



# **Legislative Report Prepared for the 2022 Legislative Session**

## **Collaborative Roadmap Phase III**

**December 15, 2021**



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## Executive Summary

The Collaborative Roadmap Phase III project (Phase III) is a two-year project, funded by the Washington State Legislature during the 2021 legislative session, focused on updates to the state's growth policy framework. Phase III includes three primary objectives:

- Convene a Task Force, which includes diverse perspectives, to make recommendations to the legislature regarding needed reforms to the state's growth policy framework;
- Task Force recommendations shall build upon the findings, concepts, and recommendations in recent state-funded reports; and
- Include in these discussions the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.

In addition to engagement, which is the key to forming recommendations, Phase III accomplishes these objectives through issuance of several reports. This includes Legislative Reports prior to the 2022 and 2023 sessions. This Legislative Report focuses on:

- Developing the scope of recommendations for the 2022 legislative session
- Convening the Task Force and 2021 engagement
- Recommendations to the Legislature from the Task Force
- Looking ahead to the 2023 legislative session

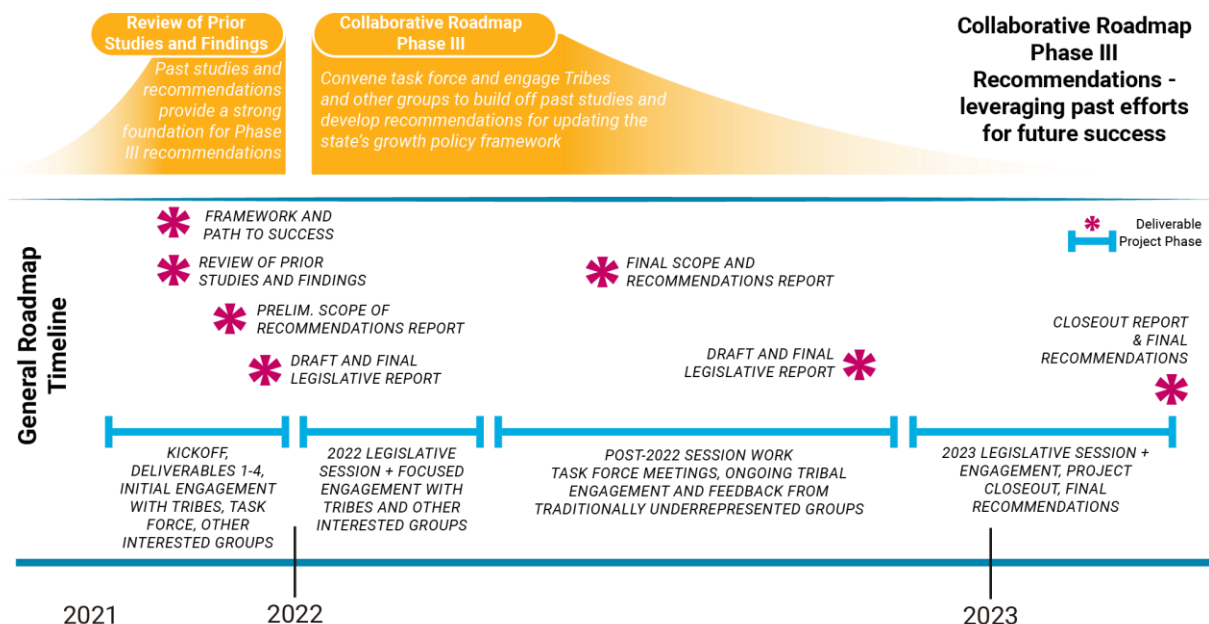


Figure 1: Project schedule and timeline



# Collaborative Roadmap Phase III – Important Milestones

2021

Review of Prior  
Studies Report

Task Force  
formation and  
meetings

Preliminary Scope of  
Recommendations  
Report

We Are  
Here

2021 Legislative  
Report

2022

Ongoing work -

- Legislative session engagement
- Task Force meetings
- Ongoing engagement

Final Scope of  
Recommendations  
Report – June 1, 2022

2022 Legislative  
Report – December  
15, 2022

2023

Ongoing work -

- Legislative session  
engagement

Closeout Report and  
Final  
Recommendations –  
June 1, 2023

## Introduction

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### Project Overview and Purpose

The Collaborative Roadmap Phase III (Phase III) project builds upon the findings, concepts, and recommendations from recent state-funded reports.

To accomplish this, Phase III convenes a task force to build upon past reports and make recommendations to the Washington State Legislature on proposed reforms to the state's growth policy framework.

Washington State's growth policy framework consists of state laws that govern or influence the strategies state agencies and local governments use to plan for, implement, and manage land use policy, permitting and appeals, infrastructure, and environmental protections. The laws that guide our framework and are being reviewed as part of this project are provided in [Appendix B](#). The Task Force will provide recommendations to the legislature prior to the 2022 and 2023 sessions.

Beyond the Task Force, engaging diverse audiences in developing recommendations for the legislature is a vital part of this project. This includes people who have historically been overlooked as public policy is developed.

This report presents the Task Force's 2021 recommendations for legislative consideration during the 2022 session. It also provides an overview of documents and reports produced leading up to this legislative report, a summary of engagement to date, and an overview for upcoming work in 2022.

### Findings, Concepts, and Recommendations from Recent Reports

To enable the Task Force to build upon past efforts and provide additional recommendations for changes to the growth policy framework, the project team reviewed prior studies and findings from those studies. The four previous state-funded reports reviewed in Appendix B are the Land Use Study Commission (1998), Governor's Land Use Agenda (2006), A Road Map to Washington's Future (2019), and Updating Washington's Growth Policy Framework (2021).

Excerpt from Engrossed Substitute Senate Bill (ESSB) 5092 (Operating Budget):

[Commerce is] to convene a task force to make recommendations regarding needed reforms to the state's growth policy framework [...]. The process will build upon the findings, concepts, and recommendations in recent state-funded reports [...]. The task force must involve diverse perspectives including but not limited to representatives of counties, cities, special districts, the real estate, building, and agricultural industries, planning and environmental organizations, Tribal governments, and state agencies. Special effort must be made to include in these discussions the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.



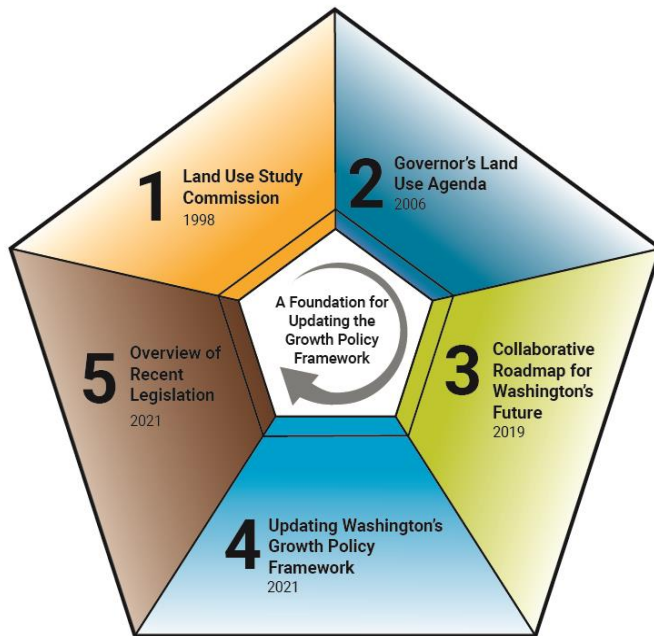


Figure 3: Elements of the Review of Prior Studies and Findings

Recommendations from past studies have resulted in successful legislation over the past two decades. With renewed attention paid to updating the growth policy framework through the recent Road Map to Washington's Future and Updating Washington's Growth Policy Framework projects, new legislation has been introduced to address recommendations and opportunities identified within those reports. Additional legislation has been introduced but has not yet been passed by the Legislature. Many of those bills are likely to be reintroduced and provide a foundation on which to build for the 2022 and 2023 legislative sessions.

The Review of Prior Studies and Findings, included as [Appendix B](#), provides an overview of:

- Key findings, concepts and recommendations from recent reports
- Conclusions and lessons learned from each of those studies
- Successful and pending bills that implement recommendations from A Road Map to Washington's Future (2019) and Updating Washington's Growth Policy Framework (2021).

Key information gleaned from prior reports and studies also included the engagement efforts undertaken and the way in which information was presented to the Legislature. Robust statewide engagement, particularly during the Road Map to Washington's Future project, provided a thorough accounting of the complex issues involved in how the statutes composing the growth policy framework are implemented. Additionally, the Land Use Study Commission and Governor's Agenda provided issue sheets and papers that present concise recommendations or options along with context to assist the Legislature. These documents informed the design of the recommendation sheets provided in this report.

## Developing the Preliminary Scope of Recommendations

To identify the preliminary scope of issues to be addressed by the Task Force prior to the 2022 legislative session and possible issues to address prior to the 2023 legislative session, the project team examined prior reports and studies along with legislation that has become law or been introduced during the past two legislative sessions.

Substantial progress has already been made in making reforms to Washington State’s growth policy framework. The Review of Prior Studies and Findings Report examines the progress made on the recommendations in previous state-funded reports and studies and identifies bills that have passed during previous legislative sessions or are likely to be reintroduced during the 2022 session. The remaining issues are the focus of the Phase III project.

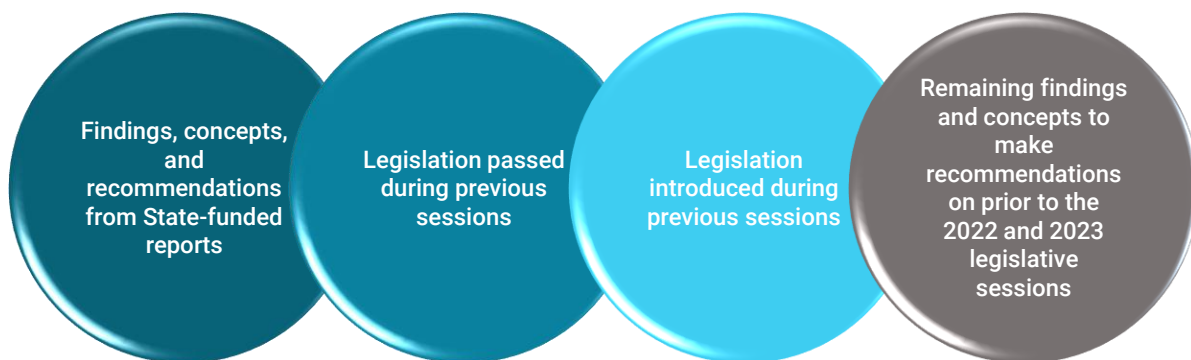


Figure 4: Defining the scope of issues for the Task Force to address

The Preliminary Scope of Recommendations Report, included as [Appendix C](#), focuses on:

- Process to refine the list of findings, concepts, and recommendations to be taken up by the Task Force.
- Grouping of findings, concepts, and recommendations into topical categories.
- Defining the list of issues to be taken up by the Task Force prior to the 2022 legislative session.
- Defining the potential list of issues to be taken up by the Task Force prior to the 2023 legislative session.

Defining the scope of issues to be taken up by the Task Force prior to the 2022 legislative session involved three steps: identification of findings from previous reports and studies as discussed in the previous section; initial engagement and feedback; and filtering the first two through opportunities and constraints to consider for work prior to the 2022 session.

Early engagement for Phase III included meeting virtually with: lawmakers, including presentations to the House Local Government Committee and Senate Housing and Local Government Committee; potential Task Force members; state agencies; and other interested groups. The project team focused on issues these groups felt the Task Force should prioritize prior to the 2022 legislative session as well as broader priorities for the project to help scope the Task Force’s work for 2022 after the upcoming session ends.

Recommended focus areas included:

- Funding local government Comprehensive Plan updates. This was particularly emphasized given that the legislature has passed or is considering several bills that increase local government planning requirements under the Growth Management Act (GMA). Under the GMA, new or amended elements shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state. This must occur at least two years before a local government must update a comprehensive plan.
- Changes needed in 2022 so that cities and counties with a 2024 periodic update deadline have time to implement statutory changes.
- Providing ideas for how the GMA applies to different areas of the state, particularly rural areas. This report refers to this as “adaptive planning”.
- Local government permit processes and timelines, particularly relating to housing.

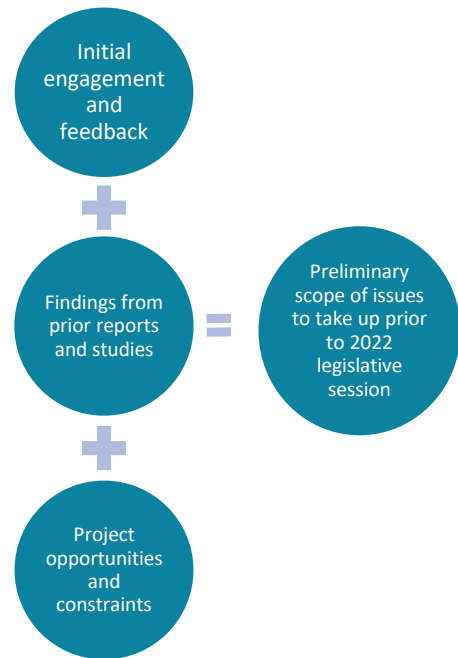


Figure 5: Filtering issues for 2022 scope

To prioritize issues to address prior to the 2022 legislative session, the project team analyzed opportunities and constraints. Early action opportunities include the ability to provide recommendations on issues that should be addressed this year so cities and counties that have a 2024 periodic update deadline have time to implement new laws. Constraints include 2022 being a short session, the number of bills introduced last session that may be reintroduced and prioritized, and the short amount of time available for engagement and Task Force review of issues prior to the 2022 session.

