

EOE webinar series: GMA planning 101

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April 18 | noon - 1:15 pm

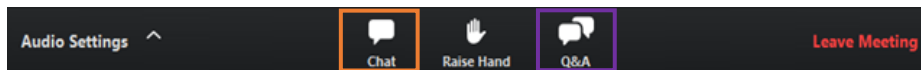


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Zoom WEBINAR TECHNICAL TIPS

- Chat and Q&A features

Select **Chat**, type your technical concerns into the chat pane, and hit **Enter**.
A staff member will respond to assist you.



Select **Q&A**, type your question in the Q&A pane and hit **Enter**.
The moderator will get your question to the presenter.



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Viewing closed captioning

- In the meeting controls toolbar, click the **Show Captions** icon.



- (Optional) Click-and-drag the captions to move their position in the meeting window.



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Technical difficulties and disclaimer

Technical difficulties?

Please use the chat feature in Zoom for technical issues.

Disclaimer: The information contained in this presentation is for general educational purposes only and is not intended to be legal advice. Please consult legal counsel for advice about specific questions.



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Washington State
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Commerce

Planning Basics

Making your plan work for you

Dave Andersen, AICP

MANAGING DIRECTOR GROWTH MANAGEMENT PROGRAM

APRIL 17, 2024

v1.4

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We strengthen communities



WASHINGTON STATE DEPARTMENT OF COMMERCE

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Why do we plan?



- *Land use decisions have long-term effects.*
- *Many individuals and groups must work together.*
- *Accomplishing your goals requires persistent effort.*
- *Infrastructure has long lead times and long payback periods.*
- *The public expects fairness and transparency.*

Legal Foundations: Takings & Due Process



- *Is there an understandable process for how decisions are made and by whom?*
- *Was that process followed?*
- *Is there a rational connection between a rule and a legitimate public purpose?*
- *Is a rule clear enough that you know what you need to do?*
- *Is there a rational connection between conditions required for project approval and an impact associated with the project?*
- *Is the mitigation required proportional to the impact associated with the project?*

What Makes a Good Plan?

Disciplined Imagination

Realistic:

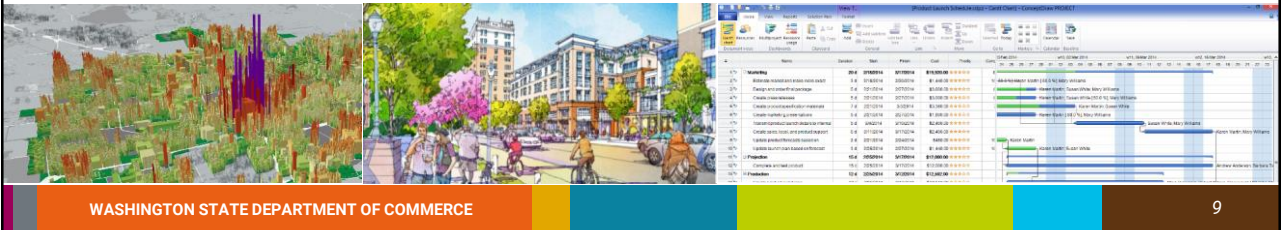
- Forecast
- Inventory
- Analysis

Compelling:

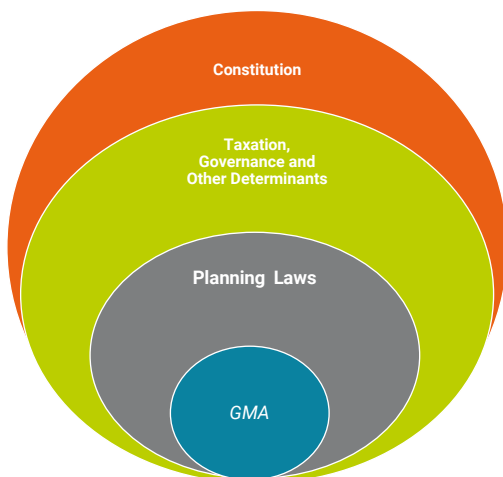
- Vision
- Goals and policies

Specific:

