

# **City of Soap Lake**

## **Comprehensive Plan**



### **2019 Update**

# **City of Soap Lake Comprehensive Plan 2021**

**Adopted February, 2022**

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## City of Soap Lake Community Vision Statement

The following statements serve to guide the comprehensive plan. This vision was developed following community input at two “Community Visioning” meetings held as an element of the public participation plan for this document.

- *The City of Soap Lake is a community that respects and preserves its natural, historical and cultural resources.*
- *The City of Soap Lake is a community that recognizes the unique characteristics of Soap Lake and we seek to provide excellent stewardship of the outstanding scenic and natural features which surround us.*
- *The City of Soap Lake is a community that encourages a balanced, cohesive, and diverse community that makes room to accommodate differences as we grow.*
- *The City of Soap Lake is a Community that utilizes its special features and characteristics where various physical, educational, economic and social activities can be pursued in a safe, attractive and healthy environment.*
- *The City of Soap Lake is a community that strives to improve and increase the tax base to provide a high level of service to its residents and visitors and to improve and increase employment opportunities by encouraging new businesses to join the community.*
- *The City of Soap Lake recognizes the contribution and benefit the Senior population has on the Citizens of Soap Lake and actively supports the continued resources available at the Soap Lake Senior Center.*
- *The City of Soap Lake recognizes its historical reputation as a community devoted to healing waters and overall healthy environment. The City supports the continued mission of the McKay Healthcare and Rehab Center. The City of Soap Lake will continue to support this important community resource and seek ways to assist and facilitate future needs for expansion and long term care development.*

In addition to this community based vision statement developed specifically for the Comprehensive Plan the Community also developed a vision statement as part of the development of the 2005 Downtown Master Plan. To insure that the valuable work and ideas invested in that plan the vision statement from the 2005 Downtown Master Plan is incorporated into the Comprehensive Plan as follows:

- *We the residents will revitalize our Soap Lake community into a place recognized and appreciated for its healing attributes for the mind, body and spirit.*

- *We will support development of small businesses to enhance the sustainability of our community, the quality of life for our residents, and the experiences of our visitors.*
- *In revitalizing our community, we will create an environment for residents and visitors to participate in the arts, culture, and recreational opportunities, to appreciate Soap Lake’s unique heritage and culture, and to learn about its unique geology. We will create improved year-round opportunities to enjoy the healing waters and mud of Soap Lake.*
- *We value the physical character and natural scenery of Soap Lake. We will encourage development that is oriented to the lake and sensitive to the natural context of its surroundings.”*

These vision elements will serve as a guide in setting Goals for the City of Soap Lake and in the development of policies and implementation strategies associated with the Soap Lake Comprehensive Plan

The City of Soap Lake has also adopted the following Business Plan:

**VISION:** The City of Soap Lake will respect, preserve, and provide good stewardship of its natural, historical, and culture resources while providing a safe environment for its citizens and a unique experience to visitors.

**MISSION:** *We, the residents, will revitalize our Soap Lake community into a place recognized and appreciated for its healing attributes for the mind, body and spirit, support development of small businesses to enhance the sustainability of our community, the quality of life for our residents, and the experiences of our visitors, create an environment for residents and visitors to participate in the arts, culture, and recreational opportunities, to appreciate Soap Lake’s unique heritage and culture, and to learn about its unique geology, create improved year-round opportunities to enjoy the healing waters and mud of Soap Lake, encourage development that is oriented to the lake and sensitive to the natural context of its surroundings.*



Promote Civic Engagement

- Centennial Celebration
- Dog Park Improvements

- Animal Shelter
- Implement Master Park Design Plan
- Update & Implement Spa Plan
- Quarterly Town Meetings



#### Support Economic Development

- Establish Economic Development Committee
- Pay Station at Campground
- Continue Branding & Marketing Plan
- Mineral Water Meters in 2018
- MW Pump House/Lava Lamp Base



#### Safe and Healthy Neighborhoods

- Implement Transportation Plan
- Replace 5-7 Fire Hydrants Annually
- Gravel Road - Alley Maint. & Refurbishing
- Continue Free Community Dump Days
- Implement Disaster Plan
- Lift Station Odor Control



#### City Facilities and Infrastructure

- Implement Mineral Water Plan
- Prioritize & Schedule Water Line Replacement
- Prioritize & Schedule Sewer Line Replacement
- Replace Water Meters with Wi-Fi Meters
- Establish CIP Funds



## City Government

- Biennial Budget
- Policy Reviews and Updates
- Improve Governance Transparency
- Efficient Council Meetings
- City Hall Building Renovations
- Update Public Works Equipment

## **I. INTRODUCTION**

A leisurely stroll through downtown Soap Lake could conjure up several fascinating images. If one looks at the “Swedish Massage” and other signs revealed by peeled back paint on buildings along Main Ave, or feels the unique texture of the Soap Lake water, it becomes apparent that Soap Lake is different from other eastern Washington communities. Upon further investigation of the



collection of historic photos at the visitor center, one can learn about Soap Lake's heritage, which is centered on turn of the century residents making pilgrimages to the community to seek healing from the legendary waters and mud of Soap Lake. A stroll might take one past a well cared for waterfront park, and possibly even a volunteer community member working hard to keep the city and lake clean. Soap Lake is fortunate to have the seeds of an attractive tourist destination in place including destination restaurants and resorts, high quality spas, and a welcoming and well organized community. The strength in Soap Lake lies not just in the unique and attractive physical features but with the strength and determination of the citizens of Soap Lake. The City is fortunate to have a very rich and diverse community that embraces its cultural past and its unique present day creative energy.

## **II. HISTORY OF SOAP LAKE**

The following history is taken from the Downtown Master Plan 2005

Soap Lake's rich history can primarily be attributed to the unique qualities of the lake which are said to have healing powers. The summary of Soap Lake history below illustrates the cyclical periods of discovery and re-discovery that typifies Soap Lake's history. Most recently Soap Lake has entered a period of being rediscovered. The past few years have brought a significant increase in Russian / Ukraine population, many of whom have been attracted to the area by the lake. Activities underway by the community including the potential of the spa and reinforcement of the health and wellness community already in place also contribute to Soap Lake's rediscovery.

### ***Native American Place of Healing Free of Battle and War - Pre 1900s***

Tradition holds that Soap Lake was called "Smokiam", meaning healing waters by the nomadic Native American Tsincayuse people. Out of respect for the healing waters, Native American Tribes suspended battle while visiting Soap Lake for healing purposes, causing the area to be known as an area of no war. While Soap Lake waters were regarded as having healing properties long before white settlement, Native American steam huts remained on the water's edge long after settlers built a town at Soap Lake. These remaining Native Americans hosted annual horse racing events and Pow-Wows. The Pow-Wows continued until recent decades as an opportunity for nomadic tribes to gather. Until roughly 1900, Nomadic Native Americans remained in the Soap Lake area. Settlement and homesteading began to intensify with the arrival of the railroad in the late 1800s.

### ***Early Settlement and Heyday as Healing Center - 1900 - 1930s***

The early 1900s were characterized by the development of several Sanitariums which allowed patients to use the lake water to treat the symptoms of Beurgers Disease, Psoriasis, and other skin, circulatory and digestive ailments. A few notable Sanitariums are the following:

- Lombardy Hotel on the shores of the lake (1905)
- Siloam Lodge on the hill above East Beach (1905)
- Thomas Hotel and Sanitarium at Main Ave. W and 5<sup>th</sup> St. N. (1921)
- Lakeview Sanitarium at Main Ave. W and 1<sup>st</sup> St. SW (1913)

The most common way for visitors arrive to Soap Lake was to travel to the nearby rail spur and be shuttled to Soap Lake via horse-drawn buggy and later, via automobile, often by persons associated with the Sanitariums. The nearest railway stations were at Ephrata and Adrian, and in 1911 at Grant Orchards. In addition to the large sanitarium hotels noted above, other businesses included a range of boarding houses and businesses renting tents and selling products catered to visitors. At the time Soap Lake was incorporated in 1919 it was considered by all historic accounts to be a festive entertainment and gathering place. An industry which created products from the lake thrived during this time period. The heyday of Soap Lake continued until depression hit in the 1930s.

### ***Reclamation and Grand Coulee Dam - 1930s - 1960s***

The federal government decided to fund the Grand Coulee Dam project in 1933. Construction lasted until 1942. During this period, Soap Lake transitioned in many ways from being considered a resort and entertainment center to being a more stable center of employment based on the Dam construction and its location within a now agriculturally viable region. Highway 17 was built in 1935, making Soap Lake more accessible. In the 1950s after completion of the dam, it became apparent that groundwater from irrigation of lands was increasingly infiltrating the lake, causing water levels to rise and dilute the mineral properties of the lake. Soap Lake residents fought a legal battle that rose to the Supreme Court to save the mineral properties of the lake and maintain the level of the lake. As a result, a system of groundwater well interceptors was installed around the lake that remain in operation today. Residents' desire to maintain water properties underscores that the tradition of healing waters which continued to be crucially important to Soap Lake in the mid 1950s. McKay Hospital was founded in 1938, originally as a special treatment center for Beurgers disease. At this time minority groups, particularly those such as the Germans who believe in the healing powers of the Soap Lake water began to settle permanently in the area. A significant Jewish population also emerged.

### ***Artist Community Counterculture Attraction - 1960 - Present***

The advent of modern medicine meant that Soap Lake's prominence as a healing community largely declined after the 1950s. A number of intermittent attempts were made at rebuilding downtown business through introduction of unique markets, the most recent being a thriving community of antique stores. Some remnants of these antique stores remain, but most closed in the mid 1990's. Recently, Soap Lake received an influx of artists, and the city became known in some respects as a counter-culture and artistic center which has engendered such artistic endeavors as the expansion into a new building for the

Masquers Theater Company, the Calling the Healing Waters Sculpture, and the Giant Lava Lamp. An influx of retired baby boomers contributes to a population increase.

### ***Immigration and Diversity 1990s – Present***

Soap Lake has experienced significant immigration by several ethnic communities. Most notably, in recent years immigration from Russia and the Ukraine to areas in and near Soap Lake has been prevalent. At the time of this report, enrollment in Soap Lake schools includes significant percentages of first generation Ukrainian and Russian pupils. Additionally, numbers of Hispanic persons living in and near Soap Lake have increased. These communities add diversity to the larger Soap Lake community and bring new perspectives, customs and culture to the City.

### ***Remaining Historic Cues***

Many cues to the history and heritage of Soap Lake still remain in the landscape. These can be recovered and emphasized in urban design to help reconnect with the historical significance of Soap Lake.

## **III. COMPREHENSIVE PLANNING UNDER THE GROWTH MANAGEMENT ACT**

The Washington Growth Management Act, RCW 36.70A, establishes a framework which encourages communities to respond to growth in realistic ways. It recognizes that some central issues exist for all communities, and that these issues have implications for the state as a whole.

The interest of statewide planning lies at the heart of the Act. The statute asks that each community create a comprehensive plan based on the foundation and framework of the thirteen goals contained in RCW 36.70A.020:

- ***Urban Growth*** - Encourage development in urban area where adequate public facilities and services exist or can be provided in an efficient manner.
- ***Reduce Sprawl*** - Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- ***Transportation*** - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and City comprehensive plans.
- ***Housing*** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- ***Economic Development*** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and the disadvantaged persons, and encourage growth in areas experiencing insufficient

economic growth, all within the capacities of the states natural resources, public services, and public facilities.

- **Property Rights** - Private property will not be taken for public use without just compensation having been made. The property rights of landowners will be protected from arbitrary and discriminatory actions.
- **Permits** - Applications for both state and local government permits should, be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- **Open Space and Recreation** - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Environment** - Protect the environment and enhance the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services** - Ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy and use without decreasing current levels below locally established standards.
- **Historic Preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **Shorelines of the State** - The goals and policies of the Shoreline Management Act (RCW 90.58.020) are adopted by reference as a goal of the GMA.

#### **IV. OVERALL PLANNING PROCESS GOALS**

**GOAL 1.1: Active citizen participation in community goals and government.**

**GOAL 1.2: Promote Civic pride in the community.**

**GOAL 1.3: Develop opportunities for citizen participation in community activities and government.**

**GOAL 1.4: Utilize a functional, continuing City planning process.**

**GOAL 1.5: Preservation of the small City, friendly atmosphere of Soap Lake.**

**GOAL 1.6: Establish policies and practices that support the inclusion and participation in community activities by all segments of the Soap Lake Community.**

**GOAL 1.7: Increase planning coordination with the other jurisdictions of Grant County.**

**GOAL 1.8: Actions regarding new proposed developments, including proposed new land uses and capital facilities and services improvements will consider the Comprehensive Plan goals and policies.**

**GOAL 1.9: Provide for frequent review of the City's comprehensive plan and development regulations, by council review at time intervals consistent with statutory requirements**

**GOAL 1.10: Encourage and support economic growth and creation of new businesses and services, if sited appropriately.**

**GOAL 1.11: Private property will not be taken for public use without just compensation having been given. The property rights of landowners will be protected from arbitrary and discriminatory actions.**

**GOAL 1.12: Applications for development approval should be processed in a timely and fair manner by the City.**

## **V. URBAN GROWTH AREA**

In accordance with RCW 36.70A.110, the City and Grant County are required to address urban growth to ensure the future orderly and efficient use of county and municipal lands.

Since future expansion of Soap Lakes municipal boundaries should be anticipated over the twenty-year planning period, the potential for expansion of the Urban Growth Area (UGA) should be considered.

It is important to note that a UGA can only be amended within the county's comprehensive plan no more than once per year and must follow the process as set forth by Grant County.

## **VI. COMPREHENSIVE PLAN**

The City of Soap Lakes Comprehensive Plan will be used to identify potential growth for Soap Lake over the twenty-year planning period, and how to address and accommodate

various development impacts. The comprehensive plan text includes goals and policies for the long-term development of the City. The Goals and Policies in the comprehensive plan offer the direction guidance in the decision making process of the City when the plan is formally adopted by its legislative body, the City Council.

