Comprehensive Plan Periodic Update – Mandatory Updates

Joint Planning Commission/Board of County Commissioners

Workshop

September 26, 2023
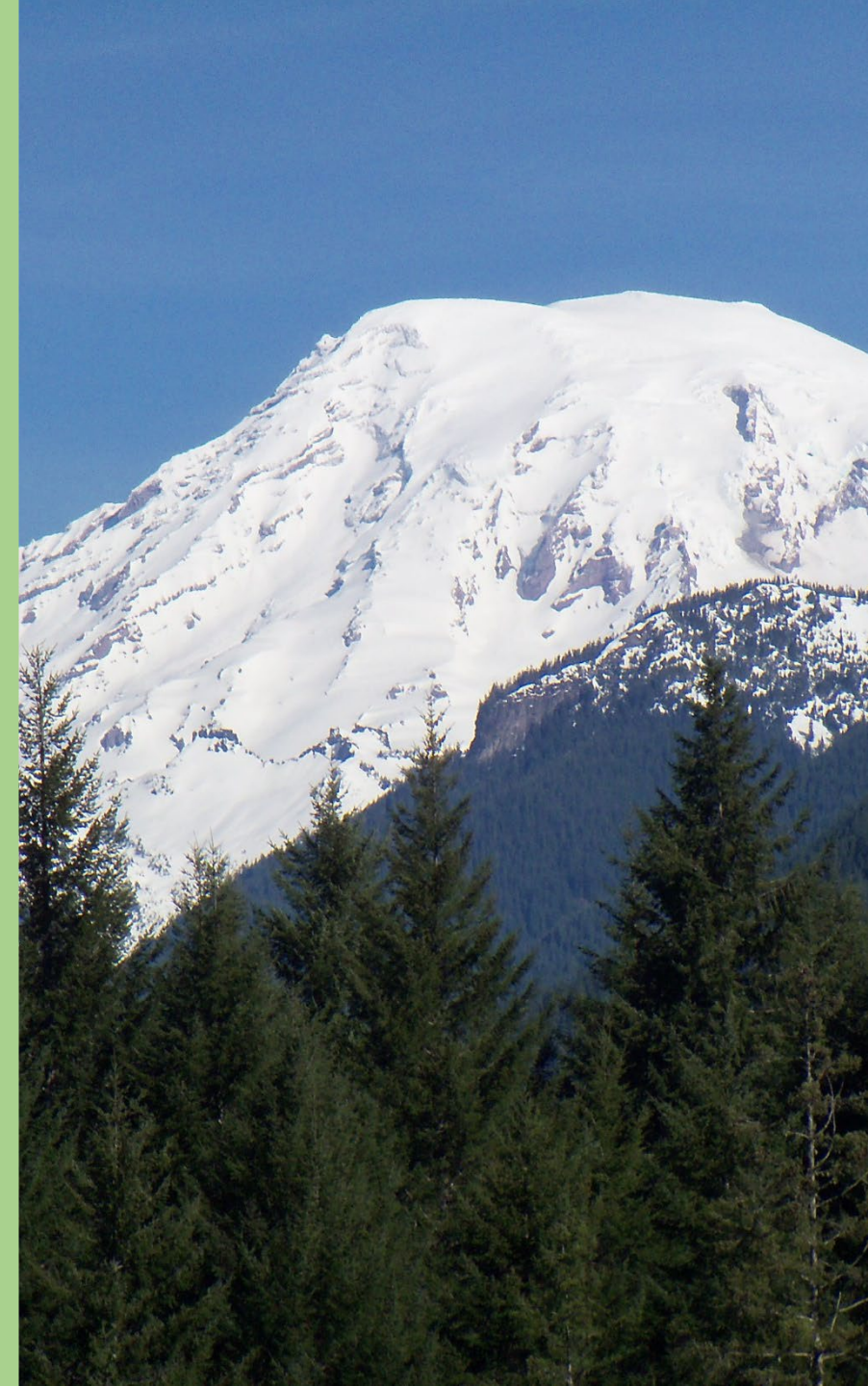
Updates Mandatory by June 2025

- **Population projections *– Done!***

- **Countywide planning policies**

- **Comprehensive Plan**
  - Reflect changes in the GMA since 2017
  - Adjust existing elements to today's conditions, goals, and policies

- **Development regulations**
  - To be consistent with and implement the Comp Plan

- **UGA designations**

- **Resource land designations**

- **Critical areas ordinance**

Comprehensive Plan Updates

- **Elements required to be updated:**
  - Land Use
  - Housing
  - Capital Facilities
  - Utilities
  - Rural
  - Transportation

- **Based on:**
  - New census and OFM population data
  - Current state of housing, transportation, development, cap. facilities
  - Changes in resource land practices or demand
  - Best available science

