



2007 SESSION PRIORITIES
Washington Chapter
American Planning Association (WA-APA)

GMA REFINEMENTS

WA-APA supports refinements to the Growth Management Act (GMA) to address concerns about the fairness and effectiveness of GMA implementation and to address emerging planning issues:

- Encourage fair, flexible implementation options that accommodate a variety of local conditions.
- Clarify that science is a key, but not the sole, factor in decision-making. Provide increased flexibility for local jurisdictions in implementing the requirement to protect critical areas.
- Clarify that preexisting uses in critical areas may continue where ongoing harm is negligible.
- Expand reasonable use exceptions to other development regulations beyond critical area protections.
- Distinguish policies and implementation approaches for rural and resource areas from those in urban areas by providing and promoting flexible options and incentives, including transfer of development rights and density, buffer alternatives, recognition of preexisting agriculture, and farm management plans.
- Replace optional solar and conservation plan elements with a more inclusive optional energy element to address emerging global warming and energy supply issues.
- Add an optional safe growth policy element for lifestyle, health, safety and recreation implications in comprehensive plans.
- Work with stakeholder interests in the development of other GMA refinements.

**ADVOCATING FOR LOCAL JURISDICTION
INFRASTRUCTURE AND REVENUE**

WA-APA supports the following positions:

Transportation

- Prioritize safety, preservation and maintenance.
- Support choice among travel modes including public transportation.
- Plan transportation in concert with GMA to prevent sprawl.
- Support innovation in movement of freight, goods and passengers.

Essential Public Facilities

- Ensure that essential public facilities are integrated with GMA.

Infrastructure

- Provide revenue to maintain current infrastructure and meet future needs.
- Direct resources to infrastructure consistent with local plans and GMA.
- Account for needed infrastructure when forecasting population.
- Support infrastructure investment to facilitate transition of UGAs into urban areas.

Revenue

- Authorize new local funding tools and mechanisms.
- Overhaul tax structure to better support growth strategies and annexation.
- Prevent initiatives that cut committed revenue sources.

**PROMOTING HOUSING SUPPLY AND HOUSING
AFFORDABILITY**

To meet current and projected affordable housing needs, the Legislature needs to implement the GMA Affordable Housing Task Force recommendations, including sufficiently funding infrastructure and planning, providing incentives to increase affordable housing

supply, and expanding the range of choices for achieving affordability.

WA-APA supports legislation that:

- Provides funding incentives for plans and zoning that require, encourage and achieve a diversity of housing choices and types.
- Expands SEPA categorical exemptions, enables and supports SEPA planned actions, and/or provides alternatives to project action SEPA review in designated regional growth centers.
- Creates a Growth Management Infrastructure Account (GMIA) to provide funding for local government infrastructure that improves housing affordability.
- Awards bonus points to state grant and loan applications that help achieve housing affordability.
- Updates the state's tax increment financing legislation to better achieve GMA housing affordability goals.
- Eliminates the "replacement rule" that requires counties and cities to pay from public funds for low-income housing impact fee exemptions. RCW 82.02.060(2).
- Directs a stakeholder group to explore impacts on the affordability of housing related to land availability and capacity and local government implementation of "reasonable measures" to manage growth, and recommend strategies for ensuring a sufficient housing supply and meeting affordable housing goals.

STRENGTHENED AND COORDINATED LOCAL, REGIONAL, AND STATE PLANNING

WA-APA supports the following positions:

Planning Support

- Substantial state funding for preparing and implementing plans, including research, public participation, monitoring and adaptive management.
- Sufficient funding to update shoreline master programs.

State Agencies and Growth Management

- State agency planning and actions (including capital facility plans and investments) consistent with GMA goals.
- Coordinated strategy to use state spending as an incentive to accomplish goals.
- State agency functional plans that clarify and define agency responsibilities and

programs that support locally adopted comprehensive plans.

- Creation of a comprehensive plan or strategy for state government that emulates local government comprehensive plans.

State Investments

- State investments and facility siting decisions consistent with GMA goals, local comprehensive plans and statewide strategies for environment, infrastructure funding, rural lands and economic development.

RCW Integration

- Streamline/integrate GMA, SMA, SEPA, Planning Enabling Act, Watershed Planning Act and other related statutes.

Environment

- Support designation and protection of scenic, cultural and natural resources utilizing necessary, fair regulation and voluntary incentive programs.
- Funding and support of innovative local efforts.

Rural and Resource Lands

- Comprehensive, long-term vision for rural areas and model preservation and conservation tools, including incentives and support for working lands.

Economic Development

- Statewide economic development strategy defining priority areas, both urban and rural, for economic growth.
- Financial incentives for priority areas.

Regional Governance

- Define incentives for establishment of regional governments.
- Establish parameters for roles and authorities of regional agencies.
- Support consolidation of transit, city and county transportation governance and planning.

Special Purpose Districts

- Fully integrate special purpose districts into GMA.
- Unify special purpose districts in manner of unified school districts or merge special purpose districts into cities, especially in urban areas.

Annexation

- Clarify authority and process for annexation.