are more apt to look to areas where the infrastructure is already in place with available capacity.

- Policy 5.7: Promote improvement of the area economy through diversification.

- Policy 5.8: Encourage business districts to develop in scale with the needs of the population throughout the City and region.

Rationale: To encourage industrial development, generally a full range of utilities is necessary. Integrated capital improvement programs should be reviewed to assure timely provision of those services.

- Policy 5.9: Encourage variety and innovative design in industrial site development and encourage an attractive and high quality environment for industrial activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.

Rationale: Well designed sites will promote additional development. Including provisions for landscaping, adequate parking, and innovative building designs will decrease conflicts in land use and make industrial areas inviting to locate.

- Policy 5.10: Actively support economic development measures that serve to revitalize and promote the growth of existing industrial locations.

Rationale: By revitalizing existing industrial areas, efficient use of existing infrastructure can be utilized. This should promote additional expansion by attracting new business maximizing land use potential.

Mixed Uses

GOAL 6: Encourage attractive mixed use development in support of the local and regional needs.

- Policy 6.1: Develop design standards that provide flexible land use options while supporting the need for enhanced community character.
- Policy 6.2: Support tourist uses and stays by allowing service and tourist destination activities and land uses.
- Policy 6.3: Allow industrial uses provided that the impacts can be sufficiently mitigated to minimize affect to surrounding properties.
- Policy 6.4: Encourage long-range land use designs that provide for conversion of parking lots to future commercial, industrial, residential, parking structures or other facilities as land values and community needs warrant changes.
- Policy 6.5: Support development of new industries, such as computer campuses and research and development centers.
- Policy 6.6: Support mixed-use development, including a variety of retail, commercial, service businesses.
- Policy 6.7: Develop standards allowing residential uses in commercial areas while retaining the commercial character of the street level.

Siting Essential Public Facilities

GOAL 7: Assure that essential public facilities sited in the City of Grand Coulee take into consideration the provisions in the Comprehensive Plan.

- Policy 7.1: When siting essential public facilities, the proposal shall take into account the City of Grand Coulee Comprehensive Plan, particularly the land use, housing, transportation, utilities, critical areas, shoreline, and parks and open space elements.

- Policy 7.2: Ensure that the siting of essential public facilities will include and provide for a public process with quantifiable information.
- Policy 7.3: Ensure that the essential public facilities siting process provides adequate data necessary to evaluate the siting of the proposed facility.

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HOUSING ELEMENT

6

The appeal of a community can be attributed to many factors; however, the quality of its housing stock is probably the best indicator of its long-term viability. It is necessary, therefore, to have an adequate stock of housing for all income types, while still recognizing the vitality and character of established residential neighborhoods. It is the intent of this comprehensive plan to provide for alternative housing types and future affordable housing opportunities.

In preparing its Comprehensive Plan, the City of Grand Coulee assumes its GMA obligation to address housing issues and preserve the vitality and character of established neighborhoods. The recommended method of accomplishing this is through an inventory and analysis of existing and projected housing needs. This inventory gives the community the information it needs to develop goals, policies, and objectives that will provide for the preservation, improvement, and development of housing, including single family residences.

This Housing Element works in tandem with the Land Use Element where sufficient land is designated to provide land for housing including, but not limited to, government

assisted housing, housing for low-income families, multifamily housing, and group homes and foster care facilities.

The Housing Element is also consistent with the CWPP adopted by the Grant County Planned Growth Committee. The committee incorporated the housing goals of the GMA into its policies and agreed that all jurisdictions within the County would consider the need for affordable housing for all economic segments of the population in each planning process. Policy 5 of the CWPP directs that a range in the cost, type, and densities of housing alternatives be taken into account. As well as implementing the GMA housing goals, the CWPP seek to provide areas for the location of a variety of residential uses while minimizing the impact on surrounding area and develop land uses that will preserve and enhance the desired quality of life and lifestyles.

6.1 Housing Supply

According to the U.S. Census Bureau American Community Survey (ACS), there are currently 562 housing units within the City of Grand Coulee serving a population of 1,055. Of these units, ACS estimates that 413 are currently occupied and 149 are vacant. Table 6.1 shows the mix of housing types currently existing in Grand Coulee.

GMA requires that the Comprehensive Plan identify sufficient land for housing to accommodate the projected 20-year population growth. As discussed in the Land Use Element (Chapter 5), the population is expected to grow by 387 during the 20-year planning period. According to ACS, Grand Coulee’s average household size is about 2.55 persons per unit. In order to meet the housing needs of the projected population, an additional 152 housing units are needed in Grand Coulee and its

Table 6.1
Housing Mix

Housing Type	Number of Units
Single-family	361
Multi-family	127
Mobile Homes	74
Total Dwellings	562

Source: U.S. Census 2013-2017 ACS 5-Year Estimates

UGA. The buildable lands analysis provided in Grant County's 2018 Comprehensive Plan indicates Grand Coulee's UGA can accommodate an additional 238 housing units; there is sufficient land for housing over the 20-year planning period.

6.2 Housing Goals and Policies

The goals and policies contained in this section are designed to maintain the current quality of existing housing developments, assist in assuring an adequate inventory is in place to meet the projected need, and assure that any new development is compatible with the character of the City of Grand Coulee.

GOAL 1: Encourage housing development for all income levels by defining the different types of housing and densities allowed, and by providing a balance of those types throughout the community.

- Policy 1.1: Support and encourage the retention and rehabilitation of existing housing units, thereby more efficiently utilizing the older housing stock.

Rationale: Utilizing the older housing stock should help to preserve existing neighborhoods, as well as providing housing units at a cost somewhat less than that for new construction, in the moderate income range.

- Policy 1.2: Promote the retro-fitting and weatherization of existing housing for improved energy efficiency by encouraging the continued use of existing programs and the development of new and innovative programs.

Rationale: It is important to recognize that energy efficient homes are essential, and that there is some responsibility on the part of the public sector, particularly with the Grant County PUD, to continue the existing programs already available to homeowners, while also exploring the possibility of new ones.

- Policy 1.3: Develop incentives that work to preserve and protect historic sites and buildings.

Rationale: Part of the quality of life of the area is expressed and promoted in the history behind the community. By preserving and protecting historic



A multi-family housing structure in Grand Coulee

sites and buildings, not only is this quality maintained, but the long-term viability of the community is enhanced.

- Policy 1.4: Provide a diversification of housing types and densities that can satisfy various lifestyles and economic capabilities.

Rationale: All segments of a community's population must have adequate shelter, and by providing a diversification of safe, sanitary, housing types, these segments can choose which one best suits their lifestyle and budget capabilities, without having to compromise their safety and that of their families.

- Policy 1.5: Develop incentives that promote the construction of affordable housing to meet the needs of all segments of the population, particularly those in a moderate income range.

Rationale: It is important to recognize that there are some segments of the community who are in a low or fixed income situation whose needs should be met, as well as those in the moderate income range; but it is also important to provide incentives that make quality moderate and low income housing unit construction feasible and/or lucrative for the developer.

Photo source: "[Moriah House Apts.](#)" by [Steven Pavlov](#), licensed under [CC BY-SA 4.0](#).

- Policy 1.6: Recognize and accommodate special needs populations, such as those requiring group home and/or foster care facilities, nursing home care, congregate care, emergency shelter, or supervised environments within the development codes.

Rationale: These populations are an increasing portion of each community's demographic "make-up". Their needs can be met within existing residential neighborhoods provided development criteria is established which protects adjacent properties' quality of life and associated values.

- Policy 1.7: Long-term residential foster care for youths and the elderly should be provided for in all density designations.

Rationale: Foster care that provides nurturing and sustenance to both youthful and elderly clients within a "family" setting is appropriate in all density designations and should be allowed, according to the intensity of use, within the different zoning classifications.

- Policy 1.8: Recognize that manufactured homes are a viable housing option and the most accessible private market housing opportunity available to potential homeowners.

Rationale: Manufactured homes will continue to be an affordable option for people wanting to purchase instead of rent their housing accommodations. Therefore, they will continue to be an important element of the City's development, and appropriate standards should be established to assure their compatibility with existing residential development.

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ECONOMIC DEVELOPMENT ELEMENT

7

This Economic Development Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the economic development in the City of Grand Coulee and the adjacent Urban Growth Area. It represents the community's policy plan for the next twenty years. The Economic Development Element describes how the goals in the other plan elements will be implemented through City policies and regulations; thus, it is a key element in implementing the Comprehensive Plan.

This element is a new addition to the Grand Coulee Comprehensive Plan, as required by GMA. The importance of "early and continuous" public involvement in the Comprehensive Plan update process is stressed in GMA guidance; as part of creating this new element, a public outreach process was conducted specific to the economic development needs of the community. This outreach process, as well as the economic development strategies generated by the community, are discussed in Section 7.2 below.

The Economic Development Element has also been developed in accordance with Grant County's Countywide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the

Comprehensive Plan. The Economic Development Element specifically considers the existing economy in Grand Coulee and the potential for future economic development.

This element will guide decision-making to achieve the community goals as articulated in Grand Coulee’s vision statement (see Chapter 4 of this Comprehensive Plan). The Economic Development Element specifically addresses Overall Planning Goal 4 (*Encourage economic growth and creation of new industries and services*) and its associated objectives.

7.1 Economic Conditions

Though not included within the City of Grand Coulee corporate limits, the Bureau of Reclamation, at its Grand Coulee Dam facility, is the largest employer in the region. The impact of such a large facility nearby cannot be understated, as the City is the retail center for the region. The Coulee Community Hospital is the City’s largest single employer.

The U.S. Census Bureau American Community Survey (ACS) estimates, based 2010 census data, that the total civilian employed population in the City of Grand Coulee is 332. The highest percentage of employment is in the industry category “Educational services, and health care and social assistance,” at 109 employees, or 32.8% of the employed population. The next largest segment of the population – 76 employees, or 22.9% of the employed population – is employed in the “Arts, entertainment, recreation, accommodation and food” industry. Table 7.1 lists the industries that employ the labor force in the City of Grand Coulee.

7.2 Vision for City Center / Midway Avenue Revitalization

A Planning Committee public workshop held in July 2018 helped illuminate the economic development needs in Grand Coulee, as viewed by members of the community. Workshop participants developed a number of economic development strategies that could be beneficial to the community, including a revitalization strategy for the City Center area.

Based on the revitalization feedback received from business owners, city staff, citizens and planning agency representatives, a redevelopment

Table 7.1
Labor Force by Industry, City of Grand Coulee

Industry	2017 Labor Force Estimate	Percent of Employed Population
Agriculture, forestry, fishing and hunting, and mining	2	0.6%
Construction	2	0.6%
Manufacturing	15	4.5%
Wholesale trade	0	0.0%
Retail trade	14	4.2%
Transportation and warehousing, and utilities	23	6.9%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	7	2.1%
Professional, scientific, and management, and administrative and waste	28	8.4%
Educational services, and health care and social assistance	109	32.8%
Arts, entertainment, and recreation, and accommodation and food	76	22.9%
Other services, except public administration	3	0.9%
Public administration	53	16.0%
Total civilian employed population	332	100.0%

Source: U.S. Census 2013-2017 ACS 5-Year Estimates

concept was created that provides a vision for where investments and changes could happen in the downtown core to spur redevelopment and economic growth.

Redevelopment occurs when new development happens on a site with pre-existing uses and buildings. When done well, redevelopment can

enhance the economic, physical and environmental vitality of a city and improve the community's image and economic condition. When the physical infrastructure is repaired and upgraded, that investment improves the appearance, functionality and circulation of an area. These improvements benefit the community and encourage additional investment.