To make issues easier to understand as they relate to the growth policy framework, the project team developed topical categories. Each issue that the Task Force will take up relates to one of the categories on the following page. [Appendix C](#) provides a more in-depth review of each category and potential issues that may be taken up under each of these categories. Figure 6 (next page) demonstrates how specific issues are aligned with identified topic categories.



<b>Adaptive Planning</b> <ul style="list-style-type: none"> <li>• Addressing varied planning requirements for urban and rural cities and counties</li> <li>• Ways to make planning processes more predictable and to recognize regional differences</li> </ul>	<b>Funding and Timelines</b> <ul style="list-style-type: none"> <li>• Funding for cities and counties to implement requirements of the growth policy framework</li> <li>• Issues involving the timelines under which cities and counties must meet planning requirements</li> </ul>	<b>Integrating Planning</b> <ul style="list-style-type: none"> <li>• The link between planning by cities and counties and other important local and regional service providers and state agencies.</li> <li>• Includes utility and school districts and how they can be better integrated with city and county planning for population and employment growth</li> </ul>	<b>Annexations</b> <ul style="list-style-type: none"> <li>• Ways to encourage annexations in accordance with the Growth Management Act (GMA) and create processes that sync well with city, county and special district planning requirements</li> </ul>
<b>Permit Process</b> <ul style="list-style-type: none"> <li>• Opportunities to streamline permit processes and review timelines</li> <li>• Maintaining strong public participation during permit review</li> </ul>	<b>Housing</b> <ul style="list-style-type: none"> <li>• Changes to the growth policy framework that encourage a variety of housing types for all income levels</li> </ul>	<b>Environment</b> <ul style="list-style-type: none"> <li>• New or modified requirements within the growth policy framework impacting environmental regulations or policies</li> <li>• Includes climate change and critical areas</li> </ul>	<b>Transportation</b> <ul style="list-style-type: none"> <li>• New or modified requirements impacting transportation</li> </ul>

Figure 6: Topical categories and potential issues

## Developing recommendations for 2022 legislative session

### Convening a Task Force

A Task Force composed of 12 members representing diverse perspectives on growth policy issues has been convened. The Task Force met three times in 2021 and has considered several issues to inform the Legislature's work during the 2022 legislative session. Working groups and one-on-one outreach have informed the Task Force's recommendations (see the [Engagement Summary for 2021](#) for details on specific engagement activities).

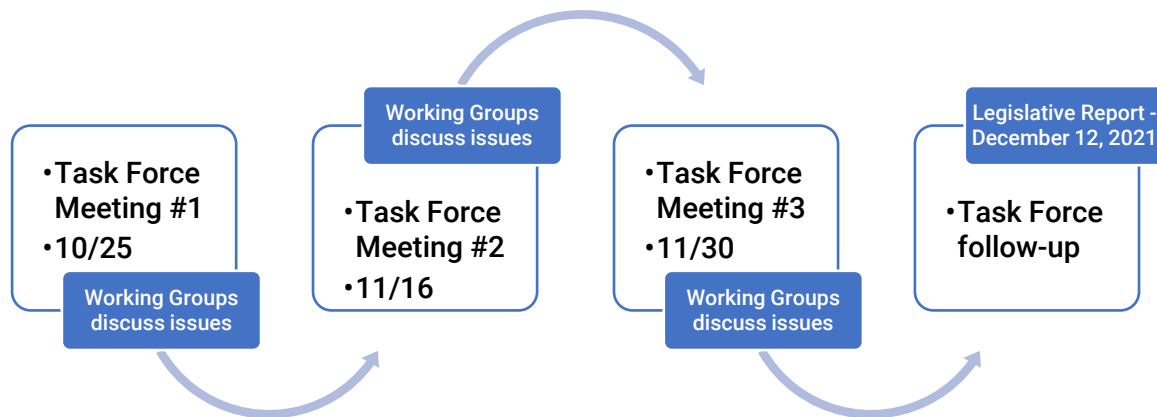


Figure 7: Task Force meeting and feedback process in 2021

### Engaging Diverse Perspectives

The legislature charged the Phase III project to engage diverse perspectives, particularly Tribes and those who have been traditionally underrepresented in public policy decision-making and unevenly impacted by these policies. The project team developed an engagement plan, began implementing this plan in 2021, and is preparing to implement its strategy for 2022. The [Engagement Summary for 2021](#) contains more detailed descriptions of meetings, presentations, and discussions with the Task Force, working groups, legislative committees, and other groups from September through December 2021. For a description of engagement going forward, please see the chapter [looking ahead to the 2023 legislative session](#).

### Recommendations to the Legislature

The Task Force took up five specific issues and has made recommendations on four of those issues. The Task Force has made recommendations to the Legislature on the following issues for 2022:

- Funding for local government planning
- Sales tax incentive for annexations
- Permit process – collection and reporting of permit data
- Adaptive planning – simplifying required comprehensive plan and development regulations updates



The Task Force also took up the issue of whether additional time was needed for some jurisdictions to complete the required periodic update for comprehensive plans and development regulations. It did not make a formal recommendation on this issue.

The project team has also developed a potential scope of issues for the Task Force to consider during 2022 prior to the 2023 legislative session. Those issues and any recommendations the Task Force offers on those issues will be addressed by a scope of recommendations report and legislative report prior to commencement of the 2023 session.

The detailed recommendations can be found in the [Legislative Recommendations for 2022](#) section of this report.

## Engagement Summary for 2021

### *Priority Group Outreach*

The project team has focused on engaging harder-to-reach populations in the Collaborative Roadmap Phase III process. Engagement prior to the 2022 session has focused on:

1. Identifying community-based organizations (CBOs) that will have valuable input for the Task Force.
2. Engaging on key issues for the 2022 session where appropriate.
3. Education on why and how Washington land use policy affects everyone.

The project team reached out by email and phone to more than 50 human services, affordable housing, education, and other community-based organizations to invite them to participate in the Collaborative Roadmap process.

As part of its efforts to include groups that might not ordinarily participate in land use policy discussions, the project team shared educational materials from the Municipal Research and Services Center, the Ruckelshaus Center and Futurewise to help CBOs learn more about planning and land use policies in Washington. During these discussions, the project team helped these groups connect issues that affect their clients and members (such as housing affordability) with land use policy at the state and local level. The project team will continue education and outreach regarding the Roadmap and the growth policy framework and will bring issues identified during these discussions to the Task Force in 2022.

### *Working Groups*

Given the tight timeline for providing the Task Force with substantive feedback and context on issues before the 2022 session, the project team responded by quickly convening several working groups to provide feedback on the issues the Task Force addressed in 2021. These discussions provided important context to Task Force meetings, and working groups are a key component of engagement in 2022.

### *Task Force – ensuring diverse voices are heard*

The Phase III Task Force is composed of members representing the perspectives specifically outlined in the budget proviso that funded the work. The project team identified and onboarded

twelve Task Force members from September through November. This ensured that these perspectives were integral in Task Force discussions early in the Phase III project. The project team expects to include an additional member representing special purpose districts for work in 2022. The process to onboard this potential Task Force member has already begun.

The project team used outreach with community-based organizations to identify potential Task Force members from communities “who have often been excluded from public policy decision-making and unevenly impacted by those decisions,” as outlined in the budget proviso. From this group, the project team invited Pateros Mayor Carlene Anders, Mario Reyes, Director of Educational Programs at Wenatchee CAFÉ, and Deric Gruen of Front and Centered to serve on the Task Force. Each brings decades of experience and expertise in serving their communities.

The project team continues to serve as a resource for these Task Force members who, though they may be new to this kind of process, bring considerable expertise to the group.

The following representatives serve on the Phase III Task Force:

Carlene Anders	Mayor of Pateros, WA and <a href="#">Disaster Leadership Team</a>
Dave Andersen	<a href="#">Department of Commerce</a>
Bill Clarke	<a href="#">WA Realtors</a>
Tim Gates	<a href="#">Department of Ecology</a>
Deric Gruen	<a href="#">Front and Centered</a>
Jan Himebaugh	<a href="#">Building Industry of Washington</a>
Paul Jewell	<a href="#">WA State Association of Counties</a>
Carl Schroeder	<a href="#">Association of Washington Cities</a>
Mario Reyes	<a href="#">CAFÉ</a>
John Stuhlmiller	<a href="#">Washington Farm Bureau</a>
Joe Tovar	<a href="#">WA American Planning Association</a>
Bryce Yadon	<a href="#">Futurewise</a>

#### *Tribal Engagement in 2021*

Tribal engagement before the session included letters to individual Tribal Chairs to let them know about the upcoming work and to ask for representatives from the Tribe to participate in the process. Commerce also met with Representative Pollett, and with Tribal representatives to discuss participation in the upcoming legislative session. A follow up letter to Tribal Chairs and Tribal Planning Directors describing the proposed approach in the 2023 session is planned for late 2021/early 2022.

#### *Task Force Decision Making Process*

In response to requests from Task Force members for a clear process for group recommendations, the project team researched and introduced the Consent Decision Making Process. This process uses an approach of shared tolerance over consensus or simple majority rule. It also emphasizes the importance of clear, shared understanding of proposals,



and the value of input from all members of the group. The project team produced a handout and brief training for the Task Force (see [Appendix D](#)). So far, the Task Force has embraced this method, which has produced results – using it, the Task Force made formal recommendations on four issues for 2022.

Once the Task Force has agreed on a recommendation, the project team records it in a recommendation form created from a template developed specifically for this project. The form contains background information on the policy proposal, possible affected statutes and budget impacts. The project team also records objections in the form, making it clear which Task Force representatives did not approve of the recommendation.

The project team chose the Consent Decision Making Process for the Task Force because it uses a clear process that does not allow any one point of view to dominate. All voices at the table have equal weight, and are given opportunities to ask clarifying questions, propose amendments, and finally consent or oppose a proposal. By using this process, representatives of communities who have otherwise felt excluded or alienated from policy making discussions will feel empowered to speak up and share their expertise and experience.

## Legislative recommendations for 2022

The Legislature has charged the Phase III Task Force with building upon past work in order to make recommendations on how to update and reform the state's growth policy framework. Recent reports and studies conducted extensive engagement and outlined findings, concepts, and recommendations with which to build upon. Phase III puts a premium on Task Force recommendations offering specific and actionable recommendations to the Legislature.

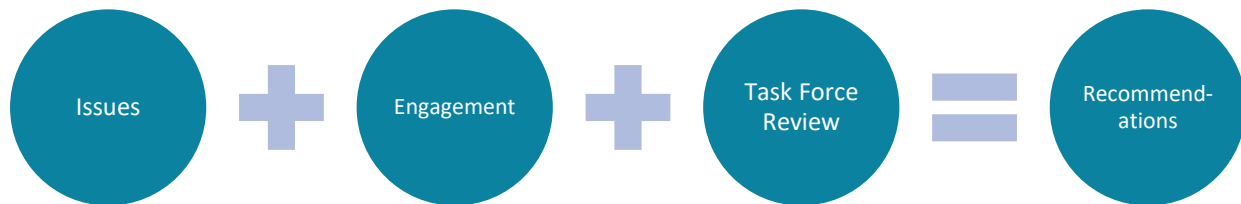


Figure 8: Ingredients to forming recommendations

Additionally, the project team and the Task Force adopted a modified consent process described in the [2021 engagement](#) section of this Legislative Report.

As a result, the project team developed a recommendation sheet template to summarize the issue, discussion, the recommendation language, where Task Force members registered their perspective on each issue in the consent process, possible advantages and disadvantages of the proposal, and potential budget impacts.

The Task Force considered five issues in 2021 and forwards formal recommendations on four of those issues to the Legislature as listed below. Each issue links to the appropriate recommendation sheets that follow.

- [Issue #1](#) – Funding for local government planning  
“The state should provide a minimum of \$10 million per year, consistent with the Department of Commerce’s budget proposal, to provide consistent and permanent funding to cities and counties for updating comprehensive plans and development regulations consistent with state law requirements.”
- [Issue #3](#) – Sales tax incentive for annexations  
“The legislature should reinstate the annexation tax credit in RCW 82.14.415 and revisit options to provide better geographic access and equity and provide for opportunities for all affected cities and counties to benefit from resources provided by the state to incentivize annexations.”
- [Issue #4](#) – Permit process  
“The Legislature should modify RCW 36.70B to make current permit data gathering requirements by certain counties and cities easier to prepare to ensure permit data is collected and reported.”



Annual permit data shall be sent to the Department of Commerce by a date certain each year and published by Commerce by a date certain to follow each year to increase public accessibility of permit data.”

- **Issue #5** – Adaptive planning

“The Legislature should amend the GMA to include an optional process for voluntary Department of Commerce approval and defense of certain elements of countywide planning policies, comprehensive plans, and development regulations. The legislature should closely consider how to ensure that this process truly remains optional and does not result in de facto minimum standards.”

*The Task Force referred the second part of the draft recommendation, additional tools to make planning processes easier for smaller jurisdictions, to 2022.*

The Task Force considered, but did not make a formal recommendation on, the following issue. The recommendation sheet still provides the issue background and overview and other relevant information for the legislature to consider.

