

Washington State Growth Management Act: The Basics



kitsap2035
Growing for a Better Tomorrow

*Kitsap County
Department of Community Development*

Purpose/History

- Enacted in 1990
 - Amended virtually every year since
- Manage Growth
 - Concentrating population in urban areas
 - Efficiency of public services
- Preserve Rural Areas
- Protect Critical Areas
- Conserve Resource Lands

Hierarchy of Planning

- Countywide Planning Policy (CPPs)
 - Regional framework developed by county and cities; ensures consistency among plans
- Comprehensive land use plan
 - Goals, policies and future land use map
 - Land use designations
- Development regulations
 - Implements comprehensive plan goals and policies;
 - Zoning code & map; CAO; other land use regulations (e.g., subdivision)

Key GMA Provisions

- GMA Goals – RCW 36.70A.020
 - overarching / not prioritized
- Comprehensive plan elements - .070
- Urban Growth Areas - .110
- Comprehensive plan & development regulations amendments/updates - .130
- Countywide Planning Policy - .210
- Review and Evaluation Program - .215

Comprehensive plan

- Required Elements
 - Land use
 - Housing
 - Capital facilities
 - Utilities
 - Rural
 - Transportation
 - Economic Development (optional)
 - Parks & Recreational

Urban Growth Areas

- RCW 36.70A.110
- “Areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.”
- Each city shall be included within an UGA
- Urban facility and service capacities
 - Urban services cannot extend outside UGA

Urban Growth Areas

- Sizing UGAs
 - Based on a 20-year population projection
 - “The land speaks first”
 - Identify resource and critical areas first
 - Urban growth first in areas already characterized by urban growth; second in areas characterized but not yet with urban services; and third adjacent to such areas
 - UGA based upon projected population at urban densities, public service provision, greenbelt and open spaces
 - Do this through a land capacity analysis

Comprehensive plan

- Housing
 - Sufficient land, variety of housing types,
- Land use element
 - Including densities, uses, public facilities, open space, stormwater
- Capital facilities plan
 - LOS, Location, capacity, and funding
 - Requirement to reassess land use if funding is not adequate

Comprehensive plan

- Utilities Element
 - Gas, electricity, telecommunications
- Rural Element
 - Variety of rural densities, uses, essential public facilities, rural governmental services
 - Limited Areas of More Intense Rural Development (LAMIRD)
 - Three types

Comprehensive plan

- Transportation Element
 - LOS; traffic forecast, concurrency
- Economic Development
 - Optional
- Parks & Recreation
 - Optional
- Subarea Plans

Development Regulations

- Critical Areas Ordinance (CAO)
- Zoning Regulations
- Subdivision Regulations
- Shoreline Management Act

- *All must implement and be consistent with the comprehensive plan*

Review and Update

- Required under RCW 36.70A.130
- A single “8 –year” review
 - consideration of critical area ordinances
 - analysis of the projected population in most recent OFM
 - UGAs
 - Permitted densities in UGAs
 - Extent of urban growth occurring within UGAs
 - Revise UGAs and densities to accommodate the projected urban growth for the succeeding twenty-year period.
 - Revise implementing development regulations as needed

Review and Update

- Buildable Lands Report (BLR)
 - Required of certain jurisdictions
 - A “look back” at how we are doing
 - Where we need to focus on update to meet GMA goals and County vision
 - Whether we need any additional reasonable measures

Issues

- Consistency
 - With GMA – goals and substantive requirements
 - Capital budget decisions
 - Internal – w/in itself and development regulations
 - External – with CPPs; city plans
- Concurrency
- Public Participation -- enhanced

Growth Board Appeals

- Growth Management Hearing Board
- Jurisdiction to hear petitions alleging:
 - (a) A county is not in compliance with the requirements of GMA, SMA (plans) or SEPA relating to plans, development regulations or amendments thereto
 - (b) That the twenty-year growth management planning population projections adopted by OFM should be adjusted;

Growth Board Appeals

- Appeals must be brought within 60 days of publication of a notice of adoption
- Plans, amendments and development regulations are presumed valid
- Growth Hearing Board is to give deference to local jurisdiction