Midway Avenue (also designated as State Route 155) is the spine of the community and the primary way that visitors experience Grand Coulee. Commuters, regional freight traffic and employees of the US Bureau of Reclamation also use the road as they pass through the city. With these diverse users, an opportunity exists to craft a vision that create a gathering place and sense of identity for residents and businesses in Grand Coulee, as well as an attraction for travelers and tourists who are visiting the greater Coulee Dam area.

The revitalization concept (see Figure 7.1) includes not only beautification techniques but considers factors such as traffic improvements, pedestrian mobility and economic development. It also recognizes the limited funding available for capital projects and suggests a variety of corridor improvements, from inexpensive road striping or street closures to more significant capital investment of city buildings. All of these influences, considered together, can lead to a positive return on investment for the Grand Coulee community.

Specific Strategies

A confusing traffic pattern at the intersection of Midway Ave (SR 155), Spokane Way, Main Street and Van Tyne Street presents an opportunity to improve vehicular safety and mobility. Closing the Main Street section and repurposing it as a shaded plaza with room for food trucks improves not only the flow of the nearby intersections, but also pedestrian accessibility across Midway Avenue. This treatment provides a welcoming gateway feature that signifies to visitors that they are entering a special place.

There are also opportunities for improved wayfinding signs, off-street parking and planting of street trees to improve the pedestrian experience as users access businesses on Midway Avenue and Main Street. Gateway signs at the intersection of SR 174/SR 155, Midway Avenue/Federal Avenue and SR 174/Spokane Way are shown in the concept map that help



Figure 7.1 Grand Coulee Downtown Revitalization Concept

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direct travelers to the core commercial areas of the city. The vacant Grand Coulee Dam middle school has wonderful redevelopment potential to house civic uses like a community center or to consolidate city government, which is currently scattered in various locations throughout the City.

This revitalization concept reflects feedback from the citizens of Grand Coulee. Many of these treatments are small and incremental and can be accomplished without a huge influx of government funding. Others may require more significant capital, state and federal grants, or investment from local businesses. But each little improvement can spur more changes as the area develops into a thriving commercial core with its own identity and special charm.

7.3 Economic Development Goals and Policies

This section discusses the goals and policies to drive Grand Coulee's economic development. The goals and policies of the Economic Development Element reflect the vision statement for the City of Grand Coulee.

GOAL 1: Promote Grand Coulee's identity; actively influence the future character of the City to enhance the economic opportunities available in Grand Coulee.

- Policy 1.1: Develop a City branding and marketing plan, including City branding on facilities, equipment, and property.
- Policy 1.2: Maintain and implement programs specifically designed to improve Grand Coulee's community appearance.
- Policy 1.3: Encourage preservation and adaptive reuse of the City's historic building inventory and leverage such efforts in branding and marketing efforts.
- Policy 1.4: The City should promote tourism opportunities throughout the community, but especially in the business district.

- Policy 1.5: The City should encourage new businesses that cater to local residents' needs. They should work with the Grant County Economic Development Council and the Grand Coulee Dam Area Chamber of Commerce to promote these businesses.
- Policy 1.6: The City's Planning Committee should develop a plan for the business district that provides for shopping for residents and tourists, and provides parking areas and walking areas.

GOAL 2: Promote tourism and recreation as a community revenue source.

- Policy 2.1: Actively promote tourism by encouraging tourist shops, sporting goods stores, bed and breakfast inns, and other businesses that can attract tourism. Work with the Grant County Economic Development Council and local recreation and tourism groups in this endeavor.
- Policy 2.2: Provide or support services and facilities to help visitors enjoy our community's unique character, and work to fully capture the potential economic benefits of their visits.
- Policy 2.3: Support efforts to restore, maintain, and improve Grand Coulee's local attractions.
- Policy 2.4: Conduct periodic surveys of citizens to ascertain residents' feelings on issues of tourism.

GOAL 3: Support the development of small businesses and cottage industries, which can contribute to Grand Coulee's economic diversity.

- Policy 3.1: Review the regulations governing home-based industries and provide for those industries in most residential and commercial districts.
- Policy 3.2: Establish the business district, with its commercial and government buildings, as a commercial/governmental center of the community; actively promote this concept in the zoning ordinance and in discussions with outside economic development organizations.
- Policy 3.3: Promote the concept that buying from local businesses is a way to strengthen the local economy.

- Policy 3.4: Facilitate the success and growth of small businesses and coordinate plans and investments with programs that provide technical and financial assistance to promote sustainable operating practices.
- Policy 3.5: Encourage mechanisms that enable individuals, corporations, non-profits, and government to market, distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.

GOAL 4: Ensure an adequate amount of usable industrial and commercially available land in which new businesses may locate. Ensure adequate transportation and utility availability in order for new businesses to locate in the area.

- Policy 4.1: Encourage the development of business/industrial areas that can supply readily available sites for new businesses or industries.
- Policy 4.2: Ensure that potential industrial and commercial land has the characteristics necessary to support commerce and industry.
- Policy 4.3: Provide adequate transportation, utilities, and state of the art technologies to support future light industrial and commercial needs through capital improvements and franchise agreements.

GOAL 5: Collaborate with other partners to maximize economic opportunity.

- Policy 5.1: Support appropriate economic development efforts for our neighboring jurisdictions, recognizing that the entire region benefits from new jobs, regardless of where they are.
- Policy 5.2: Collaborate with neighboring jurisdictions to develop a regional strategy for creating a sustainable economy.
- Policy 5.3: Look for economies of scale when providing services at the regional level.
- Policy 5.4: Collaborate with local economic development organizations to create new and maintain existing living-wage jobs.

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PARKS AND RECREATION ELEMENT

8

The recreational opportunities in and around the City of Grand Coulee are many and varied, particularly those associated with the regional lakes and geology. Increasing the tourist and recreation opportunities of the area's natural beauty and resources can serve as a catalyst to expand the local economy. This element seeks to provide a framework to guide the development and expansion of this industry in a manner that is sensitive not only to the resource that makes it appealing, but also to the people of the community and their quality of life.

8.1 Inventory

Grand Coulee maintains three parks. City Park, located in the southeast corner of Grand Coulee, is the largest of these and provides amenities including picnic tables, play structures, and a restroom. Triangle Park and Bill Allen Park are green space only parks. The City also owns several pieces of property originally reserved for park space which remain undeveloped and are recommended for surplus. Table 8.1 lists the City's park and recreation facilities, as well as those properties recommended for surplus.

Table 8.1
Parks and Recreation Facilities

Facility/Location	Size (Acres)	Amenities	Water System
City Park <i>E. Grand Coulee Ave. between Knute St. and Banker St.</i>	0.87	8 picnic tables, 1 handicap accessible table, play structures, BBQ facilities, 1 restroom	Automatic sprinklers
Triangle Park <i>100 E. Grand Coulee Ave.</i>	0.5	Green space with "Welcome to Grand Coulee" signage	Automatic sprinklers
Bill Allen Park <i>Spokane Way north of Grand Coulee Ave.</i>	0.4	Green space only	Automatic sprinklers
Properties Recommended for Surplus			
Bowen Park (unimproved) <i>Mead Ave at McGovern St.</i>	0.09	Neighbor maintains lawn	No water connection; water main runs through property
Seiler Park (unimproved) <i>Roosevelt Dr. at Batchelor Sq.</i>	0.14	City keeps weeds mowed	No water connection

Table 8.2
Park Facility Improvements

Facility	Estimated Cost	Year	Source
City Park			
Sprinkler System	\$5,000/yr	2019–2022	City, State and private grant
Basketball Half-Court	\$10,000	2020	City, State and private grant

8.2 Parks Facility Needs

The City's plans for park facility improvements are listed in Table 8.2.

8.3 Twenty Year Capital Projects

Community Center: The City desires to support the development of a multi-functional multi-generational facility that serves the community with youth, teen, adult, and senior services and programs as well as community special events. The community facility may house a gymnasium, game room, auditorium, and classrooms.

Swimming Pool/Water Park: The community has expressed the desire for a community water facility.



Concept for a potential future community swimming pool/water park facility

A number of public facilities are under consideration for construction or remodeling, including the fire station, City hall, senior center and potentially a community center. As funding becomes available the City will remain open to opportunities to co-locate the facilities. The community may achieve economies of scale both short and long term by developing a "civic center."

8.4 Parks and Recreation Goals and Policies

The goals and policies in this element provide a framework to guide the development of parks and open space and the expansion of recreation opportunities in the community.

GOAL 1: The many and varied existing resources available for recreational activities in and around the City of Grand Coulee can be developed and enhanced to attract and expand tourism.

This should happen only within their capacities so as to prevent degradation of the resources and the quality of life already in place.

- Policy 1.1: Focus should be concentrated on developing natural, outdoor, informal types of recreation facilities, such as fishing, boating, camping, biking, and hiking.
- Policy 1.2: As developed, tourist activities should be those that are geared toward a balanced continuous stream of activity.
- Policy 1.3: The scale, type, and area of recreational development should be well defined and designed to maintain the carrying capacity of the resource, and avoid adverse effects on the environment in which it is located.

Rationale: Some of the lands and natural resources surrounding the Grand Coulee urban area have been developed for recreational activities; however, the full potential of the area has yet to be explored. By promoting their development, Grand Coulee's economic base and well-being will be stabilized and supported as people come into the community to utilize the available activities. The challenge is to manage the growth of these types of uses so as to not degrade the quality of the resource to the point of being undesirable. By designing a wide range of facilities, tourism would be promoted, which in turn enhances job opportunities and economic development.

- Policy 1.4: Establish criteria for developing, designing, and siting recreational vehicle parks and hook-ups.
- Policy 1.5: Explore mechanisms to fund a feasibility study for the development of Crescent Bay/Lake Roosevelt.

GOAL 2: Provide recreation opportunities to meet the needs of Grand Coulee area residents.

- Policy 2.1: Maintain an active relationship with the Regional Park and Recreation Board to make recommendations to City council regarding development of existing facilities and determining if undeveloped parks should be retained or considered surplus.
- Policy 2.2: Support a wide range of passive and active park facilities and recreational programs that would serve the needs, interests, and abilities of people of all ages, and varied cultures.

- Policy 2.4: Encourage recreation planning that involves participation by all interested individuals, agencies, clubs, and groups involved in providing, utilizing, and benefiting from recreational activities.
- Policy 2.5: Encourage citizen organizations, committees, and/or businesses to become actively involved in encouraging and promoting the recreational opportunities in the area.
- Policy 2.6: Work with other agencies and organizations to pursue funding of a more detailed master plan for the City of Grand Coulee's parks.

Rationale: A major issue to contend with when discussing the provision of recreational facilities is the associated costs, which can be extensive. By ensuring that all interest groups and individuals are involved in the planning process, their interests and needs will more likely be adequately addressed. This will enhance their ownership and support for the facilities, thereby increasing their support for funding needs, either locally or at a federal or state level.



Steamboat Rock State Park on Banks Lake, just west of Grand Coulee

- Policy 2.7: Develop a master plan that addresses the provision and location of sidewalks, trails, walkways, and open space in relation to the density of development and where consistent with adopted plans. New residential and commercial development will participate in providing the links for non- motorized corridors, as appropriate.

Rationale: While promoting efforts to build the tourism industry, the City needs to remain cognizant of the recreation and park needs of its residents. The provision of recreation facilities should address a variety of user interests, including cultural elements, and should accommodate changing needs. As residential and commercial developments begin to tax the capacity of existing facilities, some of the demand for new recreation areas should be supplied by these developments.

- Policy 2.8: Maintain the existing parks in a manner that will uphold the pride that the facilities were built with, and maintain a quality of life which the citizens and visitors to Grand Coulee deserve.
- Policy 2.9: Encourage low maintenance designs for parks and recreation facilities.
- Policy 2.10: Seek funding to install automated sprinkler systems for all parks to help reduce liability and maintenance costs; require all new parks to have automated sprinkler systems as developed.
- Policy 2.11: Assure all recreation facilities have basic infrastructure including parking and restroom facilities.
- Policy 2.12: Develop new facilities only when assurances are in place that funds are available to pay for the facility and continued maintenance.