- **Issue #2** - Consideration of additional time for some periodic updates under the Growth Management Act (GMA)

The Task Force considered the following statement but did not make a formal recommendation: “If during the 2022 legislative session, new legislation is passed that would add substantial new planning requirements under the GMA, the legislature should provide up to an additional 12 months for counties and cities with a June 2024 periodic update deadline (RCW 36.70A.130(5)(a)) to revise their comprehensive plans and development regulations.”

## Recommendation Sheets

### Task Force Recommendation Sheet #1 – Funding for local government planning

Date 11 16 2021  
MM DD YY

Issue	Funding for Local Government planning		
Did the Task Force make a formal recommendation?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Recommendation	The state should provide a minimum of \$10 million per year, consistent with the Department of Commerce's budget proposal, to provide consistent and permanent funding to cities and counties for updating comprehensive plans and development regulations consistent with state law requirements.		
Possible statutes to be amended	N/A		
Unanimous recommendation? If no, see objections.	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Do we expect this recommendation to have a budget impact?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Did this issue derive from a previous study? If yes, which study or report?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b><u>Study or Report</u></b>  A Road Map to Washington's Future (2019)
Task Force representative tally and notes	<p><u>Consent</u> – Carlene Anders (Pateros), Dave Andersen (Department of Commerce), Bill Clarke (WA Realtors), Tim Gates (Department of Ecology), Deric Gruen (Front and Centered), Carl Schroeder (AWC), Joe Tovar (APA), Bryce Yadon (Futurewise)</p> <p><u>Object</u> - None</p> <p><u>Not Present</u> – Paul Jewell (WSAC), Jan Himebaugh (BIAW), Mario Reyes (CAFÉ), John Stuhlmiller (WA Farm Bureau)</p>		

Issue overview and background	<ul style="list-style-type: none"> <li>• The Growth Management Act (GMA) requires a periodic update of comprehensive plans and implementing development regulations every eight years (RCW 36.70A.130).</li> <li>• The update typically includes planning for additional population and employment growth as well as updating policies and regulations consistent with new best available science, new case law, and changes to codes and policies consistent with state law changes made since the last periodic update.</li> <li>• Periodic update requirements vary across the state. Typically, there are greater requirements for more urban counties and the cities within those counties.</li> <li>• Consistent and permanent funding for periodic updates and other required planning has diminished since the GMA was passed.</li> <li>• The Department of Commerce has developed a budget request for \$10 million per year, which would provide permanent and consistent funding for counties and cities.</li> <li>• The Commerce proposal would provide planning grants for periodic updates across the state. Commerce has developed a methodology for grant distributions. During non-update periods, the allocation would be used for competitive grants and funding for other required programs, such as the buildable lands program (RCW 36.70A.215).</li> <li>• RCW 36.70A.070(9) requires “that new or amended elements required after January 1, 2002... shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before local government must update comprehensive plans as required in RCW 36.70A.130.” This recommendation does not include costs associated with new requirements that may be considered by the legislature during the 2022 session.</li> </ul>
Specific statutory changes, if applicable	None
Engagement summary	<p>Discussed by working groups.</p> <p>Discussed by the Task Force at its meeting on 10/25/2021 and again on 11/16/2021.</p>





Advantages and disadvantages of implementing recommendation	Advantages	Disadvantages
	<ul style="list-style-type: none"><li>• Stable and consistent funding will help local governments define and execute their planning work programs.</li><li>• Commerce proposal includes funding for recent changes to state laws, including the Housing element of the GMA (HB 1220). This would provide funding consistent with RCW 36.70A.130</li></ul>	<ul style="list-style-type: none"><li>• Current request does not consider funding necessary for new or amended comprehensive plan elements, which the legislature may consider during the 2022 session.</li><li>• Permanent general fund impact for providing funds for the period update and other planning requirements.</li></ul>

## Task Force Recommendation Sheet #2 – Consideration of additional time for some periodic updates under the Growth Management Act

Date     
MM DD YY

Issue	Consideration of additional time for some periodic updates under the Growth Management Act (GMA)		
Did the Task Force make a formal recommendation?	<u>Yes</u> <input type="checkbox"/>	<u>No</u> <input checked="" type="checkbox"/>	
Recommendation language	The Task Force considered the following statement but did not make a formal recommendation: <i>"If during the 2022 legislative session, new legislation is passed that would add substantial new planning requirements under the GMA, the legislature should provide up to an additional 12 months for counties and cities with a June 2024 periodic update deadline (RCW 36.70A.130(5)(a)) to revise their comprehensive plans and development regulations."</i>		
Possible statutes to be amended	<a href="#">RCW 36.70A.130</a> - Comprehensive plans—Review procedures and schedules—Amendments.		
Unanimous recommendation? If no, see objections.	<u>Yes</u> <input type="checkbox"/>	<u>No</u> <input checked="" type="checkbox"/>	
Do we expect this recommendation to have a budget impact?	<u>Yes</u> <input type="checkbox"/>	<u>No</u> <input checked="" type="checkbox"/>	
Did this issue derive from a previous study? If yes, which study or report?	<u>Yes</u> <input type="checkbox"/>	<u>No</u> <input checked="" type="checkbox"/>	<u>Study or Report</u> Choose an item.
Task Force representative tally and notes	<u>Consent</u> – Carlene Anders (Pateros), Tim Gates (Department of Ecology), Paul Jewell (WSAC), Mario Reyes (CAFÉ), Carl Schroeder (AWC), Joe Tovar (APA)  <u>Object</u> – Bill Clarke (WA Realtors), Jan Himebaugh (BIAW), Bryce Yadon (Futurewise)		

	<p><u>Not Present</u> – Deric Gruen (Front and Centered)</p> <p><u>Abstain</u> – John Stuhlmiller (Farm Bureau)</p>
Issue overview and background	<ul style="list-style-type: none"> <li>• The Growth Management Act (GMA) lays out the process and schedule by which counties and cities must update their comprehensive plans and development regulations (RCW 36.70A.130).</li> <li>• Counties and cities are required to act every eight years to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the GMA. The update typically includes planning for additional population and employment growth, updating policies and regulations consistent with new best available science, new case law, and changes to codes and policies consistent state law changes made since the last periodic update.</li> <li>• Periodic updates across the state are spread across four years.</li> <li>• King, Pierce, Snohomish, and Kitsap Counties and the cities within them are required to update plans by June 2024.</li> <li>• For any new or amended comprehensive plan elements passed into law this session to be considered required for 2024 jurisdictions, funding would have to be appropriated and distributed prior to June 2022.</li> <li>• Many of these counties and cities have already begun the update process.</li> <li>• HB 1220 (which became law in 2021) added new planning requirements to the Housing element. Guidance is still being developed for counties and cities to implement it.</li> <li>• Additional bills are likely to be reintroduced this session that could add substantial new requirements for counties and cities. This includes bills that would add new planning goals and elements and may require guidance to be developed.</li> <li>• Jurisdictions that are late in completing their comprehensive plan and development regulations periodic updates lose access to grants and loans from the Public Works Trust Fund and the Centennial Clean Water Fund and less competitive for Recreation Conservation Office funding.</li> <li>•</li> </ul>
Specific statutory changes, if applicable	<a href="#">RCW 36.70A.130(5)</a>
Engagement summary	<p>Discussed by working groups</p> <p>Discussed by the Task Force at its meetings on 10/25, 11/16, and 11/30/2021.</p>



Advantages and disadvantages of implementing recommendation	Advantages	Disadvantages
	<ul style="list-style-type: none"><li>• For new legislation, would provide additional time for guidance to be produced and utilized by counties and cities (if being produced).</li><li>• It would ensure funding to cover applicable local government costs are appropriated <b>and distributed</b> by the state at least two years before local government must update comprehensive plans as required in RCW 36.70A.130.</li><li>• For substantial new requirements, it would provide additional time for community engagement and the development of policies and regulations.</li></ul>	<ul style="list-style-type: none"><li>• Could create an issue with grant timing and when funds are required to be used.</li><li>• Could require Commerce to review and comment on many updates in 2025, potentially creating a backlog.</li><li>• Could delay implementation of important comprehensive plan and development regulation updates resulting from new legislation. This could include delays on new housing requirements that some jurisdictions are already working on. This issue forms the core of the objections to the draft recommendation as written above.</li></ul>

## Task Force Recommendation Sheet #3 – Sales tax incentive for annexations

Date

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2021

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Issue	Sales tax incentive for annexations		
Did the Task Force make a formal recommendation?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Recommendation	The legislature should reinstate the annexation tax credit in RCW 82.14.415 and revisit options to provide better geographic access and equity and provide for opportunities for all affected cities and counties to benefit from resources provided by the state to incentivize annexations.		
Possible statutes to be amended	RCW 82.14.415		
Unanimous recommendation? If no, see objections.	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Do we expect this recommendation to have a budget impact?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Did this issue derive from a previous study? If yes, which study or report?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b><u>Study or Report</u></b> A Road Map to Washington's Future (2019)
Task Force representative tally and notes	<u>Consent</u> – Carlene Anders (Pateros), Dave Andersen (Department of Commerce), Bill Clarke (WA Realtors), Tim Gates (Department of Ecology), Jan Himebaugh (BIAW), Paul Jewell (WSAC), Mario Reyes (CAFÉ), Carl Schroeder (AWC), Joe Tovar (APA), Bryce Yadon (Futurewise)  <u>Object</u> – None  <u>Abstain</u> – Deric Gruen (Front and Centered)		

Issue overview and background	<ul style="list-style-type: none"> <li>• Annexations within urban growth areas (UGAs) are generally encouraged by the Growth Management Act, or GMA (RCW 36.70A.110(3-7) and RCW 36.70A.110(4).</li> <li>• Method to annex land vary by city classification and can involve petition, election, development agreements, or interlocal agreements between governments.</li> <li>• Cities and towns located in counties that plan under the GMA can only annex property that is located within their designated UGAs.</li> <li>• In 2006, the legislature created a sales and use tax incentive for annexations, codified in RCW 82.14.415.</li> <li>• This credit was designed to facilitate annexation of large blocks of unincorporated urban area, particular in King County, as the credit only applied to cities in King, Pierce, and Snohomish Counties, and only to potential annexation areas with populations greater than 4,000 or 10,000, depending on the size of the city proposing to annex.</li> <li>• Cities using this credit could receive a credit on the state sales tax (not an increase in the tax, but a credit back on the existing sales tax collected city-wide) of 0.1 percent for each qualifying annexed area (0.2 percent for areas with greater than 20,000 people) with a maximum total credit of 0.2 percent or 0.3 percent in most cases.</li> <li>• The credit ran for 10 years in most cases.</li> <li>• The credit expired on January 1, 2015.</li> <li>• A bill passed in 2021, 2SSB 5368, created an interlocal agreement pathway for code cities (most cities in Washington) to annex unincorporated areas. Annexations would be eligible for the tax credit under this law if it is separately reinstated by the legislature.</li> <li>• Counties are at a structural disadvantage when it comes to annexations due to their reliance on property tax and sales and use taxes and stand to lose tax revenue as a result of annexations.</li> </ul>
Specific statutory changes, if applicable	<p>Recommendation would involve, at a minimum, reinstating the credit by modifying the expiration date in RCW 82.14.415(1)(a). IN addition, the following should be considered. Providing better geographic access and equity to the sales tax incentive structure could involve further altering RCW 82.14.415(1)(a), which also contains the population threshold for potential annexation areas; 82.14.415(1), which contains the county population threshold; and 82.14.415(3)(a), which contains the credit maximums for different community sizes.</p>
Engagement summary	<p>The Task Force received information on this issue and discussed it at its 11/16/2021 meeting. It continued discussion and consented</p>



	to the above recommendation at the 11/30/2021 meeting. Multiple working groups provided input to the Task Force on the issue.	
Advantages and disadvantages of implementing recommendation	<b>Advantages</b> <ul style="list-style-type: none"> <li>• In some cases annexation can result in increased density within Urban Growth Areas. This is particularly true where cities require annexation before providing public sewer to unincorporated urban growth areas.</li> <li>• The incentive may spur annexations to take that may otherwise not be cost beneficial to a city.</li> <li>• Broadening the incentive beyond that which was permissible within the previous provisions in RCW 82.14.415, could provide an annexation incentive not previously available. This could include where the incentive could be used and/or the size of the area that would qualify for its use.</li> </ul>	<b>Disadvantages</b> <ul style="list-style-type: none"> <li>• Current tax credit only applies to cities in the state's three largest counties, so there is a geographic and equity disadvantage of the current law.</li> <li>• Many smaller communities may not be able to make use of the credit due to the size of annexation areas required and the low cap on the credit.</li> <li>• The money for the tax credit, because it is not structured as a tax increase, would have to come out of other elements of the state budget.</li> <li>• Inequities in available sales tax revenue means that some annexations in some cities are at a built-in disadvantage when it comes to whether an incentive will spur annexation.</li> </ul>



## Task Force Recommendation Sheet #4 – Permit process

Date 

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Issue	Permit process		
Did the Task Force make a formal recommendation?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Recommendation	<p>The Legislature should modify RCW 36.70B to make current permit data gathering requirements by certain counties and cities easier to prepare to ensure permit data is collected and reported.</p> <p>Annual permit data shall be sent to the Department of Commerce by a date certain each year and published by Commerce by a date certain to follow each year to increase public accessibility of permit data.</p>		
Possible statutes to be amended	RCW 36.70B.080(2)		
Unanimous recommendation? If no, see objections.	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Do we expect this recommendation to have a budget impact?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Did this issue derive from a previous study? If yes, which study or report?	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	<b><u>Study or Report</u></b> Choose an item.
Task Force representative tally and notes	<p><b><u>Consent</u></b> – Carlene Anders (Pateros), Dave Andersen (Department of Commerce), Tim Gates (Department of Ecology), Jan Himebaugh (BIAW), Paul Jewell (WSAC), Mario Reyes (CAFÉ), Carl Schroeder (AWC), Joe Tovar (APA), Bryce Yadon (Futurewise)</p> <p><b><u>Object</u></b> – None</p> <p><b><u>Not Present</u></b> – Bill Clarke (WA Realtors), Deric Gruen (Front and Centered), John Stuhlmiller (Farm Bureau)</p>		