Generally, a community plans to:

- Make sure the tax dollars invested in public roads, water and sewer lines, emergency services, parks and other public services are spent wisely.
- Introduce long range considerations into decisions on short-range actions. Promote the public interest, the interest of the community at large, rather than the interests of individuals or special groups within the community.
- Improve the physical environment of the community as a setting for human activities to make it more functional, efficient, beautiful, healthful, decent and interesting. The comprehensive plan includes goals and policies for the long-term development of the community. Each element of the comprehensive plan includes a list of the community's goals and policies for addressing particular issues. Goals are general expressions of the City's hopes and aspirations about its future development. They are the target to shoot for, even though they may never be completely attainable. Policies are broad statements of intent to guide or direct action in order to achieve objectives. Policies can prohibit, permit, or require various actions. Within this document, these statements will guide public and private land use decisions as the community develops. The City of Soap Lake's Comprehensive Plan includes the following elements:

1. Land Use
2. Housing
3. Capital Facilities
4. Utilities
5. Transportation
6. Shoreline
7. Economic Development

## **IMPLEMENTATION**

With the enactment of growth management, the comprehensive plan initiates the beginning step in the overall development of the community, reflecting the desires of citizens and officials as to how the City should grow over the twenty-year period. It does not intended to anticipate all of the changing needs that will occur over a 20 year planning period; therefore, an annual review of the plan is available to ensure that it is meaningful and effective.

The City is required to assess its existing development regulations based on the Comprehensive Plan, and amend those regulations for consistency. Zoning, subdivision, building, critical areas ordinance, health, street standards, development standards and

sign codes are examples of regulations that may be useful in the implementation of the comprehensive plan. Recommendations to update to the zoning, subdivision, other development ordinances must be based on and be consistent with the comprehensive plan.

#### Zoning

The zoning ordinance and map divide the land into 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 goals, policies and maps.

#### 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. Consideration of how land may be developed in the Urban Growth Area will be based on the County's subdivision and cluster subdivisions ordinances; therefore, communication and coordination are vital to ensure adequate public facilities.

#### Critical Areas Ordinance

The Critical Areas Ordinance (CAO) regulates the preservation, protection and enhancement of identified critical areas within the City's jurisdiction and will also apply to lands that may be annexed. The CAO must reflect the overall goals and policies of the Comprehensive Plan, be consistent with the requirements of the Growth Management Act and be based on best available science

#### Other Implementation Tools

Building codes also are 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. Building codes are required to be updated periodically to ensure that the specifications do not contradict the Comprehensive Plan and are consistent with adopted building code requirements at the State level.

## **COMPREHENSIVE PLAN AMENDMENTS**

The Comprehensive Plan is an overall policy document based upon community desires. It is a dynamic document that needs to reflect changes and circumstances as they develop within the community. The comprehensive plan must be maintained, evaluated, and updated if it is to keep pace with the changing needs of the City.

Amendments to the Comprehensive Plan may be requested by the City Council, Planning Agency, or by any affected citizen or property owner. By reviewing and updating the plan on a regular basis, Soap Lake can maintain public interest and involvement in the planning process. It demonstrates the City's own commitment toward implementing a long term vision for the community through the policy guidance in the comprehensive plan. The Comprehensive Plan can be amended no more than

once per year. Exceptions to this regulation are contained within the Growth Management Act. There may be times when a proposed change or revision is necessary to address a public health, safety, welfare issue, and/or Court Order. Such “emergency amendments” will follow State regulations but may not follow an established Comprehensive Plan amendment timeline.

The Growth Management Act states that public participation will have a wide range of input the process will have a “broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.” Amendments to the Comprehensive Plan should include early and continuous public input. Local individuals, businesses, and groups along with regional, state, and national organizations can add distinctive and valuable input to the planning process.

### **Types of Public Participation**

Encouraging public participation may require a variety of approaches. The following samples techniques provide a range of options for consideration.

#### **NOTICE**

- Newspaper legal notices and special advertisement
- Postings at post office or other areas know to attract people
- Newsletters and/or utility flyers
- Website
- Invitations to specific groups or interested parties
- Direct mailing

#### **MEETINGS**

- Council and Planning Meetings
- Public Hearings
- Open House or Workshops
- Special Community Visioning Meetings

#### **WRITTEN COMMENT**

- Survey
- Written Comment
- E-mail and other forms of electronic communication

#### **ADDITIONAL FORMATS**

- Youth workshops, public service messages, advisory committee, school programs, visioning, etc.

Comments and ideas are used throughout the process to shape the Comprehensive Plan changes. To fully secure adequate public participation or as new proposal are considered additional meetings may be required.



In the development of the 2018 Comprehensive Plan Update the Soap Lake City Council adopted a Public Participation Plan which stated:

“The City of Soap Lake recognizes the need for early and continuous public involvement in the process of updating the City’s Comprehensive Plan. The following public participation plan is intended to encourage public involvement in the update to the City’s comprehensive plan in a manner consistent with the requirements of RCW 36.70.A

The City of Soap Lake will do this through the following actions:

- Conduct at least two Community Visioning Meetings allowing the public to provide input into the Comprehensive Plan Update.
- Conduct at least two public hearings before the City Council to hear and consider public input to the draft updated Comprehensive Plan prior to adoption.
- Encourage written comment from the public and other interested parties.
- Utilize the City water bills to keep the public informed of key dates and opportunities for public participation.
- Utilize other methods, such as public postings, to keep the public informed of the update process.”

Beginning in June of 2017, the City conducted five public outreach meetings with the community. The meetings were well attended and provided valuable insight into the community vision, goals and policies

## **VII. BACKGROUND INFORMATION**

The following information provides historical and projected population estimates, land use analysis and a housing needs assessment.

### **POPULATION PROJECTIONS**

Population projections allow the City to analyze facility and land needs to support orderly development. The analysis of local population and demographic trends is important for a broad understanding of the community and to anticipate future needs. The analysis of population projections for the next 20 years is based on the Office of Financial Management (OFM) projections for the County.

The most recent population estimate available for Soap Lake is for 2006 which is 1,740 and comes from the Grant County Comprehensive Plan. Grant County has adopted a population projection using the high series projection issued by OFM. As such, Grant County is planning for a population of 117,459 in 2025.

Grant County allocates a percentage of the projected County population growth to each community based on Office of Financial Management (OFM) high-end projections. The last projections were determined with the adoption of the Grant County Comprehensive Plan Update in 2006 by Resolution No 06-269-CC and show the City of Soap Lake growing at a rate of 1.5%. The allocated population to Soap Lake for the planning period ending in 2025 is 2,514. A population projection of 86 is projected for the unincorporated Soap Lake Urban Growth Area.

Although growth rates historically have significantly fluctuated the growth rates for Soap Lake have stabilized over the last several decades. The population projections adopted by Grant Count represent the highest rates allowed under the provisions of the Growth Management Act but do not necessarily reflect the true growth rates county-wide and within Soap Lake. It will be important to carefully monitor the growth rates over the next 20 year planning period and make mid-course modifications as warranted.

## **LAND USE ANALYSIS**

With population projections and housing requirements outlined, the next step is to determine current land uses and what lands are available for development. An analysis of residential housing lands necessary to meet population projections and lands for commercial and industrial development has been completed.

### **Current Land Uses**

Land Use designations show the general distribution of land uses reflecting the unique character of the City, as well as the desired pattern for new development.

The "Residential" category represents a majority of the land used for traditional dwelling units, including single family, multi-family, manufactured and mobile home residences.

Included in the "Public" classification are all of the parks, schools, play fields and federal, state, county and City-owned facilities. The commercial uses are located primarily along Main Ave, with "pockets" of concentrated commercial uses along highway 17. Industrial activities consist of the public wastewater treatment and land disbursement area. The number of acres identified for right-of-way was calculated by subtracting the parcel-based land use inventory number from the overall land located within the UGA.

#### **EXISTING LAND USE – 2018**

Land Use	Acres	Percent
Vacant	232.0	37%
Residential	153.6	28%
Public	111.1	18%
Park	19.9	3%
Multi-family	10.8	2%

Commercial	12.9	2%
Ag	58.0	10%
<b>TOTAL</b>	<b>598.4</b>	<b>100%</b>

### Land Use Pattern

The current land use pattern in downtown Soap Lake is organized primarily by two commercial corridors which cut through a general pattern of single family housing. Vacant parcels and vacant structures also occupy a significant amount of land in the City of Soap Lake. Business activity on SR 17 caters to local uses as well as highway pass-through traffic within the Coulee Corridor.

Main Avenue is the pedestrian-oriented commercial corridor in Soap Lake. Businesses on Main Avenue serve more local functions, and include destination business attractions. Tourist and destination uses on Main Avenue are clustered near the Canna intersection and include hotels, the Masquers Theatre, and restaurants.

Single family homes occupy much of the remaining lands in the Soap Lake core. The character of the single family housing varies significantly. Included are a number of historic homes scattered throughout the city, some clad in field-stone. Small aging single family homes from the post WWII era occupy many of the parcels. To the west end of town there is a high concentration of small cottage type housing, originally used for temporary lodging for visitors and tourists during past decades. Some larger single family homes, and newer single family homes, can be found along the Lakeshore Avenue section of town, and more recently on the hills above east beach outside of the city limits. Lakeshore access and views provide amenity to these larger or newer homes. Immediately south of the City of Soap Lake is the Country Club Estates golf-oriented subdivision featuring manufactured homes.

Owner-occupied housing units		Renter-occupied housing units	
Built 1999 to March 2018	1.9%	.5	Built 1999 to March 2018
Built 1995 to 1998	9%	4.5%	Built 1995 to 1998
Built 1990 to 1994	7.6%	-	Built 1990 to 1994
Built 1980 to 1989	11.8%	4.8%	Built 1980 to 1989
Built 1970 to 1979	16.1%	19.7%	Built 1970 to 1979
Built 1960 to 1969	10.4%	13.8%	Built 1960 to 1969
Built 1950 to 1959	19.9%	20.8%	Built 1950 to 1959
Built 1940 to 1949	14.9%	18.0%	Built 1940 to 1949
Built 1939 or earlier	8.5%	17.8%	Built 1939 or earlier
<b>Median - 1967</b>		<b>1958 - Median</b>	

QT-H7. Year Structure Built and Year Householder Moved Into Unit: 2000 Data Set: Census 2000 Summary File 3 (SF 3)

Public and Civic uses are dispersed throughout the City of Soap Lake. Of particular importance are two beach parks on the Southeast and Southwest corners of the lake

(East Beach and West Beach) and a newly renovated park on Elder. The City Hall and Police Department are located at the Canna Street / 2nd Avenue intersection near the center of town. A public school complex is located in the southwest sector of town along 2nd Avenue.

The graphic depicting property ownership pattern reveals that a large percentage of the land in Soap Lake is in absentee ownership. Further, a substantial portion of the absentee ownership is held by entities from western Washington. Of the total non right-of-way acreage of the City of Soap Lake, roughly 35% is held by owners from Western Washington. A substantial amount of this percentage is accounted for by one western Washington based company and land trust organization. Many of the properties under this ownership have remained unimproved.

### Property Ownership Pattern



This reflects an interest in the area for seasonal use or investment purposes.

Local ownership of land is also largely consolidated. Several land owners from Soap Lake and the vicinity have amassed significant landholdings in and around the commercial portions of the downtown district. While some of these landholders are active in efforts to revitalize downtown Soap Lake, there has been limited physical reinvestment activity in recent decades on locally owned properties.

The vacant properties graphic illustrates the individual parcels that do not contain a structure

according to the Grant County Assessor's records. The prevalence of vacant properties is significant. More than 1/3 of all the non right-of-way land area in the City of Soap Lake is vacant. The amount of vacant land exceeds the existing acreage that is developed for residential use. Many of these are single family parcels which do not currently have a home on them. Others are large vacant parcels of land including the waterfront properties between near the flagpole and the parcel in central Soap Lake referred to in this document as 'the rock' parcel. The rock parcel, like many others in Soap Lake, features rugged conditions and rocky terrain, which has made it difficult to develop. The

prevalence of vacant property suggests that Soap Lake has ample space to attract and accommodate additional residents and businesses

## **LAND DISTRIBUTION**

Based on the existing pattern of uses, population projections, capital facility and utility capacities, desires for tourism related land uses, and a review of build-able lands the Urban Growth Area which was initially established in the 1990's and last updated in 2009 encompassing land expected to adequately accommodate growth within a planning horizon of 20+ years to 2028, has recently been expanded. The recent UGA expansion is along the northeast boundary and includes a large area owned by the City of Soap Lake. The overall expansion is approximately 680 acres, much of which encumbered by steep slopes, rocky ground and priority habitat. This land is designated as "public", which is a continuation of an existing public designation.

The following assumptions were developed during the 2018 comprehensive plan amendments and UGA expansion process to analyze the location of the Urban Growth Area, as well as the distribution of land uses and the density limitations in the different residential designations.

1. General lifestyles and living patterns will continue for the anticipated planning horizon of 20+ years, to the year 2038. There does however appear to be an increasing demand for smaller entry level housing and smaller housing to accommodate an aging population. This is also reflected in the decrease of average house size from 2.2 to 2.0 over the previous 10 years.
2. Because of the increasing number of retirees, advances in technology and lower cost of living growth is expected to slightly exceed historical trends.
3. Overall density within the community is expected to continue at 4-6 units per acre.
4. It is expected that the areas within the city limits that are already platted for residential development will develop before those areas in the unincorporated UGA.
5. Existing household size (2.0) and vacancy rate (22%) are expected to remain consistent with the 2010 US Census figures<sup>1</sup>.
6. The percentage of land devoted to right-of-way needs will remain the same because the majority of the land base has already been subdivided.
7. It is not anticipated that any of the land owned by public entities will be available for residential development in the future.

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<sup>1</sup> H3. OCCUPANCY STATUS [3] - Universe: Housing units Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

## POPULATION & HOUSING

Expected population growth for the Soap Lake Urban Growth Area, as well as for the rest of Grant County and neighboring cities, can be seen in the table below. 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 20 years according to population projections developed by the State Office of Financial Management (OFM). The numbers provided in Table 2 reflect the outcome of a coordinated process between the cities/towns and the county during 2018 where the 2010 US Census and the updated OFM high range projections were allocated to the urban and rural areas of Grant County.

Population analysis and forecasting was conducted using various methods. The guiding principles for allocating future population are historical growth trends, adopted county-wide planning policies found in the Grant County Comprehensive Plan and the supply of vacant, buildable land within each community.

### POPULATION PROJECTIONS – 2018 through 2038

Areas of Growth	Projected Average Annual Growth Rate	Incorporated City				
		2017 OFM	2025 Estimate	2038 Projection		
Soap Lake	1.79%	1,550	2013	2398		
Ephrata	2.0%	8005	9549	11376		
Moses Lake	3%	23,720	25,540	30,428		
Quincy	2.0%	7370	8331	9926		
Grant County		95630	1	134058		

Source: Grant County Comprehensive Plan,

The official 2010 US Census count for Soap Lake was 1,733. The age distribution within Soap Lake is fairly even across the ten year age brackets. Overall, the largest age groups in the community are individuals over 60 years of age and generally retired.