Rationale: Public expenditures for park and recreation facilities can be reduced by using lower maintenance designs for parks. It is also possible to lower the cost of establishing new parks, or even eliminate the need for them through improved efficiencies and enhanced access and connections.

- Policy 2.13: Encourage development of support programs for senior citizens that will improve access to recreational facilities.
- Policy 2.14: Assure all recreation facilities have basic infrastructure including parking and restroom facilities.
- Policy 2.15: Assure accessibility issues are addressed at the planning and design stage of facility development.

ENVIRONMENT AND CRITICAL AREAS ELEMENT

9

The quality of life of a community is directly affected by the quality of environmental factors such as air, water, and the natural resources of the area. The subtle and prolonged degradation of these qualities can covertly undermine the community's appeal and viability. The Growth Management Act (GMA) directs local governments to classify, designate, and protect areas of the natural environment that provide a critical function to its sustainability, or may endanger the public health if developed improperly. These critical areas are defined in the following section.

9.1 Critical Areas

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas and may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands (RCW 36.70A.030(21)),

though wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.

Aquifer Recharge Areas

Critical aquifer recharge areas (CARA) are those areas where surface water feeds directly into groundwater. Groundwater is an essential natural resource that the City will depend on for its future drinking water needs. Because remediation of contaminated groundwater is very costly, protecting and sustaining is critically important. The exact nature of the local aquifer(s) and associated recharge areas is undetermined.

Fish and Wildlife Habitat

The North Central Washington area is fortunate to have natural resources encompassing a large variety of environments. As demonstrated in national studies, many people participate in recreational activities that involve wildlife, including hunting, fishing, photography of wildlife, bird watching and feeding, among other things. Recreationally-oriented tourist activities may provide a possible avenue for economic development in the area, capitalizing on these numerous natural resources through promotion of the area as a recreational paradise. To that extent, as well as for the inherent importance of wildlife and the natural environment to the quality of life, it is the intent of these policies to recognize the importance of protecting fish and wildlife habitat conservation areas.

Frequently Flooded Areas

Frequently Flooded Areas are defined as those areas that have a one percent or greater chance of flooding in any given year. These areas may include, but are not limited to, streams (including intermittent ones), draws/ravines, rivers, wetlands, draws, and the like. For the City, the most common flooding problems occur during extreme peak runoff events of short duration. These peak flows will occur with very little warning from the dry canyons and intermittent streams in the urban growth area and surrounding city. They are caused most frequently by a quick thaw of

snow covering frozen ground, or from severe storms during other times of the year.

Geologically Hazardous Areas

Geologically hazardous areas are defined as “areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.” These hazardous areas pose a threat to the health and safety of citizens when development is sited in areas of significant hazard. In some cases the risk to development from geological hazards can be reduced or mitigated to acceptable levels by engineering design or modified construction practices.

Erosion Hazard Areas

Certain areas of the City are more susceptible to wind and water erosion due to the local geology, hydrology, vegetative cover, and particular land uses. By identifying and minimizing the potential negative impacts of land use activities in these areas, the damage to the natural environment as well as to human-built systems is reduced.

Landslide Hazard Areas (Steep Slopes)

Landslide hazard areas are those areas that are subject to potential slope failure. These include slopes of 15% or greater that are underlain by weak, fine grained unconsolidated sediments, jointed or bedded bedrock, or landslide deposits, including the top and toe of such areas. The City’s primary interest is to protect the public and property from damage caused by development in areas prone to landslides. The City also has an interest in preserving the scenic quality and natural character of the hillsides, and to protect water quality.

9.2 Environment Goals and Policies

The GMA requires that local governments include “best available science” in developing policies and development regulations to protect the functions and values of critical areas. The City is also required to give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. The City has used the most current science that is available as a final product in developing its classification system and in designating critical areas, and in developing the goals and policies contained within the plan.

The following goals and policies present the City’s commitment to preserving the quality and integrity of the environment. The accompanying reference maps describe the City’s classification and designation of these critical areas.

GOAL 1: Ensure that development minimizes impacts upon significant natural, historic, and cultural features and to preserve their integrity.

- Policy 1.1: The City of Grand Coulee recognizes the importance of natural areas and natural resource conservation areas. The City of Grand Coulee will support efforts to preserve significant conservation areas.

Rationale: The design of development proposals should consider the relationship with the natural environment from both aesthetic and environmental perspectives. Capitalizing on natural features can enhance the quality and value of new development while minimizing potential adverse impacts and exposure.

- Policy 1.2: The City will classify critical areas under the guidance of Chapter 365-190-040, and 80, Washington Administrative Code entitled “Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands, and Critical Areas”.
- Policy 1.3: The City will make provisions to evaluate the cumulative impacts of development proposals in critical areas throughout the review process.

Rationale: A comprehensive approach to development in critical areas can offset a negative compounding effect resulting from changes to natural systems.



Crescent Bay and Lake Roosevelt bordering Grand Coulee to the east

- Policy 1.4: Protect critical areas by using the best available science and encouraging the use of innovative tools and techniques when developing lands containing or adjacent to critical areas. Examples of these tools may include: purchase of development rights, transfer of development rights, clustering, conservation easements, land trusts, and the Public Benefit Rating System.

Rationale: Innovative techniques can have mutual benefit to both the public and the land owner, as well as protecting the critical areas.

- Policy 1.5: Critical area regulations will not impede on a person's reasonable use of property.

Rationale: Private property rights are protected under both the Washington State and the U.S. Constitution.

- Policy 1.6: Encourage the restoration and enhancement of critical areas in order to sustain and improve their function and values.

- Policy 1.7: Appropriate conditions shall be placed on development to ensure that negative impacts to critical areas are avoided or mitigated.

Rationale: Review of development proposals is essential to determine the potential for adverse impacts to the critical area or the development.

- Policy 1.8: Cooperate with entities in the identification and encourage preservation of archeological and significant historic sites and structures within the City of Grand Coulee.

Rationale: A goal of the Growth Management Act promotes the identification and preservation of lands, sites, and structures that have historical or archaeological significance.

Air Quality

Monitoring of air quality helps to determine the impacts of growth and development on air quality. Should air quality problems arise, determining the sources of air quality degradation, and educational and regulatory tools to maintain or improve air quality would be necessary.

GOAL 2: Protect and maintain air quality.

- Policy 2.1: Encourage and support future and ongoing air quality monitoring programs.
- Policy 2.2: Recognize the potential benefits of public water, rail, electric, alternative fuels, non- motorized and air transportation in helping maintain local air quality.

Rationale: Moving people and goods by alternative means or in a more efficient manner should reduce emissions, and therefore help maintain acceptable air quality.

- Policy 2.3: Ensure that industrial development meets air quality standards and does not significantly affect adjacent property.

Rationale: Air pollution can cause health problems, obscure visibility, create unpleasant odors and damage animal and plant life.

Wetlands

Wetlands serve a multitude of functions that are crucial to the well-being and balance of the ecosystem. Because of their interconnectedness with the geology, climate, aquifers, and a myriad of other factors in a given area, they are a dynamic feature of the natural environment. Some of these functions include floodwater retention, sediment entrapment, water purification, groundwater recharge, maintenance of stream flows, shoreline stabilization, habitat for fish and wildlife, grazing areas for livestock, recreation, aesthetic values, and education and research opportunities. It is the intent of these policies to provide the maximum protection reasonable from the encroachment of changes in land use that would diminish the wetlands' diversity of values or degrade their quality.

GOAL 3: The City's wetlands and critical areas will be protected to the greatest extent possible to preserve the important functions which help preserve the quality of the natural environment.

- Policy 3.1: Classify, designate the wetlands associated with each classification, and develop protective measures to retain wetlands.

Rationale: Wetlands assist in the reduction of erosion, siltation, flooding, ground and surface water pollution, and provide wildlife, plant and fish habitat. Wetland loss or impairment may result in increased public and private costs or property losses.

Fish and Wildlife Habitat Areas

The preservation of fish and wildlife habitat helps to ensure the survival of fish and wildlife species within the City, and the retention of open space and recreation opportunities associated with fish and wildlife habitat.

GOAL 4: Protect fish and wildlife habitat areas as an important natural resource for the City, particularly in regard to their economic, aesthetic and quality of life values.

- Policy 4.1: The City of Grand Coulee shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish and wildlife.

- Policy 4.2: Support ongoing watershed planning efforts.

Rationale: Watershed planning is essential to address a variety of issues including endangered and threatened species listings and water quantity issues.

Aquifer Recharge Areas

GOAL 5: Protect water quality.

- Policy 5.1: Adopt and implement stormwater and drainage standards that protect water resources from impacts caused by development, utilizing, where appropriate: source control, on-site detention, and treatment of stormwater. Where storm drain systems do not exist, storm water shall be disposed of without increasing the rate of run-off.

Rationale: Uncontrolled runoff can be detrimental to water quality and can add to the flood hazard potential during storms.

- Policy 5.2: Storm water which is collected by a storm sewer system should not be directly discharged into water sources without appropriate treatment. The City will address existing deficiencies as funding becomes available and appropriate mitigation measures can be made.

Rationale: Storm water can carry many pollutants such as fecal coliform bacteria, gas, oil, pesticides and fertilizers.

- Policy 5.3: Encourage and support future and ongoing water quality monitoring programs.

Rationale: Monitoring of water quality helps to determine the impacts of growth and development to water quality. Should water quality problems arise, determining the sources of water quality degradation, and educational and regulatory tools to maintain or improve water quality would be necessary.

- Policy 5.4: Support water quality education programs which inform local citizens and visitors about water quality issues and ramifications.

Rationale: Education programs can be an effective approach to maintaining or enhancing water quality.

- Policy 5.5: Support and/or encourage regulatory agencies when actively investigating violations where waste is illegally discharged into rivers, lakes, and streams.

Rationale: Enforcement of water quality and waste disposal standards is a key element in maintaining contaminant-free water resources.

- Policy 5.6: Support ongoing health department efforts to adequately monitor on-site septic systems, and require the repair of failing on-site septic systems.

Rationale: Failing on-site systems have the potential to introduce fecal coliform and bacteria into water systems.

- Policy 5.7: Encourage existing and require future public boat launches to incorporate wash-off stations. Vessel sewage pump-out facilities and fueling provisions shall be sited to implement best management practices for the protection of water quality.

Rationale: Preventive management of water resources is essential to maintain our high quality water environments.

Frequently Flooded Areas

Floodplains and other areas subject to flooding perform important hydrologic functions. Classifications of frequently flooded areas should include, at a minimum, the 100-year floodplain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

GOAL 6: Protect the frequently flooded areas that are known to be critical parts of the natural drainage system by limiting and controlling potential alterations and/or obstructions to those areas.

- Policy 6.1: Regulate the development of floodplains in order to help mitigate the loss of floodplain storage capacity.

Rationale: The loss of floodwater storage results in a potentially greater level of destruction to downstream properties from the resultant higher flood elevations and water flow velocities.

Geologically Hazardous Areas

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard. Some geological hazards can be reduced or mitigated by engineering, design, or modified construction or mining practices so that risks to health and safety are acceptable. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided.

GOAL 7: The City will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.

- Policy 7.1: Discourage development in areas of natural hazard such as those susceptible to landslide, flood, avalanche, unstable soils and excessive slopes

Rationale: Discouraging development in natural hazard areas helps to protect the public health, safety, and general welfare.

- Policy 7.2: Support the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas, to purchase these lands.

Rationale: This option allows interested private and public organizations to purchase lands they wish to put into a long term conservation or preservation programs.