## Issue overview and background

- The Growth Management Act (GMA) has established 13 planning goals (RCW 36.70A.020). Goal 7 states *Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*
- RCW 36.70B, the Local Project Review Act, was established in 1995, after the passage of the Growth Management Act (GMA). The legislature found that increasing environmental laws and regulations had increased the number of permits required for development and increased the cost and time to receive permits.
- The Local Project Review Act addresses procedures and timelines for issuing permits. This includes concurrent review of applications for projects.
- The Local Project Review Act also implements Goal 7 of the GMA.
- RCW 36.70B.080(1) states that:  
*Development regulations adopted pursuant to RCW 36.70A.040 must establish and implement time periods for local government actions for each type of project permit application and provide timely and predictable procedures to determine whether a completed project permit application meets the requirements of those development regulations. The time periods for local government actions for each type of complete project permit application or project type should not exceed one hundred twenty days, unless the local government makes written findings that a specified amount of additional time is needed to process specific complete project permit applications or project types.*
- RCW 36.70B.080(2)(a) establishes the requirement for seven counties and cities within those counties with populations over 20,000 to collect permit data and publish data on an annual basis.
- RCW 36.70B.080(2)(b) establishes that permit data to be collected and reported in an annual report. This includes:  
*(b) Counties and cities subject to the requirements of this subsection also must prepare annual performance reports that include, at a minimum, the following information for each type of project permit application identified in accordance with the requirements of (a) of this subsection:*
  - (i) Total number of complete applications received during the year;*



	<p><i>(ii) Number of complete applications received during the year for which a notice of final decision was issued before the deadline established under this subsection;</i></p> <p><i>(iii) Number of applications received during the year for which a notice of final decision was issued after the deadline established under this subsection;</i></p> <p><i>(iv) Number of applications received during the year for which an extension of time was mutually agreed upon by the applicant and the county or city;</i></p> <p><i>(v) Variance of actual performance, excluding applications for which mutually agreed time extensions have occurred, to the deadline established under this subsection during the year; and</i></p> <p><i>(vi) The mean processing time and the number standard deviation from the mean.</i></p> <ul style="list-style-type: none"> <li>• RCW 36.70B.080(2)(c) establishes that: <i>(c) Counties and cities subject to the requirements of this subsection must:</i> <ul style="list-style-type: none"> <li><i>(i) Provide notice of and access to the annual performance reports through the county's or city's web site; and</i></li> <li><i>(ii) Post electronic facsimiles of the annual performance reports through the county's or city's web site. Postings on a county's or city's web site indicating that the reports are available by contacting the appropriate county or city department or official do not comply with the requirements of this subsection.</i></li> </ul> </li> <li>• These sections of statute require collection of data on all permit types that were deemed complete during the year, which in some jurisdictions can be thousands of permits per year.</li> </ul>
Specific statutory changes, if applicable	<p>RCW 36.70B.080(2)(b) could be modified to focus only on the application types that would provide a useful cross-section of permit timelines. This could include subdivisions and short subdivisions, multifamily and commercial site plan approvals, conditional use permits, and building permits. Data would need to include total time to approval as well as time in review by each jurisdiction and time in the applicant's hands. Variation from</p>

	<p>established targets for issuing decision, as required by RCW 36.70B.080, could be included as well.</p> <p>RCW 36.70B.080(2)(c) could be modified so that the seven counties and cities over 20,000 population within those counties would provide the permit data to the Department of Commerce by a date certain each year and would furthermore charge Commerce with producing a report on permit data collected. This would replace the requirement to post the reports to individual communities' websites (although jurisdictions could still post the data as collated by Commerce).</p>	
<b>Engagement summary</b>	<p>Discussed by working groups.</p> <p>Discussed by the Task Force at its meetings on 11/16 and 11/30/2021.</p>	
<b>Advantages and disadvantages of implementing recommendation</b>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• Reducing the range of permits to focus on a smaller cross-section could make permit data easier to collect for jurisdictions.</li> <li>• Having Commerce prepare the reports could present a more comprehensive picture of permit timelines that could inform further legislation or funding to address permitting issues.</li> <li>• Commerce providing a single source for permit timeline data would ensure data is more accessible.</li> <li>• Ensuring this data is collected and reported would assist in gauging if Goal 7 and the requirements of RCW 36.70B are being met.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• Reducing the existing permit t data collection requirements may still present challenges to some counties and cities as they access permit data.</li> <li>• Different communities categorize and group permits very differently, so revising the nomenclature within 36.70B will be important as legislation is developed.</li> </ul>



## Task Force Recommendation Sheet #5 – Adaptive planning

Date	11	30	2021
	MM	DD	YY

Issue	Adaptive planning		
Did the Task Force make a formal recommendation on this issue?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	
Recommendation	<p>The Legislature should amend the GMA to include an optional process for voluntary Department of Commerce approval and defense of certain elements of countywide planning policies, comprehensive plans, and development regulations. The legislature should closely consider how to ensure that this process truly remains optional and does not result in de facto minimum standards.</p> <p><i>The Task Force referred the second part of the draft recommendation, additional tools to make planning processes easier for smaller jurisdictions, to 2022.</i></p>		
Possible statutes to be amended	RCW 36.70A (new section)		
Unanimous recommendation? If no, see objections.	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	
Do we expect this recommendation to have a budget impact?	<b>Yes</b> <input type="checkbox"/>	<b>No</b> <input checked="" type="checkbox"/>	
Did this issue derive from a previous study? If yes, which study or report?	<b>Yes</b> <input checked="" type="checkbox"/>	<b>No</b> <input type="checkbox"/>	<b><u>Study or Report</u></b>  A Road Map to Washington's Future (2019)
Objections	<p><b><u>Consent</u></b> – Dave Andersen (Department of Commerce), Tim Gates (Department of Ecology), Paul Jewell (WSAC), Carl Schroeder (AWC), John Stuhlmiller (Farm Bureau), Joe Tovar (APA), Bryce Yadon (Futurewise)</p> <p><b><u>Object</u></b> – None</p>		

	<p><u>Abstain</u> – Bill Clarke (WA Realtors), Jan Himebaugh (BIAW)</p> <p><u>Not Present</u> – Carlene Anders (Pateros), Deric Gruen (Front and Centered), Mario Reyes (CAFÉ)</p>
Issue overview and background	<ul style="list-style-type: none"> <li>• Planning requirements under the Growth Management Act (GMA) are varied. Recent reports, including <i>A Road Map to Washington's Future (2019)</i> and <i>Updating Washington's Growth Policy Framework (2021)</i>, described the current differences within our planning framework requirements and the desire to further recognize regional differences and needs throughout the state within our planning framework.</li> <li>• One way to recognize regional differences is to understand that many counties and cities have limited resources to complete required planning.</li> <li>• While the Growth Management Act encourages early and continuous public participation, appeal processes can be costly and lengthy. Options to provide early input from Commerce and protect cities and counties from appeals if Commerce review shows compliance, while not discouraging or limiting participation or the right to appeal, could be a net benefit. The Shoreline Management Act provides a process for Department of Ecology review of Shoreline Master Programs like what has been considered in current and former bills.</li> <li>• In addition, providing additional resources to smaller cities and counties could be very valuable across the state, particularly for smaller communities with fewer resources.</li> <li>• Additional ways to recognize regional differences across the state may be a topic the Task Force takes up in 2022.</li> </ul>
Specific statutory changes, if applicable	<p>At least two recent bills, Senate Bill 5368, which passed the legislature in 2021, and HB 1099, which is likely to be reintroduced in 2022, contained for a new section of the GMA that would set up this optional pathway for Commerce review. SB 5368 did not ultimately include the pathway for Commerce review in its final form that became law, but the proposed language can be found on pages 4-8 of the <a href="#">original bill</a>.</p> <p>HB 1099 directs Commerce to develop guidelines and model elements and creates a new section on page 33 of the <a href="#">latest version of the bill</a> that removes administrative and judicial appeal</p>

	of ordinances, plans, regulations, and other nonproject actions under Chapter 36.70A.	
<b>Engagement summary</b>	<p>This issue was reviewed and discussed, and a recommendation made, by the Task Force at its 11/30/2021 meeting.</p> <p>Will use working groups to help the Task Force refine the options for assistance by Commerce in 2022.</p>	
<b>Advantages and disadvantages of implementing recommendation</b>	<p><b>Advantages</b></p> <ul style="list-style-type: none"> <li>• Offering additional assistance and defending appeals could potentially have substantial benefits for small jurisdictions.</li> <li>• Creating options to help avoid imposing one-size-fits-all planning on jurisdictions with extremely varied needs and pressures has been a long-standing goal for those seeking to update the growth policy framework.</li> <li>• An existing review process for Shoreline Master Programs already exists, as do recent bills that have contained language enabling Commerce review. This provides a good basis for analyzing how this process could best work.</li> <li>• The process would be optional which provides flexibility.</li> </ul>	<p><b>Disadvantages</b></p> <ul style="list-style-type: none"> <li>• The optional review by Commerce could create a de facto minimum requirement for meeting GMA requirements if not carefully designed.</li> <li>• Integrating the early and continuous public participation required in the GMA with the Commerce review and defense could be complicated.</li> <li>• Additional changes, to ensure a process that will work well, could be warranted as a bill makes it way through the legislature.</li> </ul>



## Looking ahead to 2022 and the 2023 legislative session

The scope of issues for the Task Force to take up and make recommendations on prior to the 2023 legislative session will be more robust than 2022. The Task Force will have several additional months to consider issues. Engagement through Tribes, working groups, and other forms of outreach and engagement will be more expansive. While this report has identified the possible scope of issues the Task Force will address in 2022, the final scope of issues will be narrowed through engagement that will occur in spring of 2022. It will also be important to identify issues that may need further work after the 2022 legislative session ends. A final scope of recommendations report will be issued by June 1, 2022.

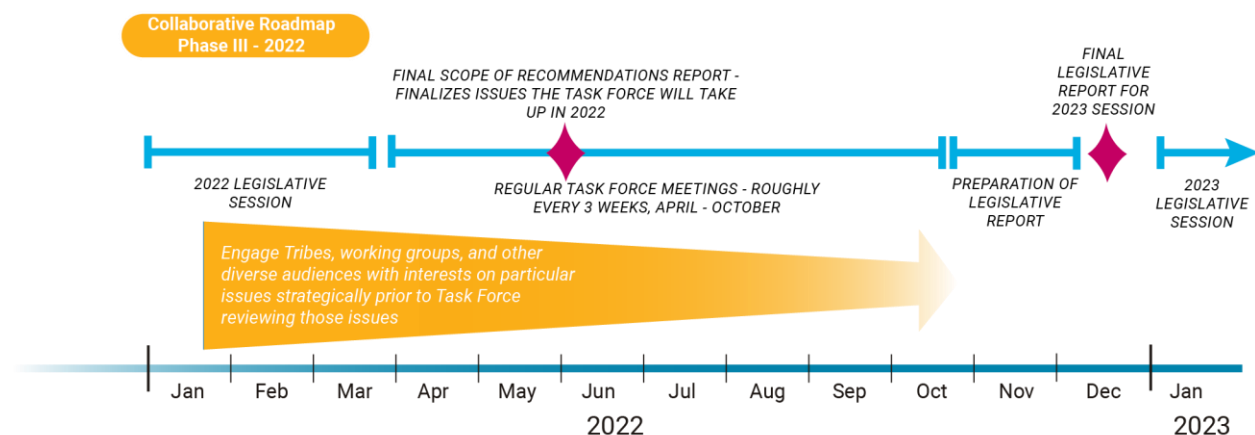


Figure 9: Detailed project phases and deliverables for 2022

## Engagement Strategy

### Overview

Historically, Washington's land use policy has not always reflected the best interests of people with low incomes, people who are older, people who use languages other than English, people who are Black, Indigenous, and people of color, people who live in rural areas, and people who rent their homes. Our engagement strategy prioritizes these groups.

The project team's engagement staff will continue to seek meaningful input from community-based organizations that are embedded in these communities, along with legislators that have a special familiarity with them.

Engagement tools the project team will use in 2022:

- One-on-one interviews and listening sessions. Small group and individual sessions will provide an opportunity to weigh in for those that are unfamiliar or uncomfortable with terms typically associated with land use policy issues. The project team's list of community-based organizations continues to grow as it receives referrals from other CBOs.

- Working group meetings. See section below for details.
- Reports and handouts. The project team's previous Phase III deliverables (Appendices A, B, and C) have proven helpful in outreach efforts.
- Legislative engagement. The project team will continue to engage legislators to understand what their constituents are asking for when it comes to updating to Washington's growth policy framework.

#### *Task Force Calendar*

The project team will continue to support the Task Force through facilitation and the Consensus Decision Making Process. Staff will continue to provide analysis and support to Task Force members who are still learning the legislative and policy making processes, or who are not as familiar with statewide growth policy issues as others on the Task Force.

While the Consent Decision Making Process is intended to promote equitable participation in policy discussions, it's important for the Collaborative Roadmap Phase III process to welcome diverse points of view. The project team will continue working hard to ensure online Task Force meetings remain warm and welcoming to all who participate.

