CITY OF GOLD BAR

COMPREHENSIVE PLAN

Adopted June 2015

2015 Comprehensive Plan

Adopted by Gold Bar City Council on June 16, 2015.

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The participation and input of the people of Gold Bar was integral to the development of the Comprehensive Plan.

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Introduction

Structure of the Comprehensive Plan

The Gold Bar Comprehensive Plan (the Plan) is composed of three basic parts:

1. Introduction
2. Comprehensive Plan Elements
3. Comprehensive Plan Appendices

The **Introduction** includes a description of the requirements of the Growth Management Act (GMA) and the framework GMA established for planning in Washington State and Snohomish County. The introduction also includes a brief history and community profile of Gold Bar.

The Implementation and Amendments section of the Introduction describes the process for implementing and amending policies and land use designations contained in the Plan. It also describes the requirements of the Regulatory Reform Act (ESHB 1724) as they relate to the Plan and provides some important GMA language regarding concurrency.

The **Plan Elements** are chapters on each of the following topics:

- Land Use
- Housing
- Transportation
- Capital Facilities
- Utilities
- Parks, Trails, and Recreation

Each element begins with a discussion of the purpose served by the element, and a summary of the GMA requirements for that element. Following presentation of the GMA context is a listing of the element's goals, which were identified

through the public involvement process and analysis of the existing conditions. The supporting policies follow the goals in each Element.

The Land Use Element provides the foundation for assumptions in all other elements. The Comprehensive Plan Land Use Map (**Figure 1**) gives geographic form to the Comprehensive Plan's land use policies by designating appropriate land use categories for areas throughout the City.

The **Plan Appendices** provide, for each element, an inventory of data, a needs assessment or analysis, conclusions, and as appropriate, references to the Snohomish County Countywide Planning Policies.

What is a Comprehensive Plan?

In 1990, the Washington State Legislature adopted the GMA. The GMA requires that any county in Washington State with a population of 50,000 or more and a population increase of 10-percent or more over the past 10 years plan under the GMA.

A comprehensive plan indicates how a community envisions its future, and sets forth strategies for achieving the desired vision. A plan has three characteristics. First, it is *comprehensive*: The plan encompasses all the geographic and functional elements that have a bearing on the community's physical development. Second, it is *general*: The plan summarizes the major policies and proposals of a city, but does not usually indicate specific locations or establish detailed regulations. Third, it is *long range*: The plan looks beyond the current pressing issues confronting the community, to the community's future. Although the planning time frame for a plan is twenty years, many of its policies and actions will affect its community well into the future.

Why is a Comprehensive Plan Needed?

Many of the regular decisions made by officials have a significant impact on how the community develops and functions. A comprehensive plan coordinates and guides individual decisions in a manner that moves the community towards its overall goals.

It is important to consider the goals of the GMA. RCW 36.70A.020 outlines the goals with which this plan must comply. They are as follows:

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

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

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

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

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

6. 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. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

8. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

9. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

10. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

11. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy and use without decreasing current service levels below locally established minimum standards.

13. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Functions of a Comprehensive Plan

A comprehensive plan serves many functions, including policy determination, policy implementation, and communication/education.

Policy Determination

First, it encourages government officials to look at the big picture, to step away from current pressing needs to develop overriding policy goals for their community. Second, it allows the elected officials to explicitly state the policies

that are guiding their decisions so that those policies may be viewed critically and subjected to open and democratic review.

The plan serves to focus, direct, and coordinate the efforts of local government by providing a general comprehensive statement of the community's goals and policies.

Policy Implementation
A community can move more effectively toward its goals and implement its policies after they have been agreed to and formalized through the adoption of a comprehensive plan. A comprehensive plan is a basic source of reference for officials as they consider the enactment of ordinances or regulations affecting the community's physical development (e.g., a zoning ordinance or a particular rezone), and when they make decisions pertaining to public facility investments (e.g., capital improvement programming or construction of a specific public facility). This ensures that the community's overall goals and policies are furthered, or implemented, by those decisions.

A plan also provides a practical guide to officials as they administer ordinances and programs. This ensures that the day-to-day decisions of City staff are consistent with the overall policy direction established by the elected representatives.

Communication and Education
A comprehensive plan communicates to the public and to City staff the policy direction of the council. This allows the staff, the public, private developers, business people, financial institutions, and other interested parties to understand local policy on any particular issue. As such, a plan provides predictability. Everyone is better able to plan individual activities knowing the probable response to their proposals and to protect investments made on the basis of policy.

In addition, a comprehensive plan educates the public, the business community, the staff, and the elected official on the workings, conditions, and issues within their community. This can stimulate interest in the community affairs and increase the citizen participation in government.

Visioning and Public Process

Gold Bar's Comprehensive Plan responds to several layers of background data, policies, and plans. While the GMA, the Regional 2040 Plan, and the Snohomish Countywide Planning Policies provide an overall framework for the Plan, the foundation of the Plan exists in the hopes and visions of the people whom it will directly affect.

This 2015 version of the Comprehensive Plan builds on previous versions dating back to 1984. The City began work on the current Comprehensive Plan in 2013. The staff and consultants updated data, incorporated new buildable lands capacity analyses and growth projections, and revised language to reflect current laws. The ad-hoc planning committee reviewed the policy basis for the Plan relative to the new information, and recommended adjustments as necessary.

A public open house was held on April 28, 2015, to inform the public about the Comprehensive Plan update process being undertaken and to encourage their participation.

The Gold Bar Vision

The primary vision of the City of Gold Bar is to retain its small town character and the rural character of the surrounding area. The community envisions a town that remains relatively small, simple and intimate, with a minimum of regulation and taxation.

Gold Bar was once home to businesses related to timber processing, but the last of these businesses has closed. With limited opportunity to reestablish a resource-based economy, Gold Bar has a vision of revitalizing its economic base by encouraging businesses that serve the local community and by encouraging commercial services that support and take advantage of outdoor recreation and tourism. Businesses that support outdoor recreation and tourism may include retail recreation equipment, bed & breakfasts, small inns, restaurants, and tourist oriented retail, which could benefit from the thousands that visit Wallace Falls State Park and other regional attractions each year, as well as motorists who pass through Gold Bar as they travel the US 2 corridor.

Gold Bar has the advantage of an incredible setting. Spectacular views of Wallace Falls and mountains can be seen from the City. The community also enjoys a rich history – the City's centennial will be celebrated in 2010. The community highly values the environmental, historical, and scenic attributes of the City and surrounding area. The vision for Gold Bar includes protecting and

enhancing these assets, and working to make them more accessible. New trails may help connect neighborhoods to natural areas and improved development standards may help to see that community's history is celebrated, not lost, with new development.

Community Profile and History

Physical Setting

The City of Gold Bar is located in Snohomish County, approximately 30 miles east of the City of Everett, on State Route 2, and 40 miles west of Stevens Pass. State Route 2 (US 2) provides the only transportation access to the community.

Gold Bar is one of several communities in the Skykomish Valley. While the City includes the Wallace River and May Creek, the Skykomish River shapes the physical landscape of the region forming the east-west valley that leads to the Cascades. Some portions of the City are subject to flooding related to these three watercourses.

The City is framed on the north and south by rugged foothills that are largely undeveloped. Timber harvesting occurs in some areas outside the City and a gravel quarry is located nearby. Due to steep slopes and geological conditions, future development is limited in the areas to the north and south.

Figure LU-1, in the Land Use Element, illustrates Gold Bar's municipal boundaries and the City's potential annexation areas which have been designated in compliance with the Washington State GMA and the Snohomish County Countywide Planning Policies. Potential annexation areas are designated by GMA as "urban growth areas" or UGA.

History

Gold Bar's natural resources have been its asset throughout the history of the area. The Wallace and Skykomish, the two major rivers, provided transportation routes and food resources for Native Americans making seasonal home sites in the area and traversing "the great natural gateway" (Stevens Pass) from the Pacific Coast to Eastern Washington.

The lush river valley provided game and native plants as a plentiful food source. The streams and rivers provided a fresh water supply and bountiful catches of salmon and trout. The valley, three miles long and one mile wide, was a natural campsite on the trail to the pass.

The Skykomish tribes were a migratory population utilizing the valley as a late spring and early summer settlement area on their seasonal travels between the

Pacific Coastal area and Eastern Washington. In addition to game and fish, the valley provided berry harvests. Their return in the fall coincided with the return of the salmon.

The first non-native settlers were explorers and trappers. In 1859, a group of surveyors recorded their trip to find a trail from the Eastern Cascade gold fields down to the Skykomish and Snohomish Rivers. They followed the wrong Native American trail and located Cady Pass instead of Stevens Pass.

After them came the loggers, but, the boom of Gold Bar was created by the Great Northern Railroad. Legend has it that Gold Bar was named sometime in the early 1880's when a man named Boise hired Chinese workers for fifty cents a day and a pound of rice to pan the river for gold.

The first town site was cleared by a man named Hagarty, for whom Hagarty Creek was named. Mr. Andrew Hagarty was one of the first timber entrepreneurs in the valley. In 1890, he bought timber from settlers and began a logging business around Gold Bar.

After the railroad was built in 1892 and connected in 1893, he gave the Great Northern Railroad Company property and easement rights for expansion. However, it would be twenty years before the railroad utilized these rights.

Around 1898, the Copper Belle Mine was opened and it operated until 1908. The mine site included a smelter and ball mill.

In 1900, the Gold Bar Improvement Company platted the first town lots. When the Great Northern completed the assembly years in 1912, Gold Bar was a thriving timber/railroad town with one large sawmill, a meat market, bakery, two barbershops, three pool rooms, one saloon, and three hotels.

When the City incorporated in 1910, its population was listed as 353. In six months, the valley population increased to 600. This increase continued through W.W.I. During the depression, the City began a population decrease falling to 400 people by 1970. The seventies brought increases and by 1980, the census recorded 794 persons. The 1995 population was 1,285 residents, which increased to a 2002 population of 2,014.

Implementation

Purpose and Relationship to the GMA

A comprehensive plan is implemented through the goals and policies it identifies to guide and coordinate local decision making. The plan's policies shape the course of action taken by the community as it begins to implement the plan. The GMA encourages innovative implementation methods that are both regulatory and nonregulatory. Regulatory actions may include the adoption of a zoning ordinance or other land use regulations, while nonregulatory actions include such methods as the adoption of a capital facilities plan. Some actions may involve a complicated series of related steps, which themselves may need to be carefully

planned (for example, planning for major utility system). This section will describe these actions, plans, and measures necessary to implement this Plan.

Regulatory Measures

The GMA requires that local governments enact land development regulations that are consistent with and implement the Plan. In order to accomplish this, the existing development regulations should be reviewed for their consistency with the comprehensive plan in order to identify where regulations must be amended or removed, or where new regulations should be drafted.

Zoning

The zoning ordinance and zoning map must be consistent with the future land use map and policies established in the plan. The future land use map and land use policies in the Comprehensive Plan establish the use, density, and intensity of future development within the City. The City maintains a separate Comprehensive Plan Land Use Map (**Figure 1**) and Zoning Map (**Figure 4**) to establish that it is future land use (rather than current use or zoning) which provides the basis for the Town's regulations.

As part of the update of the land use regulations, Gold Bar is also obligated by ESHB 1724 adopted by the 1995 Legislature to combine project permitting and environmental reviews, consolidate appeals processes, and clarify the timing of the development of the review process.

Concurrency Management

The Plan policies also provide for the GMA requirement for concurrency by establishing level of service (LOS) standards for capital and transportation facilities. "Concurrency" means that the public facilities and services need to maintain the LOS standards adopted in the Plan are available simultaneous to or within a reasonable period of time after development approval or construction.

A concurrency management system is a regulatory scheme that sets forth the procedures and processes to be used to determine whether public facilities have adequate capacity to accommodate a proposed development. A concurrency management system also identifies the responses to be made by the City when it is determined that the proposal will exceed the LOS established and, therefore, exceed the defined capacity, and that is, fail to maintain concurrency. The process also includes establishing the criteria by which the City determines whether individual development proposals are served by adequate public facilities, and establishing monitoring procedures to enable periodic updates of public facilities and services capacities.

Under the GMA, concurrency management must be established for transportation and capital facilities; however, jurisdictions may establish concurrency for any public facilities for which they have established LOS standards in their comprehensive plan. Level of service standards may be established for fire and emergency facilities, police, schools, sewer and water, transportation, and parks and recreational facilities and services.

Capital Improvement Plan

Another implementation tool of the Plan is the planning for capital improvements. The 20-year Capital Improvements Plan, or CIP, sets out the capital projects that the City must undertake in order to implement the Plan. A six-year CIP, a list of those projects to be completed in the near-term, should be updated annually, with the first year of the schedule acting as the capital budget for the fiscal year. During the annual updating of the six-year schedule, the cost estimates and funding sources listed should be updated and revised to reflect any additional information that the City has received. The CIP schedule should also be revised to include any additional capital projects that are needed to maintain the City's adopted LOS standards.

Administrative Actions

The Plan includes a number of policies that should be carried out through administrative actions, such as interlocal agreements, revised development and review procedures, and public involvement programs. Development and review procedures must be revised to implement concurrency and to ensure that new development complies with the performance standards established. The Plan also calls for the City to publicize county and state initiatives, such as affordable housing programs, so that Gold Bar residents are able to take advantage of them. The City should establish a work program that prioritizes each of the Plan policies that must be implemented through administrative actions.

Public Involvement

In order for the Plan to continue to provide guidance to the community, the citizens must monitor, and remain informed about, its implementation. As the Plan is tested by development, there will be the need for ongoing amendments to respond to changing conditions. As the community matures, the vision of the future will change, and new needs and priorities will emerge. The City is obligated to coordinate many aspects of the plan with adjacent jurisdictions, which will also generate changes. Continued public involvement and communication is crucial to keeping the public engaged in the implementation and updating process, and so that the Plan remains a guidance document for the community.

Amending the Comprehensive Plan

For the Comprehensive Plan to function as an effective decision making document, it must be flexible enough to accommodate changes in public attitudes, developmental technologies, economic forces and legislative policy, yet focused enough to insure consistent application of development principals. The GMA requires that the City establish a public participation program that identifies the procedures and schedules to be used to update or amend the Comprehensive Plan.

Types of Amendments

Snohomish County and the City of Gold Bar are required to review their comprehensive plans and development regulations at a minimum interval of

every seven years. In addition, GMA establishes that a governing body is generally not permitted to amend the Comprehensive Plan any more frequently than once a calendar year, except in cases of emergency. Proposed amendments must be consistent with GMA, the Puget Sound Regional Council Vision 2040 Multi-County Policies, and the Snohomish County Countywide Planning Policies (CPP). In addition, proposed amendments must be reviewed relative to the plans of adjacent jurisdictions, and all proposed amendments proposed in any one year must be considered concurrently so that the cumulative effect of the various proposals can be determined. Under certain circumstances, amendments may be considered more frequently than once per year, such as:

- The initial adoption of a subarea plan.
- The adoption or amendment of a shoreline master program.
- The amendment of the capital facilities element of the plan that occurs concurrently with the adoption or amendment of the city budget.
- To resolve an appeal of a comprehensive plan filed with a Growth Management Hearings Board or with the court.

The City of Gold Bar permits consideration of two types of plan amendments:

Comprehensive Plan Periodic Update
Review of the Plan is conducted no less frequently than every eight years in response to the GMA requirement, and to respond to Snohomish County's review of designated urban growth areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. The eight-year review will examine the entire Plan, including a reevaluation of goals, population projections and land densities, and a review of land use, transportation, environmental, parks, and community facility policies and proposals.

Annual Plan Review and Amendment
The second type of plan review and amendment relates to site-specific requests and minor policy changes. In some cases, amendments to the Plan may be necessitated by amendments to the GMA or CPP, or changes in federal or state legislation. These types of Plan or development regulation amendments may be undertaken once a year, and may be recommended by the City Council, Planning Commission, City staff, or any citizen.

The City requests that Plan amendment proponents provide the following information in their application for amendment:

- A statement of what is proposed to be changed and why.
- A statement of the anticipated impacts of the change, including geographic area affected and issues presented.
- A description as to how the proposed change is consistent with other goals and policies.
- A description of any changes to development regulations, capital improvement programs, or other plans required for implementation.

Review and Plan Amendment Process

The annual review and plan amendment process provides an opportunity to refine and update the Plan and to monitor and evaluate the progress of the implementation strategies and policies incorporated therein.

This annual review and plan amendment process provides the method by which the City, private property owners, developers, community groups, or individual citizens may request changes to the planned land uses on property or propose changes to the goals and polices of the Plan. The process affords the opportunity to refine the Plan based on changing conditions and community needs.

During the review and amendment process, the City Council may consider current development trends to determine the City's progress in achieving the goals established in the Plan. Information to be considered may include land capacity, residential versus economic development, amounts and values of non-residential construction, number and types of housing units authorized by building permit, the status of critical area resources, as well as the number of permit approvals, including subdivisions, annexations, and building permits. Other information that may be relevant to consider includes the current capacity status of major infrastructure systems for which levels of service have been adopted in the Plan and the levels of police, fire, and park and recreational services being provided by the City. The process may also include monitoring of overall population growth and relative comparison with the forecast growth projections contained in the Plan (and the inclusion of updated projections where appropriate).

The annual review and amendment process requires public participation, both through community meetings to familiarize the public with the amendment proposals, as well as a formal public hearing before the City Council. Adoption of amendments occurs following state agency review.

Policies

The following policies are recommended to reflect the annual plan review and amendment process:

I-P1 The City of Gold Bar may conduct an annual review of the Comprehensive Plan to consider the need for amendments. At that time, both City-initiated and private citizen- or developer-initiated amendment requests may be considered.

I-P2 All Comprehensive Plan amendments shall be processed together with any necessary zoning, or other ordinance amendment, to ensure consistency.

I-P3 Amendment procedures shall be fully outlined in the City of Gold Bar's land development regulations.

Plan Review and Amendment Schedule

The plan amendment process is designated to be flexible to accommodate unique conditions such as the nature, complexity, or amount of plan amendment requests in a single year. The annual "window" of plan amendment submittals from the

public will be open throughout the year, (that is, the public can submit requests for amendments at any time). However, they will only be "processed" in accordance with the adopted regulations. The timing of the process is intended to conform to the following generalized schedule:

1. City solicits public requests for comprehensive plan amendments
2. Deadline for submitting proposed amendments to the City Clerk
3. City Council decides which proposed amendments should be considered and establishes a schedule for evaluating and adopting proposed amendments
4. The proposed amendments are evaluated for consideration
5. City Council holds a public hearing, and decides on adoption of the proposed amendments

Emergency Plan Amendment Consideration

The Plan may be amended outside the normal schedule if findings are adopted (by City Council resolution) to show that the amendment was necessary, due to an emergency of a neighborhood or citywide significance. Plan and zoning amendments related to annexations may be considered during the normal annexation process and need not necessarily be coordinated with the annual plan amendment schedule. The nature of the emergency shall be explained to the City Council, which shall decide whether or not to allow the proposal to proceed ahead of the normal amendment schedule.

Future Updates

Economic Development and Park and Recreation Elements

An economic development element should provide a summary of economic conditions, including employment, payroll, sectors, businesses, sales, and other information. Some of this information is provided in the Land Use Appendix and specific goals and policies supporting economic development are included in the Land Use, Transportation, and other Elements.

The Parks, Trails and Recreation Element was separately developed by volunteers in 2001 and has been updated to be consistent with the Plan. In accordance with GMA, a parks element should include an estimate of future demand, an evaluation of service needs, and an evaluation of approaches to meeting parks and recreation demands. The Park, Trails, and Recreation Element and Appendix provides parks objectives for the community based on known demand and inventory.

At a time when additional funding is available, the City will seek to conduct more detailed analysis and forecasting for parks and economic development.

Shoreline Master Program Integration

GMA also requires integration of the Plan with the Shoreline Master Program (SMP). Gold Bar first adopted a SMP in 1999, and more recently conducted a comprehensive update approved by the Department of Ecology in 2014. Policy LU-P40 in the Plan specifically recognizes the Shoreline Master Program, and the SMP is generally consistent with the Plan.

Transportation Modeling

The Transportation Element provides goals and policies that direct strategies for future transportation improvements. The Element is based on the Land Use and Transportation Appendices that contain information about population growth, land use, transportation conditions, and future transportation needs.

In the relatively simple transportation environment that currently exists, transportation impacts can be readily identified. The City does not presently have the resources or funding to monitor local levels of service. However, as growth continues, and depending on actions the state may take with improving US 2, it may be valuable to model future traffic conditions, especially peak conditions on US 2. This may be best managed in coordination with the State Department of Transportation.

Land Use Element

Introduction

The Land Use Element provides the policy basis for directing the City's growth to accommodate the desired mix of urban land uses. The Land Use Element is maintained in accordance with the Growth Management Act (GMA) (RCW 36.70A.070) to direct land use decisions including any potential annexations that may be proposed within the urban growth area over the next twenty years.

GMA requires the City to maintain:

> *A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, and other land uses.*
>
> *The land use element shall include population densities, building intensities, and estimates of future population growth.*
>
> *The land use element shall provide for protection of the quality and quantity of ground water used for public water supplies.*
>
> *Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity.*
>
> *Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.*

This Element has also been developed in accordance with the Snohomish County Countywide Planning Policies and the Puget Sound Regional Council Vision 2040 Multi-County Policies, along with the other elements of the Gold Bar Comprehensive Plan.

The Land Use Element contains the goals and policies necessary to support the City's responsibility for managing land resources and guiding development through regulations, guidelines, and standards. In addition, the Land Use Element provides for the protection, enhancement, and restoration of critical areas and natural resources. The Land Use Element is closely linked to other elements – in particular, Housing, Transportation, and Utilities.

Information supporting the Land Use Element, including current and projected population, land use, and rates of growth are contained in the Land Use Appendix. The designated land uses are shown on the Comprehensive Plan Land Use Map (**Figure 1**) and existing land uses are shown on **Figure 3** in the Land Use Appendix.

Goals

LU-G1 Plan for current and future land uses in accordance with the values and vision of Gold Bar residents and business people.

LU-G2 Preserve and promote the small town and rural character of the City, including the quality of life and the design and scale of structures, as new development occurs.

LU-G3 Maintain, preserve, and enhance the City's historic, cultural, and archeological resources to provide a sense of local identity and history to the residents and visitors of the community.

LU-G4 Establish design guidelines to preserve and promote the historic, small town character of the community along the US 2 highway corridor.

LU-G5 Encourage revitalization of the existing commercial area and provide for the orderly development of other designated commercial areas.

LU-G6 Encourage land uses, development and commercial services that support the integration of physical activity into daily life and promote outdoor recreational activities and tourism.

LU-G7 Preserve natural open space, including surrounding forest and agricultural lands, for scenic and aesthetic enjoyment, to protect and preserve environmentally sensitive areas, and to enhance the quality of life of Gold Bar residents.

LU-G8 Promote community-wide stewardship of the natural environment.

LU-G9 Protect and enhance critical areas, and give special consideration to measures to protect and enhance habitat for anadromous and salmonid fish, consistent with the best available science and in accordance with RCW 36.70A.172.

Policies

General

LU-P1 Encourage development that creates and maintains a safe, healthy, and diverse community providing affordable housing and employment opportunities, and protecting the natural environment and cultural resources.

LU-P2 Maintain the Comprehensive Plan consistent with the Growth Management Act and ensure that adopted land use policies, regulations, and related capital facility plans are consistent with other elements of the Comprehensive Plan.

Potential Annexation Areas

LU-P3 The City of Gold Bar shall consider the annexation into the City of those areas that:

a. Are within the City's designated urban growth area; and

b. Include public facilities, including streets, that meet or exceed current City standards, or that are improved or anticipated to be improved according to an interlocal agreement.

LU-P4 Coordinate future planning for potential annexation areas with Snohomish County, and shall seek to adopt interlocal agreements with Snohomish County regarding the development of unincorporated areas within the Gold Bar urban growth area (UGA).

Growth Strategy

LU-P5 Growth should be directed as follows:

a. First, to areas with existing infrastructure capacity;

b. Second, to areas where infrastructure improvements can be easily extended; and

c. Last, to areas requiring major publicly-financed infrastructure improvements.

LU-P6 To allow for appropriate development, development regulations and standards should be simple and measurable and be implemented through expeditious public review.

LU-P7 The City of Gold Bar and other service providers shall adopt and coordinate capital improvement programs to remedy identified infrastructure deficiencies in functional areas, such as transportation facilities, public water supply, waste water treatment, and shall reassess land use designations according to infrastructure available.

LU-P8 Urban growth areas should be zoned to support future urban densities subject to availability of sanitary sewer service.

LU-P9 All new plats in Gold Bar and its urban growth area may be designed to support future connection to a sanitary sewer system, including placement of side sewers and sewer mains within the development.

LU-P10 Design new development to accommodate replatting at a higher density once sewer service is available.

LU-P11 Reconsider land use designations and zoning to support commercial, higher density residential, and a mix of uses, once sewer service is available.

Residential Land Uses

LU-P12 Residential designations should be determined by:

a. The suitability of the land and natural processes;

b. Existing land use patterns;

c. Availability and capability of infrastructure and public services;

d. Residential space needs as determined by population and housing projections; and

e. Values and preferences of local residents on location and densities of residential growth and development.

LU-P13 Concentrate development where public facilities, services, and amenities exist to support higher densities and intensities.

LU-P14 Consider innovative development techniques, such as "planned residential developments," "density averaging," and "clustering" to allow for more flexibility and creativity in design and to provide protection of environmentally sensitive areas.

LU-P15 Give preference to innovative techniques for residential subdivision and development consistent with LU-P35 to protect environmentally sensitive areas.

LU-P16 When adequate public facilities are available, common-wall and zero lot line single family development shall be allowed in:

a. Areas where they provide a transition between detached single family and higher intensity land uses; and

b. Areas where higher density residential land uses are permitted.