### POPULATION BY GENDER

MALE			FEMALE		
0-9 years	124	15%	14%	130	0-9 years
10-19 years	101	12%	10%	93	10-19 years
20-29 years	68	8%	9%	80	20-29 years
30-39 years	99	12%	10%	91	30-39 years

40-49 years	104	13%	12%	108	40-49 years
50-59 years	95	12%	14%	123	50-59 years
60-69 years	86	10%	11%	100	60-69 years
70+ years	145	18%	20%	186	70+ years

In 1999, 49% of city residents made less than \$20,000 per year<sup>2</sup>. The lower income levels correspond to the median cost of housing and low rental rates with in the city as can be seen in the table below. Mobile or manufactured homes comprise 22% of all housing and an additional 2% of housing was identified as RV, boat, van, etc in the 2000 Census. Of the occupied housing units in the community, 55% were owner-occupied and 45% were renter-occupied<sup>3</sup>.

### **Residential Construction Activity**

As indicated earlier a total of 17 new housing units per year will be needed to accommodate projected population numbers. The City has undergone a significant increase in building construction over the last 10 years since the last comprehensive plan update. In addition to housing starts that are setting new records on a yearly basis the city is also seeing reinvestment in existing housing stock through remodel and repair. In addition, the city has experiences the development of multifamily facilities and additional commercial construction and remodel.

### **HOUSING DEMAND ANALYSIS and ANALYSIS OF LAND NECESSARY FOR RESIDENTIAL GROWTH**

The adopted population projections and allocations for Soap Lake are equivalent to the need for an additional 337 new dwelling units over the 20 year planning period or an average of 17 new dwelling units being built each year. This is based on the expectation of 774 new residents over the 20 year planning period with an average of 2.3 people per household. Based on an average density of 4 dwelling units per acre it is projected that Soap Lake will need a total of 84.25 acres of buildable land available. This does not take into account land that may be vacant but unavailable for development do to ownership desires (market factor) and land that is un-buildable due to physical limitations such as critical areas, soil conditions among others.

<sup>2</sup> P52. HOUSEHOLD INCOME IN 1999 [17] - Universe: Households Data Set: Census 2010 Summary File 3 (SF 3)

<sup>3</sup> H4. TENURE [3] - Universe: Occupied housing units Data Set: Census 2010 Summary File 1 (SF 1) 100-Percent Data

In most communities it is reasonable to assume a market factor of 25 %, however as is demonstrated above in the ownership patterns for Soap Lake, much of the available vacant land is owned by outside interests and much of that is owned by a few large land owners. As such the viability of this land being available for future development within the planning period is suspect and a larger market factor may be justified.

Assuming a market factor of 50% and a non-buildable land factor at 30% the following formula can be utilized to determine needed residential acreage needed to meet expected population growth.

$$84.25 \text{ acres} + 40.62 \text{ acres (market factor)} + 24.38 \text{ acres (non buildable land factor)} = 149.25 \text{ acres.}$$

Based on this analysis the City of Soap Lake has more than sufficient land available for its projected needs for residential development. It may be desirable to consider re-designation of some residential land to commercial and Industrial as discussed below.

### **Analysis of Land Necessary for Commercial/Industrial**

The residents of Soap Lake have a limited opportunity for employment within the City. Only 2% of the current land use in Soap Lake is for Commercial purposes. No land is zoned or used for light industrial use.

In public forums, including the community visioning meetings held as part of this Comprehensive Plan update, the lack of zoned industrial and commercial was identified as an issue facing Soap Lake. Community Consensus determined that there is a significant need to provide for a sufficient land area for the development of light industrial areas within the City to encourage and support employment for the residents of the City.

According to the 2010 census over 92% of all residents who were employed were employed at jobs outside the City of Soap Lake.

The lack of adequate and suitable land for commercial and industrial development has reduced the level of growth in Soap Lake compared to nearby cities and within Grant County as a whole.

Many communities devote up to 10% of their total land area to commercial and industrial development. In communities with a large industrial base or large commercial shopping centers this percentage can be much higher. The 2% of land for commercial use in Soap Lake is extremely low and does not promote nor provide adequate commercial and industrial development.



To address this lack of Commercial and Industrial Land and in order to provide a strong tax base, reduce travel time, improve the quality of life and job opportunities, and fill a regional need for larger retail and industrial land the City of Soap Lake has designated a Mixed Commercial Industrial area. This land is ideal for larger retail and industrial due to its proximity to the state highway and public utilities.

### **Capital Facilities and Utilities**

Soap Lake is a code city with a mayor-council form of government. In addition to the seven-member council and mayor, there is a Finance Director, Assistant Clerk, Administrative Assistant, a Public Works Superintendent, a Wastewater Operator, and various support staff. The City of Soap Lake manages a local RV and Tent campground located along the southeast shore of the lake. This facility is open year round with limited availability during the winter months. There are 15 tent sites open year round and 28 RV sites, 7 of which are open year round. This facility also has full shower and restroom accommodations as well as regular garbage pickup.

### **Water & Sewer Infrastructure**

Over the past ten years, the City of Soap Lake has invested in improvements to the capacities of its domestic water supply and wastewater treatment facilities. The design capacity of the city's wastewater treatment plant is approximately 200,000 gallons per day, and is operating at two-thirds of design capacity. The wastewater facilities plan anticipates the city to have a population of 3,200 by 2022.

The domestic water supply has recently been improved to add a second production well to the water system. The city's water comprehensive plan documents prepared in 2002 by Wilson Engineering indicate that the water/sewer infrastructure is capable of supporting additional growth in the City of Soap Lake. The second well used during peak summer demand periods has a slight sulfur odor, which has caused some complaints from water customers.

### **Mineral Water System**

The City of Soap Lake operates a unique non-potable water supply system, which pumps mineral water from Soap Lake and distributes this mineral water to residences and businesses throughout the City Center. The Public Works Department indicates that portions of this mineral water system are in poor condition and are continuing to deteriorate. This is particularly true for the individual service lines to the houses and resorts, which are constructed of galvanized pipe and are now seriously corroded. The main lines, which distribute a mineral water system to the City Center, have also deteriorated, according to the Department of Public Works. Several community neighborhoods have been eliminated from the City's central mineral water supply. The main distribution lines are generally small diameter cement pipe.

## **Cross Connection Controls**

Another important item to note is the Washington State Department of Health and Environmental Protection Agency requirement that potential sources of “cross connections” are monitored and managed in order to prevent contamination of the domestic water supply by non-domestic sources. In Soap Lake, the coexistence of a domestic water supply along side the non-potable mineral water supply leads to a potential cross contamination risk. This potential risk exists because the potable and non-potable water supplies are constructed adjacent to each other in the street and may run in adjoining trenches to houses or businesses. Also there is a potential for physical cross connection of these two water systems inside plumbing of households or businesses. It is possible that someone may mistake the non-potable water system for the potable drinking water system when they make connections or perform plumbing. The Washington Department of Health requires a certified operator and written protocol for the protection of the domestic water systems from cross connection with non-potable water supplies. Therefore, the City of Soap Lake should emphasize the importance of cross-connection control of its potable as well as non-potable water supplies to its customers, and consider cross-connection control as it plans improvements to the mineral water system.

## **Fire Protection**

The City of Soap Lake was recently annexed into Fire District 7 which now provides all Fire Response, Emergency Services (EMT) and fire inspections. This annexation has improved the capabilities of fire protection in Soap Lake from the all volunteer department which was in place prior to annexation into the Fire District7.

## **Transportation**

Historically, Soap Lake has been removed from the main regional transportation arteries. When the region first received rail service, tracks did not extend beyond Ephrata, and today the I-90 freeway passes roughly 21 miles south of Soap Lake through Moses Lake. Soap Lake’s relative isolation has caused it to develop somewhat as a self-contained destination.

Today the main transportation highways to and from Soap Lake are State Route 17 and State Route 28. State Route 17 passes directly through Soap Lake between Moses Lake and I-90 and State Route 97 to the north as it continues up the Coulee Corridor, while State Route 28 skirts the southern border of the City between Ephrata and Davenport. The intersection of State Route 17 and Main Avenue is a critical intersection for traffic entering the downtown core. A secondary entrance is from State Route 28 along Division Street.

Seasonal variation in traffic is another important factor to consider. Soap Lake residents are well aware that traffic significantly decreases during the winter months. Though no actual monthly counts are available to determine exact seasonal fluctuation in traffic volumes, WSDOT provides factors that allow for an estimation of traffic volume

fluctuation based on data for similar roadways across the state. The data show a difference of nearly 2,000 vehicles per day (35%) between July, the busiest month, and January, the month with least traffic.

### **Potential Transportation Revisions**

Citizens and representatives of the City of Soap Lake have indicated that it would be their desire to have a traffic signal operational at the intersection of Main Avenue and State Route 17 (Daisy Street). The Manual on Uniform Traffic Control Devices (MUTCD) is the nationally accepted governing guidance on when and where traffic signals should be installed based on an engineering analysis called “Warrants”. Without performing detailed traffic studies of the intersection of Main Avenue with State Route 17, it appears unlikely that a traffic signal will be warranted in the near future at the Main Avenue/State Route 17 intersection.

The goals of a signal, according to the residents of Soap Lake, would be to slow traffic and enhance the likelihood that travelers might turn onto Main Avenue and enhance economic development. These same goals might be achieved using alternative design solutions by constructing “traffic calming” measures at the intersection of Main Avenue and State Route 17, as well as along several blocks north and south on State Route 17.

### **Non Motorized Transportation Opportunities**

Non-motorized transportation options are somewhat limited in the City of Soap Lake and include the following:

- A designated bike pathway extends into Soap Lake from the southeast to the High School and the new post office.
- A number of informal trails and roadways are used for recreation and non-motorized transportation..
- The wide streets and low traffic volumes create an environment that is considered “easy” for bicyclists.

Currently there is no trail linkage between east and west beach and to other recreation destinations. This is an item that has been deemed important in the Community Visioning effort

### **Storm Water and Soap Lake Water Quality**

Soap Lake is a basin with no major inlet or outlet stream. The water body is fed by a system of underground springs and water flows, and captures nearby surface water runoff. The only natural outlet to the Lake is the process of evaporation. In the 1950s, a system of manmade groundwater well interceptors was installed around the Lake that remains in operation today. This system of pumps collects excess groundwater, which is largely a product of irrigation, and diverts it away from Soap Lake to control the level of

the lake and protect its mineral properties. With these groundwater interceptors in place, no major flow runs in or out of this basin lake.

Storm water runoff depositing into Soap Lake is a concern due to the basin nature of the Lake. Storm water from several locations is collected and channeled into the Lake within City limits during storm events. Within the City of Soap Lake, channels enter the Lake from the southeast via a swale to the west of Daisy Street through a drainage pipe that deposits onto East Beach. A second channel collects water from the Rock parcel near the center of town and enters a drainage pipe that deposits in the center of the Lake's south shore. A third channel collects storm water from the southwest and deposits at Smokiam Park. Careful attention should be paid to the pollution that is allowed to enter these storm water runoff channels – particularly the southeast channel, which appears to collect runoff from agricultural uses just outside city limits. The drainage pipe outlets from the channels are also a visual concern on both Smokiam Park and West Beach.

## **ECONOMIC BASE**

This information is a compilation of data from various sources, including the 2005 Downtown Master Plan. This Plan details the economic conditions for the city and outlines numerous goals, policies and projects to address economic concerns. The following is a summary of the market analysis and potential target markets.

### **Primary Trade Area**

The primary trade area for Soap Lake is the area within a 25-mile radius of downtown (30-45 minute drive). This area contains more than 30,000 residents. Soap Lake residents are generally older, and have lower incomes, than the surrounding communities, so the year-round attraction of customers from throughout the trade area is critical to the survival of most downtown businesses. Soap Lake continues to grow, and become more diverse, with new residents from Eastern Europe, Latin America and western Washington. More affluent newcomers are moving to subdivisions outside the City limits, and to view lots overlooking the Lake.

### **Tourist Markets**

Two former studies provide valuable insights for identifying target tourist markets and business opportunities in Soap Lake. Key implications the studies are the following:

- More directional and interpretive signs are critical since 70% of travelers are non-residents
- Services, activities and amenities for children are needed (and need to be promoted)

- Soap Lake needs to be promoted online, in guide books, and at visitor centers along I-90/SR17
- Visitors seek itineraries and packages (driving tours, wildlife viewing, hiking, biking, etc.)
- The Soap Lake Chamber/visitor center need to be open longer hours, focus on marketing/sales
- Travelers seek shopping opportunities, and customer markets could be expanded with online sales
- Soap Lake must seek regional partnerships to market effectively to potential visitors
- Friends and family are key motivators for travel, so marketing to local/regional residents is important

### **Soap Lake's Competition**

An inventory and analysis of destinations throughout the Northwest that feature spas, hot springs and mineral baths revealed at least 90 such places. The key attraction at each is year-round access to warm water, and accompanying therapeutic amenities (spa/salon, sauna, therapy, massage, yoga, tai chi). Other amenities that draw customers are organic cuisine, wine cellars, retail stores, entertainment, fitness centers, recreation trails, equipment rentals (boats, bikes, cross-country skis, etc.) and meetings rooms. The lodging facilities range in price from \$49 to \$400+ per night, and spa treatments from \$30 to \$275. Luxury facilities generally are located with good access to a major airport, cultural attractions and outdoor destinations (beach, ski resort). The rural or remote facilities tend to be more rustic and moderately priced.

### **Soap Lake's Niche and Primary Target Markets**

Based on the market analysis, Soap Lake's niche in the marketplace can be described as follows:

- Healing waters & mud (more than just hot water)
- Moderate to higher-moderate pricing
- Unique history & geology
- Link to Coulee Corridor, wine country tours
- Non-crowded, off-the-beaten-path
- Outdoor recreation and wildlife
- Family-oriented

## **VIII. LAND USE ELEMENT**

The Land Use Element of a comprehensive plan is intended to promote orderly community growth by providing for planned land use areas that consider environmental, economic and human factors. The Plan is designed to meet both the present and future needs of the community, and to serve as a guide to decision makers when presented with options for developing and redeveloping Soap Lake's Urban Growth Area (UGA).

