



**Agenda Planning Commission
Gig Harbor Civic Center
Thursday, March 4th, 2021 5:00 P.M.**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link to join Webinar <https://zoom.us/j/96726091502>

Call-in: (253) 215- 8782 Meeting ID: 967 2609 1502

5:00 p.m. - Call to order, roll call

Approval of Minutes: February 18, 2021 Meeting



Agenda Items

- I. Short Course for Local Planning – Presentation Anne Aurelia Fritz, AICP, Senior Planner Growth Management Services Washington State Department of Commerce



Other Business

Next Meeting March 18th, 2021

Adjournment



**Minutes Planning Commission
Gig Harbor Civic Center
Thursday, February 18th, 2021 5:00 P.M.**

4:59 P.M. - Call to order, roll call Chair Greg Hoeksema, John Krawczyk, Robert Soltess, Shannon Grina, Tom Brown, Amanda Bennett, and Larry Bradbury
Staff Carl de Simas, Senior Planner & Michelle Thomas, Planning Technician

Introduction Welcome new Planning Commissioner Larry Bradbury

Approval of Minutes: January 21, 2021 Meeting  Motion Bradbury/Bennet, All in
Favor minutes approved as written

Agenda Items

- 
- I. **2021 Work Program** – Staff Presentation Carl de Simas;
 - a. Ongoing workload: Plan Review & Inspections, Business License Review, Boards & Commissions (Planning & Building Committee, Planning Commission, Hearing Examiner, & Design Review Board), Legislative Review & Support, Inter-governmental Relations (UGA Coordination), Historic Preservation, Shoreline/Environmental Planning, Economic Development & Public Information (General/HOA)
 - b. 2021 Long Range Planning Projects: 1. Comp Plan Docket (February), 2. SMP/FEMA Updates (Code and Comp Plan), 3. Annexation/UGA Analysis, 4. Housing Needs Assessment, 5. Code Development (trees, etc.), 6. Design Manual Review & Amendment and possible CLG(Certified Local Government) breakout from DRB- Commission Discussion
 - II. **Pierce County Comprehensive Plan Amendment Update** – Staff Presentation Carl de Simas
 - III. **Regional and Local Planning Project Engagement/Education** – Discussion; Ways to better engage in local and regional planning level. Staff from Department of Commerce will present a Planning Short Course on the UGA regional processes at our next meeting. Will include County policies and how they work.

Other Business

UGA Management Agreement
Commission Function- Council Discussion Establishing subcommittee and special projects.
Next Meeting March 4th, 2021

Adjournment

Motion Soltess/Brown All in favor meeting adjourned at 6:20 P.M.

Washington's Framework for Land Use Planning

Presented by Anne Fritzel, AICP, Senior Planner

MARCH 4, 2021 VIA ZOOM

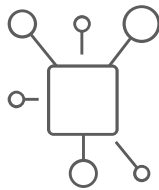


Washington State
Department of
Commerce

We strengthen communities



**HOUSING
HOMELESSNESS**



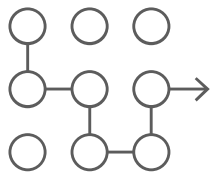
INFRASTRUCTURE



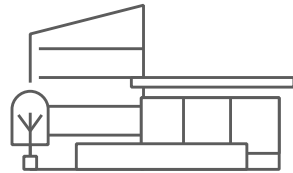
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



**COMMUNITY
SERVICES**

The Short Course on Local Planning Curriculum

Legal Basis of Planning

- Planning Enabling Act
- Shorelines Management Act
- State Environmental Policy Act
- Federal Laws

Constitutional Issues

- Takings
- Moratoria
- Other land use basics

Open Government Laws

- Appearance of Fairness Doctrine
- Open Public Meetings Act
- Public Records Act

Comprehensive Planning

- Growth Management Act
- Regional Planning

Roles in Planning

- Roles in the process
- Types of planning decisions
- Typical steps in the legislative process