Infill Development

LU-P17 To maintain the residential character of neighborhoods, accessory housing units shall be allowed only when developed in a manner that is consistent with adopted development regulations and standards for residential areas, including:

a. Adequate off-street parking;

b. Limited total building square footage or lot coverage;

c. Bulk and scale consistent with neighboring residences; and

d. Adequate utilities and services.

Accessory housing units shall require a conditional use permit.

Commercial Land Uses

LU-P18 Only those areas that meet the following criteria should be designated for commercial uses:

a. The area is within an identified public Water Service Area; and

b. The area has adequate vehicle access to primary travel routes.

LU-P19 Encourage commercial activities at major intersections, and near existing commercial areas. Commercial zoning shall be limited to those areas shown on the adopted Comprehensive Plan Land Use Map (**Figure 1**).

LU-P20 Allow commercial activities that support outdoor recreation in the designated Recreation Oriented Overlay when compatible with surrounding uses and through the conditional use permit process.

LU-P21 Review and approval processes for commercial developments should be flexible depending on the type of development, its anticipated market, and the characteristics of the surrounding community.

LU-P22 Allow home occupations in residential areas, if they are designed, located, and operated to be compatible to adjacent residential land uses.

Physical Activity

LU-P23 Encourage commercial uses to maintain a pedestrian scale and orientation.

LU-P24 Encourage the integration of physical activity into daily life by increasing the opportunity for safe and pleasant pedestrian and bicycle trips between residences and local businesses.

LU-P25 Encourage connections between residential, commercial and recreational areas in a matter consistent with Transportation Element policies for pedestrian and bicycle facilities.

Revitalization and Community Character

LU-P26 Encourage the creation of a community organization to promote activities and special events in the City and to attract additional business and merchants to the area.

LU-P27 Establish design guidelines for the US 2 Corridor that:

- Encourage development consistent with the City's historic, small town, rural character;
- Encourage beautification with street plantings, street furniture, decorative lighting and signage, historical markers, and buildings of a mining and logging motif;
- Encourage development to be of a pedestrian-scale and orientation, and promote good pedestrian access; and,
- Address specific design features such as roof lines, significant views, building shapes, textures, pedestrian amenities, and landscaping.

LU-P28 Create gateway features at the US 2 entryways to the City that provide a sense of arrival and welcome, and that establishes the identity of the community.

LU-P29 Encourage the use of landscaping and the preservation of native vegetation to enhance aesthetic and environmental quality of the City.

LU-P30 The City of Gold Bar regulations and development standards shall require improvements such as:

a. Paved streets, curbs, sidewalks, and internal walkways, where appropriate;

b. Adequate parking;

c. Street lighting and street trees;

d. Stormwater management facilities;

e. Public water supply; and

f. Public sanitary sewers, when available.

LU-P31 Encourage the preservation and rehabilitation of sites and buildings with unique or significant historic characteristics.

LU-P32 Seek to preserve views of Wallace Falls and the mountains, especially from public view points.

Industrial Land Uses

LU-P33 Seek the conversion of existing industrial land uses to less intense land uses over the next twenty years that are more compatible with the City's character and that support economic development.

LU-P34 Allow the expansion of existing industrial uses when they are compatible with the character of the City and meet all concurrency requirements for infrastructure and public services.

LU-P35 Regulate industrial uses to prevent nuisances such as noise, dust, odor, vibration, air and water pollution, and traffic that would affect nearby residential and commercial development and have adverse environmental impacts. Residential uses shall be buffered from industrial developments. Perimeter trees and shrubs on industrial sites should be preserved and enhanced when expansion or redevelopment is proposed.

Critical Areas and Resource Lands

Critical Areas

LU-P36 Protect critical areas, and give special consideration to measures to protect and enhance habitat for anadromous and salmonid fish, consistent with the best available science. Critical areas include:

a. Wetlands;

b. Critical aquifer recharge areas;

c. Frequently flooded areas;

d. Geologically hazardous areas; and

e. Fish and wildlife habitat conservation areas.

LU-P37 Map critical areas located in and adjacent to the Gold Bar planning area.

LU-P38 Development within or adjacent to areas designated as critical areas (as defined by the City of Gold Bar Sensitive Areas Ordinance), shall be regulated to require design and construction that avoids, minimizes, and mitigates for potential impacts to the critical area.

LU-P39 River and stream channels should be preserved, protected and enhanced for their hydraulic, ecological, and aesthetic functions in accordance with the Shoreline Master Program and sensitive areas regulations.

LU-P40 Project applicants shall assure that any impacts to critical areas will not result in significant risk to public health or safety, public or private property, or the environment.

Shorelines

LU-P41 Utilize the policies and guidelines of the adopted Shoreline Management Master Program when reviewing development in the shoreline area.

Water Quality

LU-P42 Protect surface and ground water quality and quantity through development regulations, surface water management standards, and watershed management practices.

Floodplain

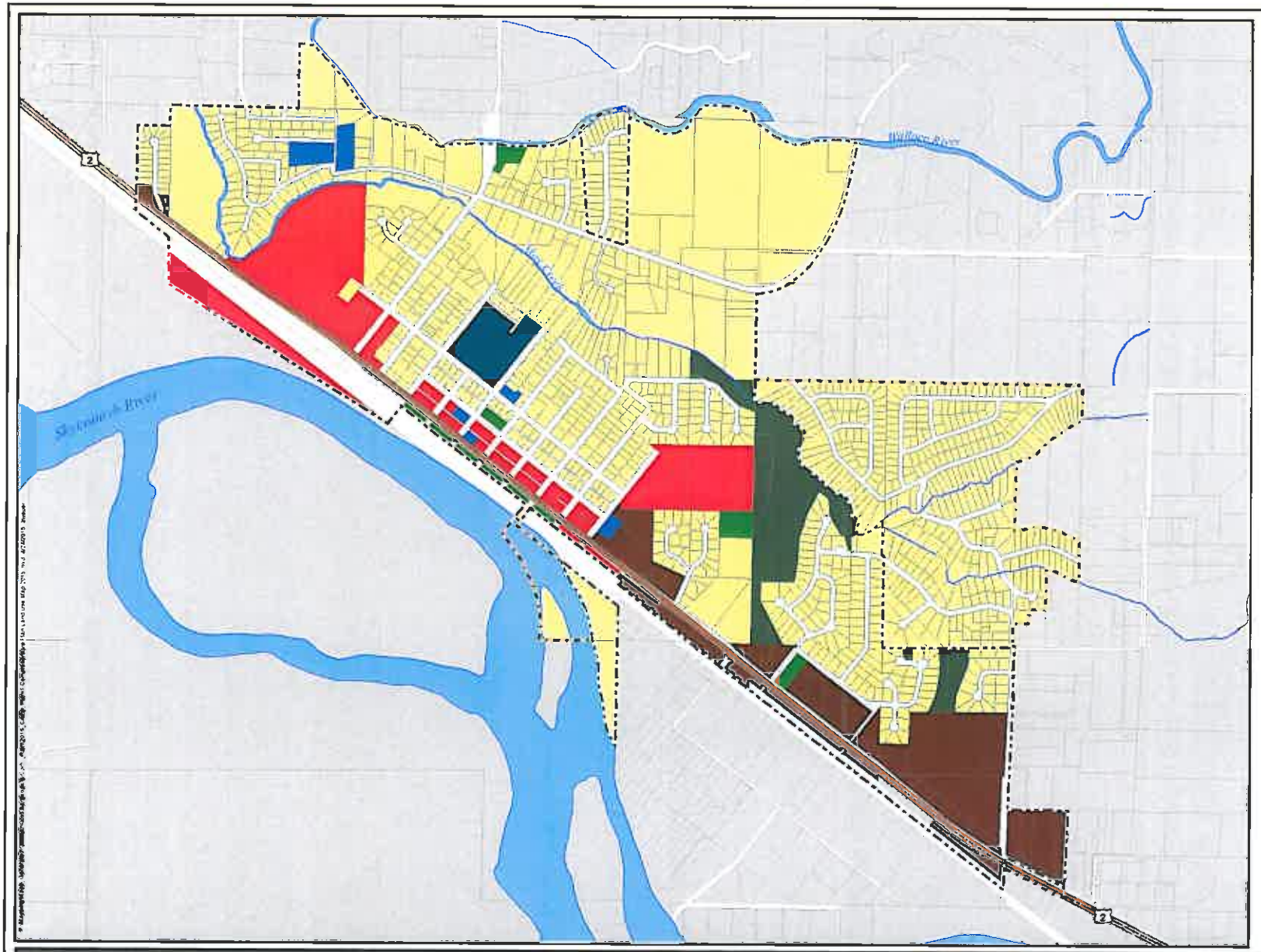
LU-P43 Limit the use of the FEMA designated 100-year floodplain to open space, recreation, and agricultural use. The identified hydraulic floodway shall be preserved as natural wetland and habitat area.

Agricultural and Resource Lands

LU-P44 Cooperate with state, county and federal programs to ensure protection of food producing lands including: agricultural districting; purchase of development rights; and transfer of development rights.

LU-P45 Agricultural and forestry lands should not be considered for inclusion in the City of Gold Bar UGA.

LU-P46 The City shall recognize the Forest Practices Act. RCW 76.09. as the policy and regulation of forest practices. except as provided in the City of Gold Bar and Snohomish County Shoreline Master Program.



Comprehensive Plan Land Use Map

N
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LEGEND

- City Boundary
- UGA
- County Parcel

Future Land Use Designation

- Residential
- Community Business
- General Commercial
- Public Facilities
- School
- Open Space
- Parks

0 500 1,000 2,000 Feet

Future land use designations provided by City of Gold Bar result of 2004 Comprehensive Plan update process.

Parcel information supplied by Snohomish County Assessor 2014 and may not reflect actual or current conditions. Other information from Snohomish County Planning and Development Services or other sources and has not been verified.

Map Date: November 2004, February 2015

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CITY OF GOLD BAR

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN LAND USE MAP | FIGURE 1

Housing Element

Introduction

The purpose of the Housing Element is to ensure the vitality and character of the existing residential housing stock, determine the future housing needs for the City of Gold Bar and set policies to help the City implement programs to satisfy those needs. This Housing Element has been developed in accordance with the Growth Management Act to address the current and future housing needs of the City of Gold Bar.

RCW 36.70A.070 requires that the Comprehensive Plan contain:

> *A housing element ensuring the vitality and character of established residential neighborhoods that:*
>
> *(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;*
>
> *(b) Includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing including single-family residences;*
>
> *(c) Identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*
>
> *(d) Makes adequate provisions for existing and projected needs of all economic segments of the community.*

It has also been developed in accordance with the Snohomish County Countywide Planning Policies and has been coordinated with the other Elements of this Plan.

This Element contains the goals and policies necessary to support City actions that influence the preservation and development of housing. The goals and policies are framed to address the range of choices and the amount of supply necessary to accommodate the estimated future demand. This Element is closely linked to the Land Use Element, which prescribes related goals and policies for residential densities, community design, and amenities that support a quality community.

Information supporting the Housing Element, including information about housing units, households, and affordability is contained in the Housing Appendix.

Goals

H-G1 Provide a range of housing types to encourage an adequate choice of living accommodation for all current and future residents of Gold Bar.

H-G2 Encourage the preservation of existing housing stock.

H-G3 Promote strong, stable residential neighborhoods through public investments in physical improvements and through public policy decisions intended to protect and preserve existing neighborhoods.

H-G4 Encourage the availability of affordable housing to all economic segments of the population of the City.

H-G5 Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, age, national origin, family status, source of income or disability.

Policies

Housing Choice

H-P1 Strive for a variety of housing types and prices, including multi-family, attached, and small-lot, single-family units.

H-P2 Focus higher density housing options close to downtown, transportation facilities, and public services.

H-P3 Development of accessory housing units shall be consistent with Land Use Policy 17.

H-P4 Encourage innovative housing development, such as planned unit developments, cluster housing and cottage housing that increases the range of housing types available

Preserve Existing Housing

H-P5 Conserve the City's existing housing through code enforcement and participation in rehabilitation programs.

H-P6 Encourage individual homeowners to reinvest in their homes by providing information, technical assistance and referrals to appropriate agencies.

H-P7 Encourage owners of buildings that are showing signs of deterioration to bring their homes into conformance with building code standards through voluntary community-wide compliance programs.

H-P8 Maintain public infrastructure in residential areas to preserve the character and vitality of existing neighborhoods.

Affordable Housing

H-P9 Encourage private sector efforts to secure federal and/or state funds to provide housing for elderly and disabled citizens.

H-P10 Encourage local participation in state programs, such as the Housing Assistance Program and the State Housing Finance Commission's home-ownership loan program, which facilitate home ownership by low and moderate income families.

H-P11 Review and monitor development regulations and standards to promote efficient and economical permit procedures that do not unnecessarily add to the cost of housing.

H-P12 Evaluate the effectiveness of development regulations to encourage residential developments that increase housing choice and affordability, and are compatible with adjacent neighborhoods.

Manufactured Housing

H-P13 Allow manufactured homes under ordinances and regulations governing other residential buildings, provided the dwelling unit is certified by the Washington State Department of Labor and Industries as meeting the Factory Built Housing code, if set on a permanent foundation, with the wheels and tongue removed and skirting applied.

H-P14 Ensure that building code is consistent with the State Department of Labor and Industries standards for siting and the Department of Housing and Urban Development's Safety and Construction Standards for manufactured homes.

Fair and Equal Access

H-P15 Maintain zoning and development regulations for all persons regardless of race, color, religion, gender, age, national origin, family status, source of income or disability, including group homes, consistent with the Federal Fair Housing Act.

H-P16 Encourage the utilization of the housing resources from federal or state sources to assist in providing better housing opportunities for low-income, elderly, or handicapped persons.

H-P17 Residential areas should include space for affordable housing for elderly, disadvantaged, disabled and low-income households.

H-P18 Make reasonable accommodations in its rules, policies, practices, and services to afford persons with disabilities and other special needs equal opportunity to use or enjoy a dwelling.

Transportation Element

Introduction

The Transportation Element is an integrated part of the overall Gold Bar Comprehensive Plan that establishes a plan for transportation infrastructure and facilities to accommodate the community's anticipated level of growth.

The Growth Management Act (GMA) requires (RCW 36.70A.070) that the Comprehensive Plan contain:

> *A transportation element that implements, and is consistent with, the land use element. The transportation element shall include the following subelements:*
>
> *(i) Land use assumptions used in estimating travel;*
>
> *(ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;*

> *(iii) Facilities and services needs, including an inventory of transportation facilities and services; level of service standards for all locally owned arterials; level of service standards for highways to facilitate coordination between the city's six-year street program and the department of transportation's six-year investment program; specific actions and requirements for improving local transportation facilities; forecasts of future traffic; and identification of needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW;*
>
> *(iv) Finance.*
>
> *(vi) Demand-management strategies.*
>
> *After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. "Concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.*[1]

Additional requirements are contained in the Clean Air Conformity Act. WAC 173-420-080 states that:

> *Transportation plans shall include policies and provisions that promote the reduction of criteria pollutants. Transportation plans shall identify those aspects of the existing transportation system whose modification offers the best opportunity for improving air quality. Transportation plans shall include descriptions of the existing and proposed transportation system in sufficient detail, to permit conformity determinations using the criteria in WAC 173-420-060 and 173-420-065. Plans shall be analyzed with regional emission analysis for criteria pollutants. Local plans that are consistent under RCW 47.80.030 with a conforming regional transportation plan are deemed to comply with this chapter provided that the requirements of WAC 173-420-050 are met. Upon a conformity finding by the MPO, the plan shall be submitted to the United States Department of Transportation for federal conformity determination.*

The key transportation concern for Gold Bar is to maintain a functioning street system as traffic continues to increase while also preserving the small town

[1] This is a summary of RCW 36.70A.070(6) and some text has been deleted from the section.

character. However, traffic on US 2 already conflicts with this image of a rural residential community. Future highway traffic volumes may further diminish the character of the City and result in more urban-scale transportation improvements to accommodate the traffic growth.

Additional community concerns include ensuring access to jobs and services (even when traffic on US 2 becomes choked by recreation travel); providing local vehicular and pedestrian access to key destinations; ensuring public safety; and protecting the environment.

Information supporting the Transportation Element, including information about street classification, street inventory, levels of service, future needs, and planned improvements, is contained in the Transportation Appendix.

Goals

T-G1 Provide a transportation system that includes streets, sidewalks, and trails, that supports the Land Use Element, and meets the needs of residents traveling by automobile, transit, bicycle, or pedestrian means.

T-G2 Preserve and enhance the small town and rural-residential character of the community through application of street standards, and the use of sidewalks, trees, benches and other amenities that promote a sense of community.

T-G3 Ensure pedestrian and traffic safety through the design, construction, and maintenance of the transportation infrastructure.

T-G4 Develop a functional, safe and convenient system of pedestrian and bicycle pathways and facilities throughout the City that support walking to schools, parks, and commercial services; provide trail connections; and reduce vehicle trips.

T-G5 Provide transportation facilities and services in a manner that protects and enhances the environment.

T-G6 Communicate and coordinate the transportation needs and interests of Gold Bar with adjacent communities and applicable agencies.

T-G7 Promote ridesharing, transit use, pedestrian travel, and other viable options that reduce single occupant vehicle travel.

T-G8 Provide sufficient parking facilities and controls that compliment the road system, that serve the needs of Gold Bar residents and commercial areas, and are compatible with Gold Bar's small town character.

Policies

Transportation System

T-P1 Maintain a system of transportation facilities and services that adequately serves the access and circulation needs of City residents and visitors, and seek to improve transportation facilities to recognize changes in the community's needs.

T-P2 Periodically review transportation levels of service and forecasts.

T-P3 Use future land use designations in planning for adequate roadway, pedestrian, bicycle, and transit services to meet travel needs.

Street Network

T-P4 The existing local street system should be developed to ensure maximum vehicle and pedestrian connectivity between adjacent developments.

T-P5 Encourage the connection of streets when considering the development of new streets or street improvements, to minimize cul-de-sacs, dead-end streets and other design features that reduce circulation and limit emergency access.

T-P6 Streets shall be designed to support anticipated future development on adjacent undeveloped or underdeveloped properties.

T-P7 Encourage local street connections that do not rely on US Highway 2 (US 2).

T-P8 Prevent "cut-through" traffic on local access streets by providing adequate traffic capacity on collectors and arterials, while limiting traffic on side streets.

Street Classification

T-P9 A consistent classification of streets shall be established according to function, so that needed traffic capacity may be preserved and planned street improvements will be consistent with state, federal and regional functional requirements.

T-P10 Curb cuts should be minimized on principal arterials to maintain street carrying capacity and operational efficiency.

T-P11 Apply appropriate standards for street development that recognize the functional hierarchy of streets and the small town character of the community.

Implementation

T-P12 Seek funding to bring existing streets up to City standards for new streets.

T-P13 Use a road maintenance program to prevent the deterioration of public streets.

T-P14 Require property owners to maintain the appearance of the public right-of-way adjacent to their property.

US Highway 2 (US 2)

T-P15 The City of Gold Bar recognizes US 2 as a highway of statewide significance connecting eastern and western Washington. US 2 has a state adopted level of service standard of "C."

T-P16 Work with Washington State Department of Transportation (WSDOT) to develop a design plan for US 2 that enhances the aesthetics of the highway consistent with the small town character of the City, providing for curbs, gutters, sidewalks, planting areas, and decorative elements.

T-P17 Work with WSDOT to designate US 2 as a "rural" highway, which should not be expanded within City limits.

T-P18 The speed limit of US 2 should be consistent with its use as a "main street" and a pedestrian friendly environment.

T-P19 Coordinate with WSDOT to manage land development and local street access along US 2 to protect the functional viability of the highway and to support economic development.

Street Design

T-P20 Recognize the important role that sidewalks, trails, and streetlights play in providing a safe and pleasant environment within the community, and maintain design standards. Public and private developments are expected to create attractive pedestrian spaces through the implementation of design standards.

T-P21 Streets in the city core should maintain a network "grid" pattern of traditional small town development.

T-P22 Local residential streets should be sufficient to serve the needs of local residents, including space for parking and sidewalks, while being designed to be consistent with Gold Bar's rural character.

T-P23 Encourage safety and beautification projects for all roads in the City.

T-P24 Require new streets, and streets that are substantially improved, to include low maintenance landscaping strips and street trees at the time of development.

T-P25 Transportation facilities and services should be sited, designed, and buffered (through screening and/or landscaping) to fit in harmoniously with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light, and glare impacts.

T-P26 Recognize the needs of, and incorporate designs for, emergency and refuse collection vehicles, and public transportation in City road design and construction.

Transportation Safety

T-P27 Work with local public safety officials to identify and evaluate unsafe traffic conditions, and work to improve traffic safety through installation of appropriate street improvements.

T-P28 Seek to integrate bicycle, pedestrian, and motorized networks.

T-P29 Adequate illumination should be provided on all streets to provide safe pedestrian environments while not intruding on residences.

Pedestrian and Bicycle Facilities

T-P30 Work to develop a system of interconnected walkways and bicycle ways that provide safe passage between neighborhoods, schools, and commercial and recreational areas.

T-P31 Establish a network of non-motorized connections that allows pedestrians and bicyclists to access to the city core from new developments without using the US 2 right-of-way.

T-P32 Strive to develop pedestrian paths in established neighborhoods. Priority shall be given to key pedestrian routes that link neighborhoods with public facilities, schools, parks, transit stops, and commercial areas.

T-P33 Providing signage at intersections of bike trails with streets.

T-P34 Encourage the location of bicycle racks at appropriate destination points, such as City Hall, commercial establishments, parks, schools, and employment centers.

T-P35 Establish a network of trails, consistent with the Parks, Trails, and Recreation Element, that provide public access to streams, rivers, and wetlands, and that connect to other local and regional trails by working with local and state agencies and private property owners.

T-P36 Seek to acquire additional public rights-of-way for trails and walkways, and to take advantage of corridors such as transmission lines, public lands, and surplus rights-of-way, for trails and bicycle paths.

T-P37 Arterials and collectors should be designed with sufficient shoulders to allow for safe bicycle use.

T-P38 Sidewalks shall be designed and constructed to allow for disabled access in compliance with Federal law.

Environmental Protection

T-P39 New transportation facilities shall be designed to minimize impacts on environmentally sensitive areas, including natural drainage patterns. The City should avoid locating new transportation facilities in, or adjacent to, environmentally sensitive areas.

T-P40 Appropriate mitigating measures shall be implemented where impacts from transportation systems are identified and unavoidable.

T-P41 Use Best Management Practices to minimize the impact of work within the right-of-way and environmentally sensitive areas.

T-P42 Evaluate all land use permit applications for biofiltration, storm drainage, and improvements (such as, curbs and gutters) to minimize the impacts of polluted stormwater runoff.

T-P43 Minimize the creation of new impervious surface areas, to the extent practical.

T-P44 Promote alternative modes of transportation, such as transit, bicycling, and walking to reduce air and surface water pollution.

T-P45 Support the provision of public transportation for Gold Bar residents.

Concurrency

T-P46 Maintain a concurrency management system to monitor the expected transportation impact of proposed development on the available capacity of the street system. New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or when a financial commitment is in place to complete the necessary improvements or strategies that will accommodate the impacts within six years.

T-P47 Applicants may provide needed improvements in transportation facilities and/or services that may be financed individually through developer contributions or jointly through financing mechanisms such as local improvement districts (LIDs) and latecomer agreements when concurrency is not possible with existing facilities. Developers may propose other strategies to mitigate impacts of their projects so long as these strategies are consistent with the City's goals and policies.

T-P48 Require applicants to construct new streets directly serving new development, and pay a proportional share based on actual costs for specific off-site improvements needed to mitigate development impacts.

T-P49 Maintain an impact fee system for assessing and mitigating the impact of new development upon the City's transportation system.

T-P50 Improvements to Gold Bar's transportation system should accommodate not only existing conditions, but also projected growth

based on a realistic evaluation of the impact of state, regional, and local planning policies.

T-P51 The efficient and safe use of existing streets and roadways shall be encouraged as a priority over the creation of new roads, wherever such use is consistent with other objectives.

Level of Service

T-P52 Gold Bar adopts an intersection level of service (LOS) standard of "C" for roadways within the City (not including intersections with US 2).

T-P53 For determining concurrency, the LOS shall be based on measures of actual traffic patterns from new development.

T-P54 Work with Community Transit to determine overall transit plans and future route extensions consistent with regionally adopted LOS standards for public transportation.

T-P55 Coordinate with WSDOT and the County on improvements to US 2 necessary to maintain highway functionality at the state-adopted LOS. Continue discussions with WSDOT regarding intersections, crosswalks, and sidewalks along US 2.

T-P56 Update its Capital Facilities Element to maintain a funding strategy for transportation improvements.

T-P57 Reassess land use and transportation assumptions if the LOS standards cannot be maintained due to funding short falls.

Transportation Demand Management

T-P58 Encourage businesses to develop and implement transportation management plans that reduce single occupancy vehicle use and travel during peak periods.

T-P59 Encourage employers to offer flexible work schedules that reduce peak period travel and lessen the need for roadway capacity expansions.

T-P60 Promote alternatives to the single-occupant automobile as a means of reducing the demand for construction of new streets and arterials.

T-P61 Work with Community local transit to provide effective, accessible, and convenient transit services to Gold Bar residents, including the elderly, youth, low-income, and disabled. Transit facilities (stations, park-and-ride lots, shelters, etc.) should be easily accessible to pedestrians, including those with disabilities, and convenient to local access points and services.

Rail Transportation

T-P62 Encourage the use of rail for transportation, tourism, and recreation.

Parking

T-P63 Require adequate off-street parking for all land uses.