This Element also helps

retain the basic form and pattern of the community while creating opportunities for an orderly expansion. As a portion of the Soap Lake Comprehensive Plan, the Land Use Element includes the City of Soap Lake's twenty-year vision for land use planning. In general, the Comprehensive Plan Land Use Designations Map shows the locations of the different land use categories, as well as the boundary which defines the UGA. These designations are intentionally non-specific in order to account for site and project specific flexibility. They are a graphic expression of the goals and policies within this document, and were based on number of factors, including:

- The unique physical factors and social/economic characteristics in the area
- The type of existing development and identified need for new development
- Existing and proposed zoning regulations
- Ownership patterns
- Resource Lands and Critical Areas

The Land Use Map and the goals and policies are meant to be used to evaluate individual land use proposals, as well as being a guide for both public and private actions affecting the growth and development in the community. The Land Use Designations Map is not a zoning map. It is intended to indicate the type of future development that is desired for an area, while at the same time allowing flexibility for previously approved development. It is important to keep in mind that this plan addresses a twenty year time period. Any changes that result from the policies in this plan will likely take place slowly, over time, and will result in incremental changes as opposed to drastic changes overnight.

### **CRITICAL AREAS**

The purpose of defining resource and critical land is to ensure that land actions will not negatively impact the natural environment or the health, safety and welfare of residents and businesses. The prevention of environmental problems is stressed in order to avoid long-term costs associated with correcting these problems. The City does not have any designated agricultural commercial lands of long term significance within the corporate limits or the UGA. Furthermore, there are no forest or mineral resource lands within the UGA.

The quality of life is directly related to the quality of environmental factors, such as air and water issues. Many times the subtle and prolonged degradation of the environment can undermine the community's appeal and viability. The following goals and policies are intended to provide some measure of protection to the environmental elements that

contribute to the quality of life in Soap Lake without being prohibitive as to development potential and private property rights. In reviewing and updating these goals and policies, the best available science was considered in order to protect the functions and values of critical areas. In addition, the goals and policies work to support and compliment the updated Critical Areas Ordinance.

The GMA states that local governments must classify, designate and regulate to protect critical areas, which include:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas
- Frequently flooded areas
- Geologically hazardous areas

Soap Lake is regulated as a Shoreline of the State under the Shoreline Management Act. It is subject to rules and regulations contained within the Soap Lake Shoreline Management Master Program (SMMP) and is not regulated through the Critical Areas Ordinance. Goals and Policies specific to shorelines are addressed later in this document.

## **GOALS AND POLICIES- LAND USE**

**GOAL LU I: Balance the utilization of land to provide for viable uses which do not unduly interfere with adjacent land uses.**

**POLICY LU I.1:** The following land use categories are to be implemented through the zoning ordinance and other implementing regulations, as necessary:

1. First residential district (map symbol R-1);
2. Second residential district (map symbol R-2);
3. Public Zone
4. First commercial district (map symbol C-1);
5. Second commercial district (map symbol C-2);
6. Industrial district map (map symbol M-1);
7. Critical resource area overlay district (overlay map symbol CRA).

**POLICY LU I.2:** Require new development to provide land for parks, links to parks through the development of trails, and tourist recreational opportunities throughout the City when provided for under land use rules and/or findings through the use of the State Environmental Policy Act (SEPA)

## **GOALS AND POLICIES – RESIDENTIAL**

**GOAL LU 2: Maintain a sufficient number and variety of safe, aesthetically pleasing housing units by encouraging new and by enhancing/refurbishing existing housing in a variety of neighborhoods that are served by adequate public facilities and utilities for people of all income levels.**

**POLICY LU 2.1:** The community will continue its primary role in the conservation of housing by publicly investing in the infrastructure servicing the area, such as storm drainage, street paving, and recreation, and will provide zoning to help prevent incompatible land uses and depreciation of property values.

Rationale: Preservation of property values can be maintained by providing predictability in what is going to happen in surrounding areas. Zoning is one tool that addresses that issue. The City has a program to improve infrastructure that should be continued within the Capital Facilities Plan.

**POLICY LU 2.2:** 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 planned for, which can handle urban densities.

**POLICY LU 2.3:** 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 LU 2.4:** The City of Soap Lake will require development proposals and public projects within the Urban Growth Area be jointly reviewed by the county and the City, with final approvals continuing to reside with the county for areas outside of corporate limits.

**POLICY LU 2.5:** Prior to annexation of new areas for residential purposes, determine the feasibility of redevelopment and in-fill of existing corporate boundaries.

**POLICY LU 2.6:** Establish policies and regulations that support 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. The City of Soap Lake has revised development regulations to encourage the full use of vacant land within the city by allowing on site septic systems where City sewer service is not currently available.



**POLICY LU 2.7:** Within the single family residential districts, allow only the development of compatible uses that provide services and activities that enhance the residential experience

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

**POLICY LU 2.8:** Provide for multi-family uses near business centers that are adequately serviced by multi-modal transportation systems and utilities. This includes the placement of multifamily developments in the commercial zones

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 LU 2.9** Allow for the use of Short Term rental units in residential zones provided such use will be regulated to insure compatibility with existing neighborhoods

Rationale: Short term rental units provide another option for visitors to Soap Lake and encourage tourism and economic development.

**POLICY LU 2.10:** Provide for accessory apartments in residential zones as long as the unit maintains the appropriate residential character and quality living environment.

Rationale: Accessory 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 LU 2.11:** Allow for day care facilities throughout residential areas in a manner consistent with state law.

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 LU 2.12:** Require the construction of of all buildings within the City to meet minimum construction requirements as adopted and found in the International Building Code and International Residential Code.

Rationale: To ensure the public health, safety and welfare are served by requiring that all dwelling units will at a minimum meet all building codes adopted and amended by Washington State.

**POLICY LU 2.13:** Maintain high standards for residential development, construction and maintenance. Such standards will include a diverse choice of housing types, quantities and designs.

**POLICY LU 2.14:** 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 requires of residential developments more efficiently.

**POLICY LU 2.15:** Establish criteria for housing and home sites that enhance the compatibility of residential developments.

**POLICY LU 2.16: Develop design criteria for** Multi-family residential housing 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 LU 2.17:** Promote the retro-fitting and weatherization of existing housing for improved energy efficiency.

**POLICY LU 2.18:** 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 historic sites and buildings not only is this quality maintained, the long term viability of the community is enhanced.

**POLICY LU 2.19:** Require 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.

## **GOALS AND POLLICIES - COMMERCIAL**

**GOAL LU 3: Preserve and maintain a commercial area that will provide the goods and services needed in the community.**

**POLICY LU 3.1:** Develop 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 serve to strengthen the high quality of life enjoyed by Soap Lake residents.

**POLICY LU 3.2:** Develop regulations and policies that support continued use, development, revitalization and historic preservation within established commercial areas, particularly the downtown business area.

Rationale: Existing commercial areas represent a substantial public and private investment in buildings and infrastructure support. Maintaining and enhancing the vitality of these areas would serve to reduce the costs associated with development of new commercial areas. Additionally, the downtown core is a major financial and professional center with historic significance that 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 LU 3.3:** Allow for the promotion improvement of the area economy through diversification of commercial and tourist oriented business.

**POLICY LU 3.4:** Allow for the development of business districts in scale with the needs of the population throughout the City and region.

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

**POLICY LU 3.5:** 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 LU 3.6:** Develop policies that support businesses that will, through excellence of design and the nature of the use, provide long term benefits to residents and visitors.

**POLICY LU 3.7:** 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.

**POLICY LU 3.8:** Support commercial areas with adequate streets, parking and utilities and access to public transit.

**POLICY LU 3.9:** Require commercial development to provide adequate off-street parking, appropriate landscaping and setbacks where appropriate

**POLICY LU 3.10:** 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 LU 3.11:** Develop regulations and policies that provide for adequate circulation patterns in commercial areas and provide linkages to other land use activities where practical.

**POLICY LU 3.12:** Recognize pedestrian needs in commercial areas by promoting a more pleasant and comfortable environment through drought tolerant landscaping, buffering vehicular traffic, and pedestrian amenities.

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

Attractive, vibrant commercial areas will encourage additional merchants to locate close by, enhancing the commercial core.

**POLICY LU 3.13:** Maintain existing zoning for commercial uses and protect it from conversion to other uses.

**POLICY LU 3.14:** Encourage the co-use of existing commercial structures with upper story residential uses. Maintain commercial uses at street level.

Rationale: By encouraging more joint residential/commercial use there will be a continuing presence in the Commercial core that will support and encourage commercial development.

**POLICY LU 3.15:** Allow for high density residential development, tourist oriented residential development and overnight accommodations to occur in the Commercial zones

Rationale: Encouraging a broader and diverse residential development the number of people associated with the commercial core will support existing and new business needs.

## **GOALS AND POLICIES - Business and Light Industrial**

**GOAL LU 4: Promote business and light industrial development that contributes to; the creation of an employment base, economic diversification, growth and stability of the community without degrading its natural systems or residential living environment**

**POLICY LU 4.1:** Identify lands best suited for business and light industrial activity through the development and application of location and design criteria.

Rationale: To facilitate business and light industrial development, lands must be designated as appropriate for intensive activities including but not limited to manufacturing, 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. Location 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 transportation network and supporting utilities; physical constraints; ownership patterns; and community appearance.

**POLICY LU 4.2:** Promote and enhance community characteristics to assist in planning business and light industrial development.

Rationale: In the process of industrial site selection a major emphasis is placed on the characteristics of the community including appearance, environmental quality, and opportunities for housing, recreation, and education. Maintaining a high standard for each of these factors will enhance the ability of the area to attract new industries.

**POLICY LU 4.3:** Provide for clean business and light industrial development which is compatible with the quality of the City and natural environment (air, water, noise, visual).

Rationale: business and light 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 LU 4.4:** Promote, through policies and regulations, business and light industrial development to locate in Soap Lake.

Rationale: 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 Soap Lake to help increase economic diversification, create jobs and promote economic stability.

**POLICY LU 4.5:** Provide for business and light industrial development to locate in industrial/ business park areas adjacent to major street arterials, preferably on lands not well suited for residential uses.

Rationale: Ensure that business and light industrial development adjacent to other land uses is compatible and will not detract from the environmental quality and sensitivity of the area. Location requirements would be based on a set of criteria that provide ease of access, adequate utilities and compatibility with adjacent land uses.

**POLICY LU 4.6:** Support, whenever possible, the extension of utilities, support facilities, infrastructure and services for business and light industrial activity.

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

**POLICY LU 4.7:** Support a variety and innovative design in business site development and encourage an attractive and high quality environment for business activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.

Rationale: Through well designated sites, encouragement of firms to locate will be easier and promote 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 LU 4.8:** Actively support economic development measures that serve to revitalize and promote the growth of existing sites.

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.

## **GOALS AND POLICIES - Mixed Use Development**

**GOAL LU 5: Encourage attractive mixed use development in support of the local and regional needs.**

**POLICY LU 5.1:** Develop design standards that provide flexible land use options while supporting the need for enhanced community character.

**POLICY LU 5.2:** Promote, through streets, sidewalks, streetscape, bike lanes and other design concepts that promote traffic flows to the Central Business District.

**POLICY LU 5.3:** Support tourist uses and stays by allowing service and tourist destination activities and land uses.

**POLICY LU 5.4:** Allow light industrial uses provided that the impacts can be sufficiently mitigated to minimize affect to surrounding properties.

**POLICY LU 5.5:** Ensure adequate drainage facilities to protect property and environment from flooding and declines in water quality.

**POLICY LU 5.6:** Support development of new industries, such as computer campuses and research and development centers.

**POLICY LU 5.7:** Support mixed use development, including a variety of retail, commercial, service businesses.

## **GOALS AND POLICIES - CRITICAL AREAS**

**GOAL CA I: Preserve and protect the functions and values of the area's natural features and maintain a harmonious relationship between the man-made community and the natural environment.**

**POLICY CA I.1:** Protect environmentally sensitive natural areas and the functions they perform by the careful and considerate regulation of development.

**POLICY CA I.2:** Coordinate conservation strategies and efforts with appropriate state and federal agencies and private organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.

**POLICY CA I.3:** Work with a variety of groups and organizations for the development of an education program that promotes conservation areas and private stewardship of these lands.

**POLICY CA 1.4:** Promote the recycling of all usable materials and alternative disposal methods.

**POLICY CA 1.5:** Use best available science when determining critical areas location and qualified specialists for site specific development.

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

## **IX HOUSING ELEMENT**

The Growth Management Act RCW 36.70A.070(2) states that the Housing Element of the comprehensive plan must ensure the vitality and character of established neighborhoods that:

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

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

### **INVENTORY**

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

Physical assessment of housing is necessary to get an understanding of problems individuals and families face now, and might expect to face in the future. In describing housing information should be presented by the number and kinds of housing units, number of owner or renter occupied units, location, condition, vacancy rates and supply. In addition, regular analysis of assessed valuation should be performed to show value-use relationships of land. This analysis can be used as general information, used to





locate areas of similarity that should be protected from unsuitable land use, and used to show areas appropriate for the location of City facilities.

The average household size in Soap Lake was 2.0 persons. This is a decrease of approximately 25% over the previous 10 years

### Existing Housing - Type and Value

The most current data on housing from the 2000 U.S. Census Bureau indicates a total of 998 housing units. Of these 784 were identified as occupied. Of the occupied units 54.8% were owner occupied and the remaining 45.2% were renter occupied. In the 2000 vacancy rate for housing was 21.9%. The vacancy rate numbers may be extraordinarily high due to the number of housing units that are utilized as second or vacation homes

The median house or condo value in 2014 was 96,700 which represents an increase of 29.8% since 2000

Soap Lake:  \$96,700  
Washington:  \$257,200  
Source: City-data.com

### Income Range of Households

As of 2016, the estimated median household income for Soap Lake was 29,169.

The Graph below provides the estimated median household income in 2007 for Soap Lake and provides a comparison statewide.

**Soap Lake:** \$29,169  
**WA:** \$67,106

Source: City-data.com

The seven year increase in median household income for those living in Soap Lake is approximately 15% or about 2.1% per year.

The value of housing has increased at a rate that is twice that of the median household income.

## **Housing Analysis**

Housing units needed to meet the expected population projections and the corresponding land analysis is located in the Introduction under “Background Information”.

## **GOALS AND POLICIES**

### **GOAL H 1: Promote the development and maintenance of housing, together with adequate services, that meets the needs and income levels of the citizens of the City of Soap Lake**

**Policy H 1.1:** The City of will coordinate its actions with countywide planning policies on housing.

**Policy H 1.2:** Housing Types: A wide range of housing development types and densities will be encouraged and promoted. This will include multiple-family and special needs housing to provide affordable housing choices for all.