Tips for the Planning Commission

- Public Participation and Effective Meetings
- Effective Planning Commissions
- Essential Rules of Parliamentary Procedures

More Washington Places to Learn About Planning

Short Course on Local Planning Web site

- Watch the ten video series
- Download the Short Course Video Study Guide and [Short Course certificate](#)
- Read the Guidebook [A Short Course on Local Planning: Resource Guide \(295 pages, 2017\)](#)

www.commerce.wa.gov/serving-communities/growth-management/short-course/

Municipal Research and Services Center www.mrsc.org

Planning Association of Washington www.planningassociationofwa.org/

WA Chapter of the American Planning Association www.washington-apa.org/

Regional Planner's Forums www.commerce.wa.gov/serving-communities/growth-management/regional-planners-forums/

Why Plan?

GMA Framework

Implementing the Plan

Updating the Plan



Why is Planning Important?

- Protect the good things about your community
- Agree on a shared vision for the future of your community
- Identify community needs
- Identify strategies to implement the vision and meet needs
- Agree on local spending priorities
- Build your sense of community



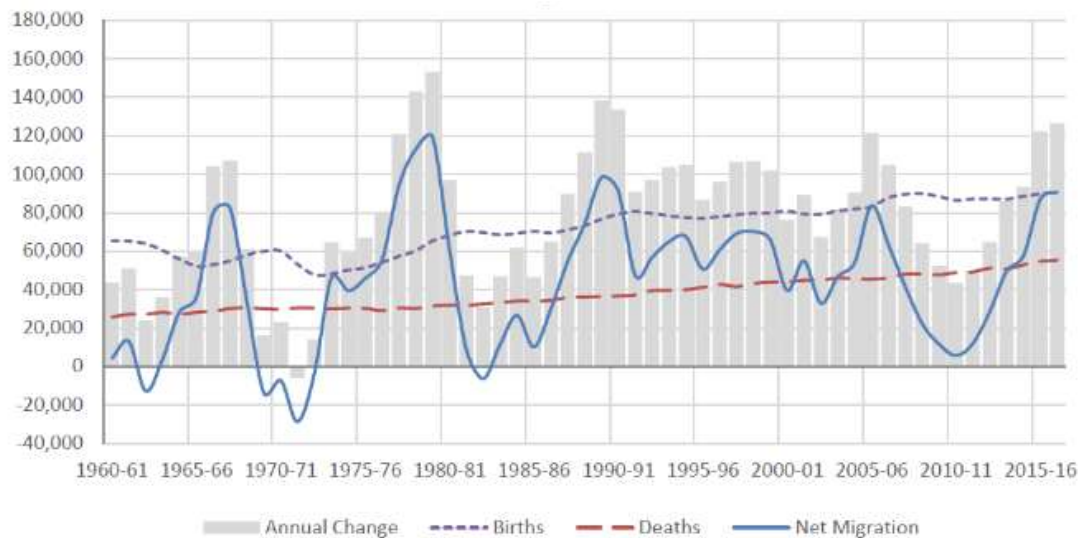
Planning helps to manage public expectations

- *"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."*



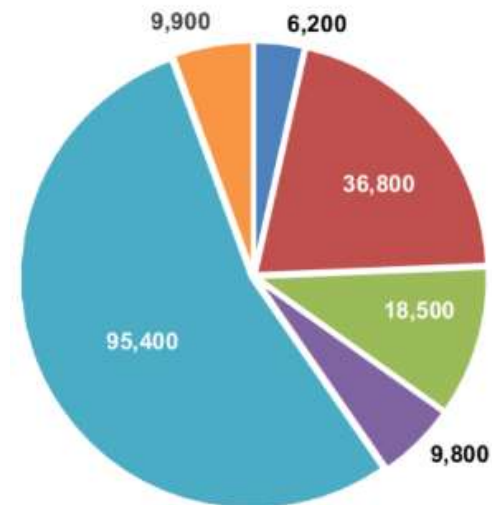
Accommodating future population growth

Washington State Population Change 1960-2017



Population change involves many factors that must be considered to accommodate future population growth (births, deaths, migration, etc.). (OFM)

Driver's Licenses Surrendered to Washington



2019



Why a Growth Management Act?