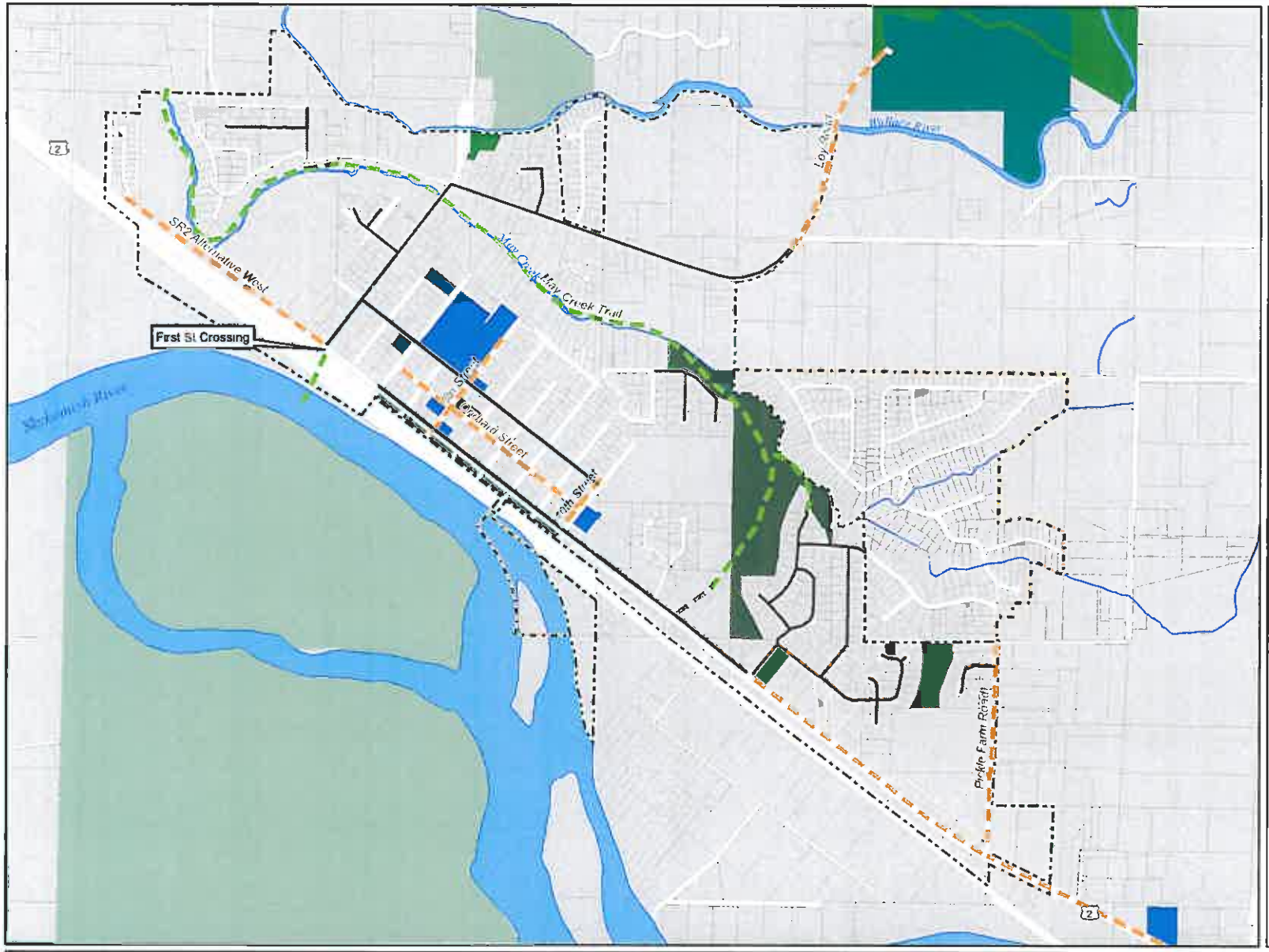
T-P64 Maintain parking standards for all land uses as part of the development review process.

T-P65 Encourage parking to be located on side and rear portions of sites and limit the overall width of parking areas.

T-P66 Evaluate parking needs by identifying parking supply and demand at commercial areas, trail heads, and other areas; determining peak demand conditions; and identifying needed improvements.

T-P67 Provide or require directional signage to visitor parking areas.

T-P68 Encourage the use of joint-use parking opportunities for churches, public buildings, recreation destinations, and commercial areas.



Pedestrian & Bicycle Plan

N
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LEGEND

City Boundary
UGA
Parcel

Trails

Existing Sidewalk

Proposed

Paved
Soft Surface

Public & Recreation Lands

Govt/Educ
Institutional
Open Space
Parks
Recreation
Resource Production

0 500 1,000 2,000 Feet

Proposed walkways and trails indicate intended connections between residential areas, commercial and public services, **parks**, transit stops, and other destinations. Actual routes may vary from those shown here and would be determined during the design stage for each pathway.

Trails should be capable of supporting pedestrians, bicycles and disabled people in most situations, although due to surface conditions, some trails may not accomodate wheeled devices.

In addition to the key trail connections shown here, sidewalks are recommended for all residential areas.

Parcel information supplied by Snohomish County Assessor 2003, and may not reflect actual or current conditions. Other information from Snohomish County Planning and **Development Services** or other sources and has not been verified.

Map Date: November 2004, February 2015

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CITY OF GOLD BAR

COMPREHENSIVE PLAN
PEDESTRIAN & BICYCLE PLAN | FIGURE 2

Capital Facilities Element

Introduction

The Capital Facilities Element established the goals and policies to plan for investing in and maintaining the City's capital facilities, such as buildings, streets, and municipal utility systems. The level of investment in capital facilities should correspond to other elements of the Plan, including the anticipated growth and land use pattern, and the level of service desired by the community.

The Washington State Growth Management Act (GMA), RCW 36.70A.070 requires cities to prepare a capital facilities plan element consisting of:

> *(a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities*
>
> *(b) A forecast of the future needs for such capital facilities*
>
> *(c) The proposed locations and capacities of expanded or new capital facilities*
>
> *(d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes*

> *(e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.*

Capital facilities investments include major rehabilitation or maintenance projects on capital assets: construction of new buildings, streets, and other facilities; and land for parks and other public purposes.

The GMA also requires that communities develop policies that address how the location of essential public facilities of state and regional significance will be prioritized, coordinated, planned, expanded, and sited through an interjurisdictional process.

Under the GMA, a capital facilities element is required to address all public facilities except transportation facilities, which are to be addressed separately under the Transportation Element of the Plan. Accordingly, this Comprehensive Plan contains separate transportation and capital facilities elements. However, the discussion of finance for both capital facilities and transportation has been combined in one location under this Capital Facilities Element.

The City of Gold Bar is responsible for efficiently providing facilities and services that are needed by the residents and businesses of the City for a safe, secure, and well functioning environment. These facilities and services include but are not limited to municipal services, police and fire protection, parks, streets, water service, storm drainage, and schools. Not all these services are built, maintained, and/or operated by City government. Some facilities and services are provided by outside agencies or districts, such as school and fire services. Water service to a portion of the City and the eastern UGA is provided by Snohomish PUD.

The City currently directly supports facilities and services for municipal government, park and recreation, water, and a portion of the City's transportation facilities. The City provides facilities and equipment for police services. The City has agreements with, or contracts for services from, outside providers for police and fire services, as well as school facilities and services. The City does not currently have a plan for sanitary sewer facilities or services.

Only City-owned, operated, or maintained facilities and services have costs associated with them in the capital facilities expenditures listing. The Sultan School District Capital Facilities Plan is adopted by reference by this Comprehensive Plan.

Information supporting the Capital Facilities Element, including an inventory of capital facilities, information about funding sources, and the 20-year capital improvement plan, is contained in the Capital Facilities Appendix.

Goals

CF-G1 Enhance the quality of life in Gold Bar through the planned provision of public capital facilities, provided by the City or other public and private entities.

CF-G2 Ensure the timely and adequate provision of public facilities to accommodate planned land uses consistent with the goals and policies of the Land Use and Transportation Elements.

CF-G3 Finance needed capital facilities in a manner that is economic, efficient, and fair.

CF-G4 Ensure that capital facilities and public services necessary to support new development are adequate to serve the development based on adopted levels of service.

CF-G5 Ensure that new growth and development pay for a proportionate share of the cost of new facilities needed to serve such growth and development.

CF-G6 Ensure that essential public facilities of state or regional significance are sited through cooperative and coordinated planning with other jurisdictions in the region.

CF-G7 Manage stormwater and waste water to protect habitat and other resources and to prevent contamination and sedimentation

Policies

General

CF-P1 Encourage the shared development of all public capital facilities including, but not limited to, community facilities such as parks, libraries, schools, community meeting facilities and City office conference rooms.

CF-P2 Maintain an inventory of existing capital facilities owned by public entities. This inventory shall include location and capacities of such facilities and shall be updated periodically.

CF-P3 Project needed capital facilities based on adopted level of service standards and forecasted growth in accordance with this Plan.

CF-P4 Require all annexations and new development to connect with City of Gold Bar utilities that are available at the time of annexation or development, or to accommodate future connection to City utilities.

CF-P5 Require placement of new utility systems within the existing right-of-way whenever possible.

Level of Service Standards

CF-P6 Encourage the following level of service standards for capital facilities planning purposes:

Service	Level of Service
Parks and Recreation	*See Park, Trails and Recreation Element*
Transportation	*See Transportation Element*

Concurrency

CF-P7 Ensure that the density and intensity of new development are compatible with the level of existing or planned public facilities that is necessary to support such development.

CF-P8 New development shall be allowed only when and where such development can be adequately served by public services and utilities without reducing service below adopted levels of service, provided that the development shall not be prohibited if it would violate the constitutional property rights of the applicant.

CF-P9 Ensure that new development meets concurrency standards. Applicants shall provide information relating to impacts on public facilities and services for the City to determine whether the development will be adequately served by public facilities.

CF-P10 Review proposed new development in the Gold Bar urban growth area to ensure that sufficient public facilities and services are available or will be made available to serve the development.

Financing

CF-P11 Maintain a six-year plan to finance needed capital facilities, as determined by adopted level of service standards and projected funding capabilities. The plan shall clearly identify sources of funding for capital facilities. The finance plan shall be updated annually.

CF-P12 If the six-year capital facilities finance plan shows that projected funding is inadequate to finance projected capital facilities needs based on adopted level of service standards and forecasted growth, adjustments shall be made to the level of service standards, Land Use Element, or both to achieve a balance between funding capacities and needed facilities.

CF-P13 Protect investments in existing facilities, maintain existing facilities, and maximize the use of existing facilities before investing in new facilities.

CF-P14 If adequate public facilities are unavailable and public funds are not committed to provide such facilities, Applicants must provide the

facilities to the extent consistent with the constitutional property rights of the owner. Facilities shall be constructed in accordance with City-adopted construction standards and level of service standards and shall be transferred to the City or to a home owners association for long-term maintenance.

CF-P15 Levy impact fees to finance public facility improvements to public streets and roads; public parks, open space and recreation facilities; school facilities; and city fire protection facilities.

CF-P16 Long-term borrowing for capital facilities should be considered an appropriate method of financing large facilities that benefit more than one generation of users.

CF-P17 Where possible, special limited-assessment, revenue, and other self-supporting bonds shall be used instead of tax-supported general obligation bonds.

Community Facilities

CF-P18 Community facilities should be located, designed and operated to be compatible with neighboring uses and should be centrally located and accessible. Safe and convenient access should be provided.

Essential Public Facilities

CF-P19 Coordinate with other jurisdictions to ensure the efficient and equitable siting of essential public facilities.

CF-P20 Proposed new or expansions to existing essential public facilities should be sited consistent with the Gold Bar Comprehensive Plan andthe Countywide Planning Policies.

CF-P21 A facility may be determined to be an essential public facility if it has one or more of the following characteristics:

a. The facility meets the Growth Management Act definition of an essential public facility;

b. The facility is on a state, county or local community list of essential public facilities;

c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or

d. The facility is difficult to site or expand.

CF-P22 The process to site proposed new or expansions to existing essential public facilities shall consist of the following:

a. An inventory of similar existing essential public facilities, including their locations and capacities;

b. A forecast of the future needs for the essential public facility;

c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;

d. An analysis of the proposal's consistency with county and City of Gold Bar policies;

e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;

f. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process;

g. An analysis of environmental impacts and mitigation; and

h. Extensive public involvement.

Water

CF-P23 Regularly update the City's Water System Plan that plans for water facilities and services for the entire City consistent with state and federal requirements.

CF-P24 Improve the water utility system to provide water service to accommodate projected land uses in accordance with the Water System Plan.

CF-P25 Encourage conservation of water use through promotion of conservation devices and behavioral changes intended to minimize water consumption.

CF-P26 Implement measures to ensure the protection of the water source and potential future sources, including, but not limited to:

a. Designate and protect critical aquifer recharge areas for potable water;

b. Restrict the use of hazardous chemicals and materials within the aquifer recharge and wellhead protection areas that could contaminate the potable water source;

c. Limit the creation of impervious surface areas to maintain the recharge capacity of the aquifer;

d. Maintainan emergency water supply plan that could be activated if existing wells become contaminated;

e. Develop a comprehensive spill response plan to minimize the potential for groundwater contamination occurring as a result of accidental release of hazardous materials; and

f. Periodically update the City's wellhead protection studies to recognize changes to land uses within the aquifer recharge area.

CF-P27 Require all annexations and new development to connect to the City of Gold Bar or Snohomish PUD water system when available at the time of annexation or development, or to accommodate future connection to public water utilities that are anticipated to be available within six years.

CF-P28 Facilitate connecting all pre-existing development to public water supply so long as it is physically feasible and fiscally responsible to implement.

CF-P29 Encourage properties with private wells to be connected to the City's water system, or ensure that adverse impacts to existing wells from new development on adjacent properties are avoided or mitigated.

CF-P30 Consider annexing non-city water systems within the urban growth area at the time of land annexation to consolidate services, improve efficiency, and provide more reliable service so long as it is physically feasible and fiscally responsible to implement.

Sanitary Sewer and Septic Systems

CF-P31 Consider future implemention of a public sanitary sewer system in Gold Bar and the urban growth area if and when such a plan is determined to be feasible.

CF-P32 Implement and enforce the Snohomish County Health District's regulations and standards regarding on-site individual septic disposal systems.

CF-P33 Limit or prohibit development where there are limitations to on-site treatment due to soils, topography or water resources until sanitary sewer service can be provided.

CF-P34 Encourage regular inspections, maintenance, and pumping of septic systems and assist Snohomish County in providing education regarding proper maintenance of septic systems. On-site wastewater treatment shall be inspected frequently, and proof of pump out systems shall be required in areas with a high risk of system failure.

CF-P35 Under no circumstances shall parcels smaller than 12,500 square feet that are served by on-site sewage systems be created without Snohomish County Health District Approval.

CF-P36 Existing platted lots smaller than 12,500 square feet and served by on-site septic systems, shall only be allowed to be developed in accordance with the Snohomish County Health District and the Department of Ecology requirements.

CF-P37 Septic systems shall not be allowed within wellhead protection areas or in aquifer recharge areas where they would pose a threat to sources of potable water.

CF-P38 Within critical aquifer recharge areas and wellhead protection areas, the City shall require an analysis of potential groundwater contamination for all developments proposed to result in an equivalent residential septic system density greater than one per acre. The City shall limit the density of septic systems to protect potable water from contamination.

CF-P39 Private well systems and septic systems shall only be allowed to be located on the same lot if that lot is a minimum size of one acre, and the property owner is able to demonstrate to the satisfaction of the City Engineer and Snohomish County Health Department that the septic system will not contaminate the well. The property owner shall record such collocation of the well and septic system on the property title until such time as the City Engineer verifies that the collocation has ceased.

Storm Drainage

CF-P40 Maintain stormwater management regulations for development and redevelopment to manage the potential impacts of stormwater runoff.

CF-P41 Prioritize needed stormwater improvements based on cost, feasibility, and effectiveness. Special consideration should be given to concurrent installations to minimize construction related disruptions to the public and to the costs of system deliveries.

CF-P42 Design and construct new construction and substantial site redevelopment to include surface water conveyance and management systems in accordance with the City-adopted stormwater management manual.

CF-P43 Require that future street systems be designed to provide storm water systems within the right-of-way.

CF-P44 Maintain flood hazard regulations.

CF-P45 Implement procedures and a maintenance schedule to properly maintain public and private stormwater collection, retention/detention, and treatment systems.

Utilities Element

Introduction

The Utilities Element is intended to provide a framework for the efficient and predictable provision and siting of utility facilities and services within the City in a manner that facilitates providing utility services to the public. This element includes private utilities (those not provided by the City), including electricity, telecommunications, and solid waste collection and disposal. The goals and policies of this Comprehensive Plan apply to the City's relationship with current utility providers and any of their successors.

The Growth Management Act (GMA), RCW 36.70A.070, requires cities to prepare a utilities element consisting of:

> *The general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.*

Some utilities are regulated by the Washington Utilities and Transportation Commission (WUTC). The Washington Utilities and Transportation Commission is a three-member board with associated staff that regulates the rates, services, and practices of privately-owned utilities and transportation companies, including electric, telecommunications, natural gas, water, and solid waste collection companies. The Commission regulates utilities under authority granted in Title 80, and transportation companies under Title 81, of the Revised Code of Washington (RCW). Most utilities under the WUTC's jurisdiction must provide suitable facilities to supply service on demand. State law regulates the rates, charges, services, facilities, and practices of these utilities. Any changes in policies regarding these aspects of utility provision require WUTC approval.

The utility providers themselves have primary responsibility for planning for private utilities and making necessary improvements. Clearly, however, this planning should be consistent with the Land Use and Utilities Elements of the Comprehensive Plan adopted by the City of Gold Bar.

Information supporting the Utilities Element, including an inventory of utility facilities, is contained in the Utilities Appendix.

Goals

U-G1 Ensure that utilities, including electricity, natural gas, telecommunications, and solid waste collection and recycling, are available or can be provided to support existing and designated land uses in a manner that is fiscally and environmentally responsible,

aesthetically acceptable to the community, and safe for nearby inhabitants.

Policies

General

U- P1 Design and install utilities with sufficient capacity to accommodate projected population growth in accordance with the Land Use Element.

U-P2 Coordinate with utility providers at early stages in planning for needed facilities.

a. Encourage utility providers to use the Land Use Element of this Plan in planning for future facilities.

b. Consider adopting procedures to review and comment on proposed actions and policies of public and private utility providers.

c. City coordination may include involvement in consideration of alternatives to new facilities and alternate locations for new facilities.

U-P3 Minimize adverse environmental, aesthetic, and fiscal impacts associated with the siting, development, and operation of utility services and facilities.

U-P4 Promote the location of utility facilities in shared corridors and trenches to reduce costs, minimize the amount of land allocated for this purpose, and to minimize construction disturbances.

Electrical and Telecommunication

U-P5 Coordinate with local utility providers, and require new utility distribution lines and telecommunication lines to be located underground, with the exception of high voltage electrical transmission lines.

U-P6 Coordinate with local utility providers, and require existing utility distribution lines and telecommunication lines to be placed underground as streets are widened and/or areas are redeveloped, where feasible.

U-P7 Encourage a minimum of disruption to areas affected by the installation of underground utilities, including the use of a single trench in a corridor to accommodate all electrical and communication utilities.

U-P8 Promote collocation of major utility transmission facilities, such as high voltage electrical transmission lines and water and natural gas

trunk pipe lines, within shared utility corridors, to minimize the amount of land allocated for this purpose and the tendency of such corridors to divide neighborhoods.

U-P9 Promote conservation measures to reduce the need for additional utility distribution facilities in the future.

U-P10 Work with utility providers to provide public trails within utility corridors, where safe and feasible.

U-P11 Encourage utility providers to limit disturbance to vegetation within major utility transmission corridors to that which is necessary for the safety and maintenance of transmission facilities.

U-P12 Encourage the planting of lower-growing trees and shrubs within and adjacent to utility line corridors in a manner that assures the safety and maintenance of transmission facilities and in compliance with applicable state regulations.

U-P13 Encourage telecommunication providers to provide high-speed cable, phone, and data services to businesses, residences, schools, and other facilities throughout the City and urban growth area.

U-P14 Limit new cellular/wireless communication facilities to commercial areas, major utility transmission corridors, and public facilities.

U-P15 Require new cellular/wireless communication facilities be located and designed in a manner that is sensitive to the surrounding character and that minimizes aesthetic impacts.

U-P16 Work with telecommunication providers, and state and regional agencies, to improve local broadband connectivity through the development of fiber infrastructure.

Solid Waste

U-P17 Drop box stations or transfer stations for solid waste shall be located and designed to minimize impacts on adjacent existing and designated uses. Drop box stations or transfer stations for solid waste shall be secure, safe, and buffered from adjacent uses.

U-P18 Solid waste management within the City of Gold Bar shall conform to the Washington State laws regarding solid waste management.

U-P19 Encourage recycling activities.

Parks, Trails and Recreation Element

Introduction

The Parks, Trails and Recreation Element has been developed in accordance with the Growth Management Act (GMA) to address the current and future passive and active recreational needs of the community. The GMA requires that the Comprehensive Plan contain a park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. RCW 36.70A.070 requires that this element include:

> *(a) Estimates of park and recreation demand for at least a ten-year period;*
>
> *(b) An evaluation of facilities and service needs; and*
>
> *(c) An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.*

This Element identifies the goals that will guide the acquisition and development of City parks. The Parks, Trails and Recreation Appendix provides an inventory of existing park and trail facilities and park levels of service standard that the community has adopted.

It has also been developed in accordance with the Snohomish County Countywide Planning Policies and has been coordinated with the other elements of this Plan.

Goals

PTR-G1 Build, operate, and maintain a system of recreation facilities that responsive to the needs of all age and interest groups among Gold Bar residents.

PTR-G2 Build and maintain a system of multi-use trails and corridors for recreational hikers and walkers, joggers, casual strollers, bicyclists and neighborhood residents that access and/or link significant

environmental and recreational features, public facilities, local neighborhoods, and business districts.

PTR-G3 Preserve natural open space for scenic and aesthetic enjoyment, to protect and preserve environmentally sensitive areas, and to enhance the quality of life of Gold Bar residents.

PTR-G4 Provide funding to develop and ensure the maintenance of parks, programs, and facilities.

PTR-G5 Create opportunities for private contributions and volunteerism in the acquisition, construction, operation, and maintenance of parks, trails, and recreation facilities.

PTR-G6 Cooperate in regional parks and trails planning.

Policies

Park and Recreation Facilities

PTR-P1 Provide parks and recreation facilities consistent with demand, based on the following Level of Service (LOS) standards:

a. **Mini-parks:** 0.5 acres per 1,000 population

b. **Neighborhood parks:** 2.0 acres per 1,000 population

c. **Community parks:** 5.0 acres per 1,000 population

d. **Tourist parks:** No level of service standard has been developed for Tourist parks.

e. **Resource parks:** No level of service standard has been developed for Resource parks.

Park Acquisition

PTR-P2 Prioritize and implement parks and recreation projects as directed by the Capital Facilities Element.

PTR-P3 Pursue acquisition of land for future park areas in accordance with the Capital Facilities Element.

PTR-P4 Pursue opportunities to acquire properties adjacent to neighborhood parks where appropriate for expansion.

PTR-P5 Pursue opportunities to acquire land and develop parks that provide public access to local rivers consistent with the City's Shoreline Master Program.

PTR-P6 Pursue opportunities to acquire a 10 to 15 acre accessible parcel to develop as a multi-use, active sports facility.

PTR-P7 Develop funding priorities to adequately develop and maintain park, trail, and recreation facilities.

PTR-P8 Use the impact fee system fund improvements that address the impact of new development upon the City's parks, trails, and recreation system.

PTR-P9 Take advantage of opportunities to secure property for parks and recreation facilities, including purchase, grant funding, private donation, easements, availability of public lands for parks use, and dedication of private land as part of the development review process.

PTR-P10 Identify opportunities for partnerships with other public sector entities (such as Snohomish County, the Washington Department of Natural Resources, and other appropriate agencies), and with private groups, to develop, expand, and manage local and regional parks and recreation facilities for City residents and visiting facility users.

PTR-P11 Consider joint-use agreements with the Sultan School District to provide for the use of school district facilities for City-sponsored and community-sponsored recreational programs and activities. Joint-use facilities owned by a school district may not be used in calculating the City's compliance with applicable LOS standards.

PTR-P12 Applicants may be required to develop and dedicate parks and trails in new development in accordance with the adopted Parks, Trails and Recreation Element, and consistent with applicable City development standards and the City shall credit such development and dedication costs against a project's park impact fees, consistent with applicable state law.

Park and Trail Design

PTR-P13 Provide facilities that serve a variety of active and passive activities (such as picnic areas, playgrounds, open space, and playfields), and serve individual recreational needs (e.g., running, walking, biking), as well as the needs of groups (e.g., picnic shelters).

PTR-P14 Design and update parks, trails, and facilities to be accessible to a variety of age groups, interests, incomes, skill levels, and physical capabilities. If feasible, facilities and trails should provide handicap accessible access in conformance with the Americans with Disabilities Act.

PTR-P15 Ensure that development adjacent to parks and recreation facilities is designed to minimize impacts on these parks and recreation areas.

PTR-P16 Buffer active play facilities in new parks and recreation facilities so as to protect the privacy of and minimize impacts to adjacent property.

support of festivals and events reflecting the cultural heritage of the City.

Public Participation and Volunteerism

PTR-P30 Promote opportunities for public participation in the planning of new or upgraded parks, trails, and recreation facilities.

PTR-P31 Coordinate with community groups and citizens to identify volunteer expertise, labor, and contribution opportunities for operation and maintenance of parks, recreation facilities and trails, and for the operation of recreation programs.