Project team engagement staff will have one-on-one and small group conversations with Task Force members between meetings. These will help support improved collaboration and decision making.

#### *Tribal Engagement*

Tribes will be offered several opportunities for engagement. This approach is designed to be sensitive to the amount of time requested from the Tribes while maximizing engagement opportunities.

- 1) Where appropriate, Tribal-specific working groups may be established to provide input on topical issues
- 2) One-on-one meetings will be offered to individual Tribes to discuss issues
- 3) Tribes will be kept informed about, and invited to participate in working groups on issues they chose to engage in
- 4) Feedback from individual meetings or working groups will be sent to the task force for consideration as they develop recommendations to the legislature

#### *Working Groups*

Working groups play an important role in the work done the task force will complete. Some working groups will be one-off meetings, and others, such as the environmental and practicing planners working groups, will meet more than once. Meetings may be centered around a policy area (such as farmland preservation or renewable energy infrastructure) or around a shared role in land use planning efforts (such as multifamily housing developers).

As the project team creates the Task Force's calendar for its policy conversations, it will outline a schedule for working groups to meet as well. The topics discussed during working group meetings will reflect and inform Task Force discussions.

The Task Force may also ask working groups to more deeply investigate issues the Task Force is interested in but does not have expertise in, such as environmental justice.

Feedback gathered so far from community-based organizations indicates interest in adding working groups around affordable housing and environmental justice policy. Others have asked to be added to existing working groups such as the planning or environmental working groups.

#### *Other Priority Group Outreach*

The project team will continue to seek out and engage members of groups that have been unevenly impacted by land use policy decisions from across the state. These groups represent immigrant communities, public health advocates, affordable housing providers, human service providers and economic development organizations, among others. These conversations will help the team highlight certain planning and land use issues from those that were identified in earlier research done by the Ruckelshaus Center and collected earlier this year by the Phase III project, and to bring new issues to light. The project team will share information gleaned from these meetings with the Task Force and in the next report.

### **Defining the potential 2023 scope of issues**

The potential list below will be refined and narrowed through the Task Force engagement described previously. Any unfinished business by the Legislature during the 2022 session may be added to this scope at the end of the session.

#### *Funding and Timelines*

- Funding for local government planning (if unresolved from previous session)
- Monitoring comprehensive plan implementation (and timelines for monitoring)
- Use of impact fees and paying for infrastructure
- Other methods for funding infrastructure

#### *Adaptive Planning*

- Updating public participation requirements for comprehensive plans in RCW 36.70A.140 (this issue may be resolved through GMA rules update)
- Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects and how to reduce gaps, conflicts, and redundancies

#### *Integrating Planning*

- Possible new GMA goal focused on human health and well-being
- Possible new GMA goal focused on equity
- Integrate school district and local government capital facility planning
- Integrate water and sewer districts, school districts, and port districts into the GMA.



- State agency responsibilities, including SEPA, Shoreline Management Act (SMA), and transportation plans/concurrency
- Link utility districts and emergency service providers
- Military installations

*Permit Process*

- Review and make recommendations on state statutes to identify conflicts or disconnects and how to reduce gaps, conflicts, and redundancies

*Environment*

- Integration of water planning with GMA requirements

*Annexations*

- Annexation reform focused on reducing conflicts, clarifying the role of special districts, and providing for the fiscal sustainability of counties

*Transportation*

- Incentives for multi-modal transportation in Urban Growth Areas (UGAs)
- Linking WA State Transportation Plan with GMA goals
- Integration of state highways into GMA concurrency system



## Appendix A: Project Framework and Path to Success (Project Deliverable 1)

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An aerial photograph of a scenic landscape featuring a large body of water, dense evergreen forests, and several residential buildings. The text is overlaid in the center of the image.

# **Collaborative Roadmap Phase III: Project Framework and Path to Success**



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Cover Photo Credit: LDC, Inc.

# Project Framework and Path to Success

## Framework purpose

The Collaborative Roadmap Phase III (Phase III) project will build upon the findings, concepts, and recommendations in recent state-funded reports to make recommendations to the Legislature on reforms to the state's growth policy framework.

During this phase of work, a task force will make recommendations to the Legislature prior to the 2022 and 2023 legislative sessions. Task force participants will represent a broad range of perspectives. Project engagement will also include a special focus on Tribes and the lived experiences and perspectives of people and communities who have too often been excluded from public policy decision-making and who are unevenly impacted by those decisions.

To build a strong foundation for the Phase III project, the project team has developed the Project Framework and Path to Success. This includes a project framework and engagement plan that will provide a set of guideposts to ensure project deliverables and expectations are met and that the project is a success.

The purpose of this is to:

- ✓ Provide a background and foundation for the project
- ✓ Outline project goals and objectives
- ✓ Provide a project schedule
- ✓ Establish a detailed plan for engagement
- ✓ Identify communication protocols, contacts and responsible parties between the project team and Commerce
- ✓ Outline keys to the overall success of the project
- ✓ Identify potential project risks upfront and strategies to address risk

Excerpt from Engrossed Substitute Senate Bill (ESSB) 5092:

[Commerce is] to convene a task force to make recommendations regarding needed reforms to the state's growth policy framework [...]. The process will build upon the findings, concepts, and recommendations in recent state-funded reports [...]. The task force must involve diverse perspectives including but not limited to representatives of counties, cities, special districts, the real estate, building, and agricultural industries, planning and environmental organizations, tribal governments, and state agencies. Special effort must be made to include in these discussions the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.

ESSB 5092, p. 64-65



## Project goals, deliverables and schedule

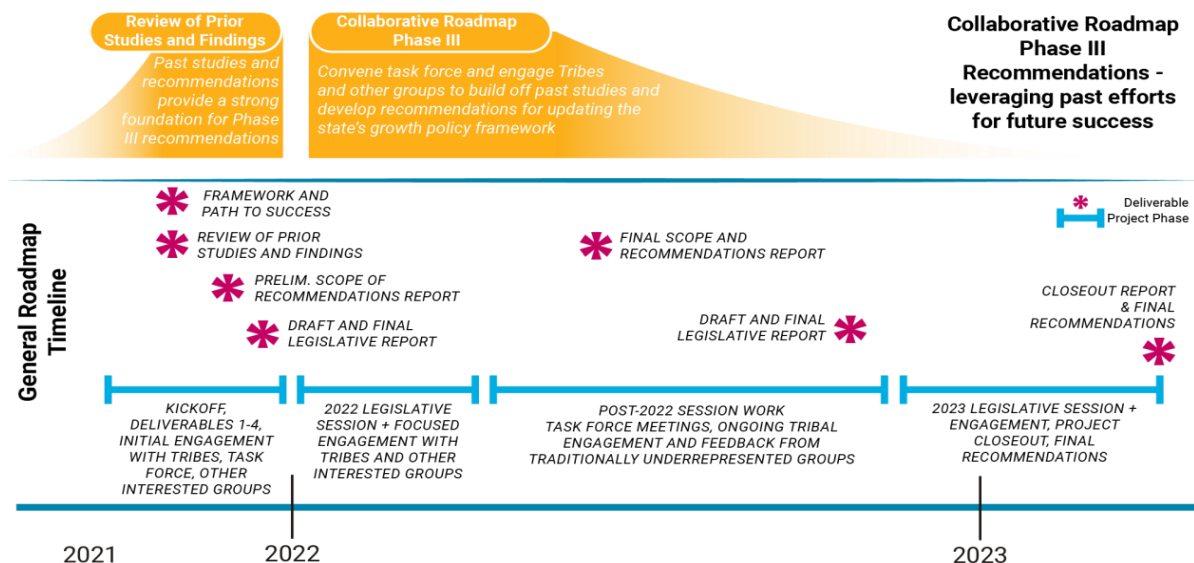
### Introduction and goals

Commerce and the consulting team prepared a scope of work (SOW) for this project, attached as [Appendix A](#). The SOW provides details about the tasks, deliverables, timelines and expectations for the project. In addition, Commerce and the consultants participated in a kickoff meeting on August 19, 2021. One of the purposes of that meeting was to understand and further refine the project goals, vision and internal communication protocols for the project. A copy of the kickoff meeting notes is provided in [Appendix E](#).

The goal for this project is to convene a task force to make recommendations on needed reforms to Washington's growth policy framework to the Washington State Legislature prior to the 2022 and 2023 legislative sessions. In addition to the task force, the project will include early and continuous engagement with Tribes, other interested parties, legislators, and people and communities who have been left out of public policy decision-making and who are unevenly impacted by those decisions. The process for accomplishing these engagement goals is outlined in the engagement plan.

For this project to achieve the desired outcomes, the consulting team will monitor, measure and report the steps outlined within the scope of work and engagement plan ([Appendix C](#)) to Commerce. In addition to this Project Framework and Path to Success, the consulting team will submit regular project progress reports to Commerce and have continual coordination on project deliverables and engagement.

As we initiate engagement, the project team expects to further refine objectives and desired outcomes. The Phase III project will run through June of 2023 and includes seven deliverables and a concurrent engagement strategy. The final closeout report and final set of recommendations will support work continuing beyond the project's formal timeframe.



## Deliverables

Additional details on the tasks and deliverables are outlined in the adopted SOW ([Appendix A](#)) and the project schedule ([Appendix B](#)). The following is a high-level summary of deliverables and timeframes for each.

Deliverables	Timeframe	Overview of deliverables
Deliverable 1: Project Framework and Path to Success	August 20 – September 15, 2021	<ul style="list-style-type: none"> <li>Kickoff meeting with Commerce</li> <li>Project charter</li> <li>Engagement plan</li> </ul>
Deliverable 2: Review of Prior Studies and Findings	August 20 – September 15, 2021	<ul style="list-style-type: none"> <li>Analysis and synthesis of prior studies identified by Commerce</li> <li>Review of existing legislation</li> <li>Initial outline of opportunities for 2022 session</li> </ul>
Deliverable 3: Preliminary Scope of Recommendations Report	August 20 – October 15, 2021	<ul style="list-style-type: none"> <li>Preparation of report that identifies proposed scope of preliminary project recommendations</li> </ul>
Deliverable 4: Draft and Final Legislative Report	October 1 – December 15, 2021	<ul style="list-style-type: none"> <li>Preparation of a 2022 legislative recommendation chapter</li> <li>Summary of 2021 engagement</li> </ul>
Deliverable 5: Final Scope and Recommendations Report	March 15 – June 1, 2022	<ul style="list-style-type: none"> <li>Succinct report that updates the information in Deliverable 3 and reflects actions taken during the 2022 legislative session</li> <li>Information and feedback from engagement efforts</li> </ul>
Deliverable 6: Draft and Final Legislative Report	October 15 – December 15, 2022	<ul style="list-style-type: none"> <li>Report on activities and recommendations prior to the 2023 legislative session</li> <li>Summarize 2022 engagement</li> </ul>
Deliverable 7: Closeout Report & Final Recommendations	April 15 – June 15, 2022	<ul style="list-style-type: none"> <li>Final report, including executive summary, project successes, process, and lessons learned</li> <li>Recommendations and issues for future study</li> </ul>



## Schedule

Work on this project is organized into four phases, organized around the 2022 and 2023 legislative sessions. The following provides a high-level overview of each phase. Specifics for deliverables and engagement during each of these phases may be found in Appendices [A](#) and [C](#), respectively.

Phase 1: Kickoff, deliverables one through four and initial engagement (August 2021-January 2022)

- Commerce kickoff meeting
- Development of Deliverable 1: Project Framework and Path to Success (this document)
- Development of Deliverable 2: Review of Prior Studies and Findings
- Development of Deliverable 3: Preliminary Scope of Recommendations Report
- Engagement prior to the 2022 session – Form and engage task force for 2022 legislative session recommendations and engage legislators, Tribes, and other interested groups, including people and communities who have too often been excluded from public policy decision-making
- Preparation of Deliverable 4: Draft and Final Legislative Report

Phase 2: 2022 Legislative session (January-March 2022)

- Legislative engagement during 2022 legislative session
- Task force, Tribal, and other group engagement during legislative session

Phase 3: Post-2022 Legislative session (March 2022-January 2023)

- Deliverable 5: Final Scope and Recommendations Report following 2022 session
- Engagement prior to 2023 legislative session
- Deliverable 6: Draft and Final Legislative Report

Phase 4: 2023 Legislative Session, Project Closeout Report and Final Recommendations (January-June 2023)

- Engagement during 2023 legislative session
- Deliverable 7: Closeout Report and Final Recommendations

## Project Management and Internal Communication

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The success of this project is built on a strong communication plan. For internal communication, the project team proposes several measures to support strong coordination and communication between the project team and Commerce, including:

- Identifying primary project contacts for both the project and Commerce teams
- Identifying project team members for both the project and Commerce teams

- Building in time for Commerce review and comment on each project deliverable
- Developing standard communication protocols to ensure projects tasks and deliverable deadlines are met, including:
  - Submitting progress reports every two weeks as outlined in [Appendix D](#)
  - Participating in regular project meetings, scheduled as needed

The project team members and primary contacts are:

Name	Organization	Title	Contact
Dave Andersen*	Department of Commerce	Managing Director	<a href="mailto:dave.andersen@commerce.wa.gov">dave.andersen@commerce.wa.gov</a>
Dave Pringle	Department of Commerce	Policy Director	<a href="mailto:dave.pringle@commerce.wa.gov">dave.pringle@commerce.wa.gov</a>
Paul Johnson	Department of Commerce	Senior Planner	<a href="mailto:paul.johnson@commerce.wa.gov">paul.johnson@commerce.wa.gov</a>
Clay White+	LDC, Inc.	Director of Planning	<a href="mailto:cwhite@ldccorp.com">cwhite@ldccorp.com</a>
Matt Covert	LDC, Inc.	Planner	<a href="mailto:mcovert@ldccorp.com">mcovert@ldccorp.com</a>
Brett Houghton**	PRR	Director	<a href="mailto:bhoughton@prrbiz.com">bhoughton@prrbiz.com</a>
Lauren Foster	PRR	Senior Consultant	<a href="mailto:lfoster@prrbiz.com">lfoster@prrbiz.com</a>
Laura LaBissoniere Miller	PRR	Associate Director of Community Engagement	<a href="mailto:llabissoniere@prrbiz.com">llabissoniere@prrbiz.com</a>
William Grimes*	SCJ Alliance	Principal	<a href="mailto:bill.grimes@scjalliance.com">bill.grimes@scjalliance.com</a>
Rachelle Bradley	SCJ Alliance	Planner	<a href="mailto:rachelle.bradley@scjalliance.com">rachelle.bradley@scjalliance.com</a>
Sasha Visconty*	Confluence Environmental	Senior Principal	<a href="mailto:sasha.visconty@confenv.com">sasha.visconty@confenv.com</a>
Duana Koloušková*	JMMK Law	Partner	<a href="mailto:kolouskova@jmmklaw.com">kolouskova@jmmklaw.com</a>

\*Commerce project lead

\*\*Engagement lead

+Primary project contact and overall project lead

## External communication – engagement plan

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The project team has developed a separate engagement plan ([Appendix C](#)) for this project. That plan includes time and investment consistent with how critical the involvement from the task force, Tribes, legislative members, interested parties, and groups that have been historically underrepresented and unevenly impacted by the state's growth management policies is to the success of the project.