**Policy H 1.3:** Manufactured housing, meeting specific requirements, is a viable housing option and will be allowed in all residential zones. Utilize regulations in a manner consistent with State Law that ensures the compatibility with surrounding residential development

**Policy H 1.4:** The inclusion of all types of housing for individuals with special needs should be encouraged.

**Policy H 1.5:** Multi-family housing that meets the needs of all income levels should be encouraged where appropriately zoned.

**Policy H 1.6:** City should consider economic techniques and strategies for providing affordable housing.

**Policy H 1.7:** The City should consider creating a means to survey housing and housing problems in the future.

**Policy H 1.8:** Promote quality residential growth; more specifically by involving the citizens of the City early in the planning process

**Policy H 1.9:** Promote and enforce City codes that maintain building safety, property maintenance, and public participation through neighborhood clean-ups and improvement programs.

**Policy H 1.10:** Seek funding and develop programs to ensure affordable housing programs and a range of new residential units.

## **X. UTILITIES ELEMENT**

For the purposes of this Comprehensive Plan, utilities will include power, telecommunications, internet providers, and cable/television service. All of these are similar in that they are delivered on a parcel by parcel basis and generally entail the payment of a monthly bill to the purveyor. They are generally provided by private entities and/or public entities other than the City. 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 theme is to 1) Encourage the provision of these services at levels appropriate to the intensity and density of development in an area; and 2) Encourage coordinated planning efforts between the different agencies and purveyors to more efficiently provide these services.

Current utility providers within the community are:

Electricity: Grant County Public Utility District

Cable TV:

Telephone (Land Line); Verizon

Cell Phone: A number of service providers.

Water: City of Soap Lake

Sewer: City of Soap Lake

Garbage: City of Soap Lake through a Private Contractor

Internet: A variety of options available from numerous providers both land line and satellite

## **GOALS AND POLICIES**

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

**Policy U 1.1:** Ensure that development takes into account the timely provision of adequate and efficient utility systems.

**Policy U 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 U 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 U 1.4:** Promote the planned development and phasing of utility construction consistent with the Comprehensive Plan.

**Policy U 1.5:** The cost of on-site utility improvements or site preparation for developments should be the responsibility of private enterprise whenever possible.

**Policy U 1.6:** Ensure the adequate sizing of utility trunk lines and main lines, consistent with the Comprehensive Plan.

**Policy U 1.7:** Utilities should be installed within or adjacent to existing utility or transportation corridors/easements whenever possible.

**Policy U 1.8:** Promote continued use, maintenance, development and revitalization of existing utilities whenever possible.

**Policy U 1.9:** Ensure that utility planning and programs are consistent with the goals and policies of the Comprehensive Plan.

**Policy U 1.10:** Encourage utility purveyors to keep pace with updated technology and the demand for new and/or expanding services.

**Policy UI.11:** Whenever utilities are placed in City rights-of-way the City shall encourage the placement of additional conduit that can be utilized by the city or other utilities minimizing the need to further disturb existing improvements.

## **XI. CAPITAL FACILITIES ELEMENT**

For the purposes of this Comprehensive Plan, capital facilities are those things necessary to maintain the livelihood of a community, as provided by local governmental agencies.

Capital facilities and services play a large role in determining what kind, where, when and how much development will occur. The intent of this element is to serve as a guide/framework 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 Plan identifies and budgets projects indicated as important to the community needs to ensure adequate public facilities and services, funding, programming, and maintenance are available to meet future demands. Projects that require large amounts of funding may limit the ability of the City to accomplish other projects. Having a clear understanding of the fiscal impacts of any given project is a valuable assessment tool for policy makers facing land use decisions.

The Capital Facilities Plan must be consistent with, and demonstrate agreement or harmony with all of the elements of the Comprehensive Plan and the budget decisions of the City. If identified projects can not be completed due to lack of funding the City

may need to review it's land use element to determine if changes are needed to ensure all residents are receiving adequate public facilities.

### Development of Level of Service Standards

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

CFP Element	LOS Standard	Current Demand	5-Year	10-Year	20-Year
(Population)		1600	1731	1911	2,376
Fire	5 minute response time	Annexed into Fire District 7			
Law	3 minute response time	Four Officers			
Ambulance		1st Responder 3 minutes. EMT transport unit 10 minutes			
Parks	1.5 acres/ 1000 residents	12.5 acres			
Water	1551 gpm max daily demand <b>Res:</b> fire flow 500gpm/30	1200 gpm			
Wastewater	100 gpd per capita	300,000 GPD- Average Monthly flow 180,000 GPD- 8 month Average			
Stormwater	0, 25, 100-yr Storm Event	Development Review			

Streets	LOS C or better	Traffic Management			
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- Fire LOS standards are defined in terms of response time in the event of a fire in the city. The Fire Department should continue to meet the 4-6 minute average response time.
- Police LOS standards are defined in terms of response time in the event of-a, call for service. The city's goal is to continue to meet the 3 minute response time.
- Park LOS standards are defined in terms of acres per thousand people. The town has approximately 11 acres of park land, which is 1 acre per 118 persons. This ratio is considerable more park land per person than many small communities. The table indicates that by using the standard 1.5 acres per 1000 residents, the amount of park land will not need to be increased to meet the projected population increase.
- The City of Soap Lake has completed a Comprehensive Water System Plan to make the necessary updates to its water system. The Plan has identified the LOS standard as instantaneous daily demands of 2440 gpm, minimum operating pressure of 40 psi, residential fire flow of 1000 gpm for 1 hour, and Commercial fire flow of 3000 gpm for 1 hour. The city has acquired funding to make the water system improvements and the project is in the final design stage.

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

- Sewer System LOS is determined by existing capacity of the system. The design criteria for the permitted treatment facility are as follows:

Design Population	1800
Per Capita Waste water flow	100 gpd
Average monthly flow to plant	300,000 gpd
8 month average flow to sprayfield	180,000 gpd
Average BOD load	500 lbs/day
Average TSS load	450lbs/day

- Storm water management standards will be met through on-site requirements for future development.

- Street LOS standards have been defined in terms of Washington State Department of Transportation standards. The table does not show a change in demand with increased population. While traffic levels are partially related to local population, the actual situation changes in the summer season. Tourist traffic dramatically increases, especially on days when the laser light shows are held at Grand Coulee Dam. Street rights-of-way widths are largely fixed. Maintaining street LOS standards will be accomplished through improved traffic management, including possible re-routing, improved signing, parking patterns and pedestrian control. Current local street level of service standards have not been measured but are believed to be low.

## **CAPITAL FACILITIES**

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

### **Water System**

The City of Soap Lake has adopted a Comprehensive Water Plan. Please refer to this document for information regarding the water system, water rights, and system deficiencies.

### **Sewer System**

The waste water treatment facility is located in the city's southwest corner and was upgraded in 1978 to an oxidation ditch, secondary clarifier, chlorine contact chamber, sludge digester and drying beds. Waste water disposal consists of set lines with large diameter spray nozzles for surface irrigation and two drainfields all located on 17 acres directly adjacent to the treatment plant. The waste water disposal was designed to be accomplished by 8 months of irrigation on a harvestable crop and by 4 months of alternating between two drainfields.

Maximum monthly flows are approaching the design flow of the irrigation/drainfield disposal field and operation of the sprayfield is not being accomplished as originally designed. The city will need to develop a compliance schedule along with a facility plan with alternatives for future wastewater disposal.

### **Funding**

The city's current budget for the water/sewer department is \$377,800, funded by water, sewer service and connection fees.

### **Capital Expenditures Needed to Correct Deficiencies**

The city will need to expand the sprayfield to bring the system into compliance with current standards. The city is currently negotiating for the purchase of land to expand

the sprayfield. The funding for this will come from the water/sewer fund, loans and grants.

#### Capital Expenditures Needed to Meet Expected Growth

The city will need to expand the treatment plan and collection system to meet the expected growth in the city. The city will need to produce a comprehensive sewer plan at an estimated cost of \$80,000. This will be funded by water/sewer fund, and a planning only grant.

The expansion of the sewer effluent disposal area and the sludge drying beds is estimated to cost \$200,000. This will be funded through the water/sewer fund, and a combination of loans or grants from the Clean Water Fund or the Rural Development Authority.

#### **Fire Protection Service**

The City of Soap Lake is now annexed into the Fire District 7  
Funding

City residents pay a yearly tax to the Fire District for fire and emergency services

#### **Police Protection Service**

The city employs four full time police officers, equipped with four cars to provide 24-hour, seven days a week police protection to the city. An additional officer is on stand-by at all times.

Funding

The city funds its police department through its current expense fund. The current Law Enforcement budget is \$510,770.00 This is sufficient to provide current levels of service for the expected population increase.

#### **Recreation and Open Space**

The town owns three parks and one camp site. West Beach park is 1.4 acres, Smokiam Park is 7.75 acres, and Elder St. Park is 1.86 acres. Smokiam Campground is 1.5 acres. The total acreage is eleven acres of park space and one and a half acres of campground.

#### Capital Expenditures Needed to Correct Deficiencies

The amount of acreage is sufficient to meet the current level of service, however the park facilities are in need of enhancement. and improvements

#### Capital Expenditures Needed to Meet Expected Growth



The City has adopted a Parks and Recreation plan which is adopted as a component of this Comprehensive Plan by reference. This plan outlines a number of anticipated improvements and studies

The City has a current park budget of \$123,114.00

#### Funding Sources

The city expects to pay for the facilities through a combination of IAC grants, stadium tax, GO Bond, User Fees, Real Estate Excise Tax. These projects seem monumental for such a small community. The most important step the city will take is the reformation of the Parks Board to guide and implement these programs.

#### Street System

Improvements to the street system are programmed through the city's six-year street plan. Most streets are scheduled for seal coating. (Please refer to the Six Year Transportation Improvement Program for the complete list of street projects).

The city street fund is budgeted at \$ 52,700, for 2018 This is sufficient to meet current level of service.

#### **GOALS AND POLICIES – Capital Facilities**

**GOAL CF 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 City of Soap Lake urban area.**

**Policy CF 1.1:** Develop and maintain annually the Capital Facilities Element, including the Capital Improvement Plan and budget analysis, based on existing and future growth and development that will provide a guide for phased and orderly development of public services and facilities within the urban growth area.

**Policy CF 1.2:** Use the schedule for public facilities and services defined in the Capital Facilities Element as a basis for land use, development approval and annexation decisions.

**Policy CF 1.3:** Ensure a coordinated timely process for development and review of the capital facilities, current and planned, with participation from all City departments. Capital Facility planning should be integrated into the yearly budget process

**Policy CF 1.4:** Maintain adequate water rights for the community and a process for expanding water rights with new growth.

**Policy CF 1.5:** 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 CF 1.6:** Require developments to provide safe access to schools.

**Policy CF 1.7:** Encourage compatible, multiple uses of public facilities such as schools and parks, thereby increasing their usefulness and cost effectiveness.

**Policy CF 1.8:** Coordinate land use, public works activities, development actions, and development needs with planning activities in order to conserve fiscal resources.

**Policy CF 1.9:** Evaluate capital improvement projects through the comprehensive planning process to ensure consistency with the other elements of the plan.

**Policy CF 1.10:** Provide for the coordination and joint development of capital facilities, utilities, and land use plans within the Urban Growth Area.

**Policy CF 1.11:** Improvement standards for new development proposed within the Urban Growth Area should be jointly developed by the County and the City of Soap Lake. 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 CF 1.12:** 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.

**Policy CF 1.13:** Support community awareness of Capital Facilities issues through public participation, newsletters and postings.

**Policy CF 1.14:** Maintain updated City Water Plan, Transportation Plan, and other capital facilities plans.

**Policy CF 1.15:** Reassess the land use element of the comprehensive plan if probable funding falls short of meeting existing capital improvements.

**GOAL CF 2: Maintain a level of service that protects the public health, safety, and welfare.**

**Policy CF 2.1:** Policy adopted Level of Service standard for potable water is 408 gallons per capita per day raw water source including a 10% contingency; 189 gallons per capita per day treatment and piping capacity, plus 15 million gallons per day fire reserve, or as defined in the Water Plan.

**Policy CF 2.2:** Level of Service standard for sanitary sewer is 100 gallons per capita per day, or as defined in the Wastewater Plan.

**Policy CF 2.3:** The following are recommended standards for a level of service (LOS) the city should provide for recreation:

Neighborhood parks  
1.6 acres per 1,000 residents;  
Community parks  
2.6 acres per 1,000 residents;  
Regional parks  
20 acres per 1,000 residents;  
Open space  
5% of the total 598.4 acres of city area (includes public rights-of-way), thus 149.6 acres

**Policy CF 2.4:** Review and adjust Level of Service standards for police and fire to ensure adequate support and volunteer staffing are provided.

**GOAL CF 3:** Establish criteria for the evaluation and prioritization of capital facility development.

**Policy CF 3.1:** Proposed capital facility projects shall be evaluated and prioritized using the following criteria:

- A. Whether the project is needed to correct existing deficiencies, replace needed facilities or to provide facilities for future growth.
- B. Elimination of public hazards.
- C. Elimination of capacity deficits.
- D. Financial feasibility.
- E. Site needs based on projected growth pattern.
- F. New development and redevelopment needs.
- G. Implement plans of State agencies or other jurisdictions or public entities.
- H. Location and effect upon natural and cultural resources.

## **FINANCING**

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 changes in community standards or circumstances. This element is designed to be flexible to these situations, in part, by identifying multiple funding sources and projects and laying a framework for providing needed services.

There are numerous potential financing options the City of Soap Lake will need to consider to implement the Capital Facilities Element. The plan presumes that funding for needed capital improvements will be obtained from a variety of sources, including private, local, state and federal agencies.

### **Local Funding**

Local funding for projects will come primarily from the City of Soap Lake's General Fund, or from specific reserves built from utility rate revenues. The City may also need to consider bonds, levies and other revenue sources as needed for specific projects. The City's ability to finance identified improvements through many funding sources, will depend partly on its current indebtedness. Revising the rate structures for

utilities/services will also help provide the revenue needed to generate local match for state and/or federal dollars.

### **State/Federal Funding**

Federal and State funding may be available to provide portions of the funding necessary to implement improvements contemplated in this plan. Timely and up-front contact with the appropriate agencies should be made early in the planning process for a project to determine the applicability of the proposed funding source. To obtain this type of funding it is important for the community to attempt to fund projects on its own, to carefully document the need for assistance, as well as demonstrate the ability generate some matching funds.

