WRJA 13 Local Planning Presentation Outline

**Proposed outcome:** Committee members have a better understanding of county and city growth in order to inform decisions around growth projections and consumptive use.

**Objectives:**
1) Committee understands the role that county and city planners have in directing growth.
2) Committee understands how zoning and subdivision regulations work to protect resource lands and rural areas.
3) Committee understands the limits of planning and land use regulations.
4) Committee understands how county and city planning interacts with watershed restoration and enhancement plan.
5) Presenters recognize diverse levels of understanding across committee member; introduce terms that may be new to some people.

**WRJA 13 Agenda:**
- Brief introduction
- County Planning (approximately 90 minutes)
  - We will hear from both Thurston and Lewis County
- City Planning (April meeting)
  - We will hear from City of Olympia, City of Lacey, and City of Tumwater

**Topics Covered:**

**Urban Growth Areas**
- What are UGAs? Where are they?
- How much of the land area in the WRIA is inside vs. outside the UGA? (Can reference existing map ECY created or use existing or updated County estimate)
- What are buildable lands and how do you calculate the buildable lands capacity? What is the buildable lands capacity within the UGA (at the time of your latest Comp Plan/up-to-date numbers)?
- What is the County’s timeline for Comp Plan updates?

**Rural Areas (outside the UGA)**
- What is a parcel? What is a plat? What is a subdivision?
- What are the main tools for planning growth in rural areas? Rural zoning and subdivision regulations? Zoning densities? Use restrictions?
- How does the Comp Plan inform zoning and subdivision regulations? (e.g. how can things be re-zoned?) Permitting process—What permits are needed for rural residential development and who issues those permits. What are the roles of the permitting agencies?
- Are there other restrictions on rural growth (critical areas ordinances, resource lands protections)?
Water Resources and Planning

- What are the reasons why new homes might dig a well instead of connecting to water in the UGA? Within water system boundaries?
  - Thurston PUD could make a comment here as well if appropriate
- Exceptions to hookups for sewer systems?
- How does the County coordinate with water districts? County Health Department? DOH?
- Which entities that you work with deal with well permitting?

Special Interest to WREC Committees:

- Has the County done any reporting or analysis post-Hirst decision regarding exempt wells?
- Are there any ongoing planning efforts, policy changes, or other milestones might affect the Committee’s work? Timeline for these? (e.g. coordinated water system plans, comp plan updates)
- What actions could the committee recommend that would trigger the county to amend its comprehensive plan or update current regulations?
  - This is a big question – we may want to hold off trying to answer this until the fall when we start considering other components to include in the plan

City Planning Considerations:

- Under what circumstances do cities allow permit-exempt wells within city limits?
- Where are these exceptions expected to occur? (Are there areas within city limits permit-exempt wells are expected to be drilled in the next 20 years?)