- Policy 7.3: Allow for open space and recreational use of critical areas where such use does not negatively impact critical areas.

Rationale: Open space and recreational use of critical areas provides an opportunity for residents and visitors to enjoy the natural amenities of the City of Grand Coulee.

Greenhouse Gas (GHG) Emissions Reduction

GOAL 8: The Grand Coulee City Council will implement, as the City's resources permit, policies and/or procedures that will benefit its natural resources and reduce the emission of greenhouse gases.

- Policy 8.1: Public Buildings Policy:
 1. All new publicly funded buildings should be models of cost-effective, energy-efficient design.
 2. Encourage energy conservation practices in buildings by raising the awareness of employees' own energy use.
 3. Conduct energy audits of publicly owned buildings, evaluate potential conservation measures, and then carry out those measures that are appropriate.
 4. Promote weatherization programs for existing buildings, including subsidizing materials for low-income citizens and providing information to all citizens.

- Policy 8.2: Employee Oriented Policy:
 1. Encourage ride-sharing, van-pooling, and the use of flex-time schedules by employees.
 2. Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate.
 3. Encourage energy conservation practices in buildings by raising the awareness of employees' own energy use.

- Policy 8.3: Energy Source & Use Policy:
 1. Reduce greenhouse gases by expanding the use of conservation and alternative energy sources and by reducing vehicle miles traveled by increasing alternatives to driving alone.
 2. Reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.
 3. Encourage energy conservation practices in buildings by raising the awareness of employees' own energy use.



Lake Roosevelt reservoir, with the top of Grand Coulee Dam in the background

- Policy 8.4: Fleet & Vehicle Policy:
 1. Reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.
 2. Utilize purchasing to promote reductions in GHG emissions by the suppliers of its goods and services.
 3. Reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.

- Policy 8.5: Equipment Oriented Policy:
 1. Manage street lighting needs by applying lighting standards and using lamps that will assure safe and effective illumination at minimum cost and energy use.
 2. Continue efforts to reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.
 3. Monitor the efficiency of the pumps in water and sewer systems, and operate and maintain them at peak efficiency. When cost effective options are possible, the one using the least amount of energy shall be preferred.

- Policy 8.6: Waste Reduction and Use-Oriented Policy:
 1. Implement a solid waste strategy which:
 - a. Reduces the solid waste stream by recycling and other means,
 - b. Investigates ways to convert non-recyclable solid waste to energy, and
 - c. Promotes the purchase of recycled and recyclable goods.
 2. Where and when allowed by the building code, encourage the use of building construction materials made from recycled and recyclable materials.

- Policy 8.7: Land Use Oriented Policy:
 1. Ensure that local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in GHG emissions.
 2. Adopt and implement a development pattern that utilizes existing infrastructure.
 3. Redirect new growth into existing city/urban growth areas.
 4. Encourage high-density, mixed-use, infill development and creative reuse of brownfield, under- utilized and/or defunct properties within the urban area.
 5. Reduce required road width standards wherever feasible to calm traffic and encourage alternative modes of transportation.
 6. Whenever possible, urban development should occur only where urban public facilities and services exist or can be reasonably made available.

- Policy 8.8: Global Policy:
 1. Reduce pollutants from transportation activities, including through the use of cleaner fuels and vehicles and increasing alternatives to driving alone, as well as design and land use.
 2. Reduce the rate of energy consumption through conservation and alternative energy forms to extend the life of existing facilities and infrastructure.

3. Maintain and, where possible, improve air and water quality, soils, and natural systems to ensure the health and well-being of people, animals, and plants. Reduce the impacts of transportation on air and water quality, and climate change.
 4. Protect and enhance the environment and public health and safety when providing services and facilities.
 5. Ensure that local Climate Action, Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in GHG emissions.
 6. Give priority to transportation projects that will contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability.
 7. Conserve natural resources such as water and open space to minimize energy used and GHG emissions and to preserve and promote the ability of such resources to remove carbon from the atmosphere.
- Policy 8.9: Public Education & Outreach Policy:
 1. Publicize energy conservation actions to raise public awareness of the value of wise energy use.
 2. Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.
 - Policy 8.10: Transportation Oriented Policy:
 1. Give priority to transportation projects that will contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability.
 2. Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.
 3. Expand signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic.

- Policy 8.11: Other Types of Policy Ideas:
 1. Coordinate with other agencies in region to develop and implement effective waste management strategies and waste-to-energy technologies.
 2. Establish a water conservation plan that may include such policies and actions as:
 - a. Tiered rate structures for water use.
 3. Install water-efficient landscapes and irrigation and include:
 - a. Plant drought-tolerant and native species and cover exposed dirt with moisture-retaining mulch.
 - b. Install water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls.
 - c. Install “edible landscapes” which incorporate the use of food-producing plants in the constructed landscape.

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TRANSPORTATION ELEMENT

10

The City of Grand Coulee has prepared a comprehensive transportation element to address future transportation needs that is further implemented through the City's design standards. By considering the potential future growth in and around the community, the City can prioritize new street construction and improvement projects and mitigate any adverse effects that may result from increased traffic.

Land development and transportation system improvements have a cause and effect relationship. Improvements to streets and highways provide opportunities for increased land development, and the increased traffic generated by land development can result in traffic problems such as restricted movement of vehicles, higher costs for road improvements and higher risk for accidents. Consistent evaluation of Grand Coulee's transportation system enables the City to predict potential transportation issues generated by growth and development (residential, commercial, and/or industrial). This provides the City the opportunity to take preventive measures and alleviate problems.

As required by the Growth Management Act, this Transportation Element is consistent with all other

elements, and in particular the Land Use Element, of this plan. The Transportation Element is also consistent with the Grant Countywide Planning Policies (CWPP), which incorporates the Transportation Goals of the GMA into its policies. Grant County's CWPP direct all jurisdictions within the county to establish a coordinated regional review process to ensure consistency with the transportation programming decisions found within the regional transportation plan. The City participates in the regional process and has also incorporated Policy 4 of the CWPP into its Comprehensive Plan. This policy directs each city to include a financial element in the form of a multi-year financing plan that provides for:

1. An analysis of the jurisdiction's ability to fund existing or potential transportation improvements;
2. Identification of existing and new revenue sources; and
3. A reassessment of land use assumptions to assure that the level of service standards are being met or are adjusted to be consistent with the land use element.

Both the CWPP and GMA require that improvements identified in the Transportation Element be implemented concurrently with new development.

10.1 Inventory

Streets

MAJOR ARTERIALS

Two state routes, SR 155 and SR 174, pass through the City of Grand Coulee and are designated major arterials within the City. They both provide regional access to US Route 2, a major east-west transportation corridor between Everett, WA and the eastern United States. They also connect to US Route 97, the north-south highway between California and the Canadian border.

MINOR ARTERIALS

The City's minor arterials include Spokane Way and Federal Avenue. Grand Coulee Hill Road NE, which extends into the City's Urban Growth Boundary, is also designated a minor arterial.

**Table 10.1
Street Surface**

Type	Length	Percent of Total
Asphalt or Bituminous Surface Treatment (BST)	64,965 ft (12.3 miles)	84
Medium Density Residential	12,625 ft (2.4 miles)	16
Totals	77,590 ft (14.7 miles)	100

STREET SURFACES

Grand Coulee maintains approximately 14.7 miles of paved roadways and associated rights-of-way. As shown in Table 10.1, the majority of the streets are paved with bituminous surface treatment or asphalt (84%), with 16% of the developed roads having gravel surfaces.

The City has made substantial strides in improving its street system, both through Transportation Improvement Board (TIB) grant projects, and through maintenance/upgrade of existing gravel streets. Current funding is insufficient to reseal BST streets as frequently as is desirable. The City plans to seal at least one mile of streets, on average, every year. The City reviews its street needs annually as it updates the Six-Year Transportation Improvement Program (TIP). The TIP identifies and prioritizes the City’s transportation improvement needs. The TIP is reviewed and adopted annually by City council after a public hearing. The adopted Six-Year TIP is submitted to the Quad-County Regional Transportation Planning Organization (QUADCO) for inclusion in the Regional Six-Year Transportation Plan as required by RCW.47.80.023.

BRIDGES

The single bridge within the Grand Coulee corporate limits, a crossing of the Banks Lake canal on SR 174, is owned and maintained by the Washington State Department of Transportation.

TRANSIT

Grant Transit Authority provides Dial-A-Ride Transportation (DART), a shared ride transportation option for areas of Grant County not served by a regular fixed route bus, including Wilson Creek, Mattawa, Royal City,

and the Grand Coulee area. The service is provided Monday through Friday, and transports people between the Grand Coulee area and Coulee City, Soap Lake, Ephrata, and Moses Lake.

People for People provides transportation for seniors (over 60) for nutritional, medical, shopping, and other needs from the Grand Coulee area to Davenport, with stops in Wilbur and Creston. It also connects with TranGO, continuing to Okanogan County, and with Special Mobility Services, continuing to Spokane. The service runs Monday through Friday, excluding holidays.

RAIL SERVICE

There is no rail service provided in the immediate Grand Coulee area. Passenger rail service (Amtrak) is available to the south in the City of Ephrata.

AIR SERVICE

The entire Grand Coulee Dam Area is served by a local airport located approximately two miles south of Grand Coulee. The airport serves small private aircraft. There is no commercial passenger service available. The asphalt runway is in good condition and measures 75' X 4200'. Runway lighting is provided, but the airfield is uncontrolled. A repair station and hangar are available. The airport is owned by Grant County Port District #7 and leased by the Grand Coulee Dam Flyers.

The closest available commercial passenger air service is available at Grant County International Airport near Moses Lake and at Pangborn Memorial Airport in East Wenatchee.

PEDESTRIAN/BICYCLE TRAILS

The City recognizes the many benefits of a non-motorized transportation system: in addition to individuals' enjoyment and health benefits and a safe means for children to travel to and from school, having fewer vehicles on the road results in less pollution and a healthier environment. There is also a positive economic return in increased property values and marketability for property located near trails, water features, and open space. Beyond property values, customers enjoy the experience of shopping at businesses located in pedestrian friendly downtowns or centers.

For most of the City's history, transportation improvements have emphasized the movement of motorized vehicles, especially automobiles and trucks.



Bicycle path along SR 155 heading northwest toward Grand Coulee Dam

Alternative modes, such as bicycling and walking, have been receiving additional emphasis in recent years. While pedestrian and bicycle facilities have not been developed consistently throughout the City, bicycle racks are available at a few locations around town and most residential areas are now connected by a walkway to recreational areas, schools, and shopping areas.

It is expected that the automobile will continue to account for the majority of transportation trips in the foreseeable future. However, there is a growing recognition that alternative non-motorized modes can play an important role in the transportation system, especially for relatively short trips. Encouraging these modes can lessen congestion, reduce maintenance of the existing roadway infrastructure, and reduce air pollution while providing health benefits to users. Continued development of paths and trails for pedestrian and bicycle use remains an important part of the Transportation Element.

Photo source: "Bike Path at Grand Coulee" by Robert Ashworth, licensed under [CC BY 2.0](#).

10.2 Level of Service (LOS)

In order to provide specified levels of transportation service in a timely manner, the City has adopted Level of Service (LOS) standards. The LOS standards adopted in this plan will be maintained through upkeep of the existing circulation system, expansion of transportation services, and/or implementation of traffic demand management strategies. The City has adopted an A through F LOS standard for its roadways. The standard is based on the ratio of the volume (V) to capacity (C), as described in Table 10.2.