Land Use Appendix

Introduction

"How shall we grow?" is a recurring theme in communities throughout the United States. Growth can take many forms: more people, more homes, new job opportunities, higher standards of living, increased family wealth and so on. This appendix is a compilation of information used to support the adopted goals and policies of the Land Use Element of the Comprehensive Plan.

Since incremental growth within the City and in the region constantly changes the baseline existing conditions described here, the purpose of the Appendix is to provide a "snapshot" of the City that can be updated whenever new information is available, or when a new city, county or state initiative requires it. The U.S. Census and the state-mandated "buildable lands" program provide valuable information to support the 2015 Comprehensive Plan Update.

General Land Use Issues

"Gateway to the Cascades"

The City of Gold Bar planning area has a number of special characteristics, including its location, the land and its environmental constraints, the nature of existing development trends of recent development, and the anticipated growth over the next 20 years. The following discusses these factors and their relationship to the Comprehensive Plan.

The geographical location of Gold Bar is of fundamental importance to the plan concept. Gold Bar is situated along a major state highway, US 2, that provides a vital link between the west and east halves of the state and a connection to recreation areas in the Cascade Mountains. US 2 is the City's only transportation connection to other communities in the region, including Monroe and Everett to the west. The Skykomish River and the Cascade foothills constrain the City to the south and north, respectively.

The character of the City is shaped by its abundant natural features. The Skykomish and Wallace River arc through the City from east to west, the Skykomish traveling along the south edge of the City and the Wallace along the north. Through the middle of the City flows May Creek. Wallace Falls State Park, located just north of the City, attracts thousands of recreationalists each year. Thousands more travel through Gold Bar on their way to other outdoor recreation areas in the Skykomish Valley and the Cascades and on to destinations to the east.

Associated with the rivers and the creek are wetlands, areas that are frequently flooded, and habitat, each presenting limitations to development. Steep slopes occur on the north edge of the City along the foothills. Geologically, the steep slopes, when combined with certain soil types and surface water, result in hazardous landslide and erosion conditions. These physical constraints have shaped the development and open space patterns. Most development has occurred in the more "buildable" areas; the floodplain along the Skykomish has been used for agriculture, while mountainous areas have been harvested for lumber.

Gold Bar incorporated in 1910 and, in spite of its age, the City remains a small town. The year 2000 population was 2,014. Gold Bar's size, location, and historical connection contribute to its small town and rural character that the citizens treasure. However, Gold Bar and areas to the west have seen strong growth in recent years. Gold Bar is projected to outgrow its current residential capacity in the next twenty years and its rural feel is threatened by the eastward spread of the urbanized areas to the west.

Gold Bar largely functions as a "bedroom community" with its dominant land use being single-family housing. The City's setting, constrained by environmentally sensitive areas, and its location, connected only by US 2, limit commercial or industrial development. A decline in the timber industry has resulted in less need for wood processing facilities and there is little land left that is suitable for large-scale commercial developments that might somehow take advantage of locations along US 2 or the railroad. The City supports commercial development that is consistent with the City's character, such as recreation oriented development, to help improve the City's economic base.

Population

An analysis of population growth trends is an important part of the comprehensive planning process. These trends tell us a great deal about future growth in a community. The demand for residential and non-residential land is driven by the market that responds to a complex set of variables such as proximity to jobs and services, congestion, quality of life, economics, and local visions. Since public facilities and services and their costs are based on population, it is important for population forecasts to be consistent with the established trends.

Population Characteristics

Between 1990 and 2000, the population of Gold Bar nearly doubled. The population increased from 1,078 to 2,014, despite a lack of infrastructure and a considerable distance from major employers. Population growth has since slowed considerably, the 2010 population reaching 2,075. The following table summarizes characteristics of the current (2010) population.

Table LU-1: Characteristics of Gold Bar Population

	2010 Census
Gold Bar UGA Population	2,923
City Population	2,075
Median Age	36.6
Housing Units	837
Households	782
Average Household Size	2.65
Family Households	519
Average Family Size	3.2
Family Households w/children under 18	261
Non-family Households	263

Additional analysis of population and housing is included in the Housing Appendix.

Growth Targets

The development of population projections is a responsibility shared by the state Office of Financial Management (OFM) and Washington counties participating in the GMA. OFM is responsible for preparing a reasonable range of possible population growth, providing a high and low projection for each county, and each county is responsible for selecting a 20-year GMA planning target within that range.

Table LU-2: Snohomish County Population Projections

	2010 Census	2035 Projection	
Snohomish County		Low	High
Population	713,335	802,384	1,161,003

Source: Office of Financial Management Projections, 2012.

Snohomish County Tomorrow (SCT), a consortium of the county and the cities within Snohomish County, sets growth targets for all of the jurisdictions within the county in accordance with adopted Countywide Planning Policies (CPP). The CPP were initially adopted by the County Council in 1993, following a public hearing and the expression of a vision for the future of Snohomish County by the SCT Steering Committee, a group of elected officials from the county, cities, towns and the Tulalip Tribes, who saw the need "to adopt a publicly shared vision and goals to guide effective growth management and preserve Snohomish County's unique quality of life."

SCT set 2035 initial growth targets for all jurisdictions within the county. Targets are established through a process that allocates the OFM county projections to incorporated and unincorporated areas based on buildable land capacity, zoning, and market trends. The 2035 Initial Population Target for the

Gold Bar UGA, recommended by SCT and influenced by Puget Sound Regional Council's VISION 2040 Regional Growth Strategy, is 3,319.

The final 2035 targets are to be set by SCT following submittal of target recommendations by the member jurisdictions.

The Gold Bar UGA includes the City of Gold Bar and adjacent urban, unincorporated lands. The County maintains UGAs that provide the capacity to accommodate 20 years of population growth. The current population capacity within the Gold Bar UGA, as determined by the Snohomish County 2012 Buildable Lands Report, is 3,333. The 2035 initial population target is within the established capacity, there is sufficient land within the Gold Bar UGA to accommodate 20 years of growth.

The established "build-out" capacity is based on existing zoning and actual development densities, the Comprehensive Plan must provide recommendations and policies to guide the City on how to accommodate growth. Development patterns within the Gold Bar UGA are limited by the lack of a sanitary sewer system. Sewer is considered an urban service, and the ability to provide adequate sewer would drastically change the how the City grows. The development of sewer would allow the City would be able to able to develop at higher densities and accommodate higher population targets. At present, based on allowed septic system density, future subdivisions are restricted to a minimum lot size of 12,500-square feet.

Table LU-3: Gold Bar UGA Population and Housing Targets

	2014 Estimate[1]	Capacity[2]	2035 Initial Target[1]	2035 Surplus (Shortage)
Gold Bar UGA	2,952	3,333	3,319	14
City	2,085	2,406	2,424	(18)
Unincorporated UGA	867	927	895	32
Total Housing Units	841	9713	924	65

Sources: [1] Snohomish County Tomorrow 2013-2014 Growth Monitoring Report.
[2] Snohomish County 2012 Buildable Lands Report.
[3] Total housing unit capacity calculated as 2010 Census housing unit count plus the additional housing units, as established by the 2012 Buildable Lands Report.
[4] Additional housing units calculated as total additional housing unit capacity minus redevelopable housing units (which would otherwise be counted twice), as established by the 2012 Buildable Lands Report.

Development Trends

Between 2000 and 2014, the City has experienced an average annual change of 0.2-percent. Including the UGA, the area has experienced an average annual change of 0.4-percent. To meet the 2035 adopted initial population target of 2,242, the City will need to grow by an average annual change of 0.7-percent.[1]

[1] Snohomish County Tomorrow 2013-2014 Growth Monitoring Report, 2014-2035 Adopted Annual Average Change.

Economic Development

Employment Characteristics

There are few employers in Gold Bar. In 1993, the Loth Lumber Mill shut down. Employment fluctuated over the subsequent decade, decreasing from a 1992 level of 286 to an estimated 149 in the year 2000.[2] PSRC reported a 2013 employment estimate of 198 jobs.[3] Current employers include the Family Grocer, the Sultan School District, the City, several restaurants and other small businesses.

Growth Targets

According to PSRC, Snohomish County total employment was estimated to be 264,844 jobs in 2013.[4] The adopted 2035 initial employment target for the County is 396,273.

As with the population projections, Snohomish County Tomorrow (SCT) is currently working on 2035 employment targets for jurisdictions. The Gold Bar 2035 initial employment target is 666 jobs. Final 2035 targets are to be set by Snohomish County Tomorrow working with the cities and the county.

The current employment capacity within the Gold Bar UGA, as determined by the Snohomish County 2012 Buildable Lands Report, is 759 jobs. This results in a capacity surplus of 93 jobs. The "build-out" employment capacity is determined through the analysis of buildable lands, zoning, and employment density assumptions informed by recent development activity.

Economic Opportunities

The City of Gold Bar recognizes the value of encouraging economic development to provide tax revenue, create jobs, and reduce commute trips. Throughout the Comprehensive Plan, several policies are related to encouraging economic development. The City may also seek funding to develop an economic development plan. If fruitful, economic development policies could result in greater employment growth.

While land beyond City limits along US Highway 2 (US 2) is currently zoned for residential uses, due to its location along the highway, future conversion to commercial uses would provide a significant economic development opportunity. Future expansion of the UGA along US 2 would allow the City some flexibility if commercial development reaches the capacity of existing commercially designated areas.

Land Use

The land use inventory includes current data that is pertinent to the analysis of the land use and capacity in Gold Bar. The following existing land use inventory

[2] Snohomish County Tomorrow 2002 Growth Monitoring Report.

[3] PSRC 2013 Covered Employment Estimates by Jurisdiction.

[4] Countywide Planning Policies for Snohomish County, adopted June 2011.

data will be used to establish whether the City of Gold Bar has enough land to satisfy future land use requirements or whether other approaches to ensure capacity to accommodate 20-years of growth will be needed. The inventory includes the estimated acreage of all existing land uses within the Gold Bar Urban Growth Area (UGA), including vacant land. Finally, this section includes a discussion of the current zoning for Gold Bar.

Existing Land Use

Table LU-4 describes the individual land use areas within the Gold Bar UGA. The City currently includes about 665 acres of land area, while the entire Gold Bar UGA is about 820 acres. **Table LU-4** lists the acreage of property within the City and the UGA, not including rights-of-ways or waterways. These land uses are shown on **Figure 3**.

Table LU-4: Gold Bar UGA Existing Land Use Inventory

Land Use	Acres	Percent
Single Family	404.4	59.30
Low Density Multi-Family (2-4 DU)	2.3	0.34
Mobile Home Park	45.4	6.66
Government / Education	13.3	1.96
Religious	0.6	0.09
Retail Commercial	13.3	1.95
Service Commercial	5.8	0.85
Manufacturing/Warehousing	11.4	1.67
Utility	6.8	1.00
Parks	0.3	0.05
Common Area	37.9	5.55
Undeveloped/Vacant	130.6	19.14
Other	8.5	1.25
TOTAL	**682.6**	**100.00**

Source: Snohomish County PDS GIS database.

Table LU-4 was developed using Snohomish County parcel data and Snohomish County Buildable Lands data updated with land use information provided by the City.

Residential Land Use

Within most communities, a range of housing densities is allowed to provide a variety of housing opportunities. The wider the range is, the greater the opportunity for individuals to find housing relative to their particular needs, affordability and preference.

Housing in Gold Bar consists predominantly of single-family houses and manufactured housing with few exceptions. The lack of a sanitary sewer system largely prevents development of higher density housing options. **Table LU-5** depicts the breakdown of housing by types.

Table LU-5: Housing Units by Type

Type	Number of Units	Percent
Single Family	619	71.1
Multi-family	25	2.9
Mobile Homes	222	25.5
Other	4	0.5
TOTAL	870	100.0%

Source: 2009-2013 American Community Survey 5-Year Estimates, Selected Housing Characteristics.

Recent development has consisted entirely of single family homes. Between 1990 and 2000, 387 new units were built at a growth rate of 7-percent per year. Between 2000 and 2013, the growth rate slowed, an additional 104 units were constructed. Of those 104 units, 99 were traditional single family detached houses and 5 were mobile homes or manufactured housing units. Since 2010, roughly one-quarter as many new units have been constructed as the decade prior.

Commercial Land Use

Land in Gold Bar that is zoned and designated for commercial use comprises about 155 gross acres in the general commercial and community business zones. About 46-acres are developed with commercial uses, including manufacturing uses that are no longer in operation.[5]

Many of the existing commercial parcels are classified as redevelopable by the 2012 Buildable Lands Report for Snohomish County. Redevelopable parcels are non-vacant parcels which are considered candidates for demolition in the 20-year planning period, the classification is primarily based on the building to land value ratio. Additionally, about 25-percent of commercially-zoned acreage remains vacant or underdeveloped.

Capacity for Growth

Buildable Lands Analysis

The 2012 Buildable Land Report for Snohomish County (BLR) was developed in consultation with the cities of Snohomish County, consistent with GMA requirements. The BLR provides an analysis of vacant and redevelopable lands, and provides an estimate of the capacity for population and employment growth.

Residential Land Capacity

Residential land capacity is calculated by multiplying acreage deemed vacant, partially-used, or redevelopable by the assumed future density. According to the BLR there are approximately 73-acres of buildable residential land in the Gold Bar UGA, with an additional residential capacity of 152 housing units and an additional population capacity of 424 people.[6]

[5] Based on Snohomish County GIS data, 2015.

[6] Net buildable acres are further reduced to account for unknown critical areas. Housing unit capacity is calculated by applying densities associated with each cities' zoning designations. The population capacity of single family units is

The 2010 Census reported an average household size of 2.65, applying that assumption the Gold Bar UGA is capable of accommodating roughly 387 additional people. Actual population growth will be dependent on future development activity.

Commercial Land Capacity

Commercial land capacity is calculated by multiplying vacant, partially-used, or redevelopable by an assumed employment density.[7] According to the BLR, there are approximately 64-acres of buildable commercially zoned land, with an additional employment capacity of 561 jobs.

Urban Growth Area

Under the provisions of the Growth Management Act cities and counties must identify urban growth areas (UGA) to accommodate planned urban growth. The UGA defines the area around the City that is available for its expansion during the 20-year planning period. It is based upon the notion that development is urban in type and intensity is most appropriate within and adjacent to existing urban areas. The criteria that are used to establish UGAs includes projected housing, industrial and commercial needs, existing land uses and density, and availability of utilities.

Typically, the agreed upon UGA is the area surrounding a city that is capable of accommodating 20-years of potential expansion. Annexations, urban development, and the expansion of urban services, such as sanitary sewer service, are limited to the area within UGA.

When considering population forecasts and land use information it is important to consider whether the information applies to the areas within the city limits or within the UGA. Generally, census and other information is often only available for the City, but because actions within the UGA impact the City it is important for the City to consider future development potential of areas outside of the City that are within the UGA.

Natural Features

This section describes the physical landscape that shapes growth and development in Gold Bar. These natural features are an essential component of the City's character. Gold Bar, which is situated between two rivers at the edge of the Cascade Mountains, has a variety of natural amenities and sensitive physical conditions.

Topographic Conditions

The City of Gold Bar lies on a narrow valley plain that is bound by the Wallace River to north and the Skykomish River to the south. Both rivers arc from east to west draining the Cascades to the Puget Sound. May Creek flows through the

calculated by applying a market availability factor of 96-percent to the total housing unit capacity, and multiplying that by an average household size of 2.9. This methodology is consistent throughout Snohomish County.

[7] The assumed employment density is based on 1995-2010 development history within Gold Bar.

City and joins the Wallace just to the west. Steep foothills rise to the north of the Wallace and to the south of the Skykomish.

Stormwater/Surface Water Management

The entire land area of the City drains into the Skykomish drainage basin (including the Wallace River and May Creek). Over the last century, both rivers and May Creek have been affected by logging and forest removal, mining, agricultural activities, and development. These activities have been undertaken without consideration of long-term consequences, and have led to denuded slopes, channelized watercourses, encroachment on floodplains, and a decreased quality of water, which in turn results in erosion, sedimentation of stream channels, flooding of homes, and the degradation and destruction of fish and wildlife habitats.

Groundwater Resources

The City of Gold Bar relies on well water obtained within the City. The City operates two well fields that tap into an aquifer that is recharged by areas located within and to the east of the City. Additional private wells may serve some properties and Snohomish County PUD operates the May Creek water system, also a well system, to serve properties on the east edge of the City.

Critical Areas

The Growth Management Act requires cities and counties to designate and protect critical areas. Critical areas, as defined by RCW 36.70A.030, include the following areas and ecosystems:

- 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.

A variety of critical areas exists within the City. The amount and location of lands affected by critical areas affects the City's development capacity. Since the mapping of critical areas is largely generalized, the exact presence and evaluation of critical areas should be determined on a site-by-site basis.

Most areas within the City are constrained by at least one type of critical area. This is significant because it means that the development capacity or the ability for the City to absorb future development is restricted due to the constraints represented by physical conditions and associated requirements to protect these areas. This factor needs to be considered in all land use decisions. The land capacity analysis in the land use element of this Comprehensive Plan includes analysis of critical areas that dramatically reduce the overall capacity of the City for future development.

Wetlands that have been mapped as part of the National Wetlands Inventory are shown on **Figure 7**. Additional, unmapped wetlands may exist in other areas that

are not mapped, especially adjacent to water bodies, including May Creek and the Wallace River.

Aquifer recharge areas are those areas that support aquifers used for potable water. Recharge areas need to maintain both the quality and the quantity of the water that recharges the aquifer. The quantity of recharge water can be protected by limiting impervious surface areas and by infiltrating runoff water. The quality of recharge water can be protected by using and requiring best management practices and stormwater management, and by prohibiting the use and storage of hazard materials. The density and development of septic systems must also be limited to protect ground water quality. Critical aquifer recharge areas are designated as those areas within the 10-year time-of-travel (TOT) of the City's two well fields. These areas are mapped on **Figure 8**.

Potential fish and wildlife habitat areas are mapped by the state Department of Fish and Wildlife. Many types of species exist in the less developed foothills around the City. However, there are few identified habitat areas within the City. The Wallace River, Skykomish River, and May Creek all provide habitat to salmonids, including chinook salmon and bull trout, which are listed as endangered. The Wallace River provides harlequin duck breeding areas. All three water courses provide riparian habitat and have associated wetlands. Potential habitat areas are shown on **Figure 5**.

Flood hazard areas are situated throughout the City. Located amongst three water courses, Gold Bar is subject to flooding. Construction of the rail road and US 2, which generally lie between the City and the Skykomish River, resulted in partially protecting the City from Skykomish River flooding. Floodplains associated with May Creek and the Wallace River encroach on the limited areas of the City, most of which are undeveloped. Frequently flooded areas, based on FEMA's mapping of the 100-year floodplain, are shown on **Figure 6**.

Geologically hazardous areas may consist of steep slopes, erosion hazards, and areas subject to rock fall, seismic hazards, or other geological hazards. Few steep slopes existing in the City and there are no known areas of high geological hazard. Therefore, the City has not mapped geologically hazardous areas, although they may exist and there presence (or absence) should be verified on a site-by-site basis prior to development.

Open Space

The citizens of Gold Bar hold "open space" lands in high regard. Open spaces such as the forested hillsides and valley farm lands contribute greatly to the vision of "a small rural town." The definition of "open space" is broad and comprehensive. "Open space" refers to critical areas and otherwise undevelopable lands that may be owned by the City, other public bodies, or private owners (and regulated by the City) as well as spaces that are set aside and developed for recreation. Open space lands therefore include parks, trails, stormwater detention facilities, native growth protection areas, stream and wetland buffers, and other lands. In and around Gold Bar, there are county, utility, school, private homeowner associations, private commercial operators and private land owners who own or control a variety of strategically important sites that make up the network of open space. Frequently, legal agreements outline opportunities for public use or preservation of these lands.

The GMA establishes the following planning goal concerning open space and resource protection: 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.

The GMA defines "critical" environmental areas and resource lands not suitable for urban development. In addition, the GMA requires special consideration for protection of agricultural, forests and mineral lands. Preserving these types of lands through GMA most certainly adds to the "open space" character of Gold Bar.

The Comprehensive Plan addresses the recreational portions of this open space system in the Parks, Trails, and Recreation Element. This facilitates attention to the recreational needs of the community and provides the linkages between the level of service standards to growth and associated capital facility needs. For open space features such as utility corridors, detention pond tracts, and protected areas regulated, the Land Use Element provides policy direction for the appropriate level of regulation. There is no general standard for the amount of non-recreational "open space" that Gold Bar should sustain. Each community determines its own needs based on the natural environment and the vision dependent on the amount of natural resource areas available, the public desire to preserve certain lands and the political will to fund acquisition of strategic open space not under public control.

Physical Activity

The GMA encourages cities to consider utilizing urban planning approaches that promote physical activity in the land use element. While the Transportation and Parks, Trails, and Open Space Elements address infrastructure and facility needs associated with walking, biking and other forms of recreation, the Land Use Element addresses the link between these facilities and physical activity.

Pedestrian Environment

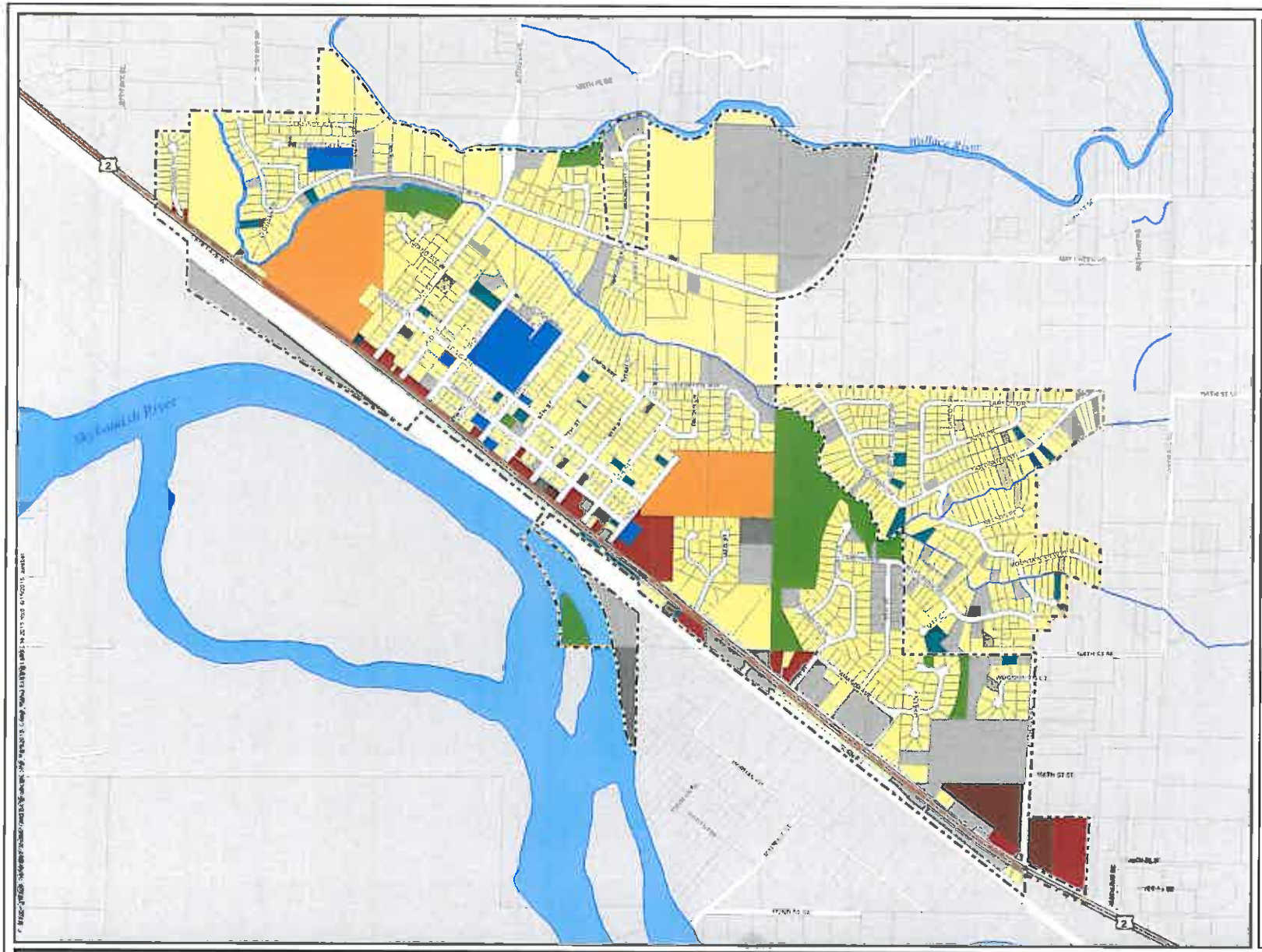
The Community of Gold Bar values the existing historic, small town character observed in Gold Bar, inherent to these qualities is the idea of a safe, friendly, compact, and "human-scale" streetscape. The creation of design guidelines along the US2 Corridor will not only support revitalization efforts and enhance community character, but also promote pedestrian activity through the design of pedestrian scale architectural forms, a strategy presented in LU-P24.

The original civic, commercial and residential center of the City is based on a walkable grid of approximately 350-feet square. A walkable distance is generally considered a quarter-mile, or a 5-minute walk. While Gold Bar is just over one square mile in size, it is an elongated form and newer residential developments have natural and man-made barriers, such as May Creek or heavy traffic, that create additional distance between homes and local commercial destinations. The Comprehensive Plan recognizes the link between a well-connected, pedestrian and bike-friendly built environment, and increased physical activity.

