



## MEMORANDUM

To: Planned Growth Committee

From: Eric Eisenberg, Housing and Infrastructure Specialist

Date: October 4, 2023

**Subject: Comprehensive Plan Mandatory Updates**

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### Required Comprehensive Plan Elements

The county and cities' comprehensive plans must contain planning goals and policies for Land Use, Housing, Capital Facilities, Utilities, Rural Development and Character, Transportation, and Climate Change/Resiliency. The Climate Change/Resiliency element is new. The other elements must be updated to reflect GMA changes, as outlined below. In addition, the comprehensive plan must reflect changes in our community since 2017, such as new census and population data; new circumstances regarding housing, development, transportation, or capital facilities; changes in farming, timber, or mining demand or practices; and changes in the best available science regarding critical areas.

The Department of Commerce provides [a check list](#) to make sure your jurisdiction is addressing all requirements of Periodic Update.

### Key Mandatory Changes to Address

The following new laws from 2021 through 2023 will require attention in our periodic update:

#### Plan for and accommodate affordable housing (HB 1220, 2021)

- Adopt population and housing allocations – *completed June 2023*
- Make policies and zoning consistent with housing allocations – *this will include updated goals and policies under the Housing Element, followed by changes to development regulations*
- Address disparate impacts, displacement, and exclusion in housing – *examine issues such as overcrowding, gentrification, and risk of displacement*

Allow LAMIRDs to intensify in their areas; impose size cap on new retail stores (SB 5275, 2022)

- Allow infill housing/development if sufficient services exist – **County only**
- Disallow new retail uses over 2500 sq ft, or 5000 sq ft for similar uses – **County only**

Collaborate and plan with tribe(s) upon their request (HB 1717, 2022)

- Invite tribes to countywide planning policies process – *formalize process to do this*
- Upon notice of from tribe, collaborate on Comprehensive Plan – *negotiate parameters*

Allow Urban Growth Area (UGA) swaps of land that has not developed as urban (SB 5593, 2022)

- Cities may request to swap UGA that did not develop for more promising UGA territory – *begin working with County early*

Remove limits on unrelated persons living in a single dwelling unit (HB 5235, 2021)

- Use only health and building code limitations unit occupancy (except short term rentals)
- Size caps on definition of “family” no longer allowed – *check the codes and update as needed*

Accommodate Accessory Dwelling Units (ADUs) within UGAs (HB 1337, 2023)

- Allow at least two ADUs (attached or detached) in any single-family zone – *update goals and policies as needed, then update development regulations*
- Prohibits several forms of regulations on ADUs – *will need to consider these prohibitions in urban housing policies and development regulations*

Use objective design standards only (HB 1293, 2023)

- “Character of area” or other soft design standards are disallowed – *will need to make any qualitative design goals and policies objective, and then make corresponding code changes*

Climate change/resiliency and environmental justice planning (HB 1181, 2023)

- Consider wildfire risk and environmental justice in land use element – *this is new, but may rely on the emergency management work*
- New mandatory planning for climate / natural disaster resiliency – *same as above*
- Reduce vehicle miles traveled and plan for multimodal transportation – *Goals and policies may need updating to reflect a greater emphasis on reducing miles traveled*
- Coordinate with public capital facility owners and public utilities – *make sure this is formalized and documented*
- ADA compliance plan – *for Chehalis and Centralia, based on population*

Enabling missing middle housing (HB 1110, 2023)

- Requires certain densities – *does not apply to any city in Lewis County*

Lowering regulatory barriers to residential conversions (HB 1042, 2023)

- Prohibits several regulations upon conversions of existing buildings into dwellings – *will have to review and remove or amend any preempted comp plan or code provisions*