Table 10.2
Adopted Transportation Level of Service Standards

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

LOS standards provide measurable criteria to judge the adequacy of service. Future transit facilities should be linked to established LOS standards. As specified in the Growth Management Act, new development will be prohibited unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

10.3 Local Street Classification

The following road classification system and subsequent street designations are adopted to aid in the evaluation and provision of orderly and efficient traffic flow:

Arterials

Streets that are designed to carry a high proportion of the total urban area traffic, and usually either serves traffic going from the central business district to outlying residential areas, or traffic entering and leaving the urban area. They also provide a connection to collector streets, and provide intra-community continuity while maintaining identifiable neighborhoods.

Collectors

Streets that are designed to provide access service and traffic circulation within residential neighborhoods and commercial/industrial areas. They differ from the above arterials in that they may penetrate residential neighborhoods, distributing traffic from arterials to the ultimate destination or vice-versa.

Local Access

Streets that have a primary function of providing access to abutting land and to collector and arterial streets. They offer the lowest level of mobility and through traffic in residential neighborhoods should be deliberately discouraged. Local Access Streets are further classified according to the primary intended use of the area, based on the Zoning and Future Land Use map (see Chapter 5):

Local Access – Commercial/Industrial: Streets that serve primarily commercial and industrial uses with adequate structural and design features to serve traffic typical for these areas, including larger

trucks. Important features include, but are not limited to, adequate sight distance, turning radius, travel lane widths, etc.

Local Access – Residential: Streets that primarily serve residential uses with design components to slow down traffic and to discourage through traffic.

10.4 Transportation Demand Management (TDM) Strategies

Transportation Demand Management (TDM) strategies are a proven way to reduce traffic congestion in communities of all sizes. By providing opportunities to reduce the number of vehicles using the roadway system, TDM strategies help manage demand for transportation services. These strategies are particularly helpful when a transportation system is overburdened, such as in densely populated urban areas. While Grand Coulee is a rural, slow-growing community, decisionmakers must still keep in mind the GMA requirement to manage transportation demand as it arises.

TDM facilities can include park-and-ride or park-and-pool lots, carpool or vanpool programs, subsidized transit, or high-occupancy vehicle lanes. In Grant County, WSDOT currently operates several park-and-ride or park-and-pool lots. While there are no organized TDM programs or facilities within the City of Grand Coulee, individuals within the community currently work together to help provide ride or car sharing as needed. Additional TDMs that may work in Grand Coulee include:

- Custom transit services
- Non-motorized mode support
- Park-and-ride/park-and-pool lots
- Public education and promotion

10.5 Concurrency Requirement

Land use changes have a direct impact on transportation. One of the goals of the GMA is to have transportation systems in place concurrent with development. Concurrency management procedures will be developed to ensure sufficient transportation system capacity is available for all proposed development. As new development takes place, it

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Main Street, a local access road in Grand Coulee's Business Commercial zoning district

will not negatively affect the current level of service defined by the community. If a negative impact is expected then mitigation measures should include transportation demand management strategies, possible land use changes, and or review of adopted level of service standards.

10.6 Forecasting

Estimating traffic patterns related to land use and population growth is a useful tool for most communities. The City recognizes the importance of informed and thoughtful development and its many impacts on transportation.

The City's two major arterials, SR 155 and SR 174, are an indicator of traffic patterns and trends in the area. These two routes have a daily capacity of 16,000 vehicles each. An analysis of WSDOT's Annual Traffic Reports indicates annual average daily traffic (AADT) volumes on the segments of these streets within the city limits have been steadily decreasing over the past two decades. The most recent counts (2017) indicate AADT for SR 155 in the city limits ranged from 4,500-5,300 vehicles, while in 1999, AADT for the same segments ranged from 5,000-5,900 vehicles. The 2017

Photo source: "[Grand Coulee, Washington](#)" by [Steven Pavlov](#), licensed under [CC BY-SA 4.0](#).

AADT for SR 174 in the city limits ranged from 1,300-2,900 vehicles; AADT for the same segments in 1999 ranged from 1,500-3,500 vehicles.

Although the volumes on these two routes have decreased at a rate of one to two percent over the past 20 years, growth can be planned for by applying a conservative growth rate of 1% over the next 20 years. Applying this growth rate to the most heavily traveled segments of the routes yields a projected daily volume of approximately 6,415 vehicles on SR 155, and approximately 3,509 vehicles on SR 174, in 2038. With each route having a capacity of 16,000 vehicles daily, the V/C ratio for both routes remains well within the LOS A range.

When funding is available, the City will seek to expand the transportation plan to include travel demand analysis, land use impacts, traffic counts and additional forecasting, when development or population increase warrant. Additionally, new developments will provide analysis of the impact of the proposal to the existing transportation system.

10.7 Transportation System Needs

The City's Six-Year Transportation Improvement Program (TIP) balances the goals of all Comprehensive Plan elements (Table 10.3). In addition, the objectives and policies of the Transportation Element have been modified to reflect their financial feasibility. Financial planning for transportation uses the same process as the financial planning for other capital facilities; however, the timing and funding for transportation improvements are affected by the requirement that the transportation improvements and new development be in place concurrently.

Table 10.3
Six-Year Transportation Improvement Program

Project	Length	Cost	Year	Funding Source
Roosevelt Dr. Banker St. to Batchelor Sq. Pre-level and chip seal	0.05 mi	\$2,350	2019	State TIB Grant Funds
Federal Ave. Main St. to Seaton St. Reconstruction	0.03 mi	\$38,720	2019	State TIB Grant Funds (\$30,980) City Street Fund (\$7,740)
Federal Ave. Seaton St. to Midway Ave. Reconstruction	0.09 mi	\$66,000	2020	State TIB Grant Funds (\$52,800) City Street Fund (\$13,200)
Roosevelt Dr. McGovern St. to Banker St. Pre-level and chip seal	0.11 mi	\$5,160	2020	State TIB Grant Funds
Cole St. Grand Coulee Ave. to Dill Ave. Pre-level and chip seal	0.05 mi	\$940	2020	State TIB Grant Funds
Banks Ave. Jones St. to Cole St. Pre-level and chip seal	0.08 mi	\$1,600	2021	State TIB Grant Funds
Spokane Way Grand Coulee Ave. to Grand Coulee Ave. Pre-level and chip seal	0.05 mi.	\$1,170	2021	State TIB Grant Funds
Federal Ave. Continental Heights to Main St. Pre-level and chip seal	0.06 mi	\$4,320	2021	State TIB Grant Funds
Roosevelt Dr. Martin Rd. to McGovern St. Pre-level and chip seal	0.08 mi	\$2,440	2022	State TIB Grant Funds
A St. First St. to Division St. Pre-level and chip seal	0.07 mi	\$3,190	2023	State TIB Grant Funds

10.8 Transportation Goals and Policies

GOAL 1: Provide a multi-modal transportation network, which adequately links the City to state and county systems in a safe, efficient, and economical manner. Focus on the system should provide a year-round network that provides public transit and moves pedestrians, motorists, commodities, and goods and services.

- Policy 1.1: Provide for a complete and consistent circulation system, including facilities for non- motorized transportation, such as sidewalks, bike lanes, and disability access to ensure maximum efficiency and safety.
- Policy 1.2: Coordinate planning and construction activities with neighboring jurisdictions, the regional transportation planning organization (QUADCO), and Grant Transit Authority, the Public Transportation Benefit Area (PTBA) serving Grant County.
- Policy 1.3: Identify future street connections to promote the historical grid pattern of development.
- Policy 1.4: Provide the transportation needs of all citizens, including children, disabled, low-income, and senior citizens when developing or improving the transportation system.
- Policy 1.5: Assure new development provides safe access to and from school.
- Policy 1.6: During the review of land use proposals, provisions for adequate walkways and rights-of-way, as well as a full range of improvements to serve the area, should be considered and appropriate installations made.
- Policy 1.7: If any facilities and services fall below the established LOS standard, TDM strategies will be used along with review of LOS standard to ensure the community is adequately supplied.
- Policy 1.8: In order to maintain efficient transportation options, at a minimal cost to the City, TDM strategies will be utilized as demand and opportunity warrant.

- Policy 1.9: The long-range effect and costs of transportation have an effect on the environment and consequently the City; therefore, the City will use, when population warrants it, TDM strategies to protect the environment.
- Policy 1.10: Design transportation facilities within the Urban Growth Area to minimize adverse environmental impacts resulting from both their construction and operation; and ensure that said facilities are compatible with and minimize potential conflicts between adjacent land uses.
- Policy 1.11: Streets and roads should be well-designed, and should consider terrain as well as connections to existing street systems and/or adjacent sites.
- Policy 1.12: Encourage accommodations for transit, such as providing park-and-ride facilities, shelters, benches, and turnout lanes, particularly when high levels of rider-ship are evident.
- Policy 1.13: Develop a beautification program to improve the major and minor arterials, including city, county, and state routes, to promote the quality of the area.

Rationale: The above policies reflect the desire of the citizens of Grand Coulee to expand and enhance their existing circulation system. By making the existing facilities more aesthetically pleasing, and by providing multi-modal alternatives, the overall viability and appeal of the Grand Coulee area is supported and enhanced.

- Policy 1.14: Provide maintenance activities related to traffic control devices.
- Policy 1.15: Maintain needed traffic data such as traffic counts and accident data to support studies, planning and operational activities.



Midway Avenue (SR 155) through downtown Grand Coulee

GOAL 2: Maintain efficient, safe, and reliable transportation and services at a minimal cost to residents.

- Policy 2.1: Require new development to meet or mitigate street system impacts to maintain acceptable levels of service for capacity and quality. For all local streets, the City adopts a level of service “C” as described herein. For regional and state-owned transportation facilities, the City recognizes the authority of the Regional Transportation Planning Organization and the Washington State Department of Transportation to establish levels of service for said facilities, pursuant to the requirements of the Growth Management Act.
- Policy 2.2: Promote and support paving and maintenance of existing street and sidewalk systems.
- Policy 2.3: Classify all streets within the Urban Growth Area streets according to the system described in this plan assuring that it is consistent with federal, state, regional, and local guidelines to maximize the City’s ability to compete for funding as it becomes available.

Photo source: “Midway Avenue, Grand Coulee, WA” by Steven Pavlov, licensed under [CC BY-SA 4.0](https://creativecommons.org/licenses/by-sa/4.0/).

- Policy 2.4: Develop a Design Standards manual assuring streets are developed to the desired construction standard for each classification.
- Policy 2.5: Promote safety by encouraging street design that provides adequate sight distance, channelization, separation of vehicles and pedestrian/non-motorized traffic, and avoids difficult turning and merging patterns.
- Policy 2.6: The City will keep an updated inventory of streets and street conditions.
- Policy 2.7: Upgrade gravel streets to City standards as funding becomes available. The City will select the streets to upgrade based on objective criteria such as use and condition.

Rationale: Careful consideration of environmental and natural factors, the existing system, and adequate safety features provides a comprehensive look at the impacts of needed transportation facilities. This all-encompassing review helps decision makers reach the most agreeable decision for all interested agencies and individuals regarding the location of these facilities.

GOAL 3: Consider land use and budgeting options to minimize short- and long-range cost of transportation facilities.

- Policy 3.1: Coordinate with comprehensive water plan and other appropriate planning documents to ensure logical construction schedules and consistent planning and budgeting for services.
- Policy 3.2: Future capital facilities maintenance plans and corresponding budgets should take into account expected expansion of all facilities and funding sources.
- Policy 3.3: Encourage street development funding options, including local improvement districts.
- Policy 3.4: Economic and residential growth decisions should be tied to the ability of the existing transportation system to accommodate the increased demand, or new transportation facilities should be provided concurrently with the proposed development.
- Policy 3.5: The City will seek funding to fully develop its transportation plan.

GOAL 4: Develop a plan to provide avenues for pedestrian, bicyclist and other non-motorized travel.