Infrastructure and Facilities

The Transportation Element and Appendix addresses motorized and non-motorized modes of transportation. The City recognizes if reliance on the personal vehicle is to be reduced, alternatives need to be supported. Goals are established that encourage pedestrian and bicycle safety and mobility improvements, and promote the development of a functional system of non-motorized pathways that support walking or biking to school, parks and commercial areas.

Specific policies are in place that address the development of pedestrian and bicycle infrastructure, and the 20-year Transportation Facility Program highlights non-motorized infrastructure projects and **Figure 2**, the Pedestrian and Bicycle Plan, depicts connections to recreational areas and open spaces. Similarly, the Parks, Trails and Recreation Element promotes physical activity by encouraging the provision of facilities that meet a variety of recreational needs. The City seeks to provide the infrastructure necessary to encourage use of the surrounding natural, recreational amenities and promote physical activity.



Existing Land Use Map

N
W E
S

LEGEND

- City Boundary
- UGA
- County Parcel
- Residential
- Mobile Home Park
- Park/Common Area
- Government/Education
- Manufacturing/Warehousing
- Commercial
- Religous
- Other
- Utility
- Undeveloped

0 500 1,000 2,000 Feet

Parcel information supplied by Snohomish County Assessor 2014 and may not reflect actual or current conditions. Other information from Snohomish County Planning and Development Services or other sources and has not been verified.

Map Date: February 2015

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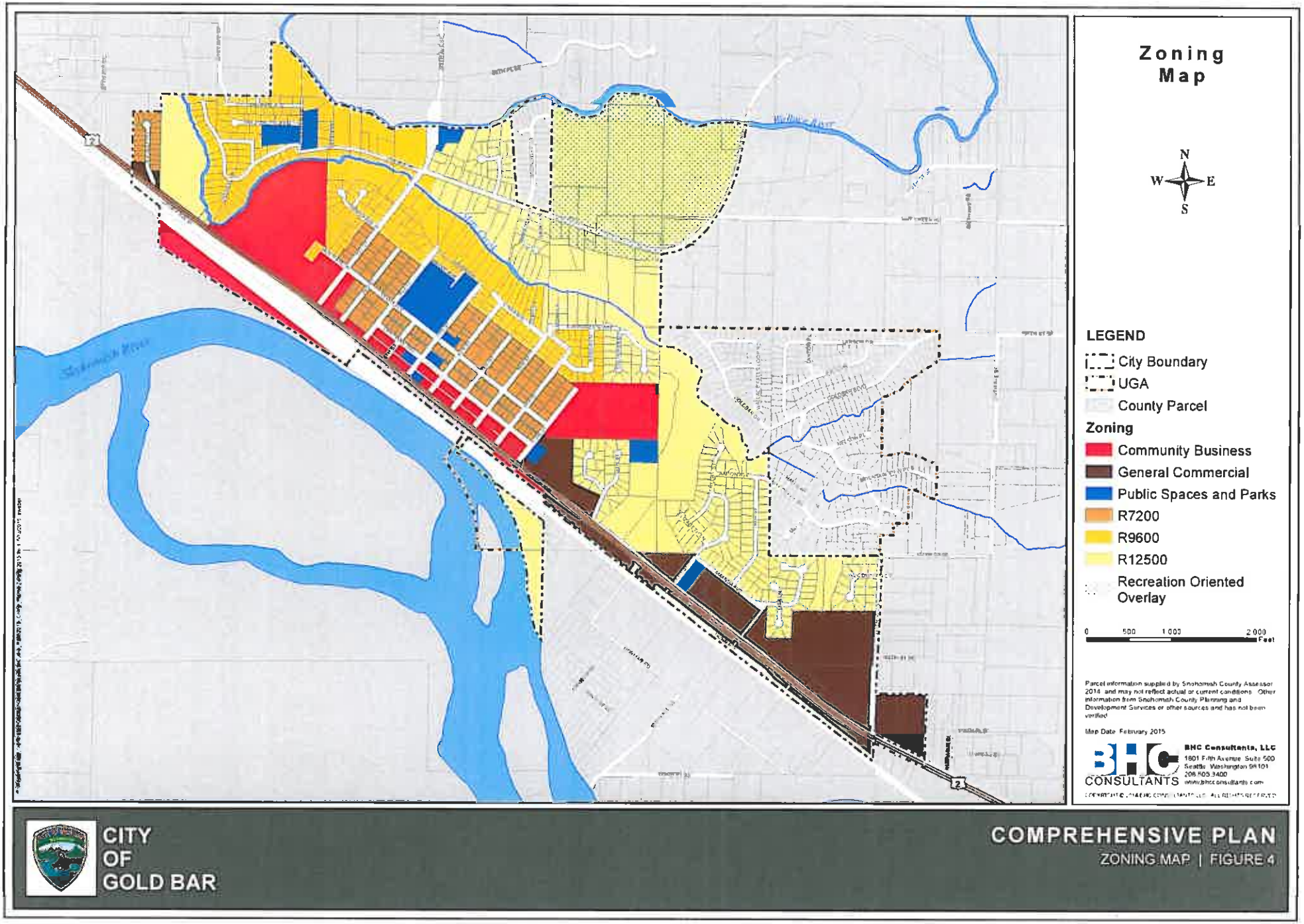
CITY OF GOLD BAR

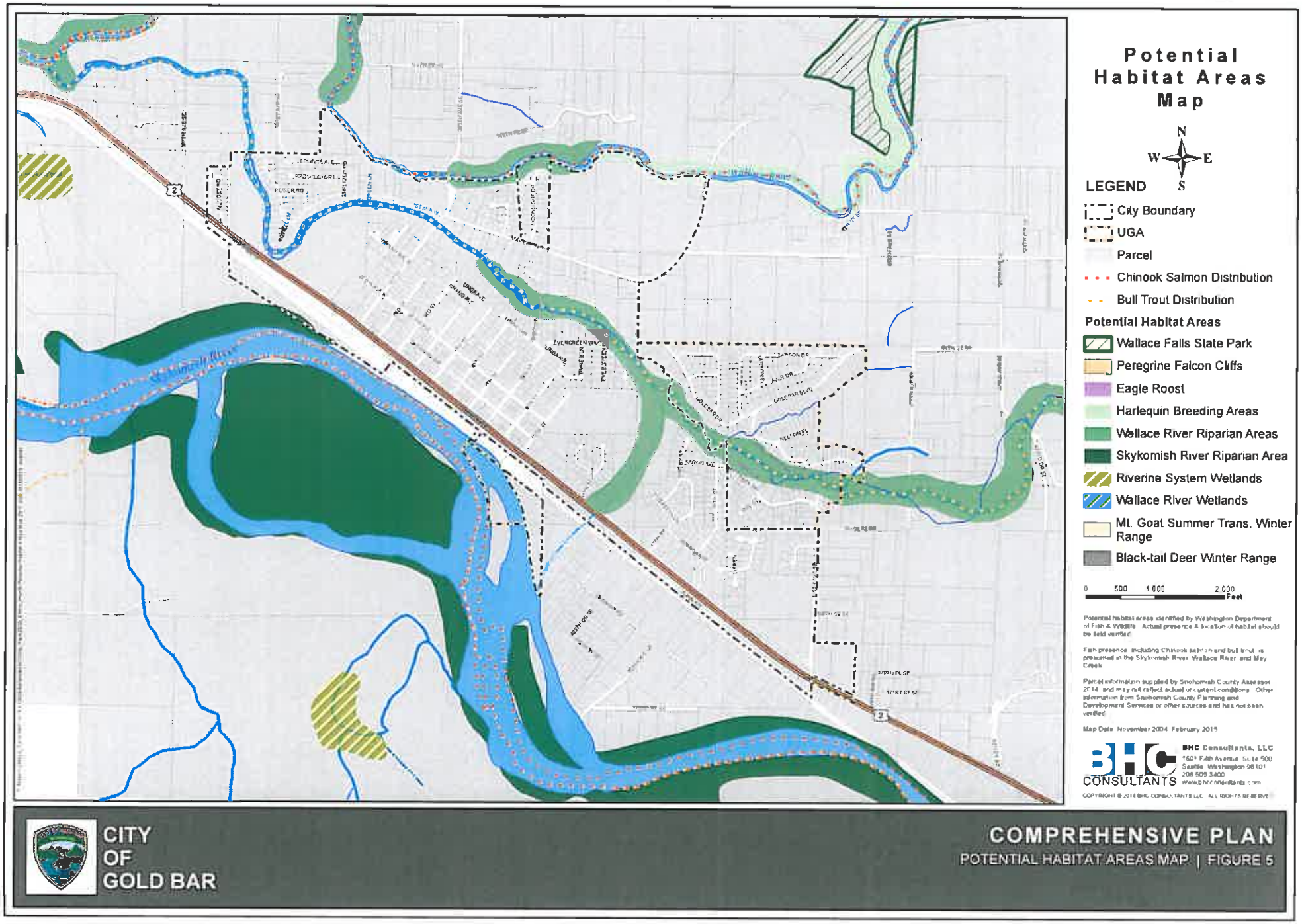
COMPREHENSIVE PLAN
EXISTING LAND USE MAP | FIGURE 3



CITY OF GOLD BAR

COMPREHENSIVE PLAN

ZONING MAP | FIGURE 4



Potential Habitat Areas Map

N
W E
S

LEGEND

- City Boundary
- UGA
- Parcel
- Chinook Salmon Distribution
- Bull Trout Distribution

Potential Habitat Areas

- Wallace Falls State Park
- Peregrine Falcon Cliffs
- Eagle Roost
- Harlequin Breeding Areas
- Wallace River Riparian Areas
- Skykomish River Riparian Area
- Riverine System Wetlands
- Wallace River Wetlands
- Mt. Goat Summer Trans. Winter Range
- Black-tail Deer Winter Range

0 500 1,000 2,000 Feet

Potential habitat areas identified by Washington Department of Fish & Wildlife. Actual presence & location of habitat should be field verified.

Fish presence including Chinook salmon and bull trout is presumed in the Skykomish River, Wallace River and May Creek.

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Map Date: November 2004, February 2015

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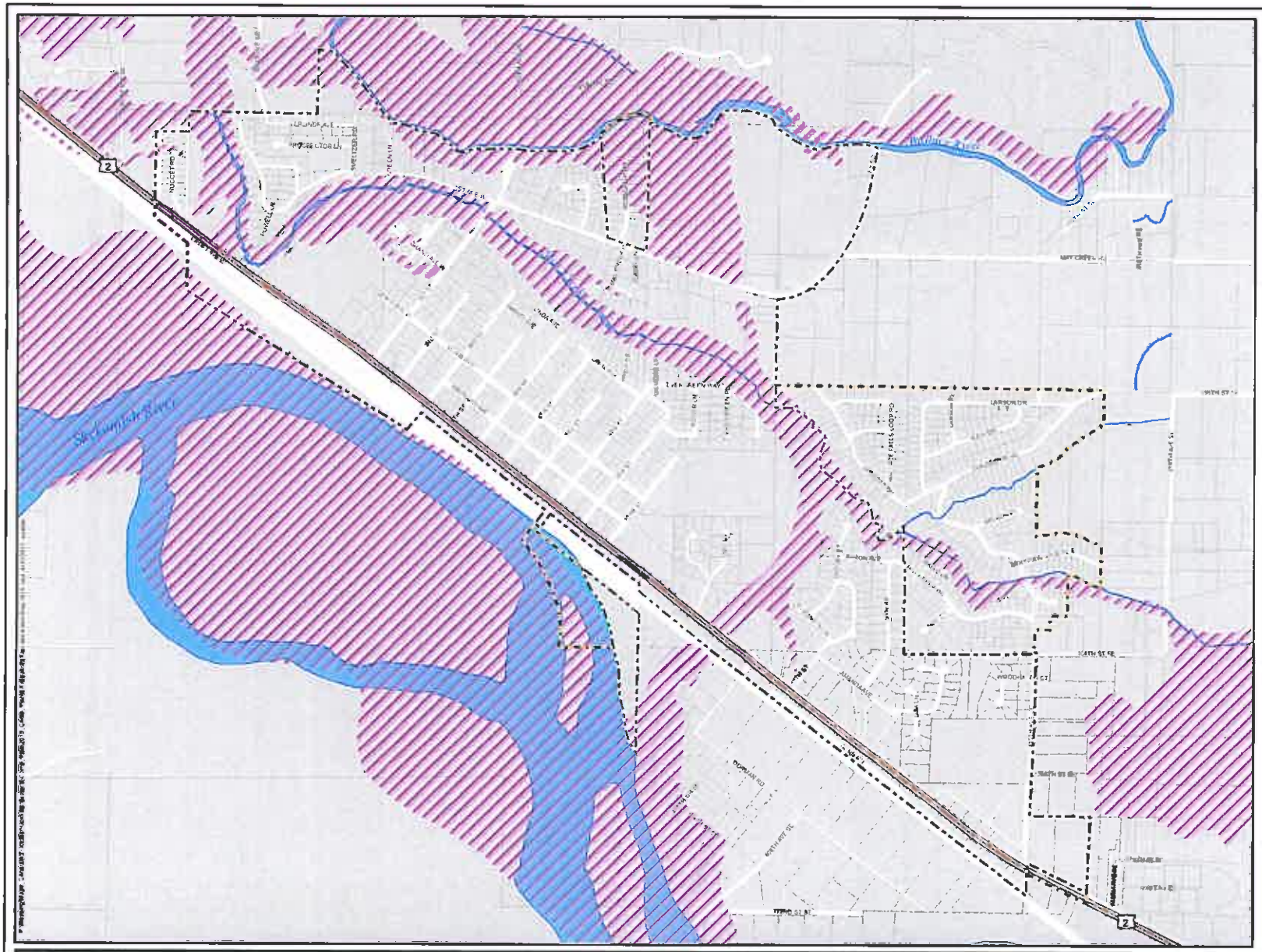
CITY OF GOLD BAR

COMPREHENSIVE PLAN
POTENTIAL HABITAT AREAS MAP | FIGURE 5



Frequently Flooded Areas Map

N
W E
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LEGEND

- City Boundary
- UGA
- Parcel
- Waterbodies
- 100-Year Flood Zone

0 500 1,000 2,000 Feet

Boundary of 100-year floodplain from FEMA flood insurance maps. Actual locations should be verified with FEMA.

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Map Date: February 2015

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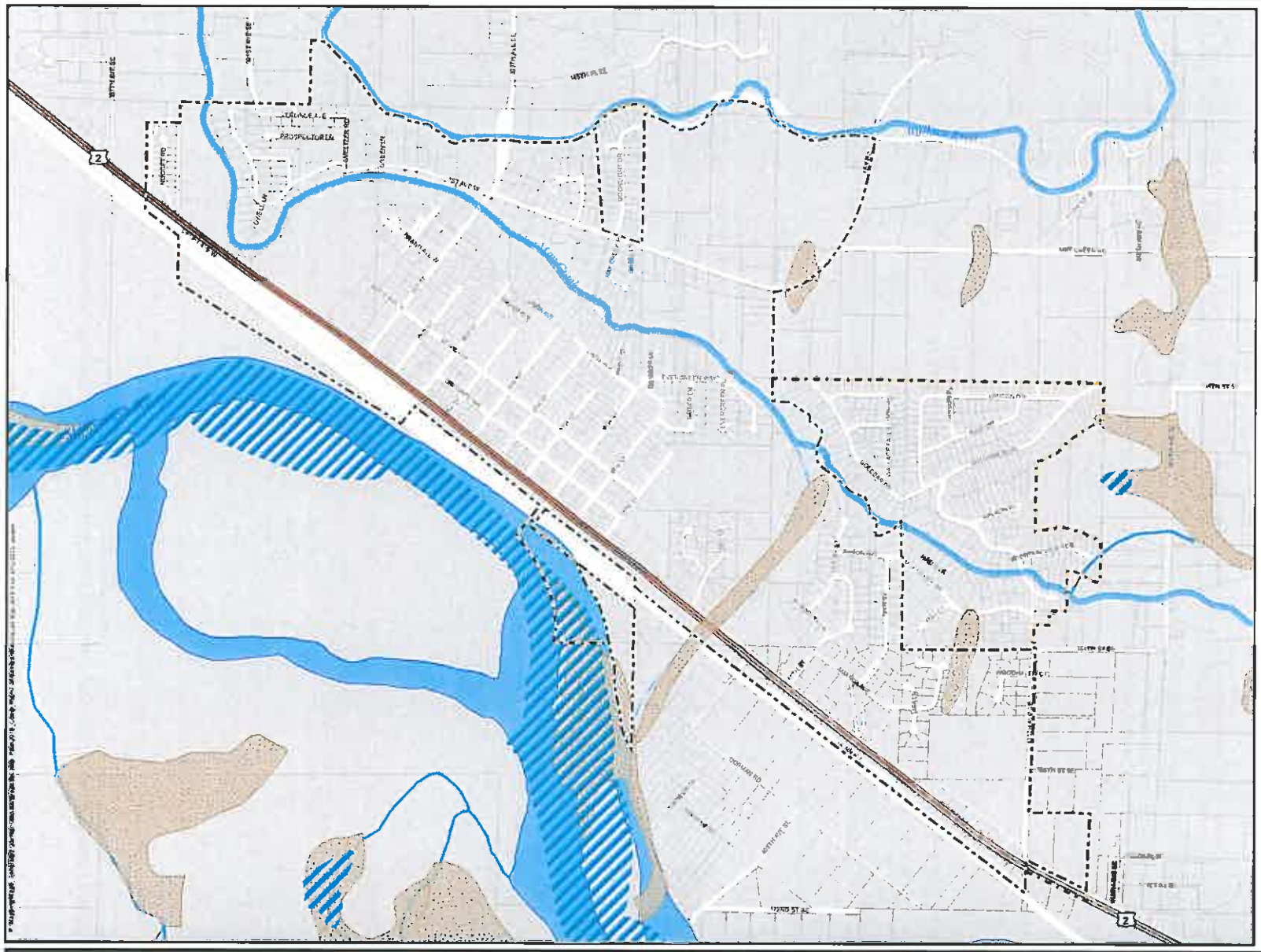
CITY OF GOLD BAR

COMPREHENSIVE PLAN
FREQUENTLY FLOODED AREAS MAP | FIGURE 6



Streams and Wetlands Map

N
W E
S

LEGEND

- City Boundary
- UGA
- County Parcel
- Waterbodies
- Potential Wetland Locations
- Hydric Soils

Rivers & Streams (DNR Type)

- 1
- 2
- 3
- 4
- 5
- unlyped

0 500 1,000 2,000 Feet

Wetland locations obtain from the National Wetlands Inventory (NWI). Properties should be field verified to determine actual wetland locations, type and boundary delination.

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Map Date: November 2004, February 2015

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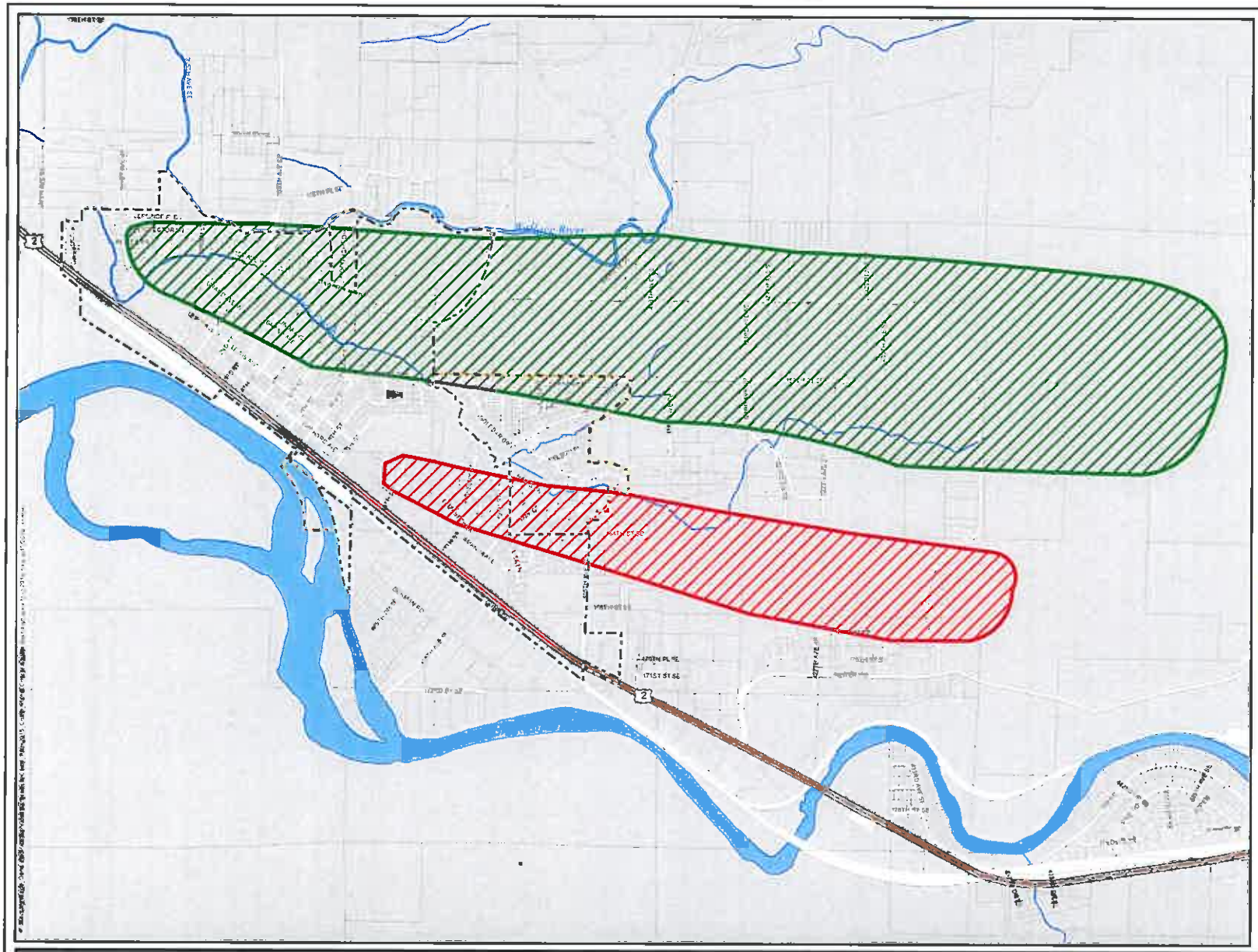
CITY OF GOLD BAR

COMPREHENSIVE PLAN
STREAMS AND WETLANDS MAP | FIGURE 7



Critical Aquifer Recharge Areas Map

N
W E
S

LEGEND

- City Boundary
- UGA
- Parcel
- Waterbodies

10-Yr Time of Travel

- Wells 1-3
- Well 4

0 500 1,000 2,000 Feet

10-Year TOT based on wellhead protection studies performed for the City of Gold Bar 1997

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CITY OF GOLD BAR

COMPREHENSIVE PLAN

CRITICAL AQUIFER RECHARGE AREAS MAP | FIGURE 8

Housing Appendix

Inventory and Analysis

The Housing Appendix inventory is produced from two data products – demographic data from the 2010 Census, and housing and economic data from the 2013 American Community Survey (ACS), 5-year estimates. Census represents the entire population, while ACS data represents a sample of the population and is subject to variability.

After the 2000 Census, the long form was replaced by the ACS allowing the Census Bureau to collect information throughout the decade rather than just during the decennial census. The ACS 5-year estimates represent 60-months of data collection, between 2009 and 2013, and the dataset is best used when analyzing small populations.

Housing Stock

It is estimated that there were a total of 870 housing units in the City of Gold Bar in the year 2013. Approximately 71-percent are single family units and 26-percent are mobile or manufactured homes (**Table HO-1**).

Table HO-1: Housing Units

	Gold Bar		Snohomish Co.	
	Number	Percent	Number	Percent
Single Family	619	71.1	186,489	64.6
Multi-family	25	2.9	79,698	27.6
Mobile Home	222	25.5	22,239	7.7
Other, Boat, RV, Van, etc.	4	0.5	371	0.1
Total units	870	100.0	288,797	100.0

Source: 2009-2013 American Community Survey 5-Year Estimates, Selected Housing Characteristics, City of Gold Bar.

Between 2000 and 2010, 81 new housing units were permitted within the City. The majority of those units (60) were single-family, while 21 were duplexes or mobile homes. Only 2 single family homes were pemitted between 2010 and 2013.

According to the 2000 Census, only 9-percent of all housing in the City of Gold Bar was built prior to 1939, even though the City was incorporated in 1910, while 20-percent of the housing stock was built after 2000. The same figures for Snohomish County are 6-percent and 19-percent, respectively.

Permit Activity Compared to Housing Targets

The Countywide Planning Policies for Snohomish County, adopted in 2011 to implement the State Growth Management Act (GMA), set "growth targets" for households. Each target is the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The City's growth target for the 2014 to 2035 time period is 2,424 people, or an anticipated average annual increase of about 16 people or an average annual change of about 1-percent.[1]

The 2014 to 2035 adopted initial housing unit target is 924, with an adopted annual average change of 4. However, given an average household size of 2.65 as found by the 2010 Census, the target population would be achieved by the average construction of about 11 new housing units per year during the 20-year planning horizon. This compares with the actual average of about 6 new housing units per year permitted within the City between 2000 and 2013.

Growth has slowed significantly within the unincorporated portion of the Gold Bar UGA. Between 1990 and 2000, the area experienced an average growth rate of 18 units per year. Between 2000 and 2013, there were 40 new housing units permitted, an average of 2.9 housing units per year. Together, the City of Gold Bar and its UGA have experienced an actual average annual development rate of about 8.8 housing units. This compares with the forecasted growth of about 7 housing units per year during the 20-year planning horizon, calculated based on average household size.

Household Size

The City of Gold Bar average household size is approximately 2.65 persons. This is consistent with the Snohomish County average household size of 2.62 persons.