Key Legal Changes to Address

- Legal changes since 2021 are the most significant
- Different changes will need to be addressed at different stages:
  - Countywide Planning Policies (CPPs)
    - Define means of participating in countywide planning processes
    - Set broad countywide policies and goals common to all jurisdictions
  - Comprehensive Plan
    - Set goals and policies for unincorporated county across all mandatory elements
    - Collaborate with other entities
  - Development Regulations
    - Implement the goals and policies set in the CPPs and Comp Plan
  - UGA Designation Process
    - Define UGAs based on all of the above

Comprehensive Plan Updates

- **New required element: Climate Change / Resiliency**
  - Required planning:
    - Resiliency
    - Climate-related land use
      - Environmental justice, reduced vehicle miles, and wildfire

  - Not required (based on population):
    - GEG emissions reduction
    - Multimodal and ADA transportation
      - But required for Centralia and Chehalis
      - And we already do multimodal transportation planning

Key Legal Changes to Address

- **Plan for and accommodate affordable housing** (HB 1220, 2021)
  - Sweeping changes to housing planning!
  - Adopt population and housing allocations per based on Commerce guidance — we did this already 😎
  - Comp Plan: Make goals and policies . . .
    - . . . to accommodate housing affordable to all income segments
    - . . . addressing disparate impacts and exclusion in housing
    - . . . preventing displacement or harmful gentrification

  - Dev. Regs: Update code to . . .
    - . . . remove barriers to housing
    - . . . implement new goals and policies

Key Legal Changes to Address

- **LAMIRDs: the GMA giveth and taketh away** (SB 5275, 2022)
  - Allow intensification of infill development (all types) if services exist
  - Cap size of new retail uses:
    - 2,500 sq ft for new retail buildings;
    - 5,000 sq ft (or the current size, if larger) for existing similar uses
  - Comp Plan:

    . . . update Rural element

    . . . check whether LAMIRDs are properly drawn

  - Dev. Regs:

    . . . write rules to gauge adequacy of local services

    . . . update land use standards/table

Key Legal Changes to Address

- **Collaborate and plan with tribe(s) on request (HB 1717, 2022)**
  - Invite tribes to countywide planning policies process
  - On notice/request from tribe(s), collaborate on Comp Planning
  - Negotiate parameters for how this will work
  - CPPs:

    . . . formalize process to invite tribes

  - Comp Plan & Dev. Regs:

    . . . create goals, policies, and procedure for comp plan collaboration

  - Interlocal Agreement:

    . . . contract with tribe(s) concerning collaborative planning

Key Legal Changes to Address

- **Allow UGA swaps of non-urban land** **(SB 5593, 2022)**
  - If a designated UGA did not develop as urban, can swap for new land

  - Need to alert cities — we did this already 😎

  - CPPs:
    - . . . Develop process and criteria for this

  - Dev. Regs.:
    - . . . If any specific code needed, write it

Key Legal Changes to Address

- **Remove limits on house-sharing** (SB 5235, 2021)
  - Remove land-use limitations on the number of unrelated people who may live in single dwelling unit
    - Health and building code limitations on occupancy are OK
    - Short-term rental occupancy are OK
    - State group-home occupancy rules are OK

  - Dev. Regs:
    - . . . remove caps on number allowed in a "family"
    - . . . cross-reference health or building code occupancy code if desired

Key Legal Changes to Address

- **Accommodate ADUs within UGAs (HB 1337, 2023)**
  - Allow at least two ADUs (attached or detached) in single-family zones
    - need not be true in areas without sewer
  - Deregulate ADUs in several ways
    - no owner-occupancy rules, no larger minimum lot size, no size cap under 1,000 sq ft, no design standards more restrictive than the principal unit, no street improvement requirements, no restriction on condo-izing, reduced setbacks and parking requirements
  - <u>Comp Plan:</u>
    . . . create goals and policies for urban ADUs
  - <u>Dev. Regs:</u>
    . . . zone to allow ADUs
    . . . update design standards and other ADU code

Key Legal Changes to Address

- **Use objective design standards only (HB 1293, 2023)**
  - "Soft" design standards based on aesthetics or neighborhood character are disallowed
  - How will "rural character" be affected by this change?
  - Comp Plan:

    . . . Make any qualitative design goals and policies objective

    . . . Figure out how to codify rural character in objective forms, if necessary

  - Dev. Regs:

    . . . remake any qualitative design standards as objective standards

    . . . use form-based codes, if needed?

Key Legal Changes to Address

- **Plan for climate change and resiliency** (HB 1181, 2023)
  - Consider wildfire risk and environmental justice in land use element
  - Plan for resiliency to climate change and natural hazards
  - Reduce vehicle miles traveled and plan for multimodal transportation
  - Coordinate with public capital facility owners and public utilities
  - Comp Plan:
    - . . . update Land Use, Transportation, Capital Facilities, & Utilities elements
    - . . . write new Climate Resiliency element
  - Dev. Regs:
    - . . . codes to reduce wildfire risk or avoid shifting environmental harms?
    - . . . update critical areas and flood protection code
    - . . . promote land use and transportation that reduce car dependence

Whew!

These were just the *mandatory* updates.
You could do all of this *and more*.

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