- Policy 4.1: Develop a plan that provides a safe, coordinated system of bikeways, walkways, and trails, including through-routes, to meet existing and anticipated needs for non-motorized traffic.
- Policy 4.2: Bicyclists and pedestrians should be considered in the development of street and subdivision standards, parking standards, parking lot design (allowing protected access to storefronts), and other related standards.
- Policy 4.3: Support a pedestrian friendly community by seeking funding for sidewalks and encouraging development to include pedestrian friendly design, such as curbs, lighting, trees, and low shrubs.
- Policy 4.4: Develop standards allowing new development to increase connections within the community by adding trails and sidewalks as appropriate.
- Policy 4.5: Promote current trail use and the development of new trails within the City and links with neighboring jurisdictions.
- Policy 4.6: Coordinate trail development with neighboring jurisdictions and interested parties to support regional trails.

UTILITIES ELEMENT

11

For the purposes of this Comprehensive Plan, utilities include power, gas, telecommunications, and cable/television service. These services are provided by private and/or public entities other than the City; are delivered on a parcel by parcel basis; and generally entail the payment of a monthly bill to the purveyor. The intent of the following goals and policies is to provide direction to decision makers involved in the process of planning for and expanding these utilities. The general premise is to first, encourage the provision of these services at levels appropriate to the intensity and density of development in an area; and second, to encourage coordinated planning efforts between the different agencies and purveyors to more efficiently provide these services.

Current utility providers within the community include:

- Electricity and wholesale fiber optics: Grant County Public Utility District (Grant PUD)
- Telephone: CenturyLink
- Cable television: Spectrum
- Retail fiber optic internet service: available in most of the City through a number of different service providers

11.1 Inventory

Natural Gas

Currently natural gas service is not available, nor anticipated, in the Grand Coulee Dam area. This is due to the fact that Grant County enjoys one of the lowest electrical utility rates in the nation. Should the provision of natural gas become more comparably cost-effective, Cascade Natural Gas Company has facilities installed in the Quincy and Moses Lake area that could be expanded to the region.

Power

The Grant PUD serves all of Grant County, including the City of Grand Coulee. There are various facilities located throughout the County and the City. According to the electrical utility, there is ample capacity to meet existing demand for both the incorporated City limits as is as the urban growth area.

There is a substation facility located just inside the City limits. The City is fully served by this substation with distribution lines that extend service to all residential, commercial, and public customers. The City does not have any additional transmission facilities located within the urban growth area.

Telecommunications

The City of Grand Coulee is served by CenturyLink. There are various facilities located throughout the county and the City. According to CenturyLink, the delivery of telecommunication services sometimes does not coincide with the exact location of customers. Many of the telecommunication facilities, including aerial and underground facilities, are co-located with those of the electrical power provider. Maps indicating the location and extent of these facilities are not available for proprietary reasons.

Cellular telecommunication allows people to have mobile telephone communication via devices that send and receive signals from a network of receivers placed at several cellular communication sites. Grand Coulee is currently served by several cellular telephone companies. These providers are licensed to operate throughout the region within guidelines set by the Federal Communications Commission. Siting and design of towers is regulated by the FAA and local zoning ordinances. Considerable



Electric transmission lines carrying power from Grand Coulee Dam

expansion of the wireless telecommunications industry has occurred in recent years.

The telecommunications industry has undergone tremendous technological advances in the past decade. Both cellular and optical fiber technologies are transforming the way service could be delivered to the City of Grand Coulee. These changes have also fostered a competitive industry which appears to make the future configuration of telecommunications facilities difficult.

Fiber Optics

Through retail providers, Grant PUD's wholesale fiber optic distribution system brings high-speed technology to Grant County schools, medical facilities, businesses, and homes.

Photo source: "Power lines near road to Wilbur from Grand Coulee Dam" by Robert Ashworth, licensed under [CC BY 2.0](#).

11.2 Analysis

The analysis of existing conditions and projected needs below highlighted the areas of concern and opportunities for Grand Coulee. The Guiding Principles for the City of Grand Coulee, along with the inventory and analysis contained in this element were used to assess the utility needs of the City and formulate a plan. The plan contains a strategy to achieve the City's goals in light of the existing conditions in the City. The goals and policies within the plan provide guidelines and positive actions.

1. No analysis of natural gas needs is warranted, given the present lack of facilities in the area. As stated above, if the future costs of natural gas versus electricity become more competitive, the situation should be reassessed.
2. The delivery of electricity to the City of Grand Coulee to meet future demands will take a coordinated process between the City and the utility provider. According to the Grant PUD, it is anticipated that there will be enough capacity to meet the projected growth for the community based on the projections from the Office of Financial Management and the growth projected in the Land Use Element (Chapter 5) of this plan.
3. There are several policies that address the issues of coordinating development between the City and the utility providers. An example is the development of appropriate corridor alignments for specific utility lines.
4. The provision of telecommunication services is driven by the needs of its customers. As the City grows, telecommunication facilities will be upgraded to ensure adequate service levels. It is also possible that facilities will be upgraded as technology advances.

11.3 Utilities Goals and Policies

GOAL 1: Coordinate the timing, location, and extension of utilities with other improvements necessary for development in a safe, efficient, and cost effective manner.

- Policy 1.1: Ensure that development takes into account the timely provision of adequate and efficient utility systems.
- Policy 1.2: Encourage development of vacant properties adjacent to established utility systems, where feasible, according to the appropriate zoning classification and/or land use designation.
- Policy 1.3: Encourage the coordinated development, review, update, and implementation of City and county public utility and capital facilities programs, consistent with the Comprehensive Plan(s).
- Policy 1.4: Promote the planned development and phasing of utility construction consistent with the Comprehensive Plan.
- Policy 1.5: The cost of on-site utility improvements or site preparation for developments is the responsibility of private enterprise.
- Policy 1.6: Ensure the adequate sizing of utility trunk lines and main lines, consistent with the Comprehensive Plan.
- Policy 1.7: Utilities should be installed within or adjacent to existing utility or transportation corridors/easements whenever possible.
- Policy 1.8: Promote continued use, maintenance, development, and revitalization of existing utilities whenever possible.
- Policy 1.9: Ensure that utilities planning and programs are consistent with the Comprehensive Plan.
- Policy 1.10: Encourage utility purveyors to keep pace with updated technology and the demand for new and/or expanding services.

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CAPITAL FACILITIES ELEMENT

12

The Capital Facilities Element identifies the needed capital facilities for the City and its urban growth area. It represents the community's policy plan for public facilities for the next twenty years and includes a six-year financing plan for capital facilities, known as a Capital Improvements Program (CIP). The policies and objectives in this plan will be used to guide public decisions on the use of capital funds. They will also indirectly guide private development decisions by providing a strategy of planned public capital expenditures.

This element has also been developed in accordance with the Countywide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan. The City also maintains comprehensive water and sewer plans, and these are incorporated by reference.

This element summarizes the various capital facilities needs within the planning area and presents the six-year financing plan. If identified projects cannot be completed due to lack of funding, the City may need to review its land use element to determine if changes are needed to ensure all residents are receiving adequate public facilities.

12.1 What Are Capital Facilities?

Capital facilities owned and operated by the City of Grand Coulee and other public entities are incorporated within the Capital Facilities Element. For the purposes of this Comprehensive Plan, capital facilities are those things necessary to maintain the livelihood of a community. In general, they include facilities and services provided by local governmental agencies that are available to all citizens of the community, such as structures, improvements, equipment, acquisitions, projects, and other major assets that have a lifespan of more than three years and which cost \$3,000 or more. It is not intended, however, for items that are part of a scheduled replacement program to be included in the definition of capital facility. Such items may include equipment purchases out of the equipment rental and revolving program, revenues to support specific utility reserve accounts, or ongoing maintenance programs.

12.2 Why Plan for Capital Facilities?

Capital facilities and services play a large role in determining where, when, how much, and what kind of development will occur. The intent of this element is to encourage coordinated and comprehensive planning efforts, including routine maintenance, upgrading schedules, new construction, timing and funding sources and capabilities, to more efficiently provide these services.

The Capital Facilities Element promotes efficiency by requiring the local government to prioritize capital improvements for a longer period of time than the single budget year. Long-range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs and allows the trade-offs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision-making to achieve community goals.

The goals, objectives, and financing plan within this element are intended to serve as an objectively derived guide for the orderly growth and maintenance of the community. It will serve as the framework for coordinating capital improvement projects that implement the vision of

the community expressed in the other elements of this comprehensive plan. It is designed to be a valuable tool of the City Council and private citizens that enables the community to:

- Gain a better understanding of their existing public works systems and capacities;
- Identify potential problems associated with limited revenues and increased public demands for better services;
- Identify potential sources and programs that may be used to fund needed improvements; and
- Create a continuing process of setting priorities for needed capital improvements, based on consistent background information.

The Capital Facilities Plan included in this chapter describes the more immediate projects, the associated costs and the plan for financing the projects based on an analysis of the City's financial capabilities. It is understood that some capital needs may go beyond the resources available through the general City revenues. Furthermore, future issues may develop quickly in response to citizens' desires or a change in community standards or circumstances. The Capital Facilities Element is designed to be flexible to these situations by identifying different possibilities for funding beyond the norm, as well as attempting to identify which foreseeable needs will require some future action in order to be completed.

While some departmental accounts are funded with fairly reliable and adaptable revenue sources such as utility fees and legislatively designated taxes, other reserve accounts should be created with regular City revenues when possible. Additionally, the availability of optional funding sources such as bond issues, levies, tax and/or rate increases, loan or grant applications, etc., does exist. If the community is unable to contribute the full amount planned for in the Capital Facilities Plan in any one year, the plan is not abandoned but instead reviewed and amended to reflect changing circumstances.

12.3 Existing Capital Facilities – Summary

Water System Inventory

There are three pressure zones in the City. Zone 1 is the City's main zone, which serves the lowest areas of the City from the canal south to Grand Coulee Avenue. Zone 2N serves the portion of the City north of the canal. Zone 2S serves the southern portion of the City, from Grand Coulee Avenue south to the southern and eastern edges of the service area. The present water system has 585 metered services. It was originally built over 70 years ago, and maintenance and improvements have been continuous to upgrade the system as needed.

WATER SOURCE

The primary water source for the City of Grand Coulee is an intertie with the City of Electric City's water system, and two small (emergency source) wells (Table 12.1). The service area includes the City corporate limits and urban growth area, and the New Columbia Water Users (Community of Delano).

BOOSTER PUMP STATIONS

There are two booster pump stations (BPS) on opposite ends of the City (Table 12.2). The Dill Avenue BPS was completely refurbished in 2006. The refurbishment included re-wiring, and installation of new telemetry, pumps, and plumbing. The Dill Street BPS now has two identical pumps. It supplies water from Zone 1 to the Almira Hill reservoirs and serves Zone 2S. The C Street BPS supplies water from Zone 1 to the C Street reservoir and serves Zone 2N.

Normal water pressure in the lower business district is 95 psi, though some areas of the City experience pressure as low as 35 psi.