The GMA was adopted in 1990 as a statewide planning framework to:

Address uncoordinated development and urban sprawl

Manage threats to the quality of life in Washington

Require local planning, guided by state law, and regionally enforced

State law: **RCW 36.70A**

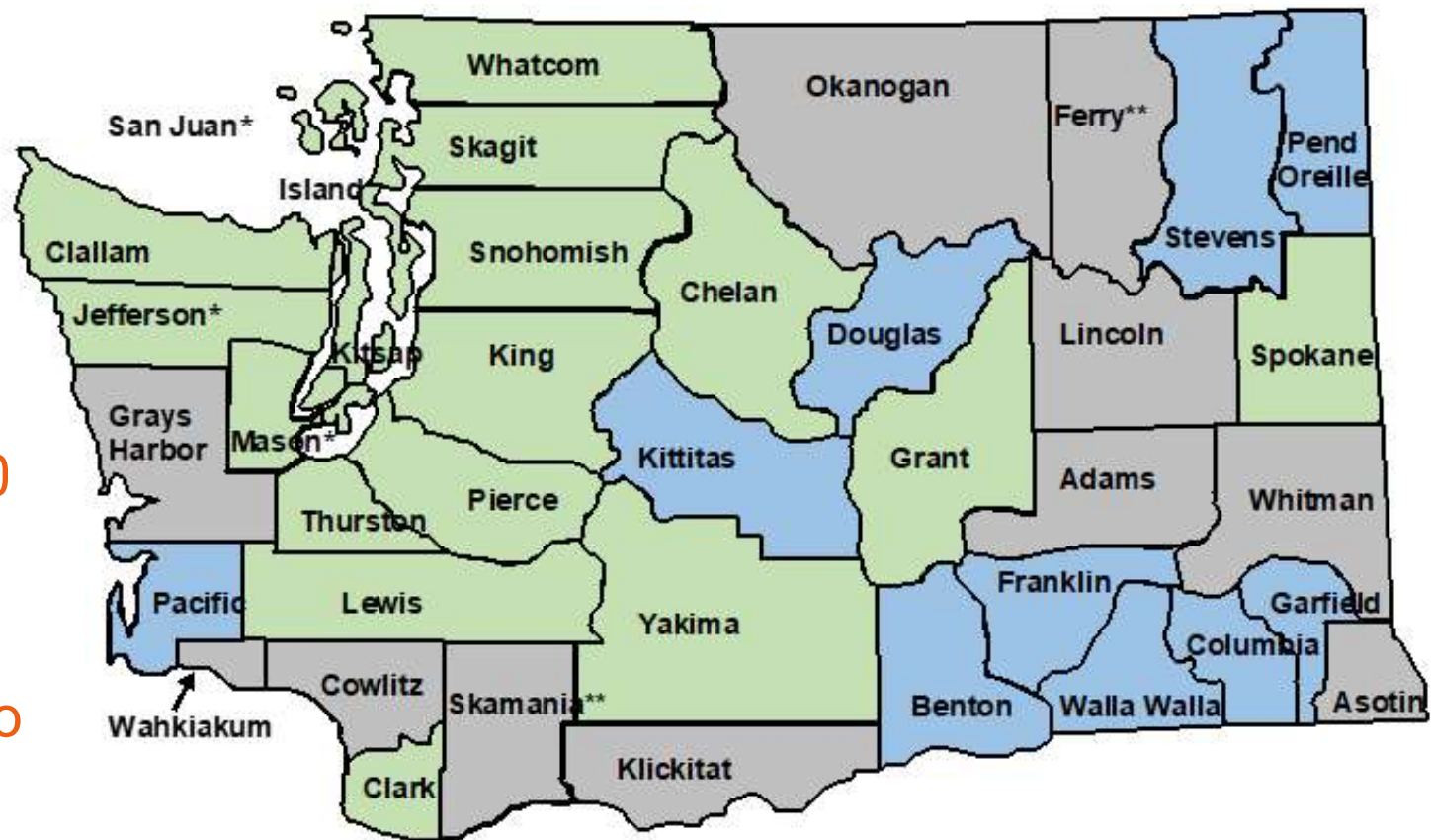
Advisory recommendations: **WAC 365-196**



