

Review of Commerce's WAC Update Process

What we've heard and how we respond

Washington APA Chapter
Conference

July 29, 2009



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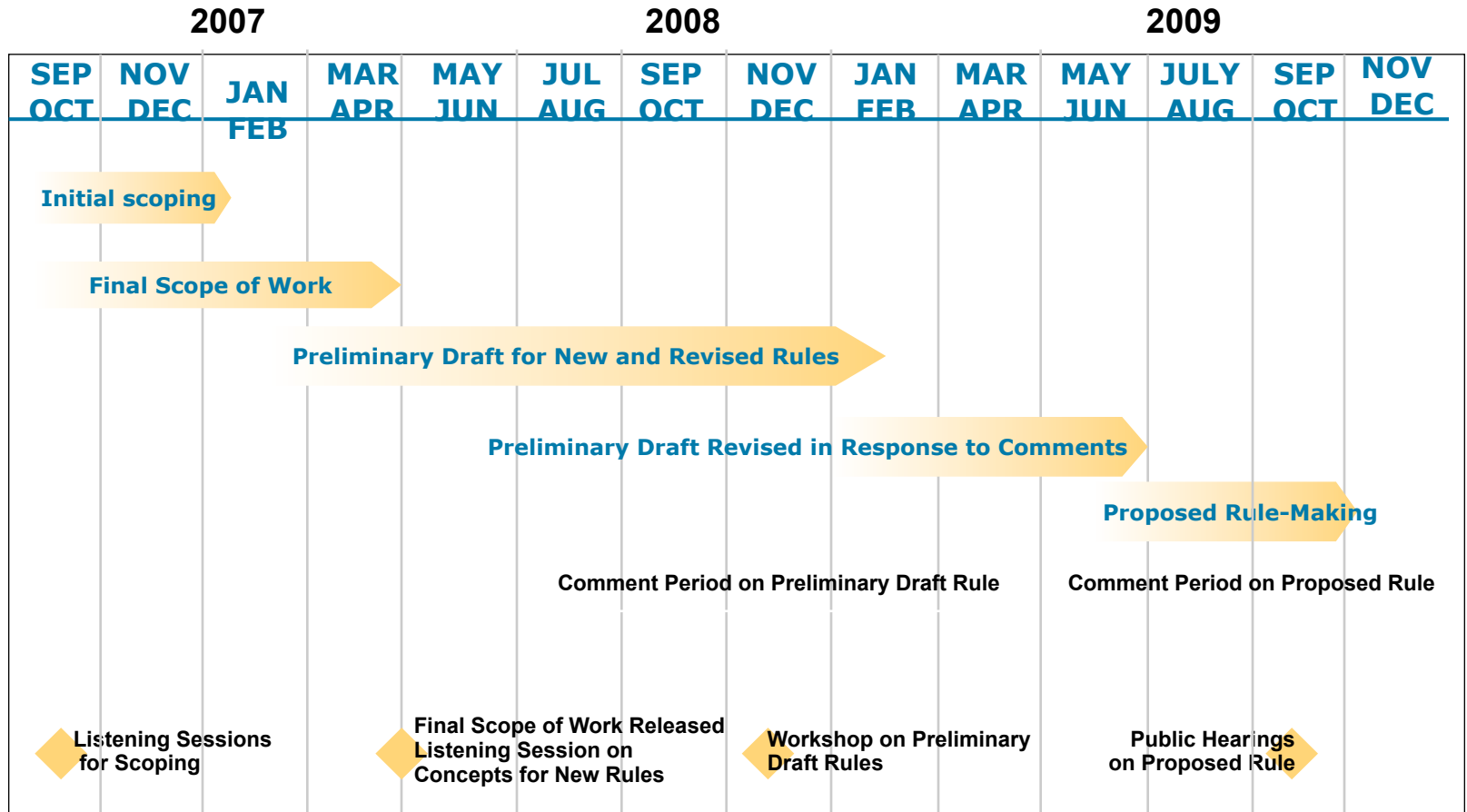
How Commerce Got Input on the Scope

- Established List-Serve
- Established Web Site www.cted.wa.gov/wacupdate
- Listening Sessions
- Web Survey



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Project Timeline



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Where are today

- Preparing for Final Adoption
- Preparing the Concise Explaitory Document
- Adoption Expected Mid–December
- Producing Final Project Report
- Anticipate Smaller Follow–on Process in Spring, 2010



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What We Heard in Scoping

- Make them easy for the average person to understand.
- Focus on how to connect various elements.
- Place more emphasis on review and implementation of plans.
- Maintain Local Flexibility.



Major Statutory Amendments

- Rural Lands Amendments
- State Transportation Facilities
- Local Project Review
- Accessory Uses on Agricultural Lands
- Review and Update Requirements
- SMA–GMA Integration.



Key Themes

- Plan Implementation
- Urban Density and Rural Density
- Demarcation of line between legislative and quasi-judicial land use decisions



What we've heard

Over-Arching Issues

- Requirements vs. recommendations
- Level of specificity and level of detail
- Balancing predictable standards vs. flexibility
- Concern over new work



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What we've heard

Urban Density and Transition

- Buildable lands
- Sufficient capacity of land for development
- Urban and rural density criteria
- Population allocation process



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Issues We Could Not Address in this

- Need for Infrastructure Finding
- Review and Update Timelines
- SMA/GMA Integration
- Frustration with the compliance and enforcement process from both local governments and appellants



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Follow-Up Rule Making

- Public Facilities Land Capacity
- Affordable Housing Incentives
- UGAs in Floodplains



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Washington Association of
Realtors

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