

THE CITY OF EVERSON



Comprehensive Land Use Plan 2004-2024

Adoption Date: December 14, 2004

ACKNOWLEDGEMENT

Special thanks to the following organizations and individuals for their invaluable contributions to completing the 2004 update of the City of Everson Comprehensive Land Use Plan:

Mayor Jaleen Pratt
Members of the Everson City Council
Members of the Everson Planning Agency
Everson City staff, with special thanks to:
 Rick Holt, Public Works Supervisor
 Diana Quinn, Deputy Clerk

Rollin Harper, Sehome Planning and Development Services
Reuben Weinshilbom, Wilson Engineering, Inc.
Janet Rogerson, Washington State Department of Community, Trade and Economic Development

Much appreciated funding for this project was provided by the Washington State Department of Community, Trade and Economic Development.

Table of Contents

1. Introduction.....	1-1
Authority	1-1
Scope and Purpose	1-1
Public Participation Process.....	1-2
Plan Amendment Process	1-4
2. Background.....	2-1
Summary of Plan Development.....	2-1
Survey of Public Opinion	2-4
Town Meeting Results	2-4
Vision and Goals.....	2-7
Community vision.....	2-7
Goals and policies	2-7
Demographic Trends.....	2-9
County trends.....	2-9
Everson trends.....	2-11
Population projections	2-11
3. Land-Use Element	3-1
Geography.....	3-1
Critical Areas and Resource Lands.....	3-2
Existing Conditions.....	3-4
Land Use	3-4
Zoning.....	3-6
Density of development	3-7
Historic Sites.....	3-8
Future Conditions	3-8
Density of intended use.....	3-8
Potential for infill.....	3-9
Urban growth area.....	3-9
Neighborhood-specific reasons for zoning.....	3-11
Open space.....	3-15
4. Capital Facilities Element.....	4-1
Introduction.....	4-1
Goals and Policies.....	4-1
Planning Assumptions	4-2
Scenarios for Analysis	4-3
Domestic Water	4-4
Sanitary Sewer	4-7
Streets and Sidewalks	4-11

Storm Sewer.....	4-15
Schools.....	4-16
Parks.....	4-17
Six-Year Financing Plan.....	4-19
5. Housing Element.....	5-1
Planning Assumptions	5-1
Existing Conditions.....	5-1
2000 Census Data	5-1
Subsidized Housing	5-5
Building Permits	5-5
Summary.....	5-6
Goals and Policies.....	5-7
Projected Housing Needs.....	5-8
6. Transportation Element.....	6-1
Introduction.....	6-1
Goals and Policies.....	6-2
GMA Requirements	6-5
Identification of Needs.....	6-5
Level of Service Standards	6-6
Finance.....	6-8
Existing Conditions.....	6-10
Transportation Demand Modeling.....	6-31
7. Utilities Element	7-1
Goals and Policies.....	7-1
Cable Television and Related Services.....	7-1
Electricity	7-2
Telecommunications.....	7-3
Natural Gas	7-4

Appendix I: Definitions

Appendix II: Compliance with State and County Goals

Appendix III: Community Survey

Appendix IV: SEPA Documents

Appendix V: Detailed Inventory of Street Conditions