Fully or Partially Planning?

RCW 36.70A.040
who must plan

Faster growing
counties must do
more



18 Counties fully
planning under GMA

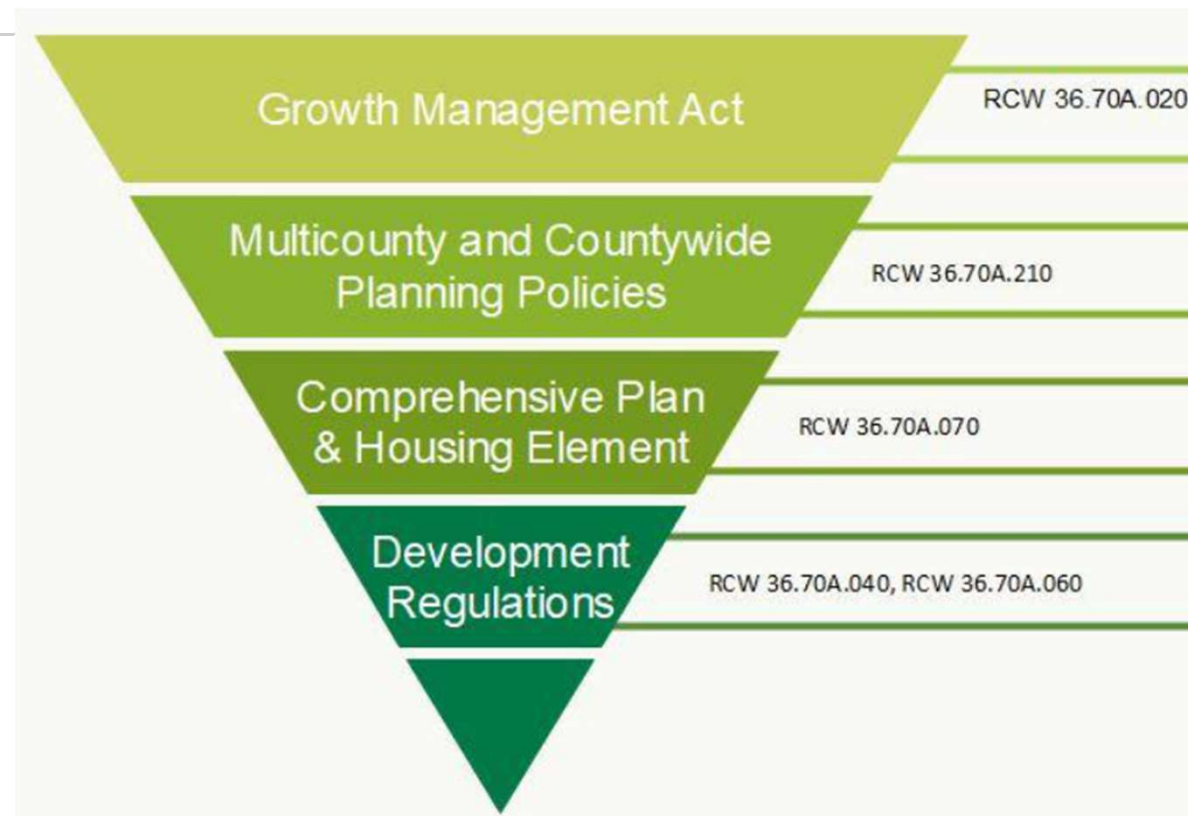
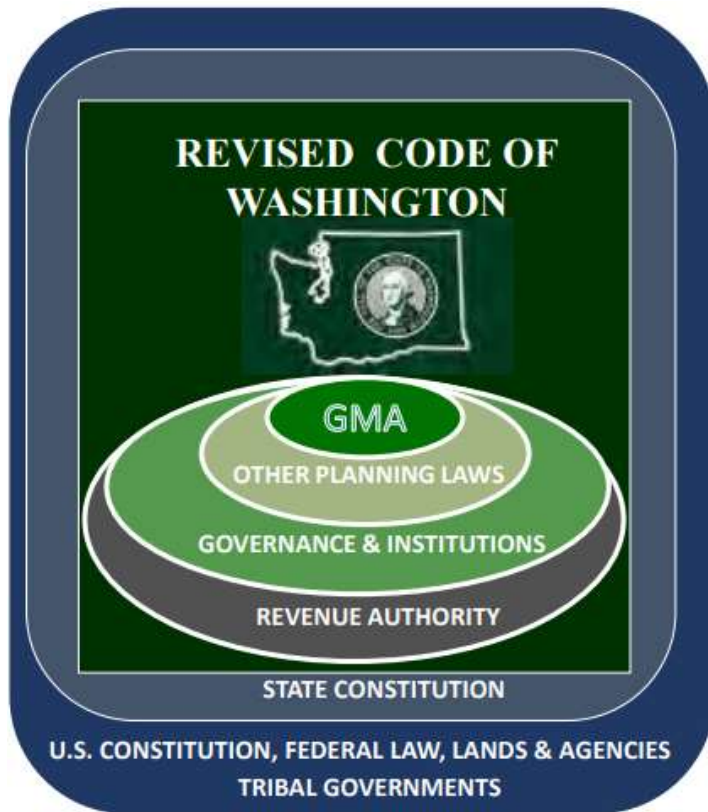
10 Counties "Opted-In"
to plan fully