STORAGE

The City of Grand Coulee operates four reservoirs as described in Table 12.3. The reservoir located near the City Shop on Dill Ave. serves Zone 1 and is a 500,000-gallon spiral-wound gunite structure. The two Almira Hill reservoirs serve Zone 2S include a 100,000-gallon concrete tank and a

Table 12.1
Existing Water System Source

	Crescent Lake No. 1	Crescent Lake No. 2	Wellfield/ SO3, SO4	Electric City
DOH Source Number	SO3	SO4	SO5	SO6
Source Category	Well in a Wellfield	Well in a Wellfield	Wellfield	Intertie
Use	Emergency	Emergency	Permanent	Permanent
Source Metered	Yes	Yes	Yes	Yes
Treatment	Chlorination	Chlorination	Chlorination	Chlorination
Well Depth (feet)	123	125	NA	NA
Capacity (gpm)	150	350	500	1200

Table 12.2
Booster Station

	Dill Avenue Booster Pumps		C Street Booster Pumps	
	Booster Pump No. 1	Booster Pump No. 2	Booster Pump No. 1	Booster Pump No. 2
Horsepower (HP)	20	20	10	10
Capacity (gpm)	400	400	450	450
Motor Mfr.	WEG	WEG	Performance	GE
Voltage, Phase	230/460,3	230/460,3	230/460,3	230/460, 3
Pump Mfr.	Peerless	Peerless	Pacific	Pacific
Date Installed	2006	2006	1976	1976

Table 12.3
Grand Coulee Reservoirs

Characteristic	City Shop	Almira Hill (Steel)	Almira Hill (Concrete)	C Street Reservoir (Steel)
Status	Active	Active	Active	Active
Date Constructed	1940's	1972	2007	1972
Type of Construction	Spiral-wound Gunitite	Steel	Permanent	Permanent
Storage Capacity (gallons)	500,000	150,000	100,000	500,000
Diameter (feet)	62	32	32	54
Height (feet)	23	16	16.5	32
Base Elevation (feet above MSL)	1690.7	1805.4	1806.2	1729.9
Overflow Elevation (feet above MSL)	1712.7	1919.9	1820.2	1759.9
Overflow Height (feet)	22	14	14.5	30

Source: City of Grand Coulee Water System Plan

150,000-gallon steel tank. The C Street reservoir is a 500,000-gallon steel structure that serves Zone 2N.

The main reservoir gravity feeds to the lower (center) section of the City. The water is gravity fed from Electric City through an 18" line to the main reservoir. The water is chlorinated by an injection pump near the inlet to the reservoir. The Peak Flow Capacity to the main reservoir is approximately 1800 gallons per minute (gpm).

CONSUMPTION

Since the intertie project with the City of Electric City's water system was completed in early 2006, Grand Coulee has increased its wholesale purchases annually. The Electric City Water System Plan projects that there will be sufficient capacity to accommodate growth in Grand Coulee over the 20-year planning period.

**Table 12.4
Water Pipe Footages by Type**

AC	PVC	DI	Steel	Total
39,141	27,495	325	7,561	74,772

DISTRIBUTION SYSTEM

The City’s water mains are primarily comprised of asbestos cement (AC – 52.3%), polyvinyl chloride (PVC – 36.1%), ductile iron (DI – 0.4%), and steel (S – 11.2%). When water mains are replaced because of leakage or age, PVC pipe is generally used. Table 12.4 lists the types of pipe in the system.

The steel and iron pipe has been in place for over sixty years. Most of the steel pipe is “invasion” pipe (thin-wall steel) and requires substantial ongoing repairs. All of the iron and steel pipe has already exceeded its economical life. That is, the cost of repairing the pipe has exceeded the amortized cost of replacing the pipe.

WATER RIGHTS

The City’s water rights were transferred to Electric City’s source water, wellfield S03, S04 (DOH Source number S05) in 2006 as part of an intertie project. The City of Grand Coulee’s water rights allow withdrawals from eight points in the amount of 1.8 cubic feet per second (807.9 gpm,) and 1302 acre feet per year for continuous municipal supply under Surface Water Certificate No. S3- 01098C & Surface Water Certificate No. 3397.

TELEMETRY

The City’s telemetry system controls the activity of water flow to all four of the City’s reservoirs, and controls the activity of the chlorine injection system. The system operates a flow control valve at the City Shop, which allows water to be introduced to the main reservoir, then through booster pumps at the Dill Avenue pump house and C Street pump house. This automatically maintains the water levels at pre-determined depths in all of the City’s reservoirs. The telemetry also has built-in alarms, which notify City staff should any telemetry problems arise.

DISINFECTION

The City disinfects its raw water supply at a chlorination station located at the City Shop. The water is chlorinated at the City Shop reservoir.

WATER SYSTEM LEVEL OF SERVICE (LOS)

- Potable water: 350 gallons per capita per day
- Treatment and piping capacity: 189 gallons per capita per day
- Fire reserve: 15 million gallons per day

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

WATER FACILITY NEEDS

The water system six-year capital needs can be found in Section 12.4, Capital Facilities Plan.

Wastewater Collection and Treatment System Inventory

SANITARY SEWER SYSTEM

A new wastewater treatment facility was constructed by the City of Grand Coulee in 1985-86. The plant provides secondary treatment with a capacity of 300,000 gallons per day (0.3 mgd.) Peak flow capacity is 450,000 gallons per day (0.45 mgd). Peak instantaneous flow is 750,000 gallons per day (0.75 mgd.) The population equivalent design is 3,000.

The monthly average flow to the plant in 2010 was 180,600 gallons per day (0.181 mgd.) The monthly peak average flow in 2009-2010 was (0.216 mgs) and (0.224 mgd) respectively.

The facility includes:

- **Headworks** with two influent channels, eight bar screens, two gravity grit channels, one parshall flume and two comminutors. Two fine-screen removal units were installed in 2011.
- **Primary treatment** includes one ORP influenced oxidation ditch, with room for a future unit.

- **Secondary treatment** includes two final clarifiers (with room for a future unit,) two chlorine contact chambers with one outfall, chlorination storage and two chlorination solution vacuum injectors.
- **Solids handling** includes two aerobic digesters, two ODS pumps, one polymer solution injector and four drying beds.

SEWER LINES

The City has a substantial collection system comprised mostly of six-inch diameter sewer lines. While most of these six-inch lines serve adequately, the City's engineers have identified 3,900 feet of undersized lines which cause surcharging in manholes. There is also a significant amount of root intrusion into these lines as well and they need to be replaced.

In 2017, the lift station was retrofitted with a new two-pump submersible type lift station. All electrical controls, vault lid, and plumbing were also updated.

SANITARY SEWER LEVEL OF SERVICE

Sewer LOS standard is based on the Department of Ecology standard of 110 gallons per capita per day.

SANITARY SEWER FACILITY NEEDS

Six-year capital needs for sewer collection and wastewater treatment can be found in Section 12.4, Capital Facilities Plan.

Public Works Equipment Inventory

The City owns a variety of equipment related to the different public works functions and services provided throughout the community. Storage of vehicles and equipment is generally located at the City Shop. The following is a list of current equipment that is generally valued at more than \$3,000 and/or has a life span of three or more years (Table 12.5).

Public Buildings Inventory

CITY HALL

The City Hall is located at 306 Midway (SR 155) (PO Box 180). The City Hall remains in generally acceptable condition except for some major needs listed in Table 8.10. Given that the City Hall is located on prime commercial property, the City might want to consider how much money it wants to put into repairing this building before it becomes more economical to sell it for commercial property and relocate. The proposed funding source for all City Hall improvements is the Current Expense Fund.

LIBRARY

The Grand Coulee Public Library is a member of the North Central Regional Library System with headquarters in Wenatchee. It is located at 225 Federal St (PO Box 62) and is available free of charge to residents of Grand Coulee. The North Central Regional Library (NCRL) is a multi-county rural library district and municipal corporation formed in 1960. With the exception of several small communities, NCRL provides public library services to over 200,000 people in all incorporated and unincorporated areas of Chelan, Douglas, Ferry, Grant, and Okanogan Counties.

Management and control of NCRL is vested in a regional board composed of two trustees from each of the more populated counties (Chelan and Grant) and one trustee each from the remaining three counties. NCRL is supported almost exclusively by rural property taxes and proportional fees from incorporated cities and towns which choose to contract with the regional library instead of providing independent local service.

PUBLIC BUILDING FACILITY NEEDS

The public building six-year capital needs can be found in Section 12.5, Capital Facilities Plan.

**Table 12.5
Public Works Equipment Inventory**

Item	Year	Age	Department
Ingersoll-Rand Portable Compressor	1962	57	All (Service)
Gallion Road Grader (Small)	1968	51	Streets
CAT 120 Road Grader (Large)	1971	48	Streets
International Oiler 2wd Truck	1971	48	Streets
GMC Sewer-Jet 2wd Truck	1974	45	Sewer, Streets
Chevrolet 2-ton Flatbed 2wd Truck	1976	43	All (Service)
International Vac-all 2wd Truck	1976	43	Streets, Sewer, Parks
CAT 920 4x4 Loader	1983	36	All (Service)
Elgin Pelican Street Sweeper	1984	35	Streets
International 2wd Snow Plow, Dump Truck	1984	35	Streets, Snow
Ford 9000 2wd Dump Truck	1985	35	All (Service)
Roller	1986	33	Streets
CAT 428 4x4 Backhoe	1988	31	All (Service)
Ford ¾ ton 4x4 Pickup	1996	23	Parks
Chevrolet ½ ton 4x4 Pickup	2000	19	All (Service)
Chevrolet 2500 HD 4x4 Pickup	2003	16	All (Service)
Chevrolet 3500 4x4 Snow Plow/ Flatbed	2007	12	Snow
John Deere Z-Trak 997	2010	9	Parks
2013 Dodge ½ Ton 4x4 Pickup	2013	6	WWTF

Fire Department and Ambulance Service Inventory

The City of Grand Coulee Volunteer Fire Department (GCFD) provides fire protection and ambulance services to the community. The Department operates on a strictly volunteer basis, including the volunteer Fire Chief. Currently, there are 27 fire fighters and 26 Emergency Medical Technicians (EMTs) listed with the Department. The GCFD has service agreements with Grant County Fire District #14 and Lincoln County Fire District #9.



GCFD's 1936 antique fire engine

The fire station is centrally located at 205 Spokane Way.

The 5,040 sq ft station is in generally poor condition. The facility was built in the 1970s and is in need of major improvements, including an internal remodel, installation of an exhaust system, and a new turnout washing machine. The facility provides three parking bays for the following City owned equipment:

- 2016 Basic Life Support Ambulance
- 2009 Basic Life Support Ambulance
- 2004 Class A Structure Fire Engine
- 2010 Class A Structure Fire Engine
- 2009 Ford 250 Crew Cab Pickup

The Fire storage building at 204 Spokane Way is across the street from the Fire station, next to the Fire Department gravel parking lot. It is used to store equipment and vehicles and was built with the intention of adding decontamination areas and equipment including: a new turnout washing machine and a bathroom with decontamination shower area. The facility provides three parking bays for the following City owned equipment:

- 2001 Basic Life Support Ambulance
- 2006 Ford 550 Wildland/Brush Truck
- 2007 Ford 550 Wildland/Brush Truck

The Department uses a storage building located less than a mile from the Fire Station at 100 B Street (the corner of First and B Streets) that was built

**Table 12.6
Fire Department Equipment Inventory**

Item	Year	Estimated Replacement Cost
E-1491 Spartan Structure Engine (1750 gpm)	2004 Type-1	\$325,000
E-1492 Rosenbauer Structure Engine (1250 gpm)	2010 Type-1	\$225,000
R-1482 Chevrolet Rescue 4x4	1994 Type 6	\$90,000
C-1490 Ford 250 Crew Cab Pickup	2009	\$70,000
B-1493 Chevrolet 3500 Wildland 4x4	1994 Type 6	\$75,000
V-1489 Ford Expedition Command Vehicle	2006	\$50,000
B-1494 Ford 550 Wildland/Brush Truck	2007	\$100,000
B-1495 Ford 550 Wildland/Brush Truck	2006	\$100,000
Chevrolet Antique Fire Engine	1936 Type 1	
A-1482 Ford Ambulance	2001 Type 4 BLS	\$200,000
13 Sets Turnouts (1990-2008)	1990-2008	\$3,500 ea
13 Airpacks (1980-2007)	1980-2007	\$4,500 ea
A-1481 Ford Ambulance	2016 Type 4 BLS	\$200,000
A-1480 Ford Ambulance	2009 Type 4 BLS	\$200,000

in the early 1970s. The last ten years it has been undergoing an upgrade remodel project. The following are kept at the storage building:

- 1936 Antique Fire Engine (GCFD)
- 1994 1 Ton Chevrolet Wildland/Brush Truck
- 1994 1 Ton Chevrolet Rescue Truck
- 2006 Ford Expedition Command Vehicle

Table 12.6 lists the GCFD equipment inventory.

