

Planning Commission Meeting

433 Cherry Street, Sumas, WA 98295

Monday, January 29, 2024 at 5:30 PM

Agenda

Open Meeting

Review/Correct and/or Approve Minutes

- October 16, 2023 Draft Minutes

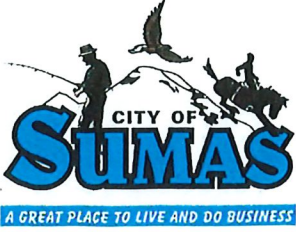
1. Old Business

A. Overview of Washington State Dept of Commerce Periodic Update Presentation

B. Comprehensive Plan Review

2. New Business

3. Adjournment



Planning Commission Meeting

433 Cherry Street
Monday, October 16, 2023, at 5:30 PM

Minutes

PRESENT

Planning Commissioners

Jacob Williams
John VanWingerden
Helen Solem

Josh Clawson, Ex Officio
Carson Cortez, City Planner
Michelle Quinn, City Clerk

Absent

Teresa Josephson
Lizette Custer

John Van Wingerden made a motion to approve September 18, 2023, Minutes, Jacob Williams seconded; all were in favor the motion carried.

Michelle Quinn, City Clerk welcomed Helen Solem as a new planning commissioner. Mayor Bosch has appointed her to the planning commission. Her term will be until 2026.

Carson Cortez, City Planner started the discussion. This is the comprehensive plan review update due by June 2025. The last comprehensive plan update was in 2016. Carson began the review with the proposed zoning changes, one zone that has been an oversight will be adding the Public District (PUB) which is city owned property and has public purposes.

Discussion began with the residential districts. The low-density district for single family homes would be removed, due to the state wanting cities to focus on more density. High Density District lot size is six thousand square feet, medium density lots size is seven thousand square feet.

Carson explained the zoning map that was in the packet; this shows how the new proposed zones areas are designated. This proposed map is for future discussion as the comprehensive plan update moves through its review.

The municipal business district will be a new zone for low-impact retail businesses where customers or office spaces could be in a house. Examples that could work in this area are converted houses to businesses or office buildings.

Discussion on the possible UGA expansion and what directions would help the city's growth. Carson would like to see the town go west but that is not currently in our UGA.

Carson's proposal is to split the industrial zone into two, one would be for heavier impact industrial and one for light impact businesses. Helen Solem asked how much of the industrial zone is used, a guess was about fifty percent.

John Van Wingerden asked about green space, Carson states it was added for consideration in the future. The public zone was added due to there being nothing in our codes for any development in these areas.

The proposed recreational district is the parks around the city, this will add zoning requirements to these properties. The planning commissioners like what they see but would like more time to review all the material before any decisions. The comprehensive plan review update is to project what will happen over the next twenty years with population and residential growth in future.

Carson has proposed the review of an agricultural district which would be a new zone, which are not typically included in city's comprehensive plan. Discussion about what could be done in these areas, most of these areas flooded. No change for the recreational vehicle park which is currently the RV Park which is already in place. There was discussion about the mini warehouse zone, a suggestion would be to remove the mini warehouse zone and allow it in the industrial zones with a conditional use permit.

The next Planning Commission Meeting was set for November 6, 2023, at 5:30 pm.

Helen Solem wanted to let everyone know that the Historical Museum received a grant for a self-guided walking tour to bring people to town. Their idea would be for ten signs throughout town with five hundred words giving historical information about the city.

Jacob Williams made a motion to adjourn the meeting, John Van Wingerden seconded; all were in favor the motion carried.