11 Counties subject to Critical Areas and
Natural Resource Lands Requirements Only

14 GMA Planning Goals – RCW 36.70A.020

- Encourage **compact urban growth**
- **Reduce sprawl**
- Encourage coordinated, **multimodal transportation**
- Encourage **affordable housing**
- Encourage **economic development**
- **Protect property rights**
- **Predictable permitting**
- **Maintain natural resource industries**
- **Retain open space, enhance recreation**
- **Protect the environment**
- Encourage **citizen participation**
- **Ensure availability of public facilities and services**
- Encourage **historic preservation**
- **Manage shoreline development ***

Washington's Planning Framework



Source: King County

Vision 2050 (140 pages)

Multicounty Planning Policies

Regional collaboration

Regional growth strategy

Environment

Climate Change

Development Patterns

Housing

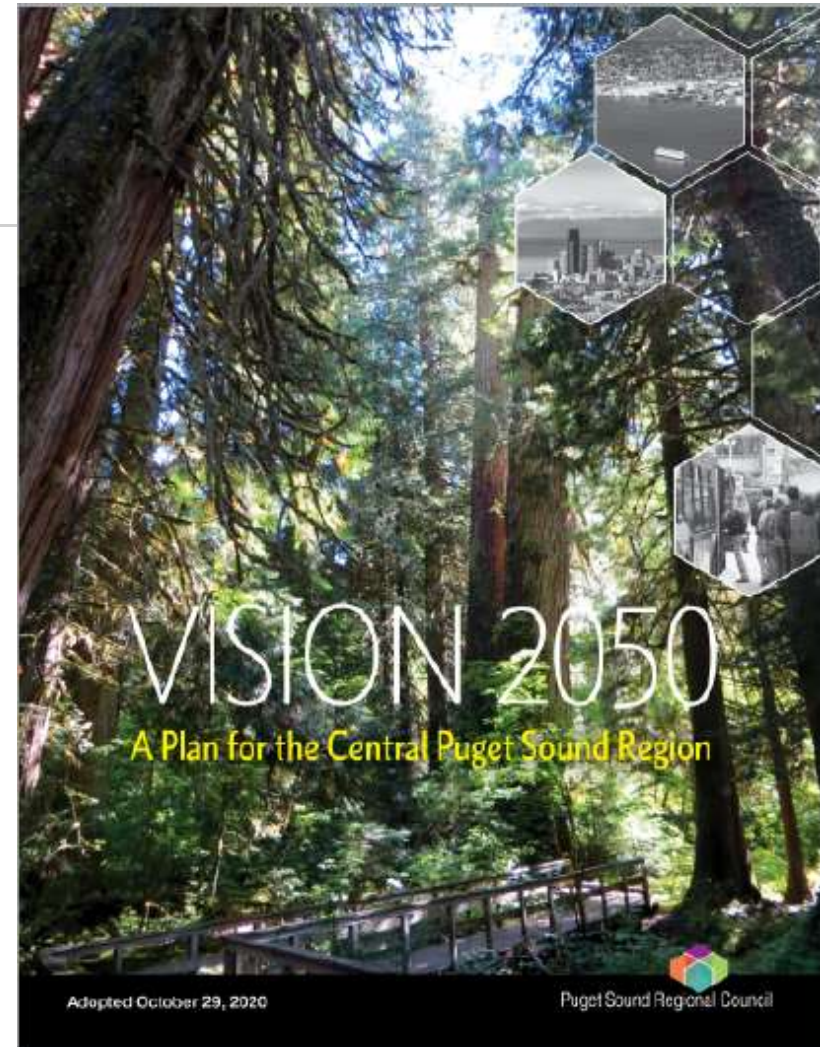
Economy

Transportation

Public Services

Vision 2050 contains goals, policies and local actions.

EXAMPLE POLICY:
MPP-H-5 Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.



Countywide Planning Policies

Regional framework to:

- Plan for future growth and address countywide population projections from the State Office of Financial Management.
- Designate and plan for urban growth areas and expansions to designated urban areas
- Plan for countywide facilities such as highways or airports
- Consider affordable housing needs
- Plan for countywide economic development



Countywide Planning Policies for Pierce County, Washington (109 pages)

CPP Topics

- Affordable Housing
- Agricultural Lands
- Amendments and Transition
- Buildable Lands
- Community and Urban Design
- Economic Development and Employment
- Education
- Fiscal Impact
- Health and Well-being
- Historic, Archaeological and Cultural Preservation
- Natural Resources, Open Space, Protection of Environmentally Sensitive Lands, and the Environment
- Rural Areas
- Siting of Essential Public Capital Facilities of a Countywide or Statewide Significance
- Transportation Facilities and Strategies
- Urban Growth Areas
- Centers

The Countywide Planning Policies are intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans, but are not to be a substitute for such plans.

Pierce County CPP 5.3

To promote affordable housing and ensure access to services and jobs, jurisdictions should consider the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs.

“The land speaks first”

Natural resource lands, critical areas. . .



All counties must **designate and conserve natural resource lands** of long-term commercial significance.