FIRE DEPARTMENT LEVEL OF SERVICE

- Personnel: 1 – Fire Chief
- Volunteer Staffing: 28
- Response Time: Seven minutes
- Average calls/year: 42

AMBULANCE SERVICES LEVEL OF SERVICE

- Personnel: 1 – Fire Chief
- Volunteer Staffing: 26 EMTs, 4 EMRs
- Response Time: Five minutes
- Average calls/year: 500

FIRE DEPARTMENT/AMBULANCE SERVICE FACILITY NEEDS

The Fire Department/Ambulance Service six-year capital needs can be found in Section 12.4, Capital Facilities Plan.

Police Services Inventory

Eight full-time and two part-time sworn officers provide police protection to the City of Grand Coulee. The Department averages around 1,400 calls for service per year. All of Grand Coulee’s emergency services (police, fire, ambulance) participate in the Multi-Agency Communications Center (MACC), Grant County’s Enhanced 911 communications organization that provides consolidated answering of 911 emergency calls. MACC is located near the City of Moses Lake and fields all emergency calls throughout Grant County.

The City’s present jail is a holding facility only, not for stays over four hours. All offenders, juveniles and adults alike, are transported to Grant County jail facilities in Ephrata as soon as possible.

POLICE LEVEL OF SERVICE

- Officers: One officer per 100 residents
- Response Time: 4 minutes

This standard is based on the City’s assessment that the existing police force of eight officers will serve a population of up to 1,500 persons. This assessment represents a balance between the desires of the community for sufficient police protection, the relatively low crime rate in Grand Coulee, and the limited budget for additional police officers.

POLICE FACILITY NEEDS

The Police Services six-year capital needs can be found in Section 12.4, Capital Facilities Plan.

12.4 Capital Facilities Plan

The following Capital Facilities Plan summarizes the capital facilities and equipment needs as identified in this Comprehensive Plan.

Table 12.7
City of Grand Coulee Six-Year Capital Facilities Plan – 2019-2024

Department/Item	Cost	Year	Funding Source
Water System			
Create development standards	\$5,000	2020	City
Federal Ave	\$61,000	2020	PWTF/City
Banker St	\$31,000	2019	PWTF/City
Garner St	\$36,000	2020	PWTF/City
Zone 2 N	\$162,000	2025	PWTF/City
First new 300,000 gallon reservoir at City Shop site	\$351,000	2020	PWTF/CDBG
Second new 300,000 gallon reservoir	\$351,000	2022	PWTF/CDBG
Pipeline replacement	\$20,000/yr	2019-2024	PWTF/City
Sewer System			
Main line upgrade	\$15,000/yr	2019-2024	City-Sewer Fund
Equipment-treatment plant	\$16,000/yr	2019-2024	WTP Fund
Rebuild digester blowers	\$8,000	2020-2024	WTP Fund
Crescent Bay sewer line	\$200,000	TBD	Developer
Weil Place sewer line	\$240,000	2020	City, PWTF
Midway, install larger line	\$330,000	2022	PWTF
Rebuild electrical motor controls	\$30,000	2019-2024	WTP Fund
Rebuild clarifier	\$50,000	2020-2024	WTP Fund
Park Facilities			
City Park			
Sprinkler system	\$5,000/yr	2019-2024	City, State and Private Grant
Basketball half-court	\$10,000	2024	City, State and Private Grant

Table 12.7
City of Grand Coulee Six-Year Capital Facilities Plan – 2019-2024 (continued)

Department/Item	Cost	Year	Funding Source
Streets			
Banks Ave	\$16,000	2020	City
Roosevelt Dr resurfacing	\$16,000	2019-2024	City
Mead Ave resurfacing	\$10,000	2022	City
Continental Heights resurfacing	\$3,000	2023	City
Butler Square resurfacing	\$5,500	2024	City
Batchelor Square resurfacing	\$7,000	2023	City
A St resurfacing	\$6,000	2025	City
City Buildings and Equipment			
City Hall			
Relocate waterline	\$5,000	2019	City-Water
Records management	\$6,000	2020	City-Current Expense
Printer replacements	\$2,500	2021	City-Current Expense
Heating/air conditioning replacement	\$20,000	2022	City-Current Expense
Insulate ceiling	\$5,000	2023	City-Current Expense
Carpeting	\$5,000	2023	City-Current Expense
Paint City Hall	\$10,000	2023	City-Current Expense
Repair electrical panel/system	\$15,000	2024	City-Current Expense
Parking lot re-contour, repave	\$25,000	2024	City-Current Expense
Copier replacement	\$14,000	2024	City-Current Expense
Replace single pane windows	\$15,000	2024	City-Current Expense, Grant
City Shop			
Replace siding	\$4,000/year	2020-2024	City-Water/Sewer
Library			
New carpet	\$5,000	2024	City-Current Expense
Windows (as needed)	\$15,000	2020-2024	City, Grants
Pave parking lot (as needed)	\$10,000	2024	City-Current Expense
Addition (as needed)	\$100,000	2024+	City, Grants

Table 12.7
City of Grand Coulee Six-Year Capital Facilities Plan – 2019-2024 (continued)

Department/Item	Cost	Year	Funding Source
Fire/Ambulance			
Personal protective equipment (5 per year @ \$4,400 ea)	\$22,000/year	2019-2024	City
Class A engine type 1	\$350,000	2024	City, Grant
Data management system upgrade	\$5,000	2020	City
Replace brush truck	\$100,000	2021	City
Replace brush truck	\$100,000	2024	City
Replace ambulance	\$200,000	2020	City
B Street Storage Building			
Install insulation	\$2,500	2020	City
Radios (1 per year @ \$5,000)	\$10,000	2024	City
Airpacks (4 @ \$8,000)	\$32,000	2021	City
Fire Storage Building			
Install water/sewer	\$5,000	2020	City
Install bathroom w/decontamination shower	\$7,500	2022	City
Fire Station			
New drainage systems	\$100,000	2020	City/Grant
Exhaust system	\$25,000	2022	City
New fire station (including 12 x 12 ft entrance doors, exhaust system, training facilities)	\$2,000,000	2024	City, Grant, Loan
Police Department			
8 vehicles (replace approx. one annually)	\$400,000 (\$50,000 ea)	2019-2024	City
7 radar/LIDAR units @ \$3,000 ea	\$21,000	2021	City, Traffic Safety Grant
18 portable radios @ \$5,000 ea	\$90,000	2022	City, Grant
9 laptop computers @ \$2,500 ea	\$22,500	2023	City
2 thermal eye cameras @ \$6,800 ea	\$13,600	2024	City, Grant
6 night vision goggles @ \$5,000 ea	\$30,000	2024	City, Grant

12.5 Capital Facilities Goals and Policies

GOAL 1: Ensure that adequate public facilities and services are planned for, located, designed, and maintained to accommodate the changing needs of all residents within the Grand Coulee urban area.

- Policy 1.1: Develop a Capital Facilities Plan, based on existing and projected growth and development, which will provide a guide for phased and orderly development of public services and facilities, including expansion and location, within the urban growth boundary.
- Policy 1.2: Use the phasing schedule for public facilities and services defined in the Capital Facilities Plan as a basis for land use, development approval, and annexation decisions.

Rationale: A coordinated approach to capital facility planning among agencies and departments eliminates costly duplication of not only data collection and analysis, but also development and construction schedules. With a comprehensive capital facilities plan as a guide, local government decisions for extension of public facilities and services can be based on accurate, consistent information. This capital facilities plan can also aid developers by providing predictability in the anticipated location and timing of expansions, and what general contributions they may be asked to make when they develop in a specific area.

- Policy 1.3: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.
- Policy 1.4: Promote continued use, maintenance, development, and revitalization of existing public facilities and services whenever possible.
- Policy 1.5: The timing of implementation actions under the comprehensive plans and elements shall be based in part on the available financial resources to provide the necessary public facilities.



Grand Coulee City Hall

- Policy 1.6: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.

Rationale: As more responsibility for public facilities and services is handed down to local government, it has become increasingly necessary to find more efficient and cost effective ways for providing said, services and facilities. By using and maintaining existing facilities, and by combining different uses into one facility, public expenditures are spent more competently.

- Policy 1.7: Provide public facilities and services at levels of service appropriate to the specific area. Where it becomes apparent that probable funding for requirement capital facility projects falls short, the City will reassess the land use element.
- Policy 1.8: Ensure that the location and design of public facilities does not adversely impact the environment or surrounding land uses.

Rationale: If services and facilities are provided with capacities in excess of what is necessary, development will usually grow to that capacity. It is important, therefore, to only plan for and provide the facilities and services

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at levels appropriate for the designated density in an area to avoid adverse impacts on the environment and to maintain compatibility among land uses.

- Policy 1.9: All existing residences and developments should be connected to public water and sanitary sewer systems within the Urban Growth Area. Utility extensions to these existing developments should be strongly encouraged and ranked as high priorities for said extensions.
- Policy 1.10: Require developments to provide safe access to schools.
- Policy 1.11: Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.
- Policy 1.12: Provide needed public facilities in a manner which protects investments in and maximizes the use of existing facilities, and which promotes orderly compact urban growth.

GOAL 2: Implement multi-jurisdictional cooperation between cities, the county, and special service purveyors for public facility and services planning and development.

- Policy 2.1: Coordinate land use, public works activities, development actions, and purveyor's needs with planning activities in order to conserve the fiscal resources of all entities.
- Policy 2.2: Encourage the coordination and joint development of capital facilities, utilities, and land use plans within the Urban Growth Area.
- Policy 2.3: Improvement standards for new development proposed within the Urban Growth Area should be jointly developed by Grant County and the City of Grand Coulee. Standards should address such improvements as street alignment and grade, public road access, right-of-way widths, street improvements, sanitary sewer, storm water improvements, and park and recreation facilities.
- Policy 2.4: New development requiring and/or requesting the extension of the City's public water and sewer systems will be required to pay for those extensions as well as providing a fair-share investment in the existing systems; any water rights associated with the land will provide for proposed development impacts; public/private partnerships that provide overall community benefit are possible.

GOAL 3: Review the Capital Improvement Plan annually, in conjunction with the City’s annual budgeting process.¹

- Policy 3.1: Ensure a coordinated timely process for development and review of capital facilities, current and planned, with participation from all City departments.
- Policy 3.2: Evaluate capital improvement projects through the comprehensive planning process to assure consistency with the other elements of the plan.
- Policy 3.3: Support community awareness of capital facilities issues through public participation, newsletters, and postings.
- Policy 3.4: Maintain and update the City’s capital facilities plans such as the Water System Plan, Transportation Plan, and Sanitary Sewer Plan plans.
- Policy 3.5: Reassess the land use element of the comprehensive plan if probable funding falls short of meeting existing capital improvements.

GOAL 4: Set and maintain levels of service that protect the public health, safety, and welfare.

- Policy 4.1: Monitor the City’s water rights in comparison to its projected needs and remain proactive in developing a process for expanding water rights with new growth.

Rationale: As most of the State’s water has been allocated, it is ever more difficult, even for municipalities, to obtain new water rights. Therefore the City must be aware of its needs and be prepared to take advantage of opportunities should water rights, or additional water allocations be made available.

1. RCW 36.70A.120 *Planning activities and capital budget decisions – Implementation in conformity with comprehensive plan.* Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its comprehensive plan.

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