It is generally predicted that the regional average household size will continue a decreasing trend, and as the average household size decreases, a greater number of housing units will be required to accommodate the population. The average household size has decreased from 2.86 persons in 2000. This means that the rate of housing development will need to exceed the population growth rate to keep up with demand.

Household Types

About half of households in Gold Bar (about 48-percent) are comprised of either a married couple or a married couple with children. This percentage is similar to that found in Snohomish County as a whole, where households of married couples or married couples with children makes up about 52-percent of the total households (see **Table HO-2**).

[1] Snohomish County Tomorrow 2013-2014 Growth Monitoring Report.

Table HO-2: Household Types 2010

	Gold Bar	Snohomish County
Married with Children	23.8%	23.6%
Married no Children	24.3	28.8
Single Parent with Children	9.6	8.7
Family Household, Other	8.7	6.9
Nonfamily Household	6.5	7.8
Nonfamily, Householder Living Alone	27.1	24.3
TOTAL	100.0%	100.0%

Source: 2010 Census, DP-1 Profile of General Population and Housing Characteristics.

Furthermore, the 2010 Census reports that 7-percent of the City's total population are individuals over the age of 65 years. Householders over the age of 65 years living alone consist of 7-percent of total households, and approximately 35-percent of the population over the age of 65 years is living alone. Comparatively, 7-percent of Snohomish County's total households include individuals over 65 years living alone, which is approximately 27-percent of the senior population. Generally, the composition of Gold Bar households is similar to that of households found throughout the county.

Occupied vs. Vacant Housing Units

Of the total housing units in the City of Gold Bar, the 2010 Census reported that 93-percent were occupied. In cities further east along highway two, some vacant housing is attributed to second homes. For example, 36-percent of housing in the Town of Skykomish is used for seasonal or recreational use, but this accounts for only 1-percent of housing in Gold Bar.

Owner vs. Renter Occupied Housing Units

Of occupied housing units in Gold Bar, 77-percent are owner-occupied and 23-percent are renter-occupied. This percentage of owner-occupied housing is considerably higher than countywide figures, where owner-occupied housing units make up 67-percent of the occupied housing stock.

Vacancy Rates

Gold Bar experiences overall vacancy rates consistent with Snohomish County, but has a higher vacancy rate associated with rental housing units. Owner-occupied housing tends to have a lower vacancy rate (**Table HO-3**).

Table HO-3: Vacancy Rates 2010

	Gold Bar	Snohomish County
Homeowner Vacancy Rate	2.4%	2.4%
Rental Vacancy Rate	9.6%	6.0%
Overall Vacancy Rate	6.6%	6.4%

Source: 2010 Census, DP-1 Profile of General Population and Housing Characteristics.

Housing Costs and Affordability

The Growth Management Act and Snohomish County's Countywide Planning Policies mandate that cities develop specific policies for affordable housing. Affordability concerns all households, regardless of income. It pertains to the balance between a household's financial means and its desire for acceptable housing and amenities.

Rent is "affordable" when no more than 30-percent of a renter's income goes toward rent payments. Similarly, home prices are affordable when no more than 25-percent of a homeowner's income goes towards mortgage payments (exclusive of tax and insurance costs). If a household expends a larger share of its income on dwelling costs, then the household may find it necessary to redirect monies that are normally spent for other basic needs such as food, health care, child care, education, toward housing.

Housing Costs

Rental Costs

In 2013, the median monthly rental rate in Gold Bar was $1,130, an increase of about 70-percent from the year 2000 ($663). Comparatively, in Snohomish County the median rental rate increased from $766 to $1,102, or 43-percent, between 2000 and 2013.

Gold Bar's median rental rate is about 103-percent of the County rate. Within the City, 54-percent of renters are paying more than 30-percent of their income towards housing. Countywide, that value is 51-percent.

Single Family Home Prices

In 2013, the median single family house value in Gold Bar was $181,000, an increase of about 22-percent from the year 2000 ($148,800). Comparatively, in Snohomish County the median price of a single family house increased about 49-percent between 2000 and 2013, from $196,500 to $292,500.

Gold Bar's median single family home value is about 62-percent of the County median value. Within the City, 61-percent of householders with a mortgage are paying more than 25-percent of their income towards housing. Countywide, that value is 58-percent.

Household Income

Housing affordability is classified according to three income groups that are defined as percentages of the county median income. The 2013 median household income in Snohomish County was $68,381.

- Low Income: 0-50% of countywide median household income (less than $34,190)
- Moderate Income: 50-80% of countywide median household income ($34,190 to $54,705)

- Middle Income: 80-120% of countywide median household income ($54,705 to $82,057)

- Upper Income: More than 120% of countywide median household income (more than $82,057)

Comparatively, the median income reported in the 2000 Census for Gold Bar was $45,357, which rose to $55,054 in 2013 (**Table HO-4**).

Table HO-4: Median Household Incomes

Year	Gold Bar	Snohomish County
2000	$45,714	$53,060
2013	$55,054	$68,381

Source: 2000 Census; 2013 American Community Survey 5-Year.

A household earning the median Gold Bar income would be capable of purchasing a house valued at $191,552 assuming conventional lending assumption that no more than 25-percent of a homeowner's income goes towards mortgage payments, exclusive of tax and insurance costs.[2] Currently, this affordability range is inclusive of the current median house value in Gold Bar, which is $181,000.

Housing Affordability

If a household earned the countywide median income of $68,381, they would be capable of purchasing a house worth $237,921, which falls short of the countywide median house value of $292,500, resulting in an affordability gap of $54,579 as shown in **Table HO-5** below.

Table HO-5: Housing Affordability for 2013

	Snohomish County	Gold Bar
Affordable Price	$237,921	$191,552
Median Housing Value	$292,500	$181,000
Affordability Gap	$54,579	none

Assumes 25% of income is spent on principal and interest, 10% down payment, and 7% annual interest rate.
Source: 2013 American Community Survey 5-Year.

While housing appears to be affordable in Gold Bar, the affordability gap (the difference between median prices and affordable prices) in Snohomish County is an indicator of growth pressure. If housing in other parts of Snohomish County, and in King County, continues to be unaffordable, more people will be forced to find housing that is affordable in outlying areas, such as Gold Bar, and causing growth to push outward.

The low housing values in Gold Bar compared to western Snohomish County may be attributable to the high percentage of mobile and manufactured homes in Gold Bar, and to its distance from large employment centers.

[2] Affordable house values are calculated assuming 25% of income is available for principal and interest payments, purchaser makes a 10% down payment on the purchase price, the loan is a conventional loan for 30 years with monthly payments and accrues interest at a 7% annual rate.

The segment of the population having special housing needs due to age, health conditions, or disabilities are expected to increase over time, though by what degree is difficult to predict. In addition, the specific type of housing needed cannot be predicted with accuracy.

Supportive Housing Programs for the Elderly

According to the U.S. Bureau of the Census in a study entitled *Demographic and Socioeconomic Aspects of Aging in the United States*, a larger percentage of the elderly owned their own home in 1983 (70-percent) compared to the general adult population (65-percent). The study also noted that most elderly householders want to and will stay in their present home without going into either a group or institutionalized care facility. Therefore, it is believed that future housing programs for the elderly should concentrate on innovative methods for assisting this segment of the population by supporting them in an independent living environment. As demand for elderly oriented housing increases, the community should consider measures to support alternative senior housing options, such as elderly oriented group homes and shared housing programs.

Currently Gold Bar's senior and elderly are housed in single family housing units. Development of life care communities (which are generally of 150 units and have a typical density of 10 to 15 units per acre) is not practical without a sanitary sewer system. Smaller facilities might be viable using septic systems. Other options include attached housing, where yard space is limited and typically require less maintenance than a traditional single family house, and accessory housing. If accessory apartment units are rented to younger persons, the senior citizens are able to remain living independently for a longer time.

Specialized Congregate Living Facilities/Group Homes

Two other categories of group housing are those for the physically and developmentally disabled and halfway houses. Provisions for these types of housing arrangements should be discussed in the Housing Element and provisions made in the zoning code to accommodate them.

Group Homes for the Developmentally and Physically Disabled

This is a broad category that includes housing for the physically handicapped as well as for those with mental disabilities. The principal difference between this classification and elderly housing is one of scale. Group homes for the disabled generally house fewer residents than facilities for the elderly. They also tend to occupy existing vacant homes rather than new, purpose-built structures.

Halfway Houses and Special Commitment Facilities

These are generally the most controversial type of housing facilities and require the most care when developing siting criteria. The housing facilities in this category include approved group homes for juvenile offenders, halfway houses to be used in the rehabilitation process for adult offenders, facilities providing residential care for persons leaving mental institutions, and rehabilitation centers for alcohol and drug users.

Generally, these facilities would not be appropriate in single-family residential areas and it is questionable whether there are areas in Gold Bar that would be appropriate for them. Careful attention must be given in the zoning code to provisions for yards, buffering, and security needs for these facilities.

Emerging Group Home Facilities

There are several group home types that have come into being in recent years in response to changing societal demands. These include facilities for abused and battered wives and children, and homes for individuals with eating disorders.

Halfway houses and group homes typically need to be near employment opportunities, medical care facilities, accessible transportation options, education sources, and governmental support centers (i.e., social security, welfare, counseling, etc.) making it difficult for such facilities to locate in Gold Bar. It is recognized that the need for such facilities exists within the City and that families requiring such facilities have to find them in other communities.

Although general provisions should be made for the future inclusion of group homes in Gold Bar, specific parcels will not be designated. Specific requirements for the various types of group homes will be included in the zoning code to be in conformance with this Comprehensive Plan. These requirements will cover, to the extent consistent with state and federal law, minimum site areas, off-street parking, yard setbacks, and buffering requirements.

Transportation Appendix

Transportation System Inventory

The City of Gold Bar contains a network of roads and pedestrian facilities. With the exception of US Highway 2 (US 2) and minor private roads, the street network is owned and operated by the City. US 2, located along the southern edge of the City, is a key connection between Eastern and Western Washington and provides the only access from the City to other communities in the region. First Street, May Creek Road, and Reiter Road, which are minor arterials, connect local access streets in and around the City to US 2. Snohomish County Community Transit provides transit service to Gold Bar, and while the Burlington Northern Santé Fe Rail Road operates on the south side of US 2, there are no train stations in Gold Bar or adjacent communities.

Roadways

Functional Street Classification

Transportation systems include a hierarchy of streets that provide through-movement and land access functions. Streets are classified based on these functions. All streets in Gold Bar are classified according to the functions they serve.

State law requires that cities and counties classify their streets based on federal and state guidelines (RCW 35.78.10 and RCW 47.26).

The streets in the City of Gold Bar are classified according to the following hierarchy of street designations:

- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Access "A"
- Local Access "B"

Principal Arterials are streets of regional significance connecting larger communities and carry the greatest portion of through-traffic or long distance travel. Land access from a principal arterial to adjacent properties is minimized. A principal arterial is generally connected to a freeway and/or other arterials and carries high volumes of traffic.

Minor Arterials are streets of citywide significance connecting neighborhoods and facilities with other arterials and collectors. Their traffic volumes are generally lower than principal arterials and they generally serve through-traffic, although may provide a minor amount of local access.

Collector Arterials collect traffic from local streets in residential areas and convey it to minor and/or principal arterials. While more local access may be allowed on collector arterials than on minor and principal arterials, they provide an important arterial function. Lower traffic speed limits are usually posted and lower traffic volumes are observed than on minor and principal arterials. Collectors serve up to 50 dwelling units.

Local Access Streets are local streets in neighborhoods and commercial areas that provide direct access to abutting properties. Through-traffic is generally discouraged on local access streets. Local access 'A' streets serve up to 25 housing units, while local access 'B' only serve up to 4 dwelling units.

Table TR-1 lists the City of Gold Bar streets by functional street classification.

Table T-1: City of Gold Bar Functional Street Classification

Classification	From	To
Principal Arterial		
US 2 (Croft Avenue)	Northwest City Limit	Southeast City Limit
Minor Arterial		
First Street	US 2	North City Limits
May Creek Road	Smeltzer Road	East City Limits
Pickle Farm Road	US 2	North City Limits
Tenth Street	North Terminus	US 2
Ley Road	May Creek Road	Wallace River
Collector Arterial		
First Avenue West	West Terminus	May Creek Road
Smeltzer Road	North City Limits	May Creek Road
Lewis Avenue	First Street	Tenth Street
Eighth Street	US 2	Evergreen Way
Evergreen Way	Linda Avenue	Timber Lane
Seventeenth Street	US 2	Amanda Avenue
Amanda Avenue	Seventeenth Street	Lisa Lane
Ley Road	Wallace River	North Terminus

All other streets within the City are classified as local access.

Outside the city limits, but within the Gold Bar Urban Growth Area (UGA), Moonlight Drive, Gold Bar Drive, Larson Drive, and May Creek Drive would be classified as Collectors under the City's street classification system. Gold Bar Boulevard, which is also outside of the City, but within the UGA, would be classified as a minor arterial.

Street Inventory

The City of Gold Bar maintains an inventory of all City streets. The street system encompasses about 11 miles of City roads and about 4.3 miles of state highway. Additionally, the inventory includes information on the following items:

- Right-of-way width – Most streets have a 66-foot right-of-way width, although some roads that were annexed into the City are narrower than this. The current standard is 60 feet and the right-of-way for US 2 is 80 feet.

- Sidewalks – Although some streets do not have sidewalks, new sidewalks have been installed as part of new development along US 2, Lewis Avenue and May Creek Road. Sidewalks are also present along First Street.

- Pavement conditions, width and type – Pavement conditions vary throughout the City. Generally, minor arterials are expected to have a pavement width of 44 feet and collector arterials are expected to be 34 feet wide.

- Traffic control devices – For safe and efficient movement of vehicles, stop signs are located at intersections throughout the City. There are no stop lights within Gold Bar.

Traffic Volumes

US 2 is the most heavily traveled roadway in the City, carrying an average traffic volume of 11,000 vehicles per weekday.[1] Traffic volumes have not been recently measured on other local streets.

Level of Service

Quality of service requires quantitative measures to characterize operational conditions within a traffic stream. Level of service (LOS) is a quality measure describing operational conditions within a traffic stream, generally in terms of such measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

Six LOS standards are defined for each type of facility that has analysis procedures available. Letters designate each level, from A to F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions and the driver's perceptions. Safety is not included in the measures that establish service levels.

LOS for signalized intersections is defined in terms of control delay, which is a measure of driver discomfort, frustration, fuel consumption, and increased travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometries, traffic and incidents. Total delay is the difference between the travel time actually experienced and the travel time in the absence of traffic control, geometric delay, any incidents and any other vehicles. The Highway Capacity Manual defines the signalized and unsignalized intersections with the average control delay per vehicle in **Table T-2**.

[1] Washington State Department of Transportation, Annual Average Daily Traffic Volumes, 2013.

Table T-2: Definition of Intersection Level of Service

Level of Service	Signalized Stopped Delay per Vehicle (seconds)	Unsignalized Average Total Delay per Vehicle (seconds)	Description
A	0-10	0-10	Little or no delay
B	10-20	10-15	Short delays
C	20-35	15-25	Average delays
D	35-55	25-35	Long delays
E	55-80	35-50	Very long delays
F	>80	>50	Failure - extreme congestion

Source: Highway Capacity Manual, 2000.

Consistent with the GMA requirement for comprehensive plans, the City adopted an LOS standard of 'C'. However, due to limited resources, it is not feasible for the City to comprehensively and quantitatively monitor LOS standards within the City.

As an urban "Highway of Statewide Significance" (HSS), the State Highway System Plan has adopted a LOS standard of "D" for the segment of US 2 through Gold Bar.[2] This is based on the average weekday peak traffic. WSDOT does not consider weekend traffic, which may be significantly higher for US 2. The City will work with WSDOT to maintain the LOS for the highway and will encourage improvements to accommodate weekend traffic. WSDOT monitors levels of service for all HSS.

Deficiencies

While the City does not experience significant LOS deficiencies, many of the roadways in the City do not meet the current adopted design and construction standards, including pavement width, curbs, or sidewalks.

Transit

Snohomish County Community Transit (CT) provides public transportation services to and from the City. Gold Bar is the eastern terminus for routes 270 and 277. Both routes stop at the Gold Bar park-and-ride lot located on the south side of US 2 and then follow a circular route through the City utilizing 1st Street, Lewis Avenue, and 10th Street. Both routes provide service along US 2 to Everett. Route 277 provides access to Boeing's Everett facility via Everett Station.

Deficiencies

Transit service is limited to two routes during peak hours. There is no transit service to the east.

[2] WSDOT, Level of Service Standard for Washington State Routes, February 2014.

Pedestrian and Bicycle

New sidewalks have been installed as part of recent road improvement projects on US 2, Lewis Avenue and May Creek Road, although most streets do not have sidewalks. Sidewalks also exist along First Street and in all new developments.

Key pedestrian and bicycle connection improvements are shown on **Figure 2**.

Deficiencies

Many of the arterial road sections in the City include sidewalks on at least one side of the right-of-way. However, the City lacks pedestrian and bicycle connections between neighborhoods. Although new subdivisions require internal sidewalks, the City lacks sidewalks on many local streets. The City also lacks crosswalks across US 2.

Rail

East-west rail tracks run through Gold Bar parallel to US 2, on the south side. Burlington Northern operates freight trains, and Amtrak operates passenger rail using these existing tracks.

Deficiencies

Although Gold Bar was once served by rail, a train station no longer exists within the City. Some Gold Bar residents would like to see passenger service restored for either commuter service to the west or tourist service to the east.

Future Conditions

Projected Growth

For the City of Gold Bar, Snohomish County Tomorrow (SCT) set a 2035 population growth target of 2,424 and a 2035 employment growth target of 661. The SCT 2013-3014 Growth Monitoring Report published a 2035 adopted housing unit target of 924 for the City, an increase of 87 housing units from the 2010 Census. See the Land Use Appendix for more information about population growth.

Table T-3: Transportation Growth Assumptions (2010-2035)

	2010	2035	Increase
Housing Units	837	924	87
Average Daily Trips (9.6 per unit)	8,035	8,870	835
Employment	218	661	443
Average Daily Trips (2.1 per employee)	458	1388	930

Source: ITE Manual

2035 Traffic Growth

Most of the land near the city core is developed and has limited potential for additional development. Future residential growth within the Gold Bar UGA is likely to occur on undeveloped and underdeveloped parcels located along May

Creek Road on the north side of the City.[3] Therefore the impacts of 2035 residential growth are likely to be focused on May Creek Road and First Street (which connects May Creek Road to the city core and US 2).

Future employment growth with the Gold Bar UGA is likely to occur on underdeveloped parcels located within the General Commercial zone along US 2. Therefore the impacts of 2035 employment growth are likely to be focused on US 2 between 10th Street and the eastern City boundary.

May Creek Road and First Street may experience increased traffic as use of Wallace Falls State Park increases as a result of regional population growth and recreational interests.

Other City streets should be minimally affected by growth within the Gold Bar UGA. Distributed trips, such as those from one household to another, may increase throughout the City as growth occurs. However, such trips are likely to contribute to a minority of total trips. Other streets, including Pickle Farm Road, May Creek Road, and Reiter Road may be impacted if Snohomish County were to allow significant development to occur outside of the Gold Bar UGA. The School District owns property to the east of Gold Bar at the intersection of US 2 and Reiter Road, and is considering constructing a new school once enrollment increases.

Future Deficiencies

Due to anticipated residential growth along May Creek Road, employment growth along US 2, and increased use of Wallace Falls State Park, it is expected that the following intersections may be negatively impacted in the future:

- First Street and Lewis Avenue
- First Street and May Creek Road
- May Creek Road and Moonlight Drive
- May Creek Road and Ley Road
- 415th Avenue SE and US 2

Intersections with US 2 may also be further negatively impacted due to growth within Gold Bar and regional increases in highway traffic. The WSDOT monitors daily traffic on US 2 at First Avenue. Possible improvements to US 2 to improve intersection conditions will be coordinated with the WSDOT.

Safety along US 2 is an ongoing and growing concern as regional population growth results increased traffic volumes and user demand. In 2015, WSDOT updated the list of unfunded priority transportation projects to include US 2 Highway Safety improvements between Snohomish and Skykomish.[4]

[3] 2012 Buildable Lands Report, Snohomish County Planning and Development Services.

[4] WSDOT, 2015 Unfunded Priority List.

Transportation Facility Plan (2015 – 2035)

Based on current transportation needs, pedestrian and bicycle connections desired by the community, traffic forecasts, and LOS standards, the Transportation Facility Plan for 2015-2035 was developed. **Table T-4** presents a prioritized list of all transportation and non-motorized transportation capital improvements for the 20 year planning period. Non-motorized transportation projects include trail development, and pedestrian and bicycle safety improvements. These projects are depicted in **Figure 2.**

Projects listed in 20-year Transportation Facility Plan have been identified as those which should be further studied for future implementation depending on funding that may be available from outside sources. The City relies heavily on outside funding sources for capital streets projects, as impact fees are not anticipated to be a significant source of revenue. The cost estimates provided in **Table T-4** are for planning purposes only. There are no urgent transportation facilities needs at this time, and projects should be considered based priority level.

Table T-4: Transportation Facility Plan (2015-2035)

Project	Cost	Priority	Funding Sources
Non-Motorized			
Tenth Street pedestrian safety and mobility project	$328,000	High	General Fund; Grants
Ley Road pedestrian safety and mobility project	$200,000	High	General Fund; Grants
SR2 First St crossing improvements	$50,000	High	General Fund; Grants
SR2 West pedestrian/bicycle alternative	$200,000	Medium	General Fund; Grants
SR2 East pedestrian/bicycle alternative	$350,000	Medium	General Fund; Grants
May Creek trail & Evergreen Park trailhead	$125,000	Medium	General Fund; Grants
Subtotal	**$1,253,000**		
Transportation			
Ley Road resurfacing	$200,000	Medium	General Fund; Grants
First Street Overlay and mobility project	$200,000	Medium	General Fund; Grants
415th Avenue SE overlay project	$200,000	Medium	General Fund; Grants
Local Access street improvements	$1,250,000	High	General Fund; Grants; Mitigation
Minor Arterial street improvements	$2,500,000	High	General Fund; Grants; Mitigation
Collector Arterial street improvements	$2,600,000	High	General Fund; Grants; Mitigation
Subtotal	**$6,950,000**		
TOTAL	**$8,203,000**		

All arterial intersections in the City in 2035 are expected to operate better than the LOS standards with implementation of identified Transportation Facility Plan improvements (not including intersections with US 2 that may be limited by the state's highway plan).

Existing Revenues and Expenditures

Revenues available for financing transportation improvements in the City can be highly variable, depending on the amount of development activity, grant applications and awards, and local economic factors. Funds for transportation improvements typically come from the following sources:

- City general funds (sales tax, real estate excise tax, and property tax)
- Distributions from state gas tax
- Developer contributions and mitigation (impact fees)
- Grants – both federal and state sources
- Bond financing
- Local Improvement District (LID) financing
- Contributions from local/regional jurisdictions (Snohomish County and Puget Sound Regional Council)

In 2013, the City spent approximately $50,000 on transportation. Between 2009 and 2013, the five-year average was approximately $76,000, a value reflecting typical transportation expenditures.[5]

Funding Assumptions for 2035 Transportation Facility Plan

The estimated total cost of the 2015-2035 Transportation Facility Plan is approximately $8.3-million. Funding sources identified for each transportation improvement project in the 2035 Transportation Facility Plan include:

- Real Estate Excise Tax - Funds from home sales to be used for capital or land purchase only
- Mitigation - Any of the available mitigation funds from impact fees, SEPA mitigation, etc.
- Special Levy - Voter approved funding for capital projects
- Grant - Any source of grant funds such as Transportation Improvement Board, federal or state funds, etc.
- Local Improvement District – Tax district supported by the property owners

Federal and state funds for high priority projects have been identified in the Six-Year TIP, 2010 to 2015. These funds equal approximately $2-million, accounting for much of the funding shortfall. However, the City will need to

[5] Washington State Auditor, Local Government Financial Reporting System, By Dollars Report: Expenditures for the government Gold Bar, City of.

continue to aggressively pursue federal and state transportation funding opportunities in order to complete the 2015-2035 Transportation Facility Plan. More information on alternative funding sources is provided in the Capital Facilities Appendix.

Capital Facilities Appendix

Introduction

The Capital Facilities Appendix is presented in three parts:

1. **Projected Demand for Capital Facilities** – A summary discussion of the projected growth in Gold Bar and the requirements in the Growth Management Act that a balance be maintained between needs and funding.

2. **Capital Facilities Inventories** – This section presents summaries of existing inventories and needs projections for capital facilities. Municipal facilities are those that are owned and operated by the City, or for which the City has a capital plan, such as City offices and maintenance facilities. Municipal facilities for parks, trails, and recreation facilities are addressed in the Parks Element; the City's transportation system is addressed in the Transportation Element.

   Other public facilities or services that are not owned and operated by the City or that are provided through contractual arrangements with the City, such as Police, Fire, and Schools, are also presented.

3. **Capital Facilities Funding Sources** – This section summarizes potential funding sources that may be used to support needed capital facilities.

   Table CF-2 presents the Gold Bar 20-year Capital Facilities Plan at the end of this appendix. This table is supplemented by the **Table T-4**, the Transportation Facility Plan, in the Transportation Appendix.

The Capital Facilities goals and policies, which provide overall direction for capital facilities decisions, are presented in the Capital Facilities Element.

Projected Demand for Capital Facilities

General Growth Projections

According to the growth projections which form the basis of the Land Use Element of the Comprehensive Plan, the City of Gold Bar and its urban growth area could experience an increase of approximately 87 additional housing units over the next twenty years.[1]

[1] SCT 2013-2014 Growth Monitoring Report, calculated as 2035 SCT initial housing target (934) minus 2010 Census housing unit count (837).