External engagement is focused in five main areas:

- Task force. This is a group of not more than 12 individuals representing key stakeholders, such as organizations representing marginalized communities, business and building associations, state agencies, planning groups, environmental organizations, local and regional governments and metropolitan planning organizations, and Tribal governments.
- Tribes. Roadmap Phase III places a strong emphasis on Tribal engagement throughout the project. The project team will develop this involvement iteratively in direct collaboration with Tribal representatives.
- People and communities who have too often been excluded from public policy decision-making and who have been unevenly impacted by those decisions. The project team is prioritizing three seats on the task force to represent these groups and is working collaboratively with groups representing people who have been historically underrepresented in decision making to develop processes to ensure effective opportunities to inform the task force recommendations.
- Other interested groups. These are audiences that may have a keen interest and stake in one or more issue areas but will not necessarily participate in the technical process of legislative and policy recommendations for the task force.
- Legislators. We will offer legislators multiple ways to participate in this process. We will invite key members, including key committee chairs to attend task force meetings. We will also offer one-on-one meetings for those who are unable to participate in task force meetings.

The project team will work with Commerce to support all project materials being posted on the project webpage. The project team explore the idea of developing a standalone site to use throughout the project.

Brett Houghton, PRR, is the overall engagement lead. Sasha Visconty, Confluence Environmental, is the Tribal engagement lead, and Clay White, LDC, is the legislative engagement lead.

## Expectations and keys to success

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The project team has identified following factors necessary for project success:

- Build trust with those we engage with as part of this project.
- Provide clear, concise and consistent messaging.
- Establish common goals among the project team, task force members and other involved parties.
- Strive to reach consensus on important recommendations where possible.
- Understand the project goals from the legislative perspective so recommendations from the task force align with legislators' expectations.
- Encourage participation from all affected groups, especially Tribes and other people and communities who have too often been excluded from public policy decision-making and who have been unevenly impacted by those decisions.
- Provide documents and deliverables that are easy to understand and tailored to target audiences.
- Provide a clear and concise summary of past work to provide a strong foundation.
- Provide tangible recommendations through the task force to the Legislature.
- Ensure each of the project deliverables within the adopted Scope of Work is completed as outlined and completed on time.

## Project risk management

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Clear and effective communication is one of the most effective ways to reduce risk and minimize project adversity. This is particularly true for projects like this one that involve a broad range of interests.

Risks and proposed strategies to reduce them include:

- **Short time between project kickoff and 2022 legislative session.** There is a tight timeline and high expectations for the 2022 session to support passing legislation that can be incorporated into comprehensive plan updates in our fastest-growing jurisdictions (June 2024 comprehensive plan update). To minimize this risk, we propose beginning the engagement process with interested legislators and potential task force members concurrently with the preparation of deliverables one through three. We will focus on legislation and ideas the legislature has considered previously and engage key legislators early on their project expectations. We will also engage Tribes and other interested groups, including people and communities who have too often been excluded from public policy decision-making early so their voices will be included in recommendations for the 2022 session.

- **Meeting burnout.** Legislators and several potential task force members have spent a great deal of time and energy in the past three years on issues we are exploring through this effort. Many will likely have been involved in the Road Map and Framework projects, as well as the many land use bills legislators have introduced during the past several legislative sessions. To minimize this risk, we will:
  - clearly communicate project goals and objectives upfront,
  - refrain from setting task force meetings during the sessions,
  - plan task force meeting agendas in advance,
  - keep the task force as small as possible so the meetings will be productive
  - create several different engagement pathways to ensure all voices are heard and individuals can participate at the level that works for them, and
  - create several options for interested legislators to participate outside of session.
- **Lack of clear direction for the task force on the scope of issues to consider when forming recommendations for reforms to the state's growth policy framework.** ESSB 5092 provided that "[Commerce]...convene a task force to make recommendations regarding needed reforms to the state's growth policy framework [...]." However, the perspectives of legislators and task force members regarding the scope and scale of needed reforms and breadth of recommendations might be vastly different. The 2022 legislative session could focus more on existing legislation and issues identified through engagement as being critically important for the upcoming session and then provide for several months of work by the task force leading up to the 2023 session. To minimize this risk, we will create a strong foundation and understanding for the scope and breadth of issues to be considered early in the project to help ensure recommendations brought forward align with the expectations of the Legislature for specific issues to be addressed. Part of this includes providing realistic expectations of the scope of work that can be accomplished, especially in the 2022 legislative session, as well as developing clear parameters on the scope of potential reforms in the 2023 session well in advance.
- **Lack of consensus on important recommendations.** While consensus is not required to make recommendations, when it is reached, legislation is typically more successful. Given the breadth of statutes and issues, as well as the number of interested parties, there is often not enough time to work through the issues in a satisfactory way. Additionally, some groups have high subject matter and technical expertise in growth management issues, while many more have a strong interest in one or more issues but lack the technical expertise to address changes in statute in a systematic way. This is particularly a risk when it comes to getting meaningful engagement from historically underrepresented groups. This can create a scenario where not everyone's needs are met. To minimize this risk, we have designed a process that is focused on engaging the Tribes specifically, provides for a task force as well as engagement focused on other interested groups, and provides multiple options for legislators to participate.



## Appendix A – Scope of work and deliverables

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### Deliverable 1: Project Framework and Path to Success

Task timeline: August 20 - September 15, 2021

**Objective:** Prepare a draft and final project charter and engagement plan that will provide a solid set of guideposts that will ensure project success.

Anticipated efforts:

- The Project Framework and Path to Success will detail the project purpose, background, goals, approach, deliverables, opportunities for success, and project risks and mitigation for those risks. In addition, a detailed project schedule for all tasks and deliverables will be included. The framework will clearly outline project team roles and how communication will occur between the project team and Commerce. We will frame this approach around the process that will work most effectively for Commerce. The framework is intended to be a living document that will help ensure project goals are met and that the project team and Commerce are in lock step throughout the project.
- The framework will also include a separate engagement plan chapter. This will formally outline our engagement approach, timelines and methods for engagement, and goals for each of our outlined efforts. This includes the legislature, the task force, Tribal engagement, and outreach to other interested groups.
- We anticipate preparation of a draft and final Project Framework and Path to Success and engagement plan, which will allow Commerce time to review and comment.

### Deliverable 2: Review of Prior Studies and Findings

Task timeline: August 20 - September 15, 2021

**Objective:** Review, consolidate, and make recommendations to leverage and utilize past work as part of this project's efforts.

Anticipated efforts:

- Review of prior studies and findings. The review will include studies identified by Commerce in the RFP.
- This task will also look at opportunities that lie in legislation that has been introduced during the past few legislative sessions. There are many bills covering the statutes being reviewed under this project where there could be opportunities. Some of the bills were a result of past reports, and some developed outside of those processes. This effort will assist as we make recommendations as part of Deliverable 3.

- The report will break down findings by statute so there is a comprehensive list of ideas. Categorizing them will help break them down into sizeable issues, and we will cross reference them when a change in one statute relates to a possible change in another statute. As an example, changing GMA Comprehensive Plan timelines could correspond with changes in the Shoreline Management Act. This will allow us to best leverage past efforts.
- Based on the above analysis, we will provide initial recommendations.
- We anticipate preparation of a draft and final report, which will allow Commerce time for input prior to issuing a final document. This will be a tight timeline, however, given the final report is due approximately 30 days after the project commences.

### Deliverable 3: Preliminary Scope of Recommendations Report

Task timeline: August 20 - October 15, 2021

**Objective:** Building off Deliverable 2, identify the proposed scope of recommendations identified for the 2022 legislative report. This task will also identify issues that are proposed to be addressed during the 2023 session.

Anticipated efforts:

- Building off Deliverable 2, a report will be prepared that identifies the proposed scope of recommendations identified for the 2022 legislative report.
- The Report can be utilized as engagement occurs with key legislators and the task force prior to the 2022 legislative session. This engagement will identify anything that changes in term of recommendations that comes from initial engagement.
- As noted in Deliverable 2, the report will break issues down by statute and identify if the issue is recommended to be addressed during the 2022 or 2023 session. Given the timeframe leading up to the 2022 session, it is anticipated that most of the issues recommended for 2022 will be those where 1) They are well fleshed out ideas, 2) Are bills that were introduced in 2021 and will be re-introduced, or 3) issues that key legislators or task force members believe are critical issues to be addressed during the 2022 session.
- The report will identify that the recommendations may be modified between the time this report is issued and when the report on activities and recommendations is issued in December, prior to the 2022 session.
- We anticipate preparation of a draft and final report that will allow Commerce time for input before issuing a final document.

## **Deliverable 4: Preparation of Draft and Final Legislative Report**

Task timeline: October 15 - November 15, 2021, Draft Report; November 16 - December 15, 2021, Final Report

**Objective:** Preparation of a draft and final report on activities and recommendations prior to the 2022 legislative session. The Draft Report is due November 15<sup>th</sup>, and the final report is due in December, prior to the legislative session.

Anticipated efforts:

- Create an easy to navigate report so interested readers can easily find the information they are looking for. This includes an executive summary of issues and quick links from the Table of Contents to report elements. We will emphasize the engagement strategy and the approach to the 2022 and 2023 sessions so readers can understand current recommendations in context with the entire project.
- A 2022 legislative recommendation chapter will be provided that will outline recommendations by topic and statute.
- 2021 engagement summary from engagement activities prior to the 2022 legislative session will be provided so interested readers can see the progress made thus far and the approach moving forward.
- The report will contain the reports and information from Deliverables 1-3 as summary documents. As outlined above, we will pull out key information into the executive summary.
- Our team will be available to present this report or meet with legislators on key issues.

## **Deliverable 5: Final Scope and Recommendations Report**

Task timeline: March 11 - June 1, 2022

**Objective:** Create a succinct report that updates the preliminary report in Deliverable 3 to include actions taken during the legislative session and information gathered during engagement efforts.

Anticipated efforts:

- Update preliminary report to reflect actions taken during legislative session
- Include information and feedback provided as part of engagement efforts
- As part of this process, reach out to key legislative members for one-on-one meetings as necessary. The goal would be to frame up issues that should be considered and developed for the 2023 session based upon what occurred during the 2022 session.
- A Draft and Final report will be produced so Commerce can provide comments and feedback prior to finalization.

- If the Legislative session ends on time, we aim to get this report finalized prior to June 30. Our goal would be June 1. Having this report complete will allow us to move forward with the task force to prepare for the 2023 legislative session. There could be an opportunity to gain additional time.
- All meetings include preparation of agenda/goals, meeting materials, and meeting summaries.

## **Deliverable 6: Preparation of Draft and Final Legislative Report**

Task timeline: October 15 - November 15, 2022, Draft Report; November 16 - December 15, 2022, Final Report

**Objective:** Preparation of a draft and final report on activities and recommendations prior to the 2022 legislative session. The Draft Report is due November 15, and the final report is due in December, prior to the legislative session.

Anticipated efforts:

- Create an easy to navigate report so interested readers can easily find the information they are looking for. This includes an executive summary of issues and quick links from the Table of Contents to report elements. A 2023 legislative recommendation chapter will be provided that will outline recommendations by topic and statute. The report will clearly identify new or modified issues or recommendations that were not identified in Deliverable 5 and that have resulted from engagement efforts.
- 2022 engagement summary from engagement after the 2022 legislative session will be provided.
- Our team will be available to present this report or meet with legislators on key issues.

## **Deliverable 7: Closeout Report and Final Recommendations**

Task timeline: April 24 - June 15, 2023

**Objective:** Create a succinct and easy to utilize final report that summarizes efforts of the project and outlines recommendations and identifies issues for further work and study.