### **AMENDMENT PROCESS**

Because the Capital Facilities Plan not intended to be a static and unchanging document, amendments to it should occur on an annual basis in response to changing conditions within the community. The most appropriate time for it to be amended is during the City's annual budget process. Amendments can be in many forms, such as the addition of projects which arise as result of unique opportunities or the unexpected availability of special funding; or deleting projects that are deemed unnecessary. The amendments can be proposed by individual citizens, City staff, the Planning Commission or City Council, but amendments must be formally adopted by the City Council through the same process as the initial Capital Facilities Plan.

The Capital Facilities Plan should guide the annual budget process by outlining desired and necessary projects and determining needed revenue for the completion of those projects. By yearly reviewing the projects and the funding options the City will be able to maintain a clear picture of it's financial goals.

Because there will almost always be more projects than available funding projects should be prioritized based on the demonstrated needs of the City. A project's status should be based on a combination of things, primarily the goals and policies of the comprehensive plan, identified deficiencies in the existing systems, legal requirement, citizen input, and the feasibility of obtaining funding.

## **XII TRANSPORTATION ELEMENT**

The transportation element is required by the Growth Management Act to be consistent with the land use element. The transportation element should encourage efficient multi-modal and inter-modal transportation systems that are based on regional priorities and coordinated between City and County comprehensive plans. The GMA provides detailed guidance on what needs to be included in the transportation element including:

- Land use assumptions used in estimating travel
- Facility service needs including:
- Inventory of facilities and services

- Level of service standards for all arterials and transit routes
- Identify actions needed to bring substandard services and facilities into compliance with level of service standards
- Forecasts of 10 year traffic needs
- Identification of system expansion needs
- Financing (included in the Capital Facilities Element)
- Monitoring program to assess funding versus needed improvements
- Intergovernmental coordination and impact assessment
- Strategies for reducing travel demand

### **Concurrency requirement**

Land use changes have a direct impact on transportation. As new development takes place the City must insure that it will not negatively affect the current level of service defined by the community. If a negative impact is expected then mitigation measure should include transportation demand management strategies, possible land use changes, and or review of adopted level of service standards.

### **Coordination & Certification**

Land use affects on transportation can impact neighbor jurisdictions; therefore, large development or transportation changes made within the City are benefited by intergovernmental coordination efforts. The City is available to meet with County as such issues emerge. Additionally, the Regional Transportation Planning Organization works to ensure an effective transportation system for its region and State. The City of Soap Lake supports this effort by having their transportation plan certified by the regional transportation planning organization.

### **Transportation Demand Management (TDM) Strategies**

TDM strategies are a proven way to reduce traffic congestion in communities of all sizes. Individuals within the community currently work together to help provide ride or car sharing as needed. Additional TDM's that may work in City include:

- Public education and promotion
- Public Transit provided by GTA
- Support for pedestrians and cyclists, such as, shelters and benches
- Park & Ride Lots

### **INVENTORY**

The City of Soap Lake is located approximately six miles north of Ephrata and 32 miles from Moses Lake in the Heart of the Coulee Corridor. It is at the crossroads of two state highway systems, a major north – south highway system, SR 17 and a major east – west highway system, SR 28. In addition, Soap Lake has direct access by way of these

State Highways to link to the Interstate Highway System (Interstate 90) or the Federal Highway System (US 2).

In 2007, staff from the Transportation Improvement Board conducted an inventory of city streets, with particular attention paid to those roadways that qualified for the "Small City Pavement Preservation Program". Below is a reproduction of that inventory that indicates there are approximately 15.78 miles of streets in Soap Lake.



Transportation Improvement Board  
**Street Inventory**

**SOAP LAKE**  
Agency Number **865**

Arterial / Termini	State Highway	Classification	Length in Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>2ND AVE SW</b>						
ASH ST to DIVISION ST	No	Primary	300	600 ft.	44	68 - Apr 2007
BIRCH ST to ASH ST	No	Primary	300	600 ft.	44	86 - Apr 2007
CHERRY ST to BIRCH ST	No	Primary	300	600 ft.	44	86 - Apr 2007
DOGWOOD ST to CHERRY ST	No	Primary	300	600 ft.	44	86 - Apr 2007
EVERGREEN ST to DOGWOOD ST	No	Primary	300	600 ft.	44	86 - Apr 2007
FIR ST to EVERGREEN ST	No	Primary	300	600 ft.	44	86 - Apr 2007
GINKO ST to FIR ST	No	Primary	300	600 ft.	44	81 - Apr 2007
HEMLOCK ST to GINKGO ST	No	Local Access	300	300 ft.	44	50 - Apr 2007
JUNIPER ST to HEMLOCK ST	No	Local Access	300	800 ft.	44	50 - Apr 2007
MAPLE ST to JUNIPER ST	No	Local Access	150	No Sidewalk	44	50 - Apr 2007
<b>2ND PL SE</b>						
6TH AVE SE to 7TH AVE SE	No	Local Access	600	300 ft.	30	28 - Apr 2007
7TH AVE SE to 8TH AVE SE	No	Local Access	600	No Sidewalk	20	N/R - Apr 2007
8TH AVE SE to BUTTERCUP ST S	No	Local Access	600	No Sidewalk	16	N/R - Apr 2007
<b>3RD AVE NE</b>						
DAISY ST to ELDER ST	No	Local Access	550	1100 ft.	40	44 - Apr 2007
ELDER ST to FERN ST	No	Local Access	400	No Sidewalk	40	44 - Apr 2007
FERN ST to GLADIOLA ST	No	Local Access	450	No Sidewalk	20	28 - Apr 2007
GLADIOLA ST to SCENIC DR	No	Local Access	650	No Sidewalk	15	63 - Apr 2007
WALTHO ST to EAST LAKE AVE	No	Local Access	100	No Sidewalk	23	80 - Apr 2007
<b>3RD AVE NW</b>						
HEMLOCK ST to GINKGO ST	No	Local Access	300	600 ft.	34	11 - Apr 2007
JUNIPER ST to HEMLOCK ST	No	Local Access	300	450 ft.	34	14 - Apr 2007
MAPLE ST to JUNIPER ST	No	Local Access	150	No Sidewalk	24	N/R - Apr 2007
<b>3RD AVE SE</b>						
ASTER ST to BUTTERCUP ST	No	Local Access	400	800 ft.	46	24 - May 2007
CANNA ST to DAISY ST	No	Local Access	450	900 ft.	50	35 - May 2007
DAISY ST to ELDER ST	No	Secondary	450	No Sidewalk	24	35 - Apr 2007
DIVISION ST to ASTER ST	No	Local Access	400	800 ft.	38	24 - May 2007
ELDER ST to FERN ST	No	Secondary	350	No Sidewalk	19	81 - Apr 2007



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Arterial / Termini	State Highway	Classification	Length in Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>3RD PL SE</b>						
6TH AVE SE to 7TH AVE SE	No	Local Access	600	No Sidewalk	38	14 - Apr 2007
7TH AVE SE to 8TH AVE SE	No	Local Access	300	No Sidewalk	24	N/R - Apr 2007
<b>4TH AVE NE</b>						
DAISY ST to ELDER ST	No	Local Access	600	No Sidewalk	20	11 - Apr 2007
ELDER ST to FERN ST	No	Local Access	350	No Sidewalk	20	N/R - Apr 2007
<b>4TH AVE SE</b>						
ASTER ST to BUTTERCUP ST	No	Local Access	450	900 ft.	49	11 - May 2007
BUTTERCUP ST to CANNA ST	No	Local Access	600	1200 ft.	56	21 - May 2007
CANNA ST to DAISY ST	No	Local Access	450	900 ft.	56	32 - May 2007
DAISY ST to ELDER ST	No	Local Access	450	900 ft.	40	11 - Apr 2007
DIVISION ST to ASTER ST	No	Local Access	400	800 ft.	38	21 - May 2007
ELDER ST to FERN ST	No	Local Access	350	No Sidewalk	20	N/R - Apr 2007
<b>5TH AVE SE</b>						
ASTER ST to BUTTERCUP ST	No	Local Access	400	600 ft.	46	16 - Apr 2007
BUTTERCUP ST to CANNA ST	No	Local Access	500	750 ft.	46	28 - Apr 2007
CANNA ST to DAISY ST	No	Local Access	500	1000 ft.	46	14 - Apr 2007
DAISY ST to ELDER ST	No	Local Access	350	No Sidewalk	20	25 - Apr 2007
DIVISION ST to ASTER ST	No	Local Access	300	No Sidewalk	21	54 - Apr 2007
ELDER ST to FERN ST	No	Local Access	450	No Sidewalk	20	N/R - Apr 2007
<b>5TH ST</b>						
11TH ST NW to MAPLE ST	No	Local Access	300	No Sidewalk	14	N/R - Apr 2007
12TH ST NW to 11TH ST NW	No	Local Access	150	No Sidewalk	14	N/R - Apr 2007
<b>6TH AVE RAMP</b>						
DAISY ST to 6TH AVE SE	No	Primary	350	No Sidewalk	28	81 - Apr 2007



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Arterial / Termini	State Highway	Classification	Length in Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>6TH AVE SE</b>						
2ND PL SE to BUTTERCUP ST	No	Primary	150	150 ft.	34	86 - Apr 2007
3RD PL SE to CANNA ST	No	Primary	250	250 ft.	34	86 - Apr 2007
6TH AVE SE to DAISY ST	Yes	Primary	300	No Sidewalk	26	N/R - Apr 2007
ASTER ST to 2ND PL SE	No	Primary	100	100 ft.	34	81 - Apr 2007
BUTTERCUP ST to 3RD PL SE	No	Primary	250	250 ft.	34	86 - Apr 2007
CANNA ST to DAISY ST	No	Primary	350	No Sidewalk	32	90 - Apr 2007
DAISY ST to EAST O/L	Yes	Primary	1,200	No Sidewalk	32	N/R - Apr 2007
DIVISION ST to ASTER ST	No	Primary	300	No Sidewalk	24	81 - Apr 2007
<b>7TH AVE SE</b>						
2ND PL SE to BUTTERCUP ST	No	Local Access	250	250 ft.	30	72 - Apr 2007
3RD PL SE to CANNA ST	No	Local Access	300	No Sidewalk	38	11 - Apr 2007
ASTER ST to 2ND PL SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
BUTTERCUP ST to 3RD PL SE	No	Local Access	150	No Sidewalk	20	N/R - Apr 2007
DIVISION ST to ASTER ST	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
<b>8TH AVE SE</b>						
2ND PL SE to BUTTERCUP ST	No	Local Access	200	No Sidewalk	20	N/R - Apr 2007
ASTER ST to 2ND PL SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
BUTTERCUP ST to SR28	No	Local Access	200	No Sidewalk	14	N/R - Apr 2007
DIVISION ST to ASTER ST	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
<b>ASH ST</b>						
1ST AVE NW to MAIN ST	No	Secondary	300	600 ft.	46	44 - Apr 2007
END OF RD to 1ST AVE NW	No	Secondary	100	50 ft.	46	28 - Apr 2007
MAIN ST to 2ND AVE SW	No	Secondary	600	1200 ft.	46	32 - Apr 2007
<b>ASTER ST S</b>						
2ND AVE SE to 3RD AVE SE	No	Local Access	300	600 ft.	36	28 - May 2007
3RD AVE SE to 4TH AVE SE	No	Local Access	200	400 ft.	36	60 - May 2007
4TH AVE SE to 5TH AVE SE	No	Local Access	350	No Sidewalk	30	44 - May 2007
5TH AVE SE to 6TH AVE SE	No	Local Access	300	300 ft.	30	81 - May 2007
7TH AVE SE to 8TH AVE SE	No	Local Access	600	No Sidewalk	20	N/R - Apr 2007
8TH AVE SE to END OF RD	No	Local Access	200	No Sidewalk	20	N/R - Apr 2007
END OF RD to 7TH AVE SE	No	Local Access	200	No Sidewalk	20	N/R - Apr 2007





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Arterial / Termini	State Highway Classification	Length In Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>BIRCH ST</b>					
MAIN ST to 2ND AVE SW	No Local Access	600	No Sidewalk	18	28 - Apr 2007
<b>BUTTERCUP ST S</b>					
2ND AVE SE to 3RD AVE SE	No Local Access	200	400 ft.	36	16 - Apr 2007
3RD AVE SE to 4TH AVE SE	No Local Access	350	700 ft.	36	28 - Apr 2007
4TH AVE SE to 5TH AVE SE	No Local Access	300	600 ft.	36	16 - Apr 2007
5TH AVE SE to 6TH AVE SE	No Local Access	300	600 ft.	36	14 - Apr 2007
6TH AVE SE to 7TH AVE SE	No Local Access	600	300 ft.	36	72 - Apr 2007
7TH AVE SE to 8TH AVE SE	No Local Access	600	No Sidewalk	24	N/R - Apr 2007
8TH AVE SE to LAKEMOOR DR	No Local Access	400	No Sidewalk	20	N/R - Apr 2007
<b>CANNA ST</b>					
1ST AVE NE to MAIN AVE	No Primary	300	600 ft.	50	81 - May 2007
1ST AVE SE to 2ND AVE SE	No Primary	300	600 ft.	55	68 - May 2007
2ND AVE SE to 3RD AVE SE	No Local Access	300	600 ft.	55	16 - May 2007
3RD AVE SE to 4TH AVE SE	No Local Access	300	600 ft.	46	16 - May 2007
4TH AVE SE to 5TH AVE SE	No Local Access	300	600 ft.	40	32 - May 2007
5TH AVE SE to 6TH AVE SE	No Local Access	300	600 ft.	40	16 - May 2007
6TH AVE SE to 7TH AVE SE	No Local Access	650	No Sidewalk	30	16 - May 2007
6TH AVE SE to SR28	No Local Access	350	No Sidewalk	12	16 - May 2007
END OF RD to 1ST AVE NE	No Primary	100	100 ft.	50	N/R - May 2007
MAIN AVE to 1ST AVE SE	No Primary	300	600 ft.	55	68 - May 2007
<b>CHERRY ST</b>					
MAIN ST to 2ND AVE SW	No Local Access	600	No Sidewalk	16	14 - Apr 2007
<b>DAISY ST</b>					
1ST AVE NE to MAIN AVE E	Yes Primary	300	600 ft.	69	N/R - Apr 2007
3TH AVE NE to 1ST AVE NE	Yes Primary	600	600 ft.	69	N/R - Apr 2007
4TH AVE NE to 3TH AVE NE	Yes Primary	200	No Sidewalk	69	N/R - Apr 2007
4TH AVE SE to 5TH AVE SE	Yes Primary	300	150 ft.	69	N/R - Apr 2007
5TH AVE SE to SOUTH C/L	Yes Primary	450	No Sidewalk	57	N/R - Apr 2007
MAIN AVE E to 4TH AVE SE	Yes Primary	1,200	2400 ft.	69	N/R - Apr 2007
NORTH C/L to 4TH AVE NE	Yes Primary	1,600	No Sidewalk	52	N/R - Apr 2007