- Agricultural lands
- Forest lands
- Mineral resource lands

RCW 36.70A.170

All jurisdictions must **designate and protect environmentally critical areas**. “Best available science” must inform regulations that protect the functions and values of:

- Frequently flooded areas
- Geologically hazardous areas
- Critical aquifer recharge areas
- Fish and wildlife habitat conservation areas
- Wetlands

RCW 36.70A.172

Allocating Population

Urban areas to contain most of new growth

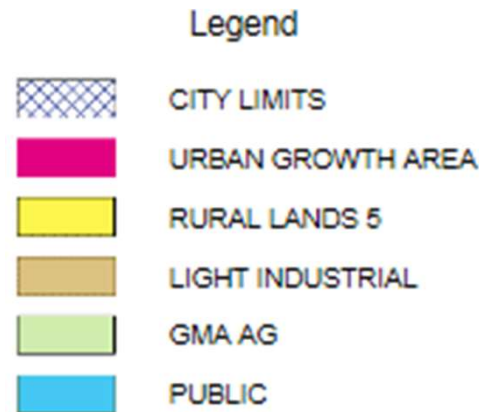
- UGA size based on 20-year countywide population projections from OFM
- Greater housing / job densities
- Efficient use of facilities/public dollars

Rural areas to maintain rural character

- Low-density development
- Rural service levels
- Agriculture/Forestry

“Buildable lands” counties

- must consider “reasonable measures” before expanding the UGA.



Buildable Lands, the Review and Evaluation Component of the Growth Management Act

7 counties

Reports due June, 2021



- *Looks back:* to what extent does achieved development, especially density, match planned development in the last period?
- *Looks forward:* is there sufficient capacity for residential and employment growth for the next 20 years?
- *What reasonable measures* could be used to better align actual development with planned development?

Required elements of a GMA comprehensive plan

Land Use: Land uses, stormwater planning, ground water, physical activity

Transportation: Inventory, assessment of current and future needs, bicycle and pedestrian component

Housing: Identifies the character of residential areas, Inventories existing and projected housing needs and types, Identifies sufficient land for all types of housing

Utilities: Inventory, assessment of current and future needs, coordination between providers and land development.

Capital Facilities: Inventory, assessment of current and future needs, coordination of planning affordability analysis of serving the land use plan.

Rural (counties only): Define and protect rural character.
RCW 36.70A.070 and WAC 365-196



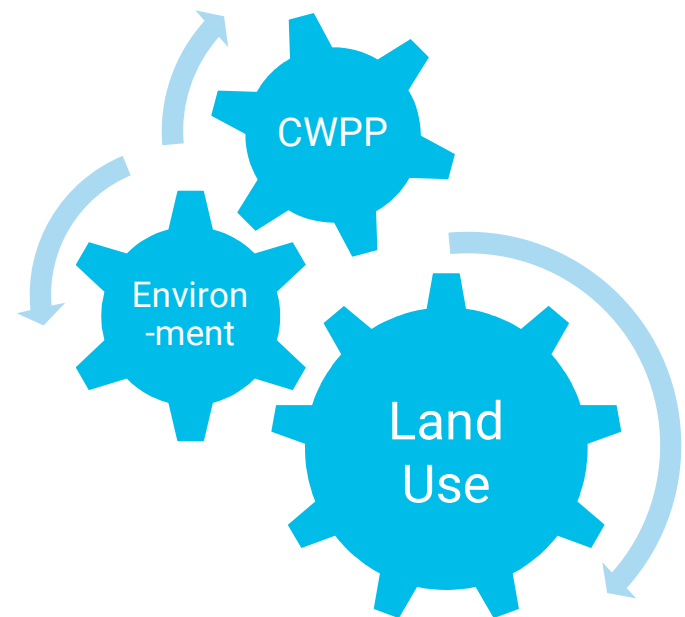
The plan must be coordinated and consistent

External consistency

- Multicounty planning policies (Vision 2050)
- Countywide planning policies
- Adjacent jurisdictions

Internal consistency

- Is the plan based on the same set of assumptions? Do the plan elements all tell the same story?
- Can adequate public facilities be provided with planned development?



Roles and Responsibilities in the Planning Process



Adopting the comprehensive plan

Plan Adoption Process

- Public outreach early and often
- Review by Planning Commission
- Complete SEPA environmental review
- 60-days notice to state before adopting
- City or county council must adopt the comprehensive plan
- Transportation element to be certified by regional transportation organization

Plan Updates and Appeals

- Can be amended only once per year
- Must be updated every 8 years
- Appealable within 60 days to a regional Growth Management Hearings Board

www.gmhb.wa.gov



Capital Facilities: Truth in Planning?