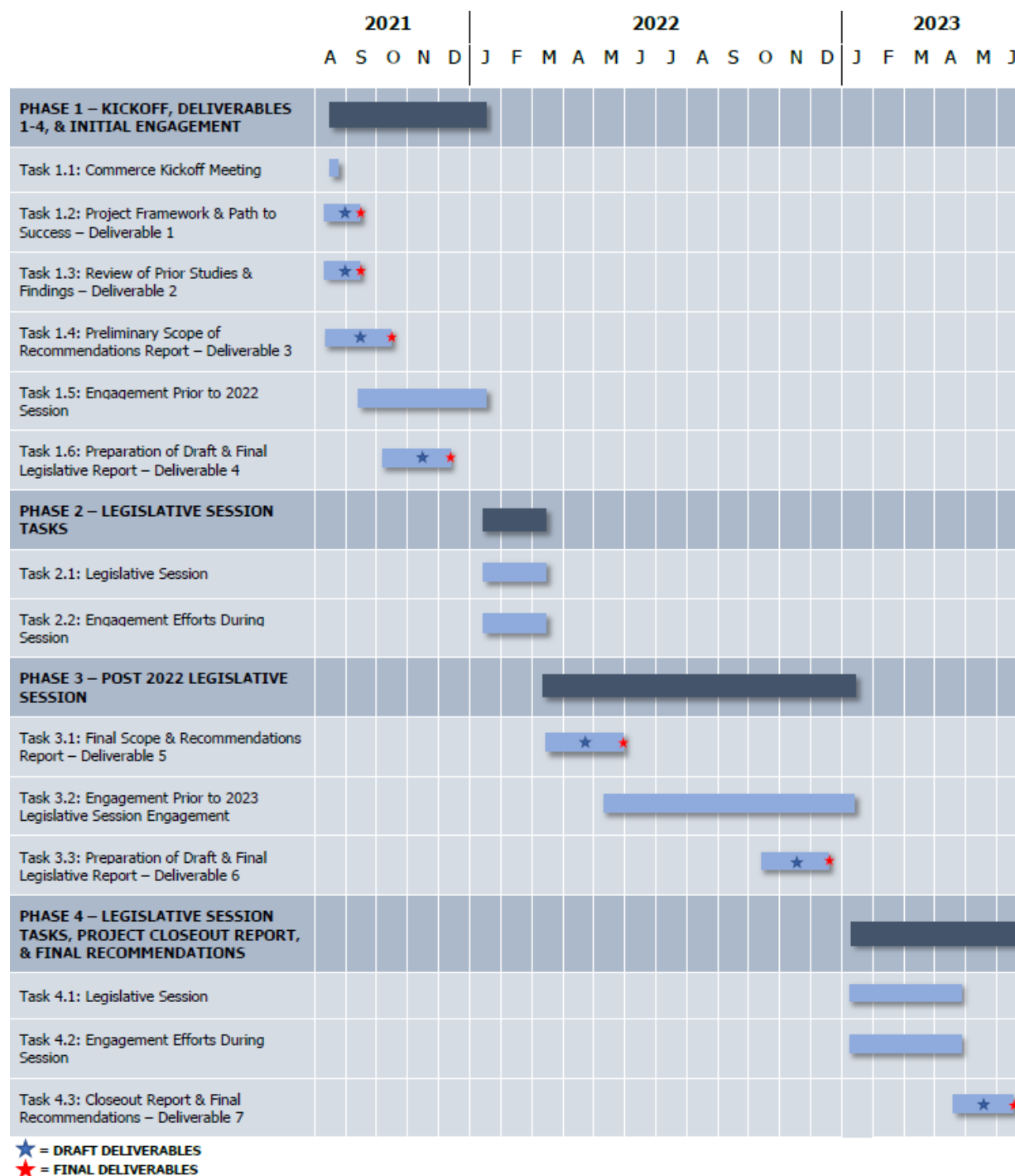
Anticipated efforts:

- Easy to navigate report so interested readers can easily find the information they are looking for. This includes an executive summary of issues and quick links from the Table of Contents to report elements.
- Chapter created to outline the project successes, process, and lessons learned that may be utilized for future efforts. Chapter will include summary of issues introduced, progress in creating legislation, and engagement processes utilized.



- A second Chapter will be prepared outlining recommendations and issues for further work and study. We will break down the issues so this work can easily be transferred to future efforts. As an example, we would outline bills that were introduced and that will come back during the next session. Where possible, we can identify issues that led to the bill not passing so changes can be considered for the next session. Where ideas and recommendations did not lead to legislation, we will also pull those issues out for future consideration. We will tie our robust engagement process into a list of recommendations that Tribes and other interested parties would like to see addressed. Lastly, the report will connect with past studies and efforts for the report to connect all the work that was completed before this effort.
- We anticipate preparation of a draft and final report, which will allow Commerce time for input prior to issuing a final document.

## Appendix B - Project Schedule





## Appendix C – Engagement Plan

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# Collaborative Roadmap Phase III Engagement Plan

## Background

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The Washington State Department of Commerce is gathering input from diverse groups of people across the state to recommend changes to Washington’s growth management framework. This set of laws guide growth and development and include the Growth Management Act, State Environmental Policy Act, Shoreline Management Act, and other statutes related to growth, change, economic development, housing, social equity and environmental conservation.

Historically, Washington’s land use policy has not reflected the needs of people with low incomes, people who are older, people who use languages other than English, people who are Black, Indigenous, and people of color, people who live in rural areas, and people who rent their homes.

In 2020, the Legislature issued a proviso in ESSB 5092 directing Commerce to engage diverse audiences in developing recommendations for legislative change to Washington’s growth management framework. The goal of this process is to identify systems and structures that support land use that better serve diverse groups of people throughout Washington, especially people who have historically been overlooked in planning land use policies.

## Key audiences

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Our approach is grounded in identifying and including diverse perspectives in the Washington State Environmental Justice Task Force final report. This process will include the following audiences:

- Tribes
- Agricultural industries
- Cities
- Community-based organizations that represent people with low incomes, people who are older, people who use languages other than English, people who are Black,

Indigenous, and people of color, people who live in rural areas, and people who rent their homes.

- Counties
- Environmental organizations
- Housing organizations
- Legislators
- Planning organizations such as PSRC and APA
- Real estate and building developers
- Representatives from the legal community
- Special districts (including school districts and utilities)
- State agencies such as Ecology and Fish and Wildlife

See [Appendix 1](#) of this engagement plan for a full contact list.

## Engagement process

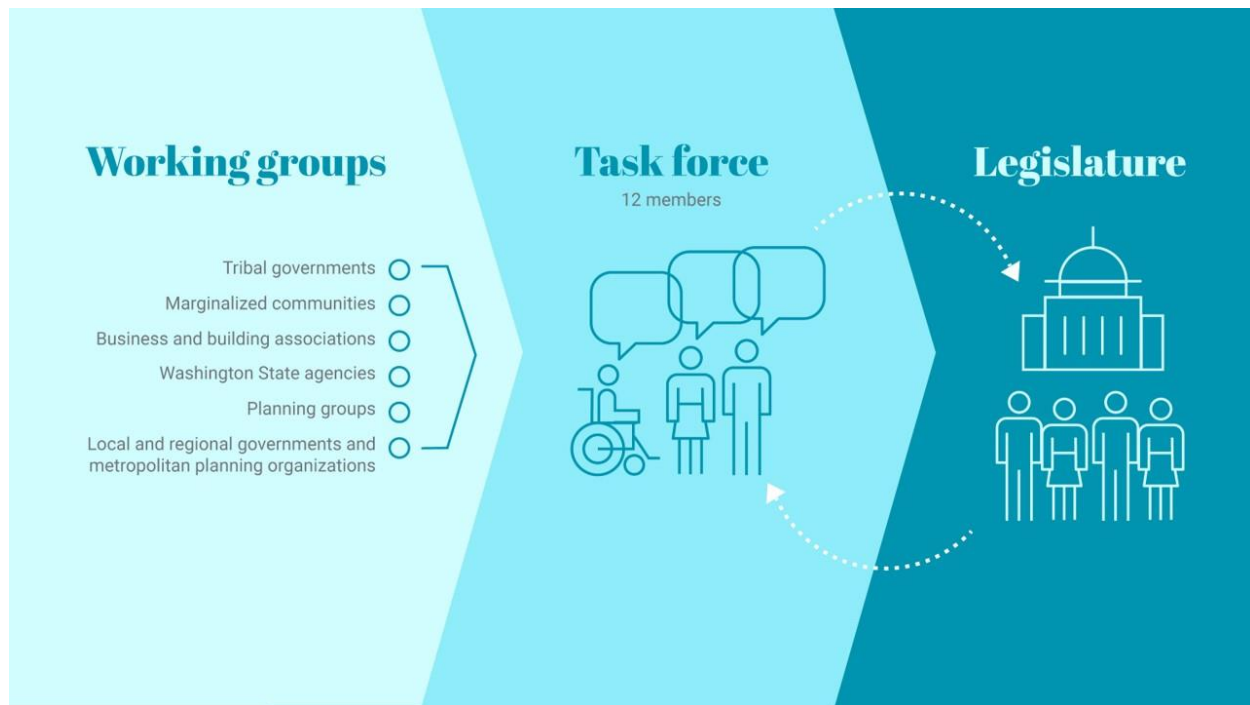
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Our engagement process provides multiple opportunities for key audiences to participate and influence decision making.

- Prior to 2022 session:
  - Reach out to key **legislators** to confirm understanding. Engage members to discuss legislation introduced during 2021 session and gather ideas to refine legislation for the 2022 session, then share those ideas with the task force. This will include addressing Growth Management Act bills before local jurisdictions update their Comprehensive Plans by 2024.
  - Reach out to **Tribal governments** to introduce the process and collaborate with them on how to best engage them.
  - Identify potential **task force** members and invite them to join the task force. The task force will submit initial recommendations in a report to the Legislature during the 2022 legislative session. This set of initial recommendations will reflect preliminary input from **Tribal governments** and **other interested parties**.
  - Reach out to potential partners to recommend task force members who represent groups historically left out of conversations on these topics and for recommendations to refine the approach to include those voices.
  - With partners, develop general structure to engage **other interested parties**, either groups or individuals, in working groups by topic and by community throughout the process.
- During the 2022 session:
  - Hold presentations for key **legislators** and **task force** members, attend meetings and work with **key stakeholders** on active legislation as it works through the

committee process. This includes sharing the 2022 legislative report and recommendations.

- After the 2022 session:
  - Share legislative report for the **task force**, **Tribal governments** and **other interested parties** to summarize outcomes of the 2022 legislative session.
  - Convene the **task force** at least three times to discuss focused topics to inform recommendations.
  - Have one-on-one and small group conversations with **task force** members to talk through concerns and interests between meetings to support more effective decision making and collaboration at meetings.
  - Convene working groups, which may include:
    - Ongoing subcommittee of organizations representing people who have been historically left out of growth management and land use conversations
    - A series of one-off time meetings with local jurisdictions focused on specific topics like climate change and the environment, zoning, and land use
    - A series of one-off meetings with representatives from agricultural industries, environmental organizations, housing organizations, planning organizations such as PSRC and APA, real estate and building developers, representatives from the legal community focused on specific topics like climate change and the environment, zoning and land use
    - A series of one-off time meetings with special districts (including school districts and utilities) focused on specific topics like climate change and the environment, zoning, and land use
    - One-time meetings with state agencies such as Ecology and Fish and Wildlife focused on specific topics of interest to those groups
  - Work with **legislators** to get early feedback on ideas and recommendations for new legislation. The task force will consider these ideas to develop recommendations for the 2023 session.
- During the 2023 session:
  - Hold presentations for key **legislators** and **task force** members, attend meetings and work with **key stakeholders** on active legislation as it works through the committee process. This includes sharing the 2022 legislative report and recommendations.
- **Develop final report and recommendations** as a guide for legislation that is not introduced during the 2022 or 2023 sessions.



## Engaging Tribal governments

Our approach to working with Tribal governments will be responsive, flexible and transparent. We will meet them where they want to meet us, physically and topically. This might look like:

- Engaging Tribal staff and technical and policy staff in working groups
- Bringing together multiple Tribal staff to discuss various topics of their choosing
- Individual meetings with individual staff on the topics that matter to them (they choose)

We will reach out to every Tribe in Washington, including both federally recognized Tribes and non-federally recognized Tribes.

As we start this work, the Commerce Tribal Liaison position is vacant. The consultant team will collaborate with the Commerce Tribal Liaison when that position is filled, in addition to coordination with the Governor's Office of Indian Affairs (GOIA) and other related agencies. When this position is filled, our team will work closely with the new Tribal Liaison to adjust our approach based on their recommendations. These relationships are sensitive, and we will want to add value to the Commerce relationship, not displace it.

Generally, we expect Tribal outreach to include:

- Initial engagement in fall 2021, in advance of the 2022 legislative session, to gather as much information as possible to share with the Task Force to inform their initial recommendations. This may include Tribal representation in topical working groups that advise the Task Force.

- In spring 2022, share a report of what happened in the legislative session, including a summary of our outreach and how the Task Force recommendations included or responded to Tribal requests and input. This will include next steps and personal contact as appropriate to coordinate with their ongoing involvement, including any changes to how they are engaging.
- In summer and fall 2022, engage Tribes consistent with their stated priorities and preferences, providing them opportunities to address the topics that are most relevant to them and inform the Task Force's recommendations for the 2023 session.
- In spring 2023, a legislative memorandum with similar content and structure to the 2022 memorandum, with an emphasis on additional input from Tribes.