For planning purposes, a uniform population growth allocation over the 20-year period is assumed, rather than trying to predict year by year economic cycles. Growth will likely not occur precisely as projected over the next 6-year, or even the 20-year period. Recognizing this fact, the Growth Management Act requires the Capital Facilities Plan to be updated at least biennially. In this way, local governments have the opportunity to reevaluate their forecast in light of the actual growth experienced, revise their forecast if necessary, and adjust the number or timing of capital facilities that are needed.

Method for Using Levels of Service

Level of service (LOS) standards are quantifiable measures of the amount of public facilities that are provided to the community. LOS standards may also measure the quality of some public facilities. Typically, measures of LOS are expressed as ratios of facility capacity to demand. Since the need for capital facilities is determined largely by the adopted LOS, the key to influencing the Capital Facilities Program is the selection of the LOS standards.

LOS standards are measures of the quality of life of the community. The standards should be based on Gold Bar's vision of its future and its values. The final, legal authority to establish LOS standards rests with the City Council because the City Council enacts the LOS that reflects the community's vision. The City Council's decision should be influenced by 1) providers of public facilities; 2) formal advisory groups; 3) the general public through workshops and other public involvement programs and 4) staff with appropriate experience and expertise.

Adopted LOS Standards

The City has adopted LOS standards for parks and transportation. Policy PTR-P2 in the Parks, Trails and Recreation Element establishes LOS standards for parks, see the Parks, Trails and Recreation Appendix for more information. Policy T-P52 in the Transportation Element establishes a LOS standard for roadways, see the Transportation Appendix for more information.

Capital Facilities Inventory

Introduction

This section considers the following public facilities:

- City Offices
- Public Works Facilities
- Water System Facilities
- Stormwater Management Facilities
- Parks (see the Parks, Trails and Recreation Element and Appendix for additional information)

Inventory of Public Facilities

City Hall

City Hall provides 1,904 square feet of meeting and office space for City administration and police. City Hall is located at 107 Fifth Street. The City Hall was expanded and remodeled in 2000, which doubled the size of and remodeled the previous building, including adding a new roof, kitchen/staff room, additional office space, storage space, and a men's bathroom. The remodel also addressed ADA requirements and provided paved parking and landscaping.

Public Work Facilities

The City owns and operates a public works facility located at 505 W Croft Avenue (US 2). The public works facility is 1,731 square feet and provides storage for tools, a small bay for working on equipment, two offices, and a bathroom.

Water System Facilities

The City owns and operates its own water distribution system. The 2014 Water System Plan was prepared in accordance with the requirements for water system planning established by the state Department of Health, the state Department of Ecology, and the Snohomish County Coordinated Water System Plan. Figure 1-2 of the 2014 Water System Plan depicts the Gold Bar Retail Service Area and PUD May Creek Water System.

Sources

The Gold Bar water system relies of groundwater for its primary water supply and maintains four City-owned wells. Wells 1, 2 and 3 constitute a well field of which Well 3 is the only producing well. Well 3 has a maximum capacity of 200gpm, and is operated at 175 gpm. Well 4 is the primary source well with a maximum capacity of 400 gpm, it is operated at 200 gpm.

Simultaneous pumping of the two wells is done to improve water quality by blending water, which draws out of two different aquifers. Samples of blended water are taken quarterly to verify that the concentration is below the state maximum contaminant levels (MCL). Recent water quality tests show that the results are consistently below the MCL. Both wells are chlorinated.

The City's current water rights are adequate for the projected demands through 2046.

System

There are currently 685 residential service connections, and 49 non-residential service connections.

The distribution system consists of approximately 51,000 lineal feet of piping from 4-inch to 12-inch diameter. Pipe material is predominantly asbestos cement and PVC. Part of the transmission main between the wells and reservoir is 8-inch ductile iron.

Three reservoirs provide a combined total operating volume of 263,532 gallons (705,877 gallon volume to overflow). Pumping rates for the wells

will meet the projected demand through 2022, and the City has adequate storage volume to serve the system beyond year 2034.

Interties

There is one manually operated emergency intertie with Snohomish County PUD No. 1, allowing for water supply without the need for pumping. Maximum flow through the intertie is limited to 300 gpm under terms of the contract. The intertie was last utilized in 2013 during the rehabilitation of Well 4.

Stormwater Management Facilities

The City of Gold Bar does not maintain a centralized stormwater management system. A variety of different types of facilities are located within the City, including infiltration systems, wetponds, oil/water separators, bio-swales, and underground storage vaults. Some properties and roadways drain to the Skykomish or Wallace Rivers, or May Creek. Due to course gravel soils underlying much of the City, some properties, including newer developments, infiltrate surface water into the ground.

Parks

There are a total of 11.8-acres of developed and undeveloped park land in Gold Bar (some of which are undeveloped rights-of-way). The City leases another 3.4-acres from Burlington Northern to provide a total of 15.2-acres of parkland. Railroad Avenue Park, a regional park on the south side of US 2, provides a majority of the total parkland, 9.7 acres. Wallace Falls State Park is located outside the Gold Bar planning area to the north of the City.

Additional information regarding parks, trails, and recreation facilities, and Level of Service standards, is located in the Parks Element and Appendix of this Plan.

Table CF-1: Gold Bar Capital Facilities Inventory Summary

Facility	Size
City Owned Buildings	
City Hall	1,904 SF
Public Works Building	1,731 SF
Other City Owned Property	
Well Field #1	4.0 Acres
Well Field #2	2.0 Acres
Olney Creek Falls Property	1.13 Acres
Parks*	11.8 Acres

*Additional information regarding parks, trails, and recreation facilities is located in the Parks Element and Appendix.

Future Needs

Public Works Facilities

Based on existing usage and demand, the City anticipates a need to construct a new shop and public works office building in the next five to ten years. An evaluation will be conducted to determine the space requirements to accommodate equipment storage as the City increases in size.

Water Facilities

The City of Gold Bar 2014 Water System Plan includes the projected demand, a summary of future system deficiencies, and planned improvements. The improvements listed in the Water System Plan are included in the Capital Facilities project list at the end of this chapter.

Stormwater Management Facilities

With few stormwater facilities and most stormwater from recent development management through infiltration, the City does not have a stormwater management plan and no stormwater facility improvement projects have been identified at this time. The City requires new development to management stormwater in accordance with the adopted Ecology Stormwater Management Manual at the time of construction.

As indicated in the Transportation Appendix, the City plans to construct a variety of street improvements. Stormwater management facilities will need to be constructed to support street improvements when they occur.

Sanitary Sewer Facilities

The City of Gold Bar Sewer Feasibility Study was completed in 2006. The goal of the study was to provide a significant amount of the information required for development of a fully compliant General Sewer Plan. The Study explored The provision of sewer service is fundamental for the City's continued and successful growth, and is required if greater densities are to be achieved within the UGA.

Non-Municipal Public Facilities and Services

Library

The City of Gold Bar participates in the Sno-Isle Library System. The nearest library serving Gold Bar is the Sultan Library.

Police

The City of Gold Bar contracts with the Snohomish County Sheriff's Office for law enforcement services. Under this contract, the Gold Bar police officers are Sheriff deputies. Police service operates out of City Hall.

Fire Facilities

Fire protection services to the Gold Bar community are provided by Fire District #26. The fire district owns three buildings. The primary building is located at the corner of Fifth Street and Lewis Avenue in Gold Bar. The second building is located one mile east of the city limits on US 2. The third building is the former police station, which the City leases for storage.

Fire District #26 is an all volunteer fire department, with a volunteer staff of 35, 5 administrative officers, one fire chief, and one assistant fire chief. Average response time is approximately three minutes.

Taxes for fire service are collected by Snohomish County on assessed property values. Taxes are currently $1.50 per $1,000 assessed value.

Water Facilities

The May Creek water system, operated by Snohomish PUD, serves an area that includes an eastern portion of the City and areas outside the city limits.

School Facilities

Gold Bar residents are served by Sultan School District No. 311. The District covers approximately 30 square miles in Snohomish County and has a total enrollment of about 2,000 students. The School District operates the following facilities:

- Gold Bar Elementary — 401 Lewis Avenue, Gold Bar
- Sultan Elementary — 501 Date Avenue, Sultan
- Sultan Middle School — 301 High Avenue, Sultan
- Sultan High School — 310 High Avenue, Sultan

Twenty-Year Capital Facilities Costs

The City's 20-year Capital Facilities Plan is presented in **Table CF-2** at the end of this chapter. The City's budget is available for review through the City Clerk's Office.

There are no urgent capital facilities needs at this time. Projects listed in 20-year Capital Facilities Plan have been identified as those which should be further studied for future implementation depending on funding that may be available from outside sources. The cost estimates provided are for planning purposes. Projects should be considered based priority level.

Potential Funding Sources

A wide range of revenue sources is available to the City of Gold Bar to fund capital facilities. There are three types of sources available for capital facilities: multi-use, single use, and, less commonly, the general fund. Each is described below.

1. **Multi-use**: Specific taxes, fees, loans, and grants which may be used for multiple types of capital facilities (but which may become restricted if and when adopted for a specific type of capital facility);
2. **Single Use**: Taxes, fees, loans, and grants which may be used only for a particular type of capital facility; and
3. **General Fund**: General City revenue that is generally used for City operations and only occasionally used as a source of funding capital projects.

Multi-Use Revenue Sources

General Obligation Bonds & Lease-Purchase (Property Tax Excess Levy)

There are two types of General Obligation (GO) bonds: voter-approved and councilmanic.

Voter-approved bonds increase the property tax rate, with increased revenues dedicated to paying principal and interest on the bonds. Local governments are authorized in "excess levies" to repay voter-approved bonds. Excess levies are increased in the regular property tax levy above statutory limits. Approval requires a 60 percent majority vote in favor and a turn-out of at least 40 percent of the voters from the preceding general election.

Councilmanic bonds are authorized by a jurisdiction's legislative body without the need for voter approval. Principal and interest payments for councilmanic bonds come from general government revenues, without a corresponding increase in property taxes. Therefore, this method of bond approval does not utilize a dedicated funding source for repaying the bond holders. Lease-purchase arrangements are also authorized by vote of the legislative body and do not require voter approval.

The amount of the local government debt allowable for GO bonds is restricted by law to 7.5 percent of the taxable value of the property within the City limits. This may be divided as follows:

General Purpose Bonds	2.5 percent
Utility Bonds	2.5 percent
Open Space and Park Facilities	2.5 percent

Of the 2.5 percent for General Purpose Bonds, the City may issue up to 1.5 percent in the form of councilmanic bonds.

The City has two councilmanic GO bonds. One bond was initiated in 1995 to purchase the Gateway Park Property. The other was initiated in 2000 to fund the remodel of the City Hall. As of January 2003, there was no voter-approved GO debt. The total unused debt capacity available for the City in 2002 is $6,575,499.

If bonds were used to fund capital facilities, the impact on the individual taxpayer would vary widely depending upon the amount and term of the bonds.

Real Estate Excise Tax

RCW 82.46 authorizes local governments to collect a real estate excise tax levy of 0.25 percent of the purchase price of real estate within the city limits. The Growth Management Act authorizes collection of another 0.25 percent. Both the first and second 0.25 percents are required to be used for financing capital facilities specified in local governments' capital facilities plans.

The first and second 0.25 percent may be used for the following:

- For planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets; roads; highways;

sidewalks; street and road lighting systems; traffic signals; bridges; domestic water systems; storm and sanitary sewer systems;

- For planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of parks; recreational facilities; trails;

- For planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of law enforcement facilities; fire protection facilities; libraries; administrative and/or judicial facilities;

- For planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of river and/or waterway flood control projects.

The City of Gold has enacted both the first and second 0.25 percent real estate excise taxes. The County Assessor Office determines the value of the property and the seller of the property is responsible for the payment of these assessed taxes. In 2013, the total REET revenue collected was $21,648. The City Council determines how REET funds are allocated.

Utility Tax

RCW 35A.52 authorizes cities to collect a tax on gross receipts of electrical, gas, garbage, telephone, cable TV, water, sanitary sewer, and stormwater management providers. Service users pay the tax as part of their utility bill.

State law limits the utility tax to 6 percent of the total receipts for cable TV, electricity, gas, steam (not applicable to Gold Bar), and telephone, unless a majority of the voters approved a higher rate. There are no restrictions on the tax rates for City-owned sewer, water, solid waste, and stormwater. Currently the City collects 6% utility tax on sanitation, cable TV, electricity, gas, and telephone, and water. Revenue can be used for capital facilities acquisition, construction, and maintenance, although this revenue supports the general fund.

Community Development Block Grants

Statewide, approximately $8.5 million in community development block grant (CDBG) funding is available annually through the federal Department of Housing and Urban Development (HUD) for public facilities, economic development, and housing projects which benefit low- and moderate-income households. Funds may not be used for maintenance and operations.

Public Works Trust Fund Grants and Loans (PWTF)

The state Department of Community, Trade, and Economic Development provides low-interest loans for capital facilities planning, emergency planning, and construction of bridges, roads, domestic water, sanitary sewer, and storm sewer. Applicants must have a capital facilities plan in place and must be levying the original 0.25 percent real estate sales tax (see real estate excise tax, above). Construction and emergency planning projects must be for reconstruction of existing capital facilities only. Capital improvement planning projects are limited to planning for streets and utilities.

Loans for construction projects require a local match generated only from local revenues or state-shared entitlement (gas tax) revenues. The required local match is 10 percent of a 3 percent loan, 20 percent for a 2 percent loan, and 30 percent for a 1 percent loan.

Emergency planning loans are at a 5 percent interest rate. If state or federal disaster funds are received, they must be applied to the loan for the life of the project (20 years). Future PWTF funding cannot be reliably forecast.

Storm Water Utility Fee

The state authorizes cities and counties to charge a fee to support storm drain capital improvements. The fee is usually a flat rate per residential equivalency. Residential equivalencies are based on average amount of impervious surface. Commercial property is commonly assessed a rate based on a fixed number of residential equivalencies. Gold Bar assesses a storm water utility fee of $4.85 per residential equivalency.

Single Use Revenue Sources

Cultural Arts, Stadium/Conventional Facilities

Special-Purpose Districts

RCW 67.38.130 authorizes cultural arts, stadium/convention special purpose districts with independent taxing authority to finance capital facilities. The District requires a majority voter approval for formation, and has a funding limit of $0.25 per $1,000 of assessed valuation.

Typically, such a special-purpose district would serve a larger geographical area than the single city. Revenue would be based on the tax base of the area within the special service district.

Fire Protection and Emergency Medical Services

EMS Levy

The state authorizes a $0.50 per $1,000 assessed value property tax levy, which may be enacted by fire and hospital districts, cities and towns, and counties. Gold Bar cannot enact an EMS levy because it is served by Fire District #26.

Fire Impact Fees

RCW 82.02.050-090 authorizes a charge (impact fee) to be paid by new development for its "fair share" of the cost of fire protection and emergency medical facilities required to serve the development. Impact fees must be used for capital facilities necessitated by growth, and not to correct existing deficiencies in levels of service. Impact fees cannot be used for operating expenses.

A fire impact fee for the City of Gold Bar can be generated by multiplying the current level of service by the cost of related capital facilities to determine the cost per capita, then multiplying by the number of persons per dwelling unit to determine the cost per dwelling unit.

The City does not currently charge a fire impact fee because it does not directly operate fire protection capital facilities.

Roads, Bridges, and Mass Transit

Motor Vehicle Fuel Tax

RCW 82.36 authorizes this tax, which is administered by the state Department of Licensing and paid by gasoline distributors. Cities and counties receive 11.53 percent and 22.78 percent, respectively, of motor vehicle fuel tax receipts. Revenues must be spent for "highway purposes" including the construction, maintenance, and operation of City streets, county roads, and highways. In 2014, $42,905 in fuel tax revenue was distributed to Gold Bar.

Local Option Fuel Tax

RCW 82.80 authorizes this countywide local option tax equivalent to 10 percent of the state-wide motor vehicle fuel tax and a special fuel tax of 2.3 cents per gallon. Revenues are distributed back to the county and its cities on a weighted per capita basis (1.5 for population in unincorporated areas and 1.0 for population in incorporated areas). Revenues must be spent for "highway purposes." Snohomish County has not enacted this local option fuel tax.

Commercial Parking Tax

RCW 82.80 authorizes a tax for commercial parking businesses, but does not set rates. Revenues must be spent for "general transportation purposes" including highway purposes, public transportation, high-capacity transportation, transportation planning and design, and other transportation-related activities. Gold Bar does not have a commercial parking tax at this time.

Transportation Benefit District

RCW 35.21.225 authorizes cities to create transportation districts with independent taxing authority for the purposes of acquiring, constructing, improving, providing, and funding any city street, county road, or state highway improvement within the district. Special district's tax base is used to finance capital facilities.

Transportation improvements funded with district revenues must be consistent with state, regional, and local transportation plans; necessitated by existing or reasonable foreseeable congestion levels attributable to economic growth; and partially funded by local government or private developer contributions, or a combination of such contributions.

A transportation benefit district would address specific transportation projects reducing congestion caused by economic development. Consequently, the amount of revenue is a function of the cost of the project, rather than a levy rate, assessment amount, or fee schedule. It is, therefore, not possible to reliably forecast revenue from this source.

To date, no jurisdiction in the state has formed a transportation benefit district.

Road Impact Fees

RCW 82.02.050-090 authorizes cities and counties to exact road impact fees from new development for its "fair share" of the system improvement costs of roads necessary to serve the development. Impact fees must be used for

capital facilities necessitated by growth and not to correct existing deficiencies in level of service. Impact fees cannot be used for operating expenses.

Gold Bar currently collects traffic impact fees based on an adopted ordinance and fee schedule. The impact fee is based on the cost of providing the items listed in the 6-year transportation improvement plan. The cost share is allocated to new development utilizing a per trip methodology.

National Highway Systems Grants

The Washington State Department of Transportation (WSDOT) awards grants for construction and improvement of National Highway System (NHS) components. In order to be eligible, projects must be a component of the NHS and be on the regional transportation improvement program.

Ultimately, the NHS will include all interstate routes, a large percentage of urban and rural principal arterials, defense strategic highway networks, and strategic highway connectors. In the interim, the NHS will consist of highways classified as principal arterials.

Funds are available on an 86.5 percent federal, 13.5 percent local match based on the highest ranking projects from the regional Transportation Improvement Board (TIB) list. It is not possible to forecast reliably how much, if any, revenue the City would receive from this source.

Surface Transportation Program (STP) Grants

Puget Sound Regional Council provides grants for road construction, transit, capital projects, bridge projects, transportation planning, and research and development. Projects must be on the regional TIP list, and must be for roads with higher functional classifications and local or rural minor collectors

Funds are available on an 86.5 percent federal/13.5 percent local match based on highest ranking projects from the regional TIP list. Gold Bar has not received any STP or Transportation Improvement Account grant revenue.

Federal Aid Bridge Replacement Program Grants

WSDOT provides grants on a state-wide priority basis for the replacement of structural deficient or functionally obsolete bridges. Funding is awarded on 80 percent federal/20 percent local match.

Gold Bar has obtained a BRAC grant for upgrades to May Creek Bridge.

Federal Aid Emergency Relief Grants

WSDOT provides funding for restoration of roads and bridges on the federal aid system which are damaged by natural disasters or catastrophic failures. Funds are available on an 83.13 percent federal/16.87 percent local matching basis. Because emergencies cannot be predicted, it is not possible to forecast revenues from this source.

Urban Arterial Trust Account Grants (UATA)

The Washington State Transportation Improvement Board (TIB) provides funding for projects to alleviate and prevent traffic congestion. In order to be eligible, roads should be structurally deficient, congested by traffic, and have

geometric deficiencies, or a high incidence of accidents. Funds are awarded on an 80 percent federal/20 percent local matching basis.

Transportation Improvement Account Grants (TIA)

The state TIB provides funding for projects designed to alleviate and prevent traffic congestion caused by economic development or growth. Eligible projects should be multi-agency, multi-modal, congestion, and economic development-related, and partially funded locally. Funds are awarded on a percentage basis with a local match.

Centennial Clean Water Fund (CCWF)

The Department of Ecology (DOE) issues grants and loans for the design, acquisition, construction, and improvement of water pollution control facilities and related activities to meet state and federal requirements to protect water quality.

State Revolving Fund Loans

DOE administers low-interest loans and low-interest guarantees for water pollution control projects. Applicants must demonstrate water quality need, have a facility plan for water quality treatment, show ability to repay a loan through a dedicated source of funding, and conform to other state and federal requirements. No revenues from this source are currently forecast.

Solid Waste

Department of Ecology Grants

The state awards grants to local governments for a variety of programs related to solid waste, including a remedial action grant to assist with local hazardous waste sites, moderate risk/hazardous waste implementation grants, and waste composting grants. It is not possible to forecast revenue from this source.

Flood Control Special Purpose Districts

RCW 86.15.160 authorizes flood control special purpose districts with independent taxing authority (up to 50 cents per $1,000 assessed value property tax levy limit without voter approval) to finance flood control capital facilities. In addition, the district can, with voter approval, use an excess levy to pay for general obligation debt. Gold Bar does not have a flood control special district.

Surface Water Management

Storm Drainage Payment In Lieu of Assessment

In accordance with state law, the City could authorize storm drainage charges in lieu of assessments. The City does not currently collect a storm drainage facility charge per acre upon issuance of a building permit. Revenues from this charge could be deposited in the City's Storm Drainage Cumulative Reserve Fund. Revenues from this fund could be used for construction, maintenance and/or repair of storm drainage facilities, acquisition of property or related debt service.

Water Supply

User Fees

The state authorizes cities, counties, and special purpose utility districts to charge for water consumption, usually on the basis of volume of water consumed. Revenue may be used for capital facilities, operations, and maintenance.

Gold Bar's current water rate structure consists of a usage charge, an assessment charge, and a charge to support an emergency reserve. Usage charges are based on service meter readings and are designed to cover operations and maintenance expenses. The assessment charge is used to pay system debt. Any remaining assessment revenue is transferred to Fund 403 – Water Capital Improvement Fund. Fund 403 is used for annual equipment purchases and as a reserve for future capital improvements. In 2013, Gold Bar collected $312,882 for the provision of water service.

Water Districts

Snohomish PUD operates the May Creek water system that serves the eastern portion of the Gold Bar planning area. Water districts have independent taxing authority, with a property tax levy limit of 50 cents per thousand of assessed value. Tax revenue is restricted to uses related to the purpose for which the water district was created.

Grants and Loans

Grants and loans are additional sources of revenue that may be used for capital projects.

The State Community Economic Revitalization Board (CERB) provides low-interest loans, and occasionally grants to finance sewer, water, access roads, bridges, and other facilities for specific private sector development. Funding is available only for projects which support specific private developments or expansion which promotes the trading of goods and services outside the state. The average requirement is to create one job per $3,000 of CERB financing.

The Federal Economic Development Administration (EDA) provides grants for improvements that benefit economic development and reduce unemployment.

General Fund

Property Tax

Property tax levies are most often used by local governments for operating and maintenance costs and support the general fund. They are used infrequently as a source for funding capital improvements.

Under state law, local governments are prohibited from raising the property tax levy more than one percent of the highest amount levied in the last three years (before adjustments for new construction and annexations).

Business and Occupation Tax

RCW 35.21 authorizes cities to collect this tax on the gross or net income of businesses, not to exceed a rate of 0.2 percent, unless approved by a majority of the voters. Revenue may be used for capital facilities acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate. The City has not utilized this revenue source due to limited commercial activity.

Local Retail Sales and Use Tax

Local governments may collect a tax on retail sales of up to 1.0 percent. As of 2015, the local rate is .021 percent. Counties, with voter approval, may collect an additional 0.1 percent which may be used only for criminal justice purposes (public transportation-benefit authorities may levy up to 0.6 percent). Voter approval is required for all local option sales tax increases. In 2013, the City collected $99,292.

Table CF-2: Gold Bar 20-Year Capital Facilities Plan

Project	Cost	Priority	Funding Sources
Parks and Trails			
Salmon Run Park improvements	$15,000	High	General Fund; Grants; REET
Prospector Park improvements	$250,000	High	General Fund; Grants; REET
Sid Moreing Memorial Park improvements	$215,000	High	General Fund; Grants; REET
US2 Park improvements	$57,000	Medium	General Fund; Grants
Acquisition of approx. 5.5 acres for neighborhood parks	$200,000	High	Special Levy
Acquisition of approx. 16.6 acres for community parks	$600,000	High	Special Levy
Neighborhood park development	$400,000	Medium	General Fund; Grants; REET
Acquire passive/resource park lands	$235,000	Medium	Special Levy
Construct a community/youth center	$800,000	Low	Special Levy; Grants
Develop outdoor sports fields	$225,000	Low	Special Levy; Grants
Subtotal	**$2,997,000**		
Water System			
Secure Olney Creek water rights	$5,000	High	Rates
Convert to automated meter reading system	$80,000	Medium	Rates
Construct new well	$1,309,000	Low	Grant; Rates
Watermain replacements and upgrades	$9,000,000	High	Rates
Subtotal	**$10,394,000**		
Municipal Facilities			
Expand public works facility	$150,000	Low	General Fund
Install US2 gateway features	$40,000	Medium	General Fund; Grants
Subtotal	**$190,000**		
Transportation			
Subtotal	**$6,950,000**		(see Table T-4)
Non-Motorized			
Subtotal	**$1,253,000**		(see Table T-4)
TOTAL	$21,784,000		

Utilities Appendix

Introduction

The Utilities Appendix provides information about private utilities (those not provided by the City) that serve the City of Gold Bar and its urban growth area, including electricity, telecommunications, and solid waste collection and disposal.