COMPREHENSIVE PLAN

Requirement to **adopt a level of service (LOS)** and maintain LOS as development occurs. * Required for transportation facilities.

Reassessment: If revenues can't pay for needed facilities over the life of the plan, the land use element must be reassessed. RCW 36.70A.070(3)

DEVELOPMENT REVIEW

Concurrency programs ensure that transportation and other facilities keep pace with growth. If a new development would decrease level of service:

- The development must be denied,
- The developer must provide the improvement
- Or the levels of service may be reassessed.



Development regulations implement the plan and set standards for development

Traditional zoning considers *maximum* densities and *minimum* lot sizes for efficient land use. Form based codes focus on design details.

Critical area regulations set buffers and restrictions in critical areas.

Subdivision regulations set out the process for dividing land and ensure “adequate provisions” for utilities, parks, schools, and other requirements of development.

Public works standards set out street widths and other standards related to public facilities.

Other regulations such as design standards, signs, landscaping, and parking regulate appearance, health, and safety within the community.



Review and revision, if necessary, of comprehensive plan and development regulations every 8 years

RCW 36.70A.130

**Grant and Loan Programs
Requiring Update Completion
(and no active appeals):**

- Public Works Trust Fund
- Drinking Water State Revolving Fund
- Centennial Clean Water Fund
- Recreation and Conservation Office
- Pre-Disaster Mitigation Grants



Periodic Update Schedule; Due June 30 of Indicated Year

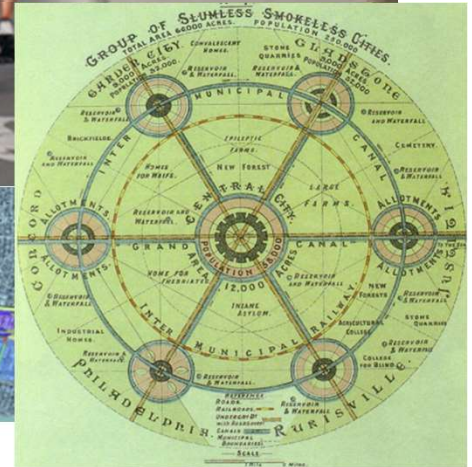
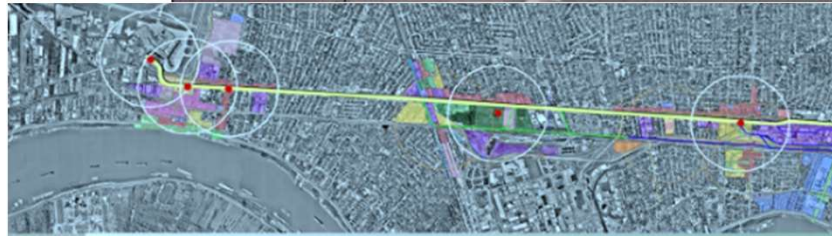


* Starred counties are partially planning under the Growth Management Act

A final thought...what is good planning?

The 20-minute neighborhood: Does your community work for people?

- Are uses mixed so people walk or bike to work or services?
- Can kids walk to school? Can teenagers and other non-drivers get around independently?
- Are there housing options for all economic segments of the community?
- Are there living-wage jobs?



Questions?



Washington State
Department of
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www.commerce.wa.gov



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SENIOR PLANNER

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Upcoming Short Courses on Zoom

<https://www.commerce.wa.gov/serving-communities/growth-management/short-course/>

DATE	TIME
Wednesday, 3/31/2021	6-9 pm
Thursday 4/29/21	6-9 pm
Thursday, 5/27/2021	1-4 pm
Monday, 6/21/2021	6-9 pm