

City of McCleary - Comprehensive Land Use Update

Introduction (100% complete)

Updated existing element from 2002 comp plan

What's changed:

- Provided additional background on the purpose of the comprehensive plan
- Provided additional information on plan implementation

Community Profile (100% complete)

Updated existing element from 2002 comp plan

What's changed:

- Incorporated new demographic information
- Updated population forecast
- Updated community vision

Land Use (85% Complete)

Updated existing element from 2002 comp plan

What's changed:

- Updated existing and proposed land use maps
- Identified buildable/underutilized lands
- Added new zoning district – MPD (Master Planned District), Infill Housing Overlay (*see details below*)

Added subsections:

- Annexation
- Updated goals and policies as needed to accommodate growth while also protecting the natural environment and preserving McCleary's character and livability
- Added implementation strategies (action items to implement land use goals/policies)

Housing (100% complete)

Updated existing element from 2002 comp plan

What's changed:

- Updated all household demographic and occupancy information
- Updated breakdown of housing types, age of housing stock, and recent residential construction activity
- Added information on changes in housing costs
- Updated forecast of housing units needed over the next 20 years
- Updated goals and policies as needed to accommodate growth while also preserving/maintaining existing housing supply and neighborhood character
- Added implementation strategies (action items to implement housing goals/policies)

Economic Development Element, Parks and Recreation Element (85% complete)

New elements (not included in 2002 comp plan)

Uses 2017 Economic Development Comprehensive Plan, 2022 Comprehensive Parks Plan, as foundation documents

What was added:

- Incorporate 2017 plan and 2022 by reference
- Updated goals and polices as needed for consistency with other 2023 Comp Plan Elements

Transportation (85% complete)

Updated existing element from 2002 comp plan

What's changed:

- Incorporated new information provided in Capital Facilities Plan (2022)
- Added updated roadway system maps
- Updated goals and policies as needed
- Added implementation strategies (action items to implement transportation goals/policies)
- Underway:
 - Adding 6-year TIP projects
 - Adding transportation levels of service (LOS)

Capital Facilities (75%)

Updated existing element from 2002 comp plan

What's changed:

- Incorporated new information provided in Capital Facilities Plan (2022)
- Updated goals and policies as needed
- Underway:
 - Adding 6-year CIP projects
 - Adding levels of service (LOS)

1. Both the Advisory Committee feedback we've heard during community engagement supports additional residential units within the central core of McCleary, roughly the area along Simpson Avenue, south to the school, east to 3rd Street and west to about S. 10th Street. This area is designated as an **Infill Housing Overlay District** and would allow Accessory Dwelling Units, live-work unit (storefront with attached residential), addition residential housing types and smaller lot sizes. See attached PDF for current draft of proposed zoning districts.
2. The large area north of downtown toward the railroad tracks previously zoned Industrial is redesignated **Master Planned District** to allow for a comprehensive, planned approach to new residential, parks, commercial, employment areas and open space as determined through a collaborative process with the developer.

Anticipated Schedule

Preparation and Community Involvement

- » **October 2022** – Public Participation Plan drafted
- » **November 2022** – Community Profile report drafted
- » **December 2022** – Stakeholder interviews, formation of Advisory Committee
- » **January-May 2023** – Community workshop and vision evaluation

Draft and Comment Period

- » **February-October 2023** – Element review and revision – make necessary updates to Comprehensive Plan text, tables, maps, and graphics
- » **November 2023** – Issue draft plan to Planning Commission with opportunity for public comment
- » **December 2023** – Planning Commission holds public hearing and issues recommendation on Comprehensive Plan

Final Legislative Process

- » **January 2024** – Planning Commission recommendation goes to City Council for approval
 - State review (Commerce) to ensure compliance with state law
 - City Council adopts updated plan