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Arterial / Termini	State Highway	Classification	Length in Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>DIVISION ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	350	700 ft.	40	44 - May 2007
2ND AVE SE to 3RD AVE SE	No	Primary	150	300 ft.	48	60 - May 2007
3RD AVE SE to 4TH AVE SE	No	Primary	300	600 ft.	48	28 - May 2007
4TH AVE SE to 5TH AVE SE	No	Primary	400	400 ft.	48	16 - May 2007
5TH AVE SE to 6TH AVE SE	No	Primary	300	300 ft.	48	14 - May 2007
6TH AVE SE to 7TH AVE SE	No	Primary	500	No Sidewalk	36	56 - May 2007
7TH AVE SE to 8TH AVE SE	No	Primary	500	No Sidewalk	36	28 - May 2007
8TH AVE SE to SR28	No	Primary	1,100	No Sidewalk	36	28 - May 2007
END OF RD to 1ST AVE NW	No	Local Access	200	No Sidewalk	20	N/R - May 2007
MAIN AVE to 2ND AVE SE	No	Primary	600	1200 ft.	60	81 - May 2007
<b>DOGWOOD ST</b>						
END OF RD to MAIN ST	No	Local Access	200	200 ft.	46	14 - Apr 2007
MAIN ST to 2ND AVE SW	No	Local Access	600	1200 ft.	46	14 - Apr 2007
<b>EAST LAKE AVE</b>						
2ND AVE NE to MAIN AVE	No	Local Access	200	No Sidewalk	22	32 - Apr 2007
3RD AVE NE to 2ND AVE NE	No	Local Access	350	No Sidewalk	22	32 - Apr 2007
WARD ST to WOODLAND ST	No	Local Access	200	No Sidewalk	27	90 - Apr 2007
WOODLAND ST to 3RD AVE NE	No	Local Access	450	No Sidewalk	24	40 - Apr 2007
<b>ELDER ST</b>						
1ST AVE NE to MAIN AVE	No	Local Access	300	600 ft.	40	20 - Apr 2007
1ST AVE SE to 2ND AVE SE	No	Local Access	300	No Sidewalk	20	90 - Apr 2007
2ND AVE NE to 1ST AVE NE	No	Local Access	300	600 ft.	40	20 - Apr 2007
2ND AVE SE to 3RD AVE SE	No	Local Access	300	No Sidewalk	20	90 - Apr 2007
3RD AVE NE to 2ND AVE NE	No	Local Access	300	600 ft.	40	16 - Apr 2007
3RD AVE SE to 4TH AVE SE	No	Secondary	300	No Sidewalk	20	90 - Apr 2007
4TH AVE NE to 3RD AVE NE	No	Local Access	300	No Sidewalk	20	16 - Apr 2007
4TH AVE SE to 5TH AVE SE	No	Secondary	300	No Sidewalk	20	81 - Apr 2007
5TH AVE SE to 6TH AVE SE	No	Secondary	300	No Sidewalk	20	81 - Apr 2007
MAIN AVE to 1ST AVE SE	No	Local Access	300	600 ft.	40	77 - Apr 2007
<b>EVERGREEN ST</b>						
END OF RD to MAIN ST	No	Local Access	450	900 ft.	46	16 - Apr 2007
MAIN ST to 2ND AVE SW	No	Local Access	600	1200 ft.	46	16 - Apr 2007



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Arterial / Termini	State Highway	Classification	Length in Feet	Sidewalk Length	Pavement Width	Last PCR Score
<b>FERN ST</b>						
1ST AVE NE to MAIN AVE	No	Local Access	300	No Sidewalk	12	12 - Apr 2007
1ST AVE SE to 2ND AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
2ND AVE NE to 1ST AVE NE	No	Local Access	300	No Sidewalk	16	12 - Apr 2007
2ND AVE SE to 3RD AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
3RD AVE NE to 2ND AVE NE	No	Local Access	300	No Sidewalk	16	12 - Apr 2007
3RD AVE SE to 4TH AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
4TH AVE NE to 3RD AVE NE	No	Local Access	200	No Sidewalk	12	N/R - Apr 2007
4TH AVE SE to 5TH AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
5TH AVE SE to 6TH AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
END OF RD to 4TH AVE NE	No	Local Access	200	No Sidewalk	12	N/R - Apr 2007
MAIN AVE to 1ST AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
<b>FIR ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	600	1200 ft.	46	53 - Apr 2007
LAKE SHORE DR to 1ST AVE NW	No	Local Access	200	400 ft.	46	53 - Apr 2007
MAIN AVE to 2ND AVE SW	No	Local Access	600	1200 ft.	46	53 - Apr 2007
<b>GINKGO ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	600	1200 ft.	46	11 - Apr 2007
20 NW to 2ND AVE SW	No	Primary	1,100	1100 ft.	28	90 - Apr 2007
LAKESHORE DR to 1ST AVE NW	No	Local Access	550	1100 ft.	46	11 - Apr 2007
MAIN AVE to 2ND AVE SW	No	Local Access	600	1200 ft.	46	14 - Apr 2007
<b>GLADIOLA ST</b>						
1ST AVE NE to MAIN AVE	No	Local Access	300	No Sidewalk	18	14 - Apr 2007
2ND AVE NE to 1ST AVE NE	No	Local Access	300	No Sidewalk	18	14 - Apr 2007
3RD AVE NE to 2ND AVE NE	No	Local Access	300	No Sidewalk	18	18 - Apr 2007
MAIN AVE to 1ST AVE SE	No	Local Access	300	No Sidewalk	20	N/R - Apr 2007
<b>HEMLOCK ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	600	1200 ft.	42	14 - Apr 2007
3RD AVE NW to 1ST AVE NW	No	Local Access	600	1200 ft.	41	28 - Apr 2007
LAKE SHORE DR to 3RD AVE NW	No	Local Access	200	400 ft.	35	44 - Apr 2007
MAIN AVE to 2ND AVE SW	No	Local Access	600	1200 ft.	42	14 - Apr 2007



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<b>JUNIPER ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	600	1200 ft.	42	14 - Apr 2007
3RD AVE NW to 1ST AVE NW	No	Local Access	600	600 ft.	42	28 - Apr 2007
LAKE SHORE DR to 3RD AVE NW	No	Local Access	500	500 ft.	42	28 - Apr 2007
MAIN AVE to 2ND AVE SW	No	Local Access	600	900 ft.	42	32 - Apr 2007
<b>LAKE SHORE DR</b>						
GINKGO ST to FIR ST	No	Local Access	350	700 ft.	46	53 - Apr 2007
HEMLOCK ST to GINKGO ST	No	Local Access	300	600 ft.	46	53 - Apr 2007
JUNIPER ST to HEMLOCK ST	No	Local Access	400	600 ft.	46	53 - Apr 2007
<b>MAIN AVE</b>						
11TH ST NW to MAPLE ST	No	Local Access	300	No Sidewalk	12	N/R - Apr 2007
12TH ST NW to 11TH ST NW	No	Local Access	150	No Sidewalk	12	N/R - Apr 2007
ASH ST to DIVISION ST	No	Secondary	300	600 ft.	46	28 - Apr 2007
BIRCH ST to ASH ST	No	Local Access	300	600 ft.	46	44 - Apr 2007
CANNA ST to DAISY ST	No	Primary	450	900 ft.	60	68 - May 2007
CHERRY ST to BIRCH ST	No	Local Access	300	600 ft.	46	28 - Apr 2007
DAISY ST to ELDER ST	No	Primary	500	1000 ft.	44	68 - Apr 2007
DIVISION ST to CANNA ST	No	Primary	1,200	2400 ft.	60	68 - May 2007
DOGWOOD ST to CHERRY ST	No	Local Access	300	600 ft.	46	14 - Apr 2007
ELDER ST to FERN ST	No	Primary	350	700 ft.	44	68 - Apr 2007
EVERGREEN ST to DOGWOOD ST	No	Local Access	300	600 ft.	46	16 - Apr 2007
FERN ST to GLADIOLA ST	No	Primary	450	900 ft.	44	68 - Apr 2007
FIR ST to EVERGREEN ST	No	Local Access	300	600 ft.	46	28 - Apr 2007
GINKGO ST to FIR ST	No	Local Access	300	600 ft.	46	16 - Apr 2007
GLADIOLA ST to EASTLAKE AVE	No	Primary	900	1800 ft.	44	68 - Apr 2007
HEMLOCK ST to GINKGO ST	No	Local Access	300	600 ft.	46	44 - Apr 2007
JUNIPER ST to HEMLOCK ST	No	Local Access	300	600 ft.	46	44 - Apr 2007
MAPLE ST to JUNIPER ST	No	Local Access	150	300 ft.	46	60 - Apr 2007
<b>MAPLE ST</b>						
1ST AVE NW to MAIN AVE	No	Local Access	500	No Sidewalk	18	N/R - Apr 2007
3RD AVE NW to 1ST AVE NW	No	Local Access	600	No Sidewalk	18	N/R - Apr 2007
MAIN AVE to 2ND AVE SW	No	Local Access	500	No Sidewalk	18	N/R - Apr 2007



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<b>SCENIC DR</b>					
WARD ST to WOODLAND ST	No Local Access	150	No Sidewalk	18	64 - Apr 2007
WOODLAND ST to 3RD AVE NE	No Local Access	750	No Sidewalk	18	21 - Apr 2007
<b>WARD ST</b>					
SCENIC DR to EAST LAKE AVE	No Local Access	800	No Sidewalk	10	N/R - Apr 2007
<b>WOODLAND ST</b>					
SCENIC DR to EAST LAKE AVE	No Local Access	800	No Sidewalk	19	14 - Jan 2001

**Total Street Segments = 208**

**Total Length = 15.78 miles**

## **Traffic Patterns**

SR 17 splits the City of Soap Lake and provides the heaviest volume of traffic of any roadway within the city boundaries. SR 28 which is located along the City's southern border also experiences substantial traffic volumes. These two state highways provide the most convenient and logical points for access to and departure from Soap Lake. The major business corridor is located directly from SR 17 as are the East Beach recreation facilities. Summer volumes of traffic increase dramatically due to tourist related traffic associated with the Coulee Corridor

## **Improvements**

The priorities for regional improvements in the planning area transportation network have been developed through the Grant County Transportation Plan and the State of Washington Highway Improvement Program. The City has identified the need to maintain existing pavement and repair as necessary. Specific projects will be identified and completed as additional funding becomes available. Current priorities are discussed in the capital facilities element.

## **Projected Travel**

Projected travel in the planning area is expected to grow at a rate higher than with the population growth rate as forecasted by the Office of Financial Management in part due to the strong tourist efforts undertaken as part of the Coulee Corridor promotions including increased tourist travel to the City of Soap Lake. Other factors that may contribute to increased traffic demands will be growth in the commercial and industrial sectors.

## **Level of service (LOS)**

The levels of service standards adopted in this plan will be maintained through upkeep of the existing circulation system, expansion of transportation services, and/or traffic demand management strategies. LOS standards provide measurable criteria to judge the adequacy of service. Transit facilities should be linked to established LOS standards and should be addressed in a partnership with the Grant County Transit Authority. 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.

## **Mass Transit**

Transit is an important alternative to automobile travel for regional trips. Transit is not only useful in reducing traffic volumes and pollution, but is often the only means of transportation available to certain members of the community. The City of Soap Lake is served by the Grant County Transit Authority through scheduled service.

## **Pedestrian & Bike (non-modal transportation)**

The benefits of walking and bicycling go beyond an individual's enjoyment and health benefits; having fewer vehicles on the road will result in less pollution and a healthier environment. There is also a positive economic impact seen in increased property values and marketability for property located near trails, creeks and open space. Beyond property values businesses located in pedestrian friendly downtowns or centers encourage visitors to stop and shop.

Additionally, the City benefits from the lower cost and maintenance of bicycle and pedestrian facilities. Design standards for pedestrian and bicycles are available through the Washington State Department of Transportation.

Currently, the City of Soap Lake has a very limited sidewalk and bike lane system.

The City has identified a desire to provide sidewalks in areas of identified need as shown in the Capital Facilities Plan project list. Additional projects will be identified and completed when funding becomes available.

### **GOALS AND POLICIES – Transportation**

**GOAL T I: Maintain efficient, safe and reliable transportations and services at a minimal cost to residents.**

**Policy T I.1:** Coordinate actions with neighboring jurisdictions, regional transportation planning organization and the State of Washington.

**Policy T I.2:** Provide for a complete and consistent circulation system, including sidewalks, bike lanes and disability access to ensuring maximum efficiency and safety.

**Policy T I.3:** Identify future street connections to promote the historical grid pattern of development.

**Policy T I.4:** Provide for the transportation needs of all citizens, including children, disabled, low-income, and senior citizens.

**Policy T I.5:** Require new developments to provide safe access to schools

**Policy T I.6:** 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 T I.7:** Promote and support the maintenance of existing street and sidewalk systems.

**Policy T1.8:** Within the Urban Growth Area, classify streets according to the following system that is consistent with federal, state, regional and local guidelines to maximize the funding available.

**A. 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. (These streets are classified by Washington State DOT and Federal Highways as Major Arterials and/or Major Collectors.)

**B. 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.

**C. 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 comprehensive plan land use designations map”

**1. 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.

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

**GOAL T2: Consider land use and budgeting options to minimize short and long-range cost of transportation facilities.**

**Policy T2.1:** Coordination with comprehensive water plan and other appropriate planning documents to ensure consistent planning and budgeting for services.

**Policy T2.2:** Future capital facilities maintenance plans and corresponding budgets should take into account expected expansion of all facilities and funding sources.

**Policy T2.3:** Encourage street development options, including local improvement districts.



**GOAL T 3:** Develop a plan to provide avenues for pedestrian, bicyclist and other non-motorized travel.

**Policy T 3.1:** Bicyclists and pedestrians should be considered in street and subdivision standards, parking standards, parking lot design (allowing protected access to storefronts), and other related standards.