Electricity

Snohomish County Public Utility District No. 1 (PUD) provides electrical service throughout the City of Gold Bar and its potential annexation areas. PUD is a municipal corporation of the state of Washington, formed by a majority vote of the people for the purpose of providing electric and/or water utility service.

Throughout its service area, PUD provides electrical service to: 301,639 residential, 30,524 commercial, and 76 industrial customers.

PUD owns, operates and maintains electrical generation, transmission and distribution systems, including the Jackson Hydroelectric Project. PUD purchases 80-percent of its power from the Bonneville Power Administration (BPA). The remainder of the PUD's power is provided by a mix of other renewable resources that include output from the PUD's Jackson, Youngs Creek and Woods Creek hydroelectric projects, and several other long-term contracts for wind, landfill gas, biogas, and biomass.

Facilities

PUD locates and operates electrical transmission and distribution system facilities within public rights-of-way in accordance with state law and a franchise agreement with the City of Gold Bar. Facilities are also located in easements across other private property.

Electrical power is supplied to the Gold Bar area from PUD's Jackson Hydro generating plant and BPA's Snohomish Substation. Jackson Hydro is located north of Sultan, Washington. BPA's Snohomish substation is located in Snohomish, Washington. These substations are connected to the regional transmission grid. Transmission lines carry the power to distribution substations where transformers further reduce the voltage to the standard distribution voltage of 12kV. A single distribution substation, Gold Bar Substation, is located within the City of Gold Bar with back up and additional service provided from two distribution substations located in Sultan. Distribution lines distribute the power throughout the community from the distribution substations to the customers.

Demand Forecasts

Electrical load (consumption) is directly related to both local and regional land use development. As local and regional development, and therefore electrical demand, grows, additional generation, transmission and distribution capacity will be needed.

Capacity

According to the PUD, there is ample capacity to meet existing demand for both the incorporated city limits as well as the UGA.

Natural Gas

Natural Gas is a colorless and odorless mixture of hydrocarbon and non-hydrocarbon gases extracted from porous rock formations below the earth's surface. The gas makes its way from the producing fields via interstate pipelines at high pressure. At delivery points along the interstate pipelines, the pressure is reduced and an odorant (typically mercaptan) is added to the gas for safety purposes to make leaks easier to detect. Cleaner burning and typically less expensive than oil and electricity, natural gas has become the fuel of choice in many households for space and water heating, cooking and clothes drying. Today most new homes use natural gas where service is available.

Natural gas service is provided throughout the City of Gold Bar and its potential annexation areas by Puget Sound Energy (formed by the merger of Puget Sound Power & Light Company and Washington Natural Gas Company). Puget Sound Energy (PSE) is an investor-owned utility regulated by the Washington Utilities and Transportation Commission serving approximately 625,000 residential, commercial, and industrial natural gas customers in portions of Snohomish, King, Kittitas, Pierce, Thurston, and Lewis Counties. PSE is a Local Distribution Company (LDC) certificated to own, operate, and maintain natural gas distribution systems to serve customers. PSE does not own or operate interstate natural gas pipeline facilities.

Facilities

PSE operates under a franchise with the City of Gold Bar, which allows PSE to locate facilities within the public road rights-of-way of the City. Facilities are also located on property owned by PSE and in easements across other private property. PSE's distribution system is generally comprised of the following components:

Gas Supply Mains

These are generally larger diameter (8" and over) steel wrapped mains designed to operate at higher pressure (100 psig to 250 psig) to deliver natural gas from the supply source to pressure reducing stations (district regulators).

Pressure Reducing Stations

These are located at various locations throughout the system to reduce pressure to a standard distribution operating pressure of approximately 60 psig.

Distribution Mains

Distribution mains are fed from District Regulators. These mains vary in size (usually less than 8" in diameter) and the pipe material is typically polyethylene.

Demand Forecasts

The average energy use for residential customers is 50 cubic feet per hour during winter heating months. Energy use from office, commercial and industrial development varies. Natural gas consumption is directly related to and driven by local and regional land use development. As new development occurs and natural gas demand grows, additional supply and distribution capacity is eventually required. Future extensions of the natural gas distribution system within the City will occur on an as-needed basis as development warrants. Additional commercial development within the Gold Bar area may require review of the existing natural gas supply and distribution system capacity.

Capacity

Based on current trends, PSE projects that the existing natural distribution system serving the Gold Bar area can accommodate projected growth in natural gas demand within the City through 2013 without major system improvements. At this time there are no major projects planned for Gold Bar.

Telecommunications

Conventional telephone, fiber optics cable, cellular telephone, and cable television are addressed in this section. Interstate and international telecommunication activities are regulated by the Federal Communications Commission (FCC), an independent United States government agency.

Conventional Telephone

Service to Gold Bar is provided by Verizon. Verizon is an investor-owned corporation whose holdings include companies serving regional, national, and international markets. The subsidiaries include directory publishing, cellular mobile communications systems sales and service, and communications software.

All cities within the state of Washington fall within a particular Local Access and Transport Area (LATA). These LATAs are telephone exchange areas which define the area permitted to transport telecommunications traffic.

As new development occurs and demand grows, additional telecommunications capacity may eventually be required. Future improvements to the telecommunications system within the City will occur on an as-needed basis as development warrants.

Cellular Telephone

Cellular telephone service is provided by broadcasting and receiving radio signals to and from cellular facilities and cellular phone handsets. Cellular facilities consist of base station antennas that serve a local area and connect cellular phones to the regional phone network. Cellular antennas must be placed at a height that allows them to broadcast throughout their local area. Antennas

are often located on building tops, water tanks, utility towers, and freestanding communication towers.

Siting of cellular facilities depends on how the system is configured. The cell sites must be designed so that channels can be reused because the FCC allocates a limited number of channels to each cellular telephone company. Topography and other built features can effect signal transmission, so the cell is configured to locate the cell site at an appropriate place to provide the best transmission conditions.

When antennas cannot be located on existing structures, towers (monopoles or lattice structures) are often constructed to support cellular facilities. Monopoles generally range in height from 45 feet to 150 feet. The base of the monopole varies between 24 to 72 inches in diameter, depending on the weight supported. Lattice structures are typically used to achieve higher heights and generally range from 80 feet to 200 feet or more in height. Lattice towers may be self-supporting or stabilized by guy wires.

Service Area

Cellular telephone service is licensed by the FCC for operation in Metropolitan Service Areas (MSAs) and Rural Service Areas (RSAs). The FCC grants several licenses within each service area. Current licensed cellular service providers for the Gold Bar area include AT&T Wireless, Verizon, Sprint, Cingular, Voicestream, Qwest, and Nextel.

Capacity

Expansion of cellular facilities is demand driven. Raising the density of transmission/reception equipment to accommodate additional subscribers follows, rather than precedes, increase in local system load.

Broadband

Broadband provides telecommunication data services, including televisions, internet and telephone, to users via a wired network of coaxial cables or Digital Subscriber Line (DSL). Broadband services can also be provided via a fixed or mobile wireless network. Satellite broadband is another form of wireless broadband.

Service Area

Comcast currently holds a cable television franchise to serve the City of Gold Bar. The service area includes the entire incorporated City and potential annexation areas. Most residential neighborhoods within the City are currently served. Service is still unavailable in some commercial areas due to conditions that presently preclude line extensions.

Frontier Communications also provides wired broadband service. Additional wireless broadband service providers include Verizon Communications, AT&T, Iron Goat Networks, and Sprint Nextel Corporation. Satellite broadband provider includes Dish Network.

General Description of Facilities

Comcast facilities supplying Gold Bar with cable television and data service are composed of a receiver, a headend, a trunk system and a feeder system. Signal strength is maintained by amplifiers placed at intervals along the cables. The amplifiers also serve as junction points where the feeder system taps into the trunk cables. Service drops then provide the final connection from the feederline to the subscriber.

Generally following street right-of-ways, the present network encompasses residential neighborhoods within the City of Gold Bar. Future extension of cable service to unserved areas of the City will occur on an as-needed basis as development warrants.

Capacity

Providing and maintaining the capacity to serve is the contractual obligation and responsibility of the utility. According to the City's franchise agreement with the purveyor, Comcast or any of its successors must make service available to all portions of the franchise area. In some circumstances, costs associated with a line extension may be borne by the service recipient.

Forecasted Conditions

According to the provisions of AT&T Broadband franchise agreement with the City, the company and any successor must continue to make cable service available upon request when reasonable for any residential property within the current or future city limits. Therefore, under the current terms of this franchise, company would be required to provide cable service to projected growth within the City with the understanding that some areas may be subject to company's line extension policy.

Parks, Trails and Recreation Appendix

Introduction

Parks, trails and recreation facilities provide City residents with opportunities for outdoor activities, serve as buffers and separators between urban development, and provide linkages between neighborhoods. A good park system is an important factor in a community's quality of life. Attractive, well-designed parks and recreation areas also add to a community's appeal and marketability to potential residents, new businesses, and industry.

Parks, open space, and recreation services have become essential factors in people's lives. Today, recreation is a daily function, rather than a periodic excursion or ball game. Parks provide opportunities for physical exercise, competition, education, social interaction, and viewing of natural beauty. They are places for people to relax, play and exercise, take a walk, or meet friends. They provide a safe and healthy place for our children to grow and play. Open space areas do not only serve as buffers to development, but also act as protection to environmentally sensitive lands that perform valuable biological and cultural functions. The Park, Trails, and Recreation Element has been developed to address these needs and impacts within the community. It will serve as the community's Park Policy Plan for the next 20 years.

The Washington State Growth Management Act requires that every comprehensive plan include a parks and recreation element. That requirement will not be enforced however, until the legislature provides funding to local jurisdictions to support that planning effort. This plan is the preliminary foundation upon which future park and recreation planning will be completed when that funding is made available.

The City has developed this plan to be consistent with the requirements of not only the Growth Management Act and consistent with other elements of the plan, but also to be consistent with the requirements of the Recreation and Conservation Office (RCO), formerly the Interagency Committee for Outdoor Recreation, the primary state agency that provides grant funding for park acquisition and development RCO requires that park plans certified by the state provide an inventory of park resources, a summary of the public participation involved in the development of the plan, an evaluation of the projected park needs, and a prioritization of projects, along with a capital plan for parks.

In this comprehensive plan, "open space" as a community resource is discussed in the Land Use Element, along with the closely-related subject of environmentally critical areas.

Gold Bar Setting

Gold Bar has historically been a relatively small, isolated community that has relied heavily on the facilities of neighboring communities, such as Sultan and Monroe, for the use of their active parks and recreation programs. Between 2000 and 2010, the Gold Bar population grew from 2,022 to 2,075. It is now important to address local park and recreation needs in a more focused manner.

Public Involvement

Much of this parks plan was shaped through the efforts of several community-based groups. First, the seven-member Parks and Recreation Advisory Committee developed a draft parks plan that provided the foundation for the Parks, Trails, and Recreation Element and Appendix. Associated with their efforts, two community surveys were conducted to identify the community's park and recreational needs.

The Gold Bar Planning Commission reviewed the parks plan, and its goals and policies several times throughout the 2004 Comprehensive Plan update. The draft parks plan was reviewed for consistency with other elements of the comprehensive plan, and in terms of park, recreation, and trail plans. During the Planning Commission review of the Comprehensive Plan, community open houses were held to solicit and receive feedback on plan components, including the Parks Element. The draft was the subject of a public hearing and received additional scrutiny by the Gold Bar City Council, prior to being formally adopted as a part of the Comprehensive Plan.

Recommendations for facility development that emerged from input received through public opinion surveys and at planning committee meetings were shaped by the following priorities:

- Identification of park and trail deficiencies using the existing inventory, level of service standards, and projected need based on future populations; and
- Identification of how well existing and planned facilities met both the age-specific needs of the residents, as well as the needed geographical distribution of community park and recreation facilities.

Park, Trail, and Recreation Facilities Inventory

Park and Recreation Facilities

The City of Gold Bar groups its park facilities into the following categories:

Mini-Parks

These parks are generally less than 2 acres in size, serving residents within a 1/4 mile radius (walking distance). A mini-park is the smallest park classification. Mini-parks may include scenic view parks, plazas, gardens, historic places, public art-scapes, small playgrounds, fountains, or beautification areas.

Depending on the size of the site, mini-park development may include small play structures or tot-lots, sport courts, trails and beautification areas.

Neighborhood Parks

These parks are generally 2 to 5 acres in size or larger, serving residents within a ½-mile radius (walking or bicycling distance). Neighborhood parks may provide both active and passive recreation. Access to these parks may be by way of connector trails, sidewalks, bikeways or via low-volume residential streets. Natural areas in neighborhood parks may allow for informal activities such as park trails and nature study. Park facilities may include programmed multi-use playfields, basketball courts, picnic areas, pickle ball or volleyball courts, but typically do not include restrooms or night lighting for evening activities.

Community Parks

These parks vary in size, but 25-50 acres is optimal to accommodate more comprehensive active recreation uses and their support systems. Community parks are larger and serve a broader population and activity base than neighborhood parks. They focus on meeting active recreation demands as well as preserving unique landscapes and open spaces. The natural character of the site should play a key role in site selection with emphasis on the land area needed to accommodate desired uses. Community parks and recreational facilities allow for group activities and offer other recreational opportunities not feasible or desirable at the neighborhood level. Recreation opportunities include community centers, swimming pools, stadiums, lighted athletic fields, picnic shelters, and parking lots.

Tourist Park

Tourist parks may vary in size, but their defining characteristic in the City of Gold Bar is that they are used primarily by the tourists and the public traveling through the City. These parks are generally not accessible by foot to members of the community. Parks in this category in Gold Bar are those located in the narrow strip of land on the south side of State Route 2, adjacent to the Skykomish River. Park land located on the south side of the Highway is difficult to access by foot due to the volume of traffic along Highway 2 and the lack of any controlled signals or stop signs that would facilitate safe passage. Use of Tourist Parks by the community is limited to special events, when park users access the site by driving across Highway 2.

Resource Parks

Resource parks are primarily intended for the preservation of natural, cultural, or visual resources, with some passive recreational opportunities. These areas can be visually unique open spaces, or environmentally sensitive areas. In some instances, community parks and resource parks are similar, except that community parks are generally more developed for recreation pursuits. The resource park can accommodate some passive recreational opportunities — namely low-impact uses such as nature viewing and soft surface trail use. Development is kept to a level that preserves and protects the integrity of the resource.

Existing Inventory

Mini-Parks

- Developed Mini-parks:

  Gateway Community Park
  This undeveloped 0.76-acre park is located between 5th and 6th Street on the north side of Orchard Avenue. Gateway Community Park was developed in 2004 after receiving a Snohomish County Development Block Grant.

- Undeveloped Mini-parks:

  Evergreen Mini Park
  This 4,500-square feet undeveloped park site is located at 907 Evergreen Way next to Creek May Creek. The parcel was dedicated to the City in 1997 in conjunction with the May Creek Park Subdivision.

  The site has been identified as an area that could be developed as a neighborhood playground with toddler play equipment. The site is also next to May Creek and could be developed as a potential trailhead.

  Salmon Run Park
  This undeveloped 1.3-acre park is located on the East Side of 399th Ave. SE on the South bank of the Wallace River. This site was dedicated to the City in 2001 as a park facility in conjunction with the Olson Short Subdivision.

  The site has no existing facilities, but provides the only public access to the Wallace River within the community.

Neighborhood Parks

- Developed Neighborhood Parks: There are no developed Neighborhood Parks in Gold Bar.

- Undeveloped Neighborhood Parks:

  Moreing Neighborhood Park
  This undeveloped 1.14-acre park site is located on 17th Street between US 2 and Amanda Avenue. The land was acquired with grant funds. There are no existing facilities.

Community Parks

- There are no Community Parks in Gold Bar.

Tourist Parks

- Developed Tourist Parks:

Railroad Avenue Park
This 9.76-acre park is located on the South side of SR2 from 1st Street to 10th Street. The area consists of 6.3 acres of City property and WSDOT right-of-way and 3.4 acres of leased Burlington Northern property.

The site contains a covered picnic shelter, 3 picnic pads, parking, water, power, pet exercise area, Totem Pole, and a reader board.

The primary use of this facility is from day travelers pulling in to picnic and rest at the facility. The City has used the Park for various community functions such as Christmas Tree Lighting, Spring Clean-up Day, Gold Dust Days, and yard sales.

- Undeveloped Tourist Parks: There are no undeveloped Tourist Parks.

Resource Parks

- Developed Resource Parks: There are no developed Resource Parks in Gold Bar.

- Undeveloped Resource Parks:

Prospector Park
This undeveloped 2.2-acre park is located at 300 Smeltzer Road. The City purchased the parcel in the 1970's to provide wellhead protection to the City's water supply.

The site is heavily vegetated and is surrounded by residential homes.

City parks, trails, and other local recreational areas are shown on **Figure 2**, the Pedestrian & Bicycle Plan, located in the Transportation Element.

Open Space

In addition to park and recreation facilities, there are "open space" areas within the City that may offer passive recreational enjoyment similar to that available in park facilities. These open spaces are held in both public and private ownership and range in size from very small to several acres. Areas considered open space may include utility easements, native growth protection easements, or other sensitive or otherwise encumbered properties. Goals and policies relating to open space are addressed in the Land Use Element rather than the Parks Element because these areas are often not suitable or accessible for active recreational use, although they may offer a passive visual respite.

Trail Facilities

Existing and proposed City pedestrian and bicycle trails are mapped in the Transportation Element (**Figure 2**). Please consult relevant sections of that plan for information pertaining to Trails.

Table PT-1: Gold Bar Park Facilities Inventory Summary

City-Owned Parks	Acres
Mini-Parks	
Developed	
Gateway	0.8
Total Developed	0.8
Undeveloped	
Evergreen	0.1
Salmon	1.3
Total Undeveloped	1.4
Mini-Parks - Total	**2.2**
Neighborhood Parks	
Developed	
Total Developed	0.0
Undeveloped	
Moreing	1.1
Total Undeveloped	1.1
Neighborhood Park - Total	**1.1**
Community Parks	
Developed and Undeveloped	
Community Park - Total	**0.0**
Tourist Parks	
Developed	
Railroad Avenue Park[1]	6.3
Total Developed	**6.3**
Undeveloped	
Total Undeveloped	0.0
Tourist Park - Total	**6.3**
Resource Parks	
Developed	
Total Developed	0.0
Undeveloped	
Prospector Park	2.2
Total Undeveloped	2.2
Resource Parks - Total	**2.2**
Summary	
TOTAL Developed Parks	**7.1**
TOTAL Undeveloped Parks	**4.7**
TOTAL – ALL EXISTING PARKS	**11.8**

[1] The total size of Railroad Avenue Park is 9.7 acres, including the 3.4 acres leased from the Burlington Northern railroad.

Inventory of Non-Municipal Facilities

School Recreation Facilities

In addition to the City Parks, community residents use the athletic field and play equipment at local schools. Sultan School District allows community residents to utilize the facility during non-school hours. Sultan School District facilities within the City of Gold Bar include:

- **Gold Bar Elementary School:** The Gold Bar Elementary School is an 11-acre site located at 419 Lewis St. Its recreational area consists of a 5,000 square foot covered play shed with a basketball court. One soccer/ Little League field, and one Big Toy playground equipment area is also provided.

Surrounding Recreational Areas

The following areas close to Gold Bar provide recreational opportunities for community residents.

- **Startup Elementary School:** Startup Elementary School is a six-acre site located at 14315 366th Ave. SE in the unincorporated town of Startup, two miles west of the City of Gold Bar. It is no longer being used as a teaching facility, but still provides some recreational areas for public use. A 6,000 square foot gym is available for basketball and volleyball. There are also two tennis courts and one soccer/Little League Field.

- **Wallace Falls State Park:** This 678-acre State Park is located ¼ mile NE of Gold Bar. This facility is considered the most heavily used State Park in Washington and receives over 100,000 visitors annually. The Park provides parking and trails to Wallace Lake and Wallace Falls, which is a 275-foot high water fall. The facility has six tent campsites, picnic areas, and restroom facilities.

- **Big Eddy River Access:** This 10-acre facility is classified as a State Park and is located approximately 1.3 miles East of Gold Bar off of Highway 2 on the Skykomish River. It is used for a variety of recreation including swimming, rafting, kayaking, and fishing. There is no overnight camping and is used as a day facility. There are two restrooms, a boat launch, and parking both above and right on the Skykomish River.

- **Stevens Pass Ski Area:** Stevens Pass is located on the crest of the Cascade Mountain range about 40 miles east of Gold Bar on Highway 2. Stevens Pass averages 450 inches of snowfall each year and covers 1,125 acres of skiable terrain. The facility offers downhill skiing, cross-country skiing, night skiing, snowshoeing, snowboarding, and tubing. Lodging and restaurants are also available, and the facility has a large parking area. During the summer, the facility offers mountain biking.

- **Gold Bar Nature Trails:** This recreational area is a private camping club available to those who purchase a membership. The Nature Trails a 273-acre secured facility located on May Creek Road about two miles northeast of Gold Bar. The facility offers 1,200 individual lots, and

members enjoy the use of a clubhouse, two swimming pools, and a family center.

- **Reiter Rearing Ponds:** Reiter Rearing Ponds is located on Reiter Road about 3.4 miles northeast of Gold Bar. The Reiter Rearing Ponds were developed for the rearing of steelhead, and are managed by the Washington State Department of Fish and Wildlife. There is parking for fishermen and a controlled access to the Skykomish River for fishing during steelhead season.

- **Mount Baker-Snoqualmie National Forest:** The Mount Baker-Snoqualmie National Forest, located to the east east and accessed by US 2, provides many outdoor recreational opportunities, including hiking, biking, fishing, rafting, camping, etc. Recreation passes or permits may be required for some trailheads or interpretative sites; they may be obtained at the Skykomish Ranger Station, located 22-miles east.

Projected Demand and Need

Park and Recreation Facilities

The demand for park and recreation land and facilities can be estimated using a ratio of acreage to a standard unit of population, such as 10 acres of parkland per 1,000 population or 3.1 acres of athletic fields and playgrounds per 1,000 residents (National Park and Recreation Standard, 1983). The ratio method is relatively simple to compute and can be easily compared with other agency standards. These ratios can be used to express Level of Service (LOS) standards for park and recreation facilities in Gold Bar.

Mini-Parks:	0.5 acres per 1,000 population
Neighborhood Parks:	2.0 acres per 1,000 population
Community Parks:	5.0 acres per 1,000 population
Tourist Parks:	No LOS designated
Resource Parks:	No LOS designated

The Plan does not include an LOS standard for the category of Resource Parks; the total Resource Park area in the City will be based on availability of appropriate sites. In addition, no level of service is established for the Tourist Park category. While the City may benefit by having parks in this category for the periodic use the parks receive from community members, the park largely serves a potential economic development function for the City by encouraging visitors to stop and visit. In the future, when the state legislature has made funding available for communities to review and/or develop a parks element and an economic development element for the plan, the City will likely revisit the role of Tourist Parks in the City, and identify any opportunities that may exist to expand their recreational value to city residents, as well as to the tourists they currently serve.

The Plan also does not include LOS standards for the development of recreational facilities such as athletic fields, courts, and other similar facilities.

The National Recreation and Park Association establishes travel-time and distance standards for many community recreational facilities used by communities across the country. Those standards suggest that while the City meets some of those requirements, it does not meet other requirements. For example, the following facilities are sufficiently accessible to Gold Bar residents: football fields, an indoor swimming pool, golf courses, and boat launches. Other facilities such as soccer fields, tennis courts, softball and baseball diamonds and basketball courts are not located close enough to meet the recommended standards. In addition, within Gold Bar, there is no outdoor volleyball facility or tot equipment area. The community has indicated support for developing such facilities, as the opportunity and funding arises, and where these uses could be consolidated. A future update of the Parks Element will provide more opportunities for further examining the City's needs relative to these facilities.

The following table shows how these LOS standards can be applied to Gold Bar UGA's current population (2,952) and target population (3,319) to determine current park land shortfalls and projected year 2035 park needs. **Table PTR-2** shows projected park deficiencies, by comparing the projected year 2035 park needs with the existing parks and facilities (including undeveloped park or recreation facility sites owned by the City) in each of these categories.

Table PTR-2: Existing and Projected Park Land Needs

					2035 Target	
	LOS	Existing Supply	Existing Need	Existing Surplus/Need	Projected Need	Projected Surplus/Need
acres						
Mini-Parks	0.5	2.2	1.5	0.7	1.7	0.5
Neighborhood Parks	2	1.1	5.9	-4.8	6.6	-5.5
Community Parks	5	0	14.8	-14.8	16.6	-16.6
TOTAL	-	**3.3**	**22.2**	**-18.9**	**24.9**	**-21.6**

As shown in **Table PTR-2**, Gold Bar currently has a shortage of approximately 19-acres of park land given a 2014 population estimate of 2,952 people. The only park category currently in excess of the LOS standard is mini-parks, which shows an existing surplus of 0.7-acres. In 2035, Gold Bar would still have an excess of 0.5-acres of mini-parks given a 2035 population target of 3,319.

While Gold Bar is able to meet some of the existing need for neighborhood parks, this park land is not developed. The existing shortage will increase to 5.5-acres by the target year. Gold Bar currently has no park land designated as community parks, there is an existing shortage 18.9-acres which will increase to 21.6-acres by the target year.

Trail Facilities

Specific levels of service for trails are not proposed in this comprehensive plan. Trail facility discussion is located in the Transportation Element and proposed trails and pedestrian paths are shown on **Figure 2** in the Transportation Element.

Planned Park, Trail, and Recreation Facility Capital Improvements

The 20-year Capital Facilities Plan (**Table CF-2**) in the Capital Facilities Appendix indicates the capital park and trail projects identified to support the goals and policies, and projected park land demand and needs. The projects have been ranked according to a high, medium, or low priority.