

## WRIA 14 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.

**WRIA 14 Agenda:**

- Brief introduction
- County Planning
  - We will hear from both Mason County and Thurston County
- City Planning
  - We will hear from City of Shelton

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?)