## Initial contact

In early- to mid-September 2021 we will send an introductory letter to the Chair of every Tribe in Washington to let them know this process has started and that the team will provide more detailed information as it develops.

In mid- to late-October, we will follow up with Tribal contacts, to share a roadmap graphic to everyone on the list and ask about each Tribe's interest in engaging, including the intensity and level of effort. This communication will provide more information about the existing options for involvement and state that Commerce and the Task Force are flexible in their approach to engagement.

This outreach may include phone calls or emails where we have existing relationships, especially when the Tribe has provided a specific staff contact for this work. We will send letters to those Tribes where we do not have existing relationships and have not heard back from the Tribes with a specific contact.

## Documentation

We will track all Tribal personnel changes and communication efforts. The Tribes' requests and recommendations will be documented. An annual memorandum will describe how their input was used or addressed in Task Force recommendations.

## Other interested groups

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We will start by engaging people who have not participated in past Growth Management Act update efforts about their priorities, needs and perspectives. We will do one-on-one interviews and host listening circles and community conversations to learn where we need to focus are and how we can center the needs of people who have been marginalized by land use policy.

The listening circles are where community members will have opportunities to share and where Commerce and members of the Task Force will focus on listening. We will stay in touch with

these groups throughout the process based on the feedback we receive during our initial outreach.

## Task Force

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We will convene a task force to engage throughout the life of this process. To support effective decision making and collaboration, the task force membership will be focused, to include no more than 12 individuals.

The task force will include key stakeholders, such as organizations representing marginalized communities (such as Got Green, Washington Community Action Network, Front and Centered), business and building associations (such as Building Industry Association of Washington, Realtors, Association of Washington Business), Washington State agencies (such as Ecology, Fish and Wildlife, Health, Transportation, Commerce), planning groups like the American Planning Association, environmental organizations (such as Futurewise and the Washington Environmental Council), local and regional governments and metropolitan planning organizations (Washington State Association of Counties, Association of Washington Cities, Puget Sound Regional Council), and Tribal governments.

We will start by holding one-on-one meetings with potential task force members and four task force meetings from October through December 2021 to learn about their key issues and interests and share feedback from legislative engagement.

We will engage the task force again in spring 2022 to discuss new ideas and recommendations for legislation in 2023. We expect to convene the task force at least ten times prior to the 2023 legislative session to discuss focused topics to inform recommendations. These details, including a schedule, will be revisited in spring 2022 to confirm direction.

## Legislative engagement

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We will offer legislators multiple ways to participate in this process. We will invite key members, including key committee chairs, to attend task force meetings. We will also offer one-on-one meetings for those who are unable to participate in task force meetings. Our plan includes:

- **Prior to 2022 session:** Engage members to discuss legislation introduced during 2021 session and gather ideas to refine legislation for the 2022 session, then share those ideas with the task force. This will include addressing Growth Management Act bills before local jurisdictions update their Comprehensive Plans by 2024.
- **During the 2022 session:** Hold presentations, attend meetings and work with stakeholders on active legislation as it works through the committee process. This includes sharing the 2022 legislative report and recommendations.



- **After the 2022 session:** Work with legislators to get early feedback on ideas and recommendations for new legislation. The task force will consider these ideas to develop recommendations for the 2023 session.
- **During the 2023 session:** Hold presentations, attend meetings and work with stakeholders on active legislation as it works through the committee process. This includes sharing the 2022 legislative report and recommendations.
- **Develop final report and recommendations** as a guide for legislation that is not introduced during the 2022 or 2023 sessions.

## Project website

We will work with Commerce to ensure project documents are available on a website to provide clear and easy-to-understand information about the framework, including project timeline, key deliverables and contact information.

## Work plan

Timeframe	Task	Activity	Description
<b>August</b>	Engagement plan	Draft engagement plan	
<b>September</b>	Task force	Reach out to potential task force members	
	Tribal engagement	Send letter to every Tribe in Washington	Let them know the process has started and that the team will provide more detailed information as it is developed.
	Interested parties	Hold one-on-one interviews	Task force members focus on listening to other interested parties
	Legislative engagement	Engage legislators	
	Tribal engagement	Phone calls or emails to share roadmap graphic and ask about Tribe's interest in engaging in process.	
<b>October</b>	Task force	Task force meeting #1	
	Legislative report	Draft legislative report	

Timeframe	Task	Activity	Description
		Review legislative report	
<b>November 15, 2021</b>	Legislative report	Submit draft legislative report Task force meetings #2 and 3	
<b>December 15, 2021</b>	Legislative report	Task force meeting #4 Submit final legislative report	
	Task force	Communicate with task force during session	
<b>May 2022</b>	Task force	Task force meeting #5	Prepare for next legislative session
		Develop report and recommendations	
<b>Summer and Fall 2022</b>	Task force	Convene task force at least nine times	
	Tribal engagement	One-on-one follow-up engagement	to confirm ongoing
	Task force and interested parties	Hold one-on-one interviews and listening sessions	Task force members focus on listening to other interested parties
	Other interested parties	Hold one-on-one interviews and listening sessions	
	Legislative engagement	Engage legislators	

## Appendix 1: Contact List

Group	Contact name and title	Contact information	Consultant team contact
<b>Legislators</b>	Duerr, Davina	<a href="mailto:Davina.Duerr@leg.wa.gov">Davina.Duerr@leg.wa.gov</a>	
(land use focus)	Goehner, Keith	<a href="mailto:Keith.Goehner@leg.wa.gov">Keith.Goehner@leg.wa.gov</a>	
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	Pollet, Gerry	<a href="mailto:gerry.pollet@leg.wa.gov">gerry.pollet@leg.wa.gov</a>	
	Kuderer, Patricia	<a href="mailto:Patricia.Kuderer@leg.wa.gov">Patricia.Kuderer@leg.wa.gov</a>	



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Group	Contact name and title	Contact information	Consultant team contact
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	Short, Shelly	<a href="mailto:shelly.short@leg.wa.gov">shelly.short@leg.wa.gov</a>	
	Lovelett, Liz	<a href="mailto:Liz.Lovelett@leg.wa.gov">Liz.Lovelett@leg.wa.gov</a>	
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	Nguyen, Joe	<a href="mailto:Joe.nguyen@leg.wa.gov">Joe.nguyen@leg.wa.gov</a>	
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	Olsen, Jeff	<a href="mailto:jeff.olsen@leg.wa.gov">jeff.olsen@leg.wa.gov</a>	
Tribes			
Other interested parties			
Task force members			
State Agencies	Ecology		
	Fish and Wildlife		
	Health		
	Transportation		
Planning and environmental organizations	American Planning Association		
	Futurewise		
	Washington Environmental Council		
Business associations	Building Industry Assn. Washington		
	Association of Washington Business		
	Washington Association of Realtors		
	Farm Bureau		



Group	Contact name and title	Contact information	Consultant team contact
Local & Regional Governments	Association of Washington Cities		
	Washington State Association of Counties		
	WA Public Ports Association		
	WA Association of Sewer & Water Districts		
	Chelan/Douglas RTPD		
	PSRC		

## Appendix D – Project status update document template

### Collaborative Roadmap Status Update

<b>Current Deliverables:</b>	<b>Dates Covered:</b>
<b>Status:</b>	
<b>Current Tasks in Progress:</b>	<b>Information Needed from Commerce:</b>
•	•
•	•
•	•
<b>General Notes:</b>	

<b>Expected Actions for Next 2 Weeks:</b>
•
•
<b>Completed Tasks/Deliverables:</b>
<p><b>Status Symbol Legend:</b></p> <p>Green: Finished - <span style="color: green;">X</span></p> <p>Yellow: In Progress/Needs Review - <span style="color: yellow;">X</span></p> <p>Red: Not Started - <span style="color: red;">X</span></p>

## Appendix E – Kickoff meeting notes

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### COLLABORATIVE ROADMAP PHASE III RECOMMENDATIONS

#### Project kick-off meeting

#### Notes

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Date: Monday, August 16, 2021

Location: Teams

Attendance: Commerce: Dave Anderson, Paul Johnson, Dave Pringle, Amelia Veneziano

LDC: Matt Covert, Clay White

Confluence: Sasha Visconty

PRR: Brett Houghton

SCJ Alliance: Bill Grimes

Time: 9:00 a.m. – 10:30 a.m.

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#### ITEM

##### Project schedule

- High level review of the entire schedule
- Focused attention between now and the end of the year (deliverables 1-4)
  - Deliverables 1 and 2 due September 15
  - Deliverable 2
    - Review Land Use Commission, Governors Land Use Agenda, Road Map, and Updating Washington's Land Use Framework documents and reports.
    - Review active legislation that may be worth revisiting or may be coming back this year. Include table by statute and topic.
  - Draft documents of deliverables 1 and 2 to Commerce by September 3, Commerce provides by September 9
  - Deliverable 3 due by October 15
    - Clay will coordinate with Commerce on date to deliver draft to Commerce to review
  - Deliverable 4 provide draft by November 15, final by December 15
  - Clay will set up meetings with legislators and potential Task Force members to get feedback and insight on where things stand now
    - Include a meeting with legislators in the first 60 days



- Include meetings with potential Task Force members in first 60 days
- All the things the team is working on at once in the beginning is a constraint for the early engagement
- The team will reconvene on September 7 to talk through initial engagement with legislators
  - Dave A. will send Land Use Commission and Governors Land Use Agenda reports (completed).
  - Project team will send Commerce drafts for Deliverables 1 and 2 by September 3.
  - Commerce will send feedback on drafts by September 9.
  - Clay will send final documents on September 15 per the project schedule.

#### Communications protocols

- Internal
  - Consultant team primary point of contact - Clay
  - Commerce primary point of contact - Dave A.
    - For emails, copy Paul and Dave P.
  - Dave P. and Paul will look into filing sharing and project management platforms available to Commerce employees; some things to consider:
    - Workflow: version control, consistency of comments
    - Some options might be Teams, Box, SharePoint
    - Commerce will create a shared document library through an FTP site or similar while SharePoint system is resolved
    - Naming conventions: 20210915 Framework and Path to Success - Draft
- External:
  - Amelia is the point of contact for Commerce editorial and branding guidelines; she will share existing document about this
  - The voice of the recommendations will be the Task Force and the consultants on the review of prior studies
  - Developing lists of potential members and partners
    - Dave A. and Clay will have conversation about “usual suspects”
  - Consultant team members can reach out directly to potential task force members
  - Commerce recommends developing ground rules for participation in the task force:
    - What are our expectations for participants who are representing a particular community? Including how they reach out to their communities
    - Dave and Clay will discuss more in a couple days before we contact people
  - Communication protocols with Tribes
    - Commerce does not currently have a Tribal liaison
    - Dave A. will reach out to Ernie Rasmussen, the former liaison who still works at Commerce in a different capacity, to see if he is available and willing to connect with Sasha
    - Dave A. will also reach out to Ben Serr, Eastern Regional Manager for Commerce, who has some Eastern Washington relationships that might be helpful
    - The first step will be a formal letter from Commerce to Tribal Chairs copying planning directors, inviting participation; this will be a high-level welcome letter saying, “here’s what we are doing, we would love to have your involvement, we will be in touch soon”

- Sasha will start drafting the letter, and will coordinate with Dave P. on the mailing list and sending it out
- Sasha will also reach out to the Governor's Office of Indian Affairs (GOIA)

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#### Prioritizing hard to reach audiences

- Commerce will be subject to Healthy Environment for All (HEAL) Act
- Commerce tends to go to local elected officials, so if there are groups not well represented by local elected officials. Commerce thinks the people who will be hardest to engage are those who are poorly represented by local power structure, including people who don't own property, people with low incomes, and people who use languages other than English

---

#### Commerce overall project goals

- Commerce wants to identify substantive things that need to change; two big underlying structural issues that need to be addressed are:
  - There is a lot of dissatisfaction with SEPA, now do we address those and ensure Tribes have protection for cultural resources; and
  - The whole process of connecting financial viability of capital facilities with entitlements process needs investigation

#### Commerce first session goals

- Most important things for first legislative session:
  - Legislature has measure of confidence that things are on track and that the stakeholders aren't in open revolt;
  - Washington's growth management framework has not been a broad-based conversation and we are directly addressing this; and
  - The Legislature sees how the work we are doing helps set them up going into the session in terms of the actual bills. (GMA has been a free-for-all without enough time to collaborate and work together; we want to show we can distill the community of practice around land use into a vetted set of reforms.)

#### To support the goals, Commerce suggests:

- Identify criteria for evaluation, suggestions, or criteria, including asking:
  - What's ripe?
  - What is the low-hanging fruit (easy wins to build momentum)?
  - What issues help make other issues easier, or vice versa?
- Identify the *behavior* to change, and work backward:
  - Is the RCW the next thing that has to change to make the behavior change?
- Manage expectations for 2022 session: we are unlikely to get meaningful, deep engagement from people who've not been involved in the past ahead of 2022
  - Frame this as a down payment on next session. Demonstrate how we will do more for 2023.

#### Commerce second session goals

- Given that it takes people a long time to meaningfully engage in conversation, input from groups who've been historically underserved will be most impactful in the second session.



- 
- Dave A. will check in with Dave P. about who the specific people are in the Legislature who are passionate about the inclusive engagement and share the list with Brett and Clay.
- 

#### Immediate next steps

- Clay White will set follow up meeting for review of draft deliverables 1 and 2, 90 minutes to talk about the deliverables and engagement (meeting set for 9/7)
  - Commerce will send consultants materials today as needed via email in advance of a more formal system
  - Dave P. will identify a file sharing system that Commerce staff can use
  