- Level of service
- Performance measures
- Implementation plan
- Projects



Washington's planning framework



- Growth Management Act – 36.70A
- Counties and Cities – Titles 35 & 36
- Local Project Review – 36.70B
- Shoreline Management – 90.58
- SEPA – 43.21
- Impact Fees - 82.02
- Water Law – Title 90
- Regional Planning – 47.80
- Subdivision – 58.17

Values in tension

"I need to know what I can do and when I can get my permit"



"This affects my neighborhood and my home. I should have a say in what happens."



It's not a single decision

Local project review Implementation Progress

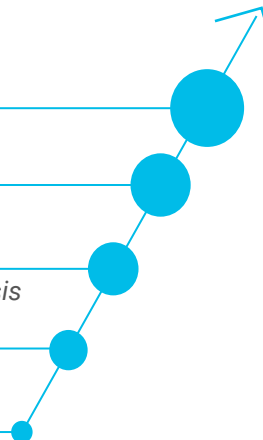
Capital facilities / Development Regulations

Comprehensive Plan

Housing needs analysis and land capacity analysis

Growth target allocation

Countywide planning policies



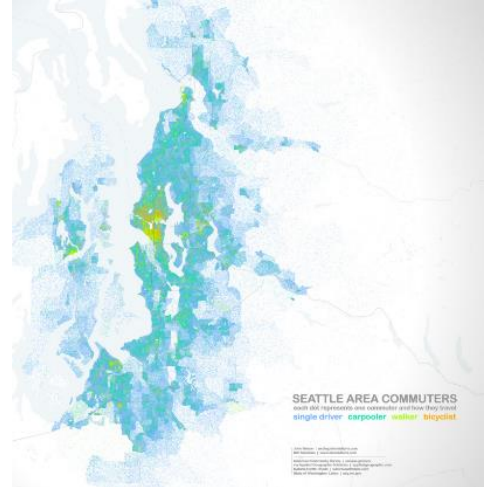
IT'S A SET OF NESTED DECISIONS

Regional and Intergovernmental Coordination

- *Set Regional and Local Growth Targets*
- *Urban Growth Areas*
- *Regional Transportation Planning*
- *Housing Affordability*
- *Economic Development*
- *Essential Public Facilities*



New Legislation: Tribal Coordination

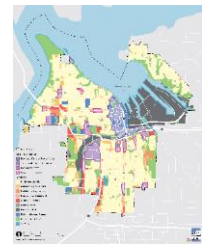


What is in a comprehensive plan?

- *Land use*
- *Housing*
- *Capital facilities*
- *Utilities*
- *Rural (for counties)*
- *Transportation*
- *Climate Change*

Future Land Use Map

- **Goals and policies**
- **Inventories**
- **Analysis and conclusions**
- **Strategies and commitments**



RCW 36.70A.070

Implementing your Comprehensive Plan



- **Capital Improvement Plans (CIP) priorities for local infrastructure investments must be consistent with the comprehensive plan.**
- **Development regulations must be consistent with and implement the comprehensive plan.**

Capital Facilities and Transportation



You buy cities by the street, not the house.



- Streets
- Sidewalks
- Water
- Sewer
- Stormwater
- Police
- Fire
- School Buses
- GHG Emissions
- Impervious Surface

Location Eats Design for Breakfast

Development regulations

- Traditional zoning
- Critical area regulations
- Subdivision regulations
- Public works standards
- Design standards
- Other regulations



Review and revision

RCW 36.70A.130

What to Review?

- Comprehensive Plan
- Development Regulations

What to Review it for?

- New Housing Targets
- Capital Facilities and Transportation Update
- Critical Areas Ordinance for New Science or Management Recommendations
- New Legislative Requirements



2024 Due December 31* 2025 Due June 30* 2026 Due June 30* 2027 Due June 30*

★ Starred counties are partially planning under the Growth Management Act

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Thank you!

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