

INTRODUCTION

The City of Brier Comprehensive Plan provides guidance and policy direction for the future development of the City. The Comprehensive Plan serves as a guide for both short and long term public decisions for land use, transportation, preparation of capital improvement programs, and the rate, timing, type and location of future growth. It takes into account existing conditions, future needs and expresses the most reasonable community consensus that can be achieved as to the character and direction of future growth.

The essential characteristics of the Plan are that it is “comprehensive,” long range,” and “consistent.” “Comprehensive” means that it applies to all geographical areas of the community, including all of the land within the Brier city limits as well as the land within the City Planning or Sphere of Influence Area. “Long range” means that the Plan is focused beyond the pressing current issues to the problems and opportunities the City faces in the future. “Consistent” means that the Plan is internally consistent – integrating all the required elements of land use, housing, transportation, capital facilities and utilities and that the Plan is consistent with State GMA goals and County-wide Planning Policies.

This Comprehensive Plan was prepared in compliance with Section 36.70A.070 of the Revised Code of Washington (also known as the Growth Management Act). Aside from meeting statutory requirements, the GMA encourages local jurisdictions to tailor their comprehensive plans to address the specific needs, goals, opportunities, constraints, and vision of the community.

WAC 365-195-020

"Within the framework established by the Act, a wide diversity of local visions of the future can be accommodated. Moreover, there is no exclusive method for accomplishing the planning and development regulation requirements of the Act."

In addition, smaller jurisdictions are not expected to provide detail or complexity beyond their ability and means. The GMA's procedural criteria for adopting comprehensive plans states:

WAC 365-210 [2]

"Local plans and development regulation are expected to vary in complexity and in level of detail required in the supporting record, depending on population size, growth rates, resources available for planning, and scale of public facilities and services provided."

This Comprehensive Plan Update replaces the 1994 Brier Comprehensive Plan, and it continues to incorporate many of the relevant policies, background information, and the overall vision of the previous plans which still provide a useful direction for the City's future. The 2000 Comprehensive Plan Update represents the community's policy plan for growth over the next 20 year planning period.

1. Statutory Framework of the Growth Management Act

In 1990 the Washington State Legislature adopted the Growth Management Act (GMA), later codified in state law as RCW 36.70A.070. The GMA was further refined by the legislature through amendments in 1991, 1992, and 1993. The GMA requires counties and cities which have experienced high growth to prepare or update comprehensive plans in accordance with the goals and requirements of the Act.

The Growth Management Act lists 13 overall goals, and comprehensive plans and development regulations must be designed to meet these statutory goals. Differences in emphasis are expected, yet local plans should show how the overall vision for the community is consistent with the goals. A list of the 13 GMA goals is provided below.

Urban Growth

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

Reduce Sprawl

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

Transportation

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

Housing

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

Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.

1. *Urban Growth*

Encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

2. *Reduce Sprawl*

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

3. *Transportation*

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

4. ***Housing***
Encourage the availability of affordable housing to all segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.
5. ***Economic Development***
Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. ***Property Rights***
Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. ***Permits***
Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. ***Natural Resource Industries***
Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.
9. ***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.
10. ***Environment***
Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. ***Citizen Participation and Coordination***
Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. ***Public Facilities and Services***
Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. ***Historic Preservation***
Identify and encourage the preservation of lands, sites, and structures, that have historical or archeological significance.

The Growth Management Act requires cities and counties to include the following five elements in their comprehensive plans:

1. Land Use Element.
2. Housing Element.
3. Capital Facilities Plan Element.
4. Utilities Element.
5. Transportation Element.

2. Relationship to Snohomish County County-Wide Planning Policies

The GMA requires counties to prepare county-wide policies for establishing a framework for the development of county and city comprehensive plans. This framework is to ensure that county and city comprehensive plans are consistent with the goals and direction of the GMA.

Snohomish County has adopted Countywide Planning Policies (February 1993) addressing the mandated policies with the addition of a policy section concerning rural land use.

The 2000 Brier Comprehensive Plan Update has been drafted consistent with the goals of the State Growth Management Act and the Countywide Planning Policies for Snohomish County.