Councilmember Josh Clawson, Ex Officio

City Clerk

Getting Through the Periodic Update

Getting your Periodic Update Started Right

JANUARY 8, 2024

Lexine Long, AICP

Senior Planner

GROWTH MANAGEMENT SERVICES



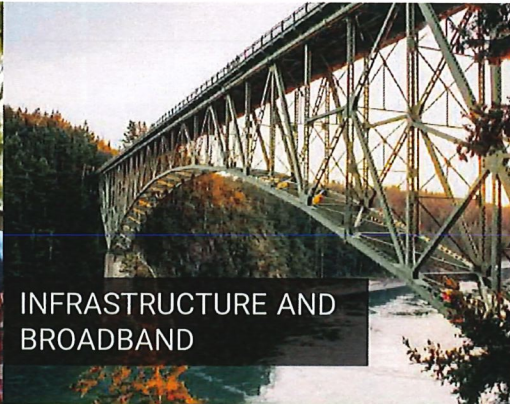
Washington State
Department of
Commerce

v1.4

We strengthen communities



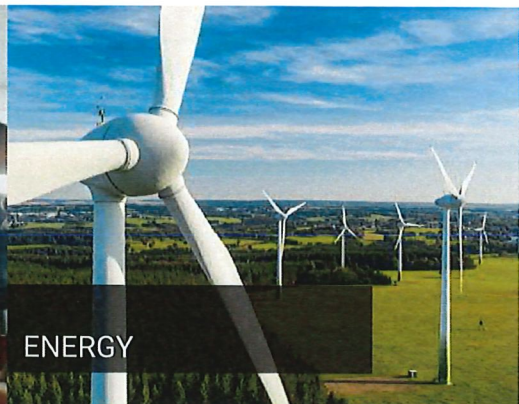
HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



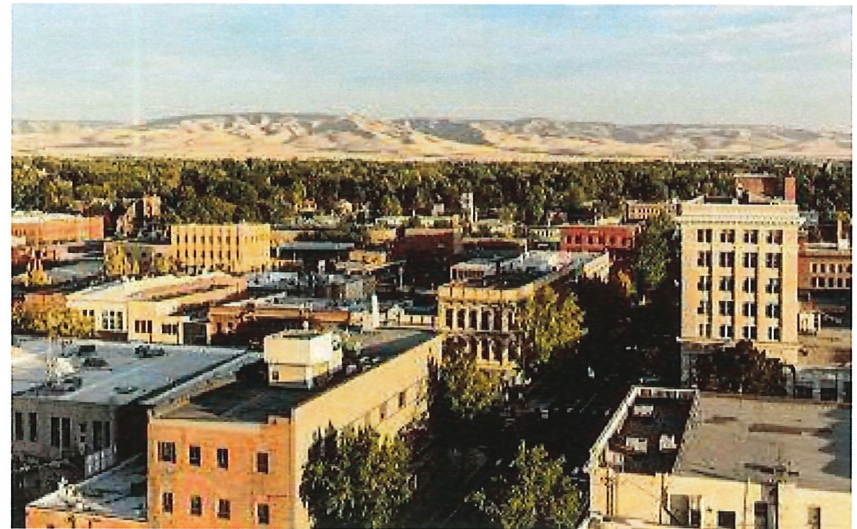
CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Commerce Role in Local Planning

- Primary state agency contact for Growth Management Act (GMA) related issues
- Provide technical assistance
- Administer Grants
- Help ensure plans, policies and regulations are GMA compliant
- Write comment letters
- Not a regulatory agency



The Growth Management Act

The GMA was adopted in 1990 as a statewide planning framework to:

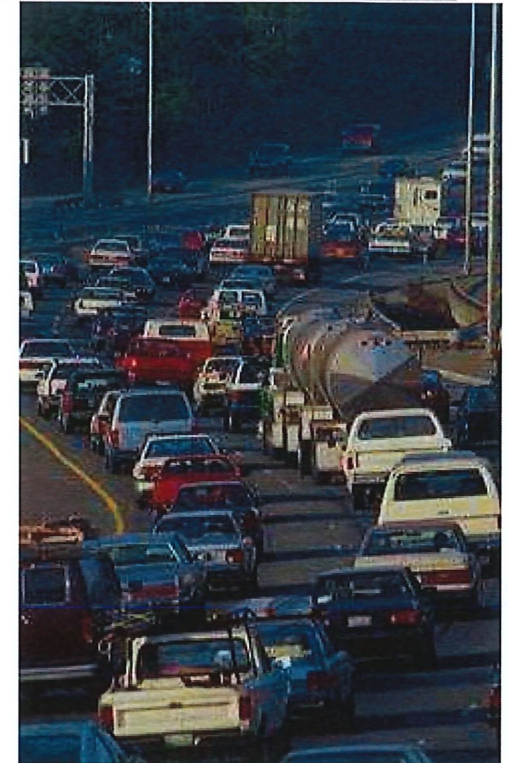
Address uncoordinated development and urban sprawl

Manage threats to the quality of life in Washington

Require local planning, guided by state law

State law: **RCW 36.70A**

Advisory recommendations: **WAC 365-196**



15 GMA Planning Goals

- Encourage **compact urban growth**
- **Reduce sprawl**
- Encourage coordinated, **multimodal transportation**
- **Plan for and accommodate** (2021) **housing** affordable to all economic segments
- Encourage **economic development**
- **Protect property rights**
- **Predictable permitting**
- **Maintain natural resource industries**
- **Retain open space, enhance recreation**
- **Protect the environment**
- Encourage **citizen participation**
- **Ensure availability of public facilities and services**
- Encourage **historic preservation**
- **Manage shoreline development**
- **Ensure comprehensive plans adapt & mitigate effects of a changing climate**

Periodic Update

Review and revise, if necessary, of Comprehensive Plan and development regulations every 10 years

RCW 36.70A.130



2024 Due December 31st 2025 Due June 30th 2026 Due June 30th 2027 Due June 30th

*Starred counties are partially planning

Local Jurisdictions must review:

- Amendments to the GMA
- Comprehensive Plan
- Development Regulations
- Urban Growth Areas
- Population Projections
- Critical Areas Ordinance
- Resource Lands

HB 1241: changed the periodic update cycle to every ten years, following the upcoming cycle. RCW 36.70A.130(5)

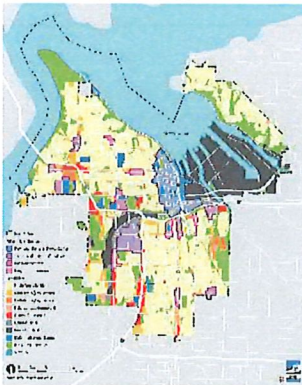
Periodic Update Process Overview



What is in a comprehensive plan?

- Land use
- Housing
- Capital facilities
- Utilities
- Rural (for counties)
- Transportation
- Climate Change

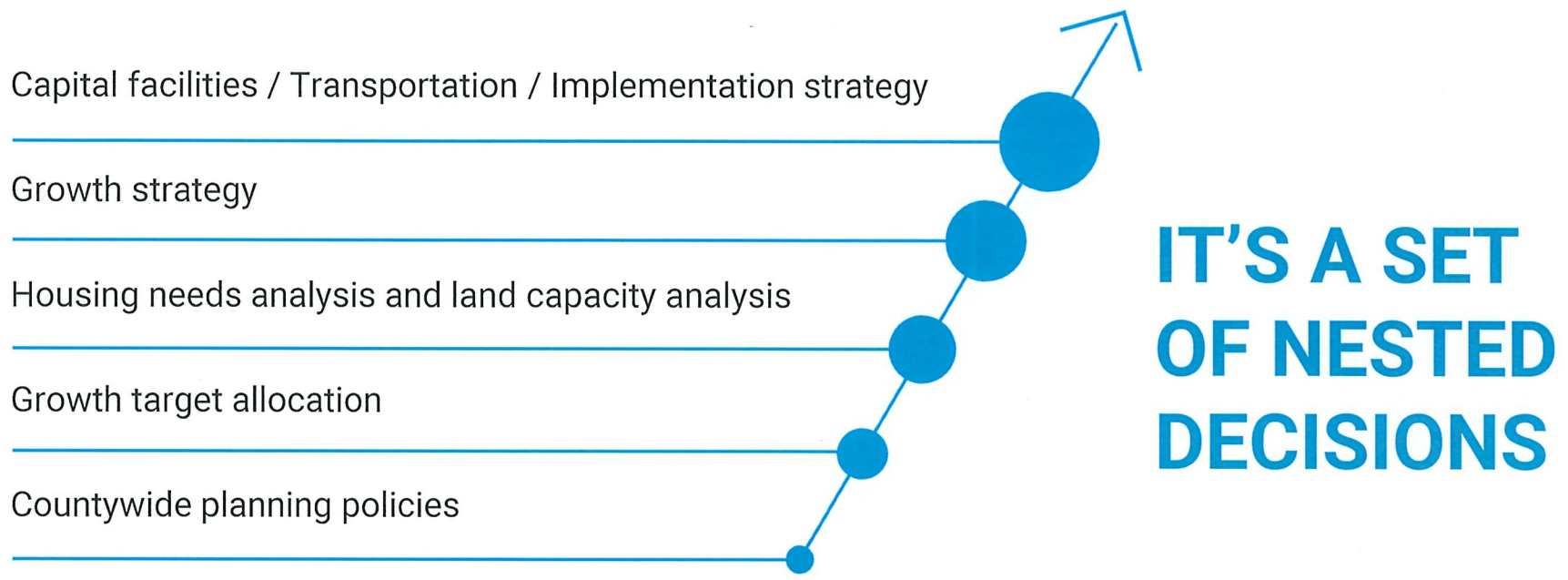
Future Land Use Map



- **Goals and policies**
- **Inventories**
- **Analysis and conclusions**
- **Strategies and commitments**

RCW 36.70A.070

It's Not a Single Decision



Recent legislative changes (2021- 2023)

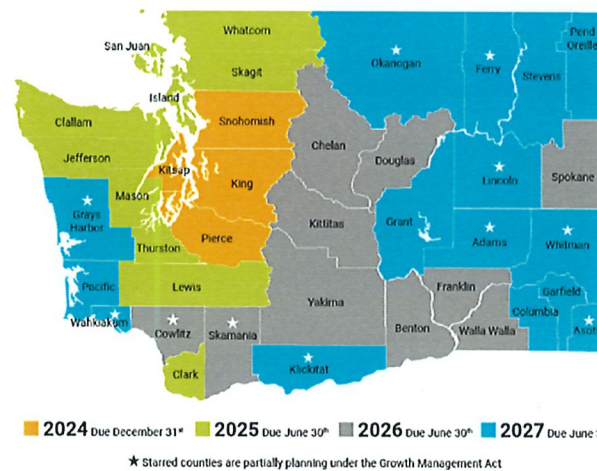
- **HB 1220:** Jurisdictions must plan for, and accommodate emergency and affordable housing.
- **HB 1241:** Schedule changed 10 years. Requires 5-year implementation progress report
- **HB 1717:** Tribal participation in planning
- **SB 5593:** Allows a county to revise a UGA boundary to accommodate patterns of development.
- **SB 5275:** Enhances opportunity in LAMIRDs
- **HB 1110:** Middle housing - cities must allow a greater variety of housing types in single-family zones (due six months after your update deadline)
- **HB 1337:** ADUs - Requires that counties and cities allow two accessory dwelling units on every lot in predominantly single family zones in urban growth areas. (due six months after your update deadline)
- **HB 1181** Adds Climate Element and requires local plans to address climate change.
- **SB 5457:** Cities below 25,000 population can adopt the county CAO by reference

Resources

- **Grant funding** – Periodic Update Grants, Climate Grants, and Middle Housing Grants
- **WAC** – Chapter 365-185
- **Year-by-year list of GMA Amendments – 1995-2023**
- **Update checklists** – development regulations, comprehensive plan, critical areas
- **Update guidebooks** – capital facilities planning, housing, urban growth area, critical areas
- **Resource list** with contact information
- **Good examples** – public participation plans, scoping documents, update resolutions
- Periodic Update **Webinar Series**

Growth Management Act Periodic Update

This page is dedicated to the Growth Management Act Periodic Update. We post checklists, guidance documents and other GMA related support materials here on a regular basis to help local governments with their reviews.



Key Sections

- Growth Management
- Governor's Smart Communities Awards Program
- GMA Laws and Rules
- GMA Periodic Update
- Growth Management Grants
- Growth Management Topics
- Guidebooks and Resources
- Civilian-Military Compatibility
- Defense Community Compatibility
- Regional Planners' Forums
- Short Course on Local Planning
- Submitting Materials to the State for Review

Need help?

Suzanne Austin, AICP
 Senior Planner
 Suzanne.Austin@commerce.wa.gov
 509-407-7955

Feedback?

Periodic Update Resources Feedback Form

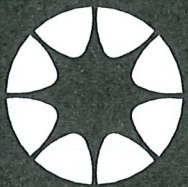
Periodic Update Workshop Schedule

In support of the upcoming periodic update cycle and in partnership with Puget Sound Regional Council and Municipal

Thank you!

Lexine Long, AICP
Senior Planner
GROWTH MANAGEMENT SERVICES

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360-480-4498



Washington State
Department of
Commerce

www.commerce.wa.gov