**Policy T 3.2:** Support a pedestrian friendly community by seeking funding for sidewalks and encouraging development to include pedestrian friendly design, such as lighting, trees and low shrubs.

**Policy T 3.3:** Require new development to increase connections within the community by adding trails and sidewalks.

**Policy T 3.4:** Promote current trail use and the development of new trails within the City and neighboring jurisdictions.

**Policy T 3.5:** Coordinate trail development with neighboring jurisdictions and interested parties to support regional trails.

### **XIII Shoreline Element**

The City of Soap Lake is blessed with a shoreline lake that is unique from any other shoreline in the State of Washington and perhaps the entire United States. Soap Lake has long been known for its “healing waters” and has developed that reputation due to the unique levels and mixture of minerals. Public Access to the lake is vital to not only the citizens of the City of Soap Lake, but to the countless number of visitors to Soap Lake each year. Due to its unique nature it is vital both to the economy of the City of Soap Lake and to the ecology of the region. It is an asset and a resource that cannot be duplicated and appropriate polices need to be in place to insure the protection of its unique character.

The regulatory document governing activity within the jurisdictional authority of the Shorelines Management Act is the City’s Shoreline Management Master Program (SMMP). The SMMP is scheduled to be updated in 2010 and this will mark the first update of the plan since the inception of the City’s SMMP which was adopted by the City in January of 1974.

**GOAL SH I: Ensure that public access to the lake is maintained and encouraged.**

**Policy SH I.1:** The City should maintain existing ownership and seek opportunities to place additional shoreline areas into public ownership.

**Policy SH I.2:** The City should adopt into the City Code adequate regulations to insure that all citizens have equal opportunity to enjoy the benefits of Soap Lake.

**Policy SH 1.3:** The City should encourage joint use docks and common access points when the shoreline of Soap Lake is privately owned and developed.

**Policy SH 1.4:** The City should encourage community events and public gatherings to utilize the facilities within City Parks adjacent to Soap Lake.

**GOAL SH 2: The Unique Mineral Content of Soap Lake should be preserved to the greatest extent possible.**

**Policy SH 2.1:** The City of Soap Lake should encourage and support study and programs that demonstrate methods to preserve the mineral content of Soap Lake.

**Policy SH 2.2:** The City of Soap Lake should adopt “Best Available Science” as defined under the Growth Management Act 36.70A when developing shoreline regulations.

**Policy SH 2.3:** The City of Soap Lake should maintain and enforce those regulations which are intended to preserve the mineral content of Soap Lake.

**GOAL SH 3: Update the City of Soap Lake’s Shoreline Management Master Program (SMMP) to reflect current needs and requirements including Best Available Science.**

**Policy SH 3.1:** Update the SMMP at least as often as mandated by State Law but more often if needs or science changes.

**Policy SH 3.2:** Seek guidance from the Washington State Department of Ecology, Fish and Wildlife, Scientists and others with technical skills and knowledge when updating the SMMP

**Policy SH 3.2:** Seek input from local citizens, user groups and other interest groups specific to Soap Lake.

Goal SH 4: Work in partnership with community groups and citizens to protect and enhance Soap Lake

Policy 4.1 The City of Soap Lake has adopted Resolution 2017-849 and incorporates the following policies consistent with that resolution:

1. Develop Standards for construction on waterfront lots in relation to elevation 1076 both vertical and horizontal. <sup>[1]</sup><sub>SEP</sub>
2. Develop storm water policies which minimize and reduce paved and hard surface areas, both public and private. Reducing pavement and controlling

runoff is part of the storm water plan, which is aimed at reducing runoff into the mineral lake.

3. Develop regulations for building height limitations aimed at increasing and /or maintaining public visual and physical access to the shoreline. [L] [SEP]
4. Develop specific standards and policies for recycling mineral water with a goal to preserve mineral water quality in the lake. [L] [SEP]
5. Develop policies to mstudy and determine the feasibility of expansion of the mineral water system to new or previously served properties. [L] [SEP]

GOAL SH 5 Seek jurisdictional authority over the entire lake and shoreline

Policy 5.1 Work with Grant County to modify the extent of the City Urban Growth Area to include the entire shoreline area.

#### **XIV Economic Development Element**

The City of Soap Lake recognizes that implementing an economic development strategy will benefit the future vitality of the Soap Lake community. Generating economic activity in Soap Lake will increase employment opportunities, expand the tax base, increase disposable incomes and provide additional tax revenues.

Increased economic development will also have the potential to cause adverse impacts on the community, such as traffic congestion, increased demands for housing and additional demands on the water supply and sewer services. Therefore, it is crucial for the city to develop an economic strategy that facilitates improvements and maintenance of capital facilities, transportation needs, and coordinates land use and housing policies with the economic development policies. The economic development goal of the Growth Management Act is:

To encourage economic development throughout the state that is consistent with adopted comprehensive plans, promotes 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

To support the economic development goal of the Growth Management Act, the City of Soap Lake will utilize the following goals and policies to guide decisions that will foster and support economic development within the City of Soap Lake.

**GOAL ED 1: The City of Soap Lake will insure that there is infrastructure in place to accommodate orderly growth during the planning period.**

**Policy ED 1.1:** The City will maintain the sewer system at a level of capacity at which it will serve the existing needs and be prepared to serve additional users as projected in the comprehensive plan. The city will continue to pursue funding mechanisms to expand the sewer system.

**Policy ED 1.2:** The City will maintain a capital facilities improvement program and a long range public facilities and services plan that will allow for the provision of appropriate public facilities and services to commercial, industrial and residential lands beyond the immediate planning period.

**Policy ED 1.3:** The City will protect or acquire water rights and maintain the ability to provide water to meet all projected residential, commercial and industrial needs.

**Policy ED 1.4:** The City will establish funding priorities for future infrastructure projects to further economic development.

**Policy ED 1.5:** The City will prioritize geographical areas for infrastructure expenditures and invest in public infrastructure in a timely way that supports economic development.

**Policy ED 1.6:** The City will identify new funding mechanisms and spread infrastructure costs over time to minimize up-front costs.

**GOAL ED 2: Improve communication between different interests in the community by participation in a variety of efforts to guide a downtown revitalization program and address issues related to economic growth and development.**

**Policy ED 2.1:** Support the development of a low interest program for downtown improvements that would reinvest in downtown buildings, enhance appearance of the downtown area and create a cohesive image for downtown.

**Policy ED 2.2:** Support the development of plans for beautification of the business district.

**Policy ED 2.3:** Support the development of publications such as a Community Business Guide or Tourist Brochure.

**Policy ED 2.4:** Support the recruitment of new business development including but not limited to hotel/motel facilities and bed and breakfast inns.

**Policy ED 2.5:** Support the regional effort to develop and promote the Coulee Corridor.

**Policy ED 2.6:** Support the development of a “Main Street” program.

**Policy ED 2.7:** Encourage the development of vacant parcels and the redevelopment of under utilized and poorly maintained development in the downtown area.

**Policy ED 2.8:** Support community events and activities and encourage year round events and activities that will focus on attracting people to Soap Lake from outside the Central Columbia Basin.

**Policy ED 2.9:** Support the development of a tourism program that establishes long range goals.

**Policy ED 2.10:** Support efforts to actively work with the State of Washington to promote tourism and economic development in the City of Soap Lake and surrounding region.

**Policy ED 2.11:** Develop codes that provide for the implementation of the recommendations contained in the *Downtown Master Plan 2005*.

**GOAL ED 3: The City of Soap Lake will encourage public and private sector endeavors that will foster the expansion of the tourism industry.**

**Policy ED 3.1:** The City of Soap Lake will maintain working relationships with business groups, Grant County Tourism, and local and regional economic development agencies in order to market the City and attract new business development.

**Policy ED 3.2:** The City will explore opportunities to develop a community center.

**Policy ED 3.3:** The City will acquire property as funding is available to accommodate recreational and tourism needs.

**Policy ED 3.4** The City will develop ordinances to define maintenance standards for streets, water, sewer, and sidewalks.

**Policy ED 3.5** The City will consider strategies to support and expand recreational vehicle and camping facilities

**GOAL ED 4: The City of Soap Lake will build upon the “Healing Waters” theme of Soap Lake.**

**Policy ED 4.1** The City of Soap Lake should encourage partnerships and support the development of elderly housing, assisted living and wellness centers within the City boundaries.

**Policy ED 4.2** The City of Soap Lake will coordinate activities with the hospital district to assure adequate health care services are available to the citizens of Soap Lake.

**Policy ED 4.2** The City will insure that zoning and development regulations encourage private health spas, wellness centers, and other similar business activities.

**GOAL ED 5.0** Develop a list of projects to improve the overall infrastructure of the City and public facilities to provide for additional opportunities for economic development and business support.

**Policy ED 5.1**

The City's Capital Facilities Plan as adopted yearly by the City Council is hereby incorporated into the Economic Development section of the City's Comprehensive Plan

**Policy ED 5.2**

The City supports and encourages improvements to the McKay Health Facility and recognizes the importance of this facility in regards to the long term needs of the City. By providing first class medical facilities to the area it will attract new businesses and employers Further the McKay Health facility recognizes the historical importance of Soap Lake as a holistic community. The following projects are important to the viability and continued success of this facility in Soap Lake:

- A) **EMERGENCY BACKUP GENERATOR.** The emergency backup electrical system at McKay Healthcare and Rehabilitation Center has exceeded the useful-life of the equipment and requires replacement. The project includes design, purchase, and installation of a replacement of 125 kW emergency generator, double-walled fuel tank, and sound-reduction fencing, existing electrical service entrance equipment and reconnection to existing downstream distribution equipment; design of generator backed emergency power distribution equipment, to include panels, diesel generator, automatic transfer switches, and connection to the normal power system. The total estimated cost is approximately \$600,000.

## **APPENDIX A: Definitions**

The City of Soap Lake Comprehensive Plan utilizes the following definitions.

**Capacity:** the measure of the ability to provide a level of service on a public facility.

**Capital Facilities:** those physical structures or assets which provide a public service such as, but not limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities.

**Capital Improvement:** physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

**Comprehensive Plan:** a generalized coordinated land use policies that guide regulations and decision making of the governing body pursuant to the requirements of RCW 36.70A

**Concurrency:** a method to insure that adequate capital facilities are available when the impacts of development occur.

**Consistency:** that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in system.

**Critical Areas:** include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

**Density:** a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acres).

**Development Regulations:** any controls placed on development or land use activities by the City, including but not limited to zoning ordinances, official controls, critical areas ordinance, Shoreline Management Master Plan, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

**Financial Commitment:** that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

**Goal:** a statement of the desires of a group/individual.

**Growth Management:** a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

**Infrastructure:** those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid wastes disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

**Intensity:** a measure of land use activity based on density, use, mass, size, and impact.

**Land Development Regulations:** any controls placed on development or land use activities by the City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

**Level of Service (LOS):** an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

**Local Improvement District:** legislative establishment of a taxing district to pay for specific capital improvements.

**Planned Unit Development (PUD):** the result of a site specific zone change, based on binding site plan.

**Planning Period:** the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction or other time period as may be mandated by state regulation.

**Policy:** the way in which programs and activities are conducted to achieve an identified goal.

**Public Facilities:** may include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. These physical structures are owned or operated by a government entity which provides or supports a public service.

**Public Services:** include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**Regional Transportation Planning Organization (RTPO):** the voluntary organization conforming to RCW 47.80.020, consisting of local government within a region containing one or more counties which have common transportation interests.

**Rural Lands:** all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

**Sanitary Sewer Systems:** all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

**Transportation Demand Management Strategies (TDM):** strategies aimed at reducing traffic through alternative travel options, such as, the promotion of work hour changes, ridesharing options, parking policies, and telecommuting.



**Urban Lands:** those lands located inside the Urban Growth Area or the City and are generally characterized by densities and uses of a non-rural character with municipal services provided.

**Urban Growth Area:** those areas designated by a county pursuant to RCW 36.70A.110.

**Urban (or Municipal,) Governmental Services:** include those governmental services historically and typically delivered by cities, and include sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public services associated with urban areas.

**Utilities:** private facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity and telecommunications services.

**Visioning:** a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

**Zoning:** the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones.

## **APPENDIX B: Transportation Data**

The Link (A-F) LOS standards are a minimum criteria for the quality of service provided at peak hours for roadway segments that handle significant levels of local traffic. The evaluation of LOS was conducted using the ratio of “peak hourly demand volume” to “peak hourly capacity.” The LOS standards were assigned using the following descriptions of service levels for roadway segments:

**LOS A:** Primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Volume/capacity ratio is less than or equal to 0.06. Signalized intersection delays less than or equal to 5 seconds per vehicle.

**LOS B:** Reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions. Volume /capacity ratio greater than 0.60 or less than or equal to 0.70. Signalized intersection delays greater than 5 and less than or equal to 15 seconds per vehicle.

**LOS C:** Stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues an/or adverse signal coordination may contribute to lower aggregate travel speeds. Motorists will experience appreciable tension while driving. Volume/capacity ratio greater than 0.70 and less than or equal to 0.80. Signalized intersection delays greater than 15 and less than or equal to 25 seconds per vehicle.

**LOS D:** Small increases in traffic flow may cause substantial increase 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.

Volume/capacity ratio greater than 0.80 and less than or equal to 0.90. Signalized intersection delays greater than 25 and less than or equal to 40 seconds per vehicle.

**LOS E:** Significant delays in traffic flow operations and lower operation speeds. Conditions are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

Volume/capacity ratio greater than 0.90 and less than or equal to 1.00. Signalized intersection delays greater than 40 and less than or equal to 60 seconds per vehicle.

**LOS F:** Traffic flow operations at extremely low speeds. Intersection congestion is likely at critical signalized location, with high approach delays resulting. Adverse signal progression is frequently a •contribution to this condition. Volume/capacity ratio great than 1.00. Signalized intersection delays greater than 60 seconds per vehicle.

**Peak Hourly Volumes:** Peak hourly demand volumes for roadway segments were estimated from average daily traffic volume counts for the base year. When peak hour counts are not available, average daily traffic volume counts are multiplied by a factor of 0.1 and the resulting figure used to estimate peak hourly demand.

**Volume/Capacity Ratio:** The capacity of a roadway is often defined as the maximum number of vehicles which have a reasonable expectation of passing over a given roadway section or through a given intersection during a specified period of time. Additional data collection will be done when funding is available.

**Appendix C - Maps**

**Future Land Use Map**

**Zoning Map**

**(To be developed)**