

Schroader, Kathy



From: Orjiako, Oliver
Sent: Monday, November 09, 2015 9:59 AM
To: Euler, Gordon, Alvarez, Jose, Anderson, Colete, Albrecht, Gary, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon
Cc: Schroader, Kathy
Subject: FW: GMA RCW's for review - For the public record and the 2016 Comprehensive plan update

Follow Up Flag: Follow up
Flag Status: Flagged

FYI and for the record Thanks

From: Carol Levanen [mailto:cnldental@yahoo.com]
Sent: Sunday, November 08, 2015 7:26 PM
To: Stewart, Jeanne; Mielke, Tom; Madore, David; Orjiako, Oliver
Subject: Fw: GMA RCW's for review - For the public record and the 2016 Comprehensive plan update

----- Forwarded Message -----

From: Carol Levanen <cnldental@yahoo.com>
To: DONALD MCISAAC <donaldmcisaac@msn.com>, Susan Rasmussen <sprazz@outlook.com>, Carol Levanen <cnldental@yahoo.com>, Lonnie Moss <mossback44@gmail.com>
Sent: Sunday, November 8, 2015 7:01 PM
Subject: GMA RCW's for review

36 70 710 - Final Authority - final determination shall rest with the administrative body

36 70 720 - Prerequisite for zoning - (land use and circulation elements) Zoning ordinances and maps adopted prior to June 10, 1959 are hereby validated, provided only that at the time of their enactment existed according to law applicable at the time

36 70 740 - Zoning maps - Progressive adoption - Because of practical considerations, the total area of a county to be brought under the control of zoning may be divided into areas and such division may be progressive and separately officially mapped

36 70 795 - Moratoria, interim zoning controls - Public hearing - Limitation on length -

36 70A 011 - Findings - Rural Lands - The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development in defining its rural element, a county should foster land use patterns and develop local vision of rural character that will, Help preserve rural based economies, tradition lifestyles, encourage economic prosperity enhance the rural sense of community and quality of life

36 70A 020 Planning Goals - are not listed in order of priority

- 1 urban growth - encourage development in urban areas
- 2 reduce sprawl - reduce the inappropriate conversion of undeveloped land
- 3 Transportation - efficient multi modal transportation systems based on regional priorities
- 4 Housing - availability of affordable housing to all economic segments a variety of residential densities and housing types
- 5 Economic development - promote economic opportunity for all citizens encourage growth in areas experiencing insufficient economic growth
- 6 Property rights - shall not be taken for public use without just compensation The property rights of landowners shall be protected from arbitrary and discriminatory actions
- 7 Permits
- 8 Natural resource industries - maintain and enhance natural resource based industries, including productive timber, agriculture and fisheries encourage the conservation of productive forest lands and productive agricultural lands
- 9 Open space and recreation
- 10 Environment - protect the environment and enhance the states high quality of life

- 11 Citizens participation and coordination - encourage the involvement of citizens in the planning process and insure coordination to reconcile conflicts
- 12 Public facilities and services
- 13 Historic preservation
- 14 New - DOE

36 70A 030 - Definitions -

(2) Agriculture land means land primarily devoted to the commercial production and that has long term commercial significance for agriculture production

(8) Forest land means land primarily devoted to growing trees for long term commercial timber production on land that can be economically and practically managed the following factors shall be considered

(a) proximity to urban, suburban, and rural settlements

surrounding parcel size intensity of nearby land uses

(c) long term economic conditions that affect the ability to manage

(d) availability of public facilities and services conducive to conversion

(10) Long term commercial significance includes the growing capacity, productivity, and soil composition the lands proximity to population areas possibility of more intense uses

(15) Rural Character patterns of land use (b) That foster traditional rural lifestyles, rural based economies, opportunities to both live and work in rural areas

36 70A 045 - Phasing of Comprehensive Plan submittal - The department schedule to permit phasing of Comprehensive plan submittal shall not permit greater than 180 days past the date that the plan was required to be submitted

36 70A Guidelines to classify agricultural, forest lands

The department should consult with the department of agriculture the department of natural resources regarding forest lands

(2) shall consult with representatives of cities, of counties developers builders owners of agriculture land, forest land

(3) shall allow for regional differences

(4) guidelines regarding forest land shall not be inconsistent with guidelines adopted by the Department of Natural resources

36 70A 070 - Comprehensive Plans mandatory elements

(2) A Housing Element - ensure vitality and character of established residential neighborhoods

(a) Includes inventory and analysis of existing and projected housing needs number of units necessary to manage projected growth

(5) Rural element - a rural element lands not designated for urban, agriculture, forest or mineral

(a) Because circumstances vary from county to county a county may consider local circumstances, but shall develop a written record explaining

(b) Rural development shall provide for a variety of rural densities may provide for clustering

(C) (v) for the purpose of (d) of the subsection an existing area or existing use is one that was in existence (A) on July 1, 1990.

(7) An economic development element local goals, policies, objectives provisions for economic growth and vitality and a high quality of life

36 70A 090 Comprehensive Plan Innovative technique - density bonuses, cluster housing

36 70A 110 - Comprehensive plans - urban growth

(1) outside of which growth can occur only if it is not urban in nature

(2) Based on growth management population projection by the Office of Financial Management should include densities sufficient to permit urban growth that is projected to occur for the succeeding twenty year period cities and counties have the discretion to make many choices about accommodating growth

36 70A 115 - Comprehensive plans and development regulations must provide sufficient land capacity for development

36 70A 130 - (5) (b) On or before June 30, 2016 and every eight years thereafter for Clallam, Clark

36 70A 140 - Comprehensive Plans ensure public participation

36 70A 190 - (4) (b) criteria shall reflect regional and local variations and the density that exists among different counties

36 70A 210 - Countywide Planning policies

36 70A 215 Review and Evaluation program by comparing growth and development assumptions with actual growth and development that has occurred in the county

(b) reasonable measures, other than adjusting urban growth areas

(2) (a) the review and evaluate program shall provide for annual collection of data on urban and rural land uses

(2) (d) provide for and amendment of countywide policies, comprehensive plans to remedy any inconsistencies identified through the evaluation required by this section

(3) at a minimum the evaluation component shall (a) sufficient suitable land to accommodate the countywide population projection (b) determine actual density of housing actual amount of land