

# BUILDING A VISION

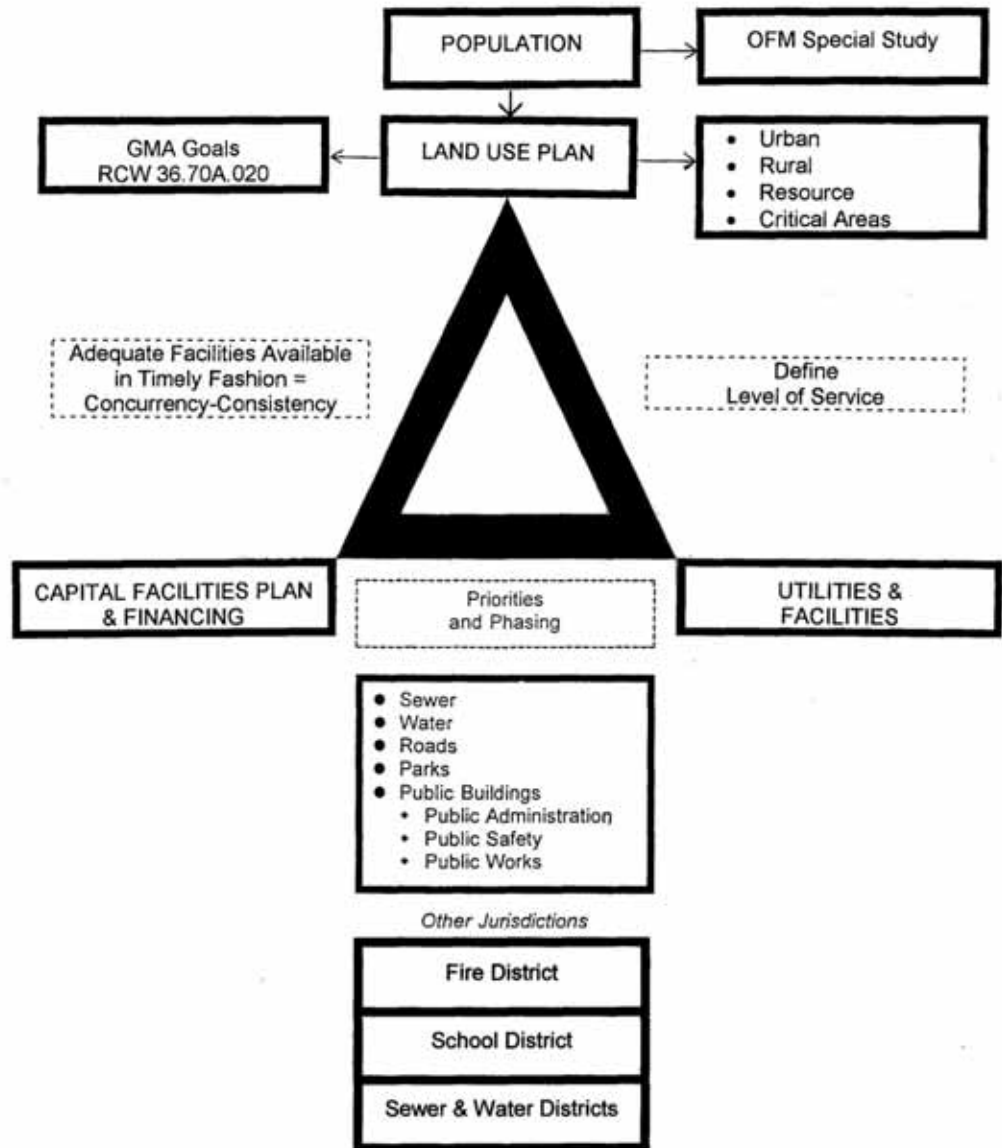
ECONOMY | COMMUNITY | ENVIRONMENT

How to Improve Local Planning Processes

by Sandy Mackie

# The GMA Planning Triangle

## THE PLANNING CYCLE



# Population allocation and budgets

- Buildable lands--within UGA
  - Key--expansion/adequate inventory
  - Total lands/by type:  
residential/commercial/industrial
    - Less lands already developed
    - Less Lands not likely to redevelop
    - Less Lands not available for development
      - Critical areas, rights of way,
      - Lands for new rights of way/public facilities

What do you have? What do you need?

# Capital budgets

Proposed LOS--In comprehensive plan

- Facilities Shortfall with LOS
  - To meet past underdevelopment
  - To meet growth
- Capital Capability
  - Services provided to meet need coincident with development
    - Traffic concurrency
    - Plat--adequate facilities

# Urban Growth Boundaries

- Adequate room for growth
- Expanded to meet projected need
  - Logical boundaries
  - Logical service areas
  - Capable of being served
- Short-term, long-term boundaries
  - Identify long-term growth area
  - Phase growth to match utility and facility extension

# Rural lands

The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. ...

RCW 36.70A.070(5)(b).

# Local Areas of More Intense Rural Development (LAMIRDs)

- Uses sized to rural needs and patterns
- Uses consistent with historical activity
- Uses may change within scope to meet changing economic and social environment
  
- Effective rural employment, small population and recreation centers, support for local resource industry

# LAMI RDs Type I

- (i) Rural development consisting of the **infill, development, or redevelopment of existing** commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development.

RCW 36.70A.070(5)(d)(i).

# Local Areas of More Intense Rural Development (LAMI RDs)

- Existing development (Type 1)
  - Small towns
  - Cross road commercial
  - Residential
  - Commercial/industrial/recreational
- Criteria
  - In existence at GMA adoption
  - Logical outer boundary--limited new area
  - Retain essential character
  - May change to meet times

# LAMI RDs (Type II)

- (ii) The **intensification** of development on lots containing, or **new development of, small-scale recreational or tourist uses**, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. ...

RCW 36.70A.070(5)(d)(ii).

# LAMI RDs (Type III)

- (iii) The **intensification** of development on lots containing isolated **nonresidential** uses or **new development of isolated cottage industries and isolated small-scale businesses** that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. ...

RCW 36.70A.070(5)(d)(iii).

# Rural development

<b>TABLE 1: Rural Area Land Use—LAMIRDs Zoning Summary</b>				
<b>Use Tier</b>	<b>Uses of Rural Area Lands</b>	<b>17.45 Small Town Mixed Use</b>	<b>17.50 Small Town Residential</b>	<b>17.55 Small Town Industrial</b>
I	Sales service (non-resource use)	P-to 10,000 ft <sup>2</sup>	X	P-related to industrial or resource use
II		SUP->10,000 ft <sup>2</sup>		
I	Retail sales (non-resource use)	P-to 10,000 ft <sup>2</sup>	X	P-related to industrial or resource use
II		SUP->10,000 ft <sup>2</sup>		
I	Professional services (includes offices) (non-resource use)	P	X	P

Lewis County Code, Chapter 17.42 Table 1

# Rural development

**TABLE 1: Rural Area Land Use—LAMIRDs Zoning Summary**

<b>Use Tier</b>	<b>Uses of Rural Area Lands</b>	<b>17.60 Crossroad Commercial</b>	<b>17.60 Freeway Commercial</b>	<b>17.95 Rural Residential Center/Shoreline Residential</b>
I II	Sales service (non-resource use)	P-<5,000 ft2 (small scale)	P-to 10,000ft2 per use	X
I II	Retail sales (non-resource use)	P-<5,000 ft2 (primarily serve local)	P-to 10,000ft2 per use	X
I	Professional services (includes offices) (non-resource use)	P-<5,000 ft2	P	X

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II	Manufacturing, assembly, and process of goods	SUP- to 5,000 ft <sup>2</sup>	X	P to 20,000 ft <sup>2</sup>  SUP > 20,000ft <sup>2</sup>
II	Storage, transportation & handling of goods	SUP- to 5,000 ft <sup>2</sup>	X	P to 20,000 ft <sup>2</sup> (via Tier I) SUP > 20,000ft <sup>2</sup>

# Rural development

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II	Manufacturing, assembly, and process of goods	X	SUP-to 10,000ft <sup>2</sup>	X
II	Storage, transportation & handling of goods	X	SUP-to 10,000ft <sup>2</sup>	X

# Rural development

**TABLE 2: Rural Area Land Use Zoning Summary**

Tier	Use
I	<p>Home-Based Business (cottage industries)</p> <p>A. In an existing residence or associated outbuilding, by the occupant and 2 FTE employee(s), for a total of 3, where there is no outward manifestation of the business other than a small sign, or vehicles used offsite for business purposes. Overnight parking of vehicles and offsite okay.</p>
II	<p>B. Businesses which have up to 5 FTE working on site, in addition to 5,000 sq.ft.</p>
III	<p>C. Uses permitted through the special use permit process. Such uses may be up to 10,000 sq.ft. and may have up to 10FTE on site. Special use – no more than 10 per subarea in planning.</p>

# Rural development

**TABLE 2: Rural Area Land Use Zoning Summary**

<b>Tier</b>	<b>Use</b>
I	<p>Isolated Small Business (Non-Resource)</p> <p>A. Businesses which have up to 5 FTE working on site, in addition to the owners and their family, and may include new structure up to 5,000 sq.ft.</p> <p>-Number: No more than 20 per subarea</p>
II	<p>B. Uses permitted through the special use permit process. Such uses may be up to 10,000 sq.ft. and may have up to 10 FTE on site.</p> <p>-Number: No more than 20 per subarea</p>

# Rural development

**TABLE 2: Rural Area Land Use Zoning Summary**

Tier	Use	R 1-5, 10, 20
<p>III</p> <p>IV</p>	<p>F. Campgrounds and Recreation Facilities</p> <p>-Location: Recreation areas</p> <p>-Size: Up to 100 sites and/or up to 10 acres Over 100 sites and/or up to 40 acres Over 100 sites and/or more than 40 acres</p>	<p>SUP</p> <p>RMP</p> <p>MPR</p>
<p>III</p> <p>IV</p>	<p>G RV parks</p> <p>-Location: recreation areas or 2 miles from St. hwy.</p> <p>-Size: Up to 100 sites and/or up to 10 acres Over 100 sites and/or up to 40 acres Over 100 sites and/or more than 40 acres</p>	<p>SUP</p> <p>RMP</p> <p>MPR</p>

# Rural development

**TABLE 2: Rural Area Land Use Zoning Summary**

Tier	Use	R 1-5, 10, 20
III	<p>J. Tourist/rest stops-Freeway, a cluster of uses</p> <ul style="list-style-type: none"> <li>-Location: on lots which have a portion within 500 ft. of an Interstate 5 on/off-ramp</li> <li>-Uses: A-D, G above</li> <li>-Size limits: double A-3, H above</li> </ul>	A
III	<p>K. Rural Resorts (replaces Stand-alone Resorts)</p> <ul style="list-style-type: none"> <li>-Location: recreation areas</li> <li>-Size: &lt;75,000 sq.ft. developed floor area and/or 15 acres impervious surfaces</li> <li>-Number: Two per subarea outside recreation areas (limit of five)</li> </ul>	SUP
IV	Larger Projects	MPR

# Rural business

... Rural counties may allow the **expansion** of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(14). Rural counties may also allow **new small-scale** businesses to utilize a site previously occupied by an existing business as long as the new small-scale business **conforms to the rural character** of the area as defined by the local government according to RCW 36.70A.030(14). ...

RCW 36.70A.070(5)(d)(iii).

# "Rural character"

(14) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

(a) In which open space, the natural landscape, and vegetation predominate over the built environment;

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

RCW 36.70A.030(14).

# "Rural character"

(c) That provide visual landscapes that are traditionally found in rural areas and communities;

(d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

(e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

RCW 36.70A.030(14).

# "Rural character"

(f) That generally do not require the extension of urban governmental services; and

(g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas

RCW 36.70A.030(14).

# Rural density

- Balance
  - 1-10 target
  - Mixture less and more
  - Below 1-5 special conditions
- Clusters
  - Limited size
  - Limited number or spacing
  - Relate to percentage of population

# Rural UGAs

- Fully contained communities

. . . **may establish a process** . . . , for reviewing proposals to authorize new fully contained communities located outside of the initially designated urban growth areas.

RCW 36.70A.350--*population*

# Rural UGAs

- Master Planned Resorts

... A master planned resort means a self-contained and fully integrated planned unit development, **in a setting of significant natural amenities**, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

RCW 36.70A.360(1)—*define amenity/limit*

# Rural UGAs

**"Major industrial development"** means a master planned location for a specific . . . business that: (a) Requires a parcel of land so large that **no suitable parcels** are available within an urban growth area; or (b) is a natural resource-based industry . . . .. The major industrial development shall not be for the purpose of retail commercial development or multitenant office parks.

RCW 36.70A.365— *process key*

# Rural UGAs

- Major industrial development

... may establish, in consultation with cities ..., a process for designating a bank of no more than two master planned locations for major industrial activity outside urban growth areas.

RCW 36.70A.367(1).

# Rural UGAs

- Major industrial development
- Limited locations
  - (d) Is **east** of the Cascade divide; and
    - (i) Borders **another state** to the **south**; or
    - (ii) Is located wholly **south** of Interstate 90 and **borders the Columbia river to the east ...**

*RCW 36.70A.367 complex process*

# Final checklist

- Allocate population to all areas
  - Urban and necessary UGA extension
    - Based on real buildable lands
  - Rural LAMIRDs—historic role and need
  - Rural general—variety of densities and uses
  - Fully contained communities

# Final checklist

- Identify rural character
  - Nature size and intensity of historic uses
  - Use RCW 36.70A.030(14) and RCW 36.70A.070(5)(b)(c) as a checklist
- Realistic assessments of LAMIRDs
  - Small towns (I)
  - Cross road commercial (I, II, and III)
  - Commercial /industrial (I, II, and III)
  - Residential (I)
  - Recreational (I, II, and III).

# Final checklist

- Realistic assessment of rural land/resource land split
  - Not all land capable of being farmed must be designated agriculture if the land has "proximity to population areas, and the possibility of more intense use" (RCW 36.70A.030(10)).

*Benaroya II, City of Redmond v. CPSGMHB*, 116 Wn. App. 48, 65 P.3d 337 (2003).

# Final checklist

- Make a Record—on each action
  - What did you do?
  - Why did you do it?
  - What records did you rely on?
  - How does it relate to the goals of GMA?
  - How is it consistent with your comprehensive plan?
  - Attach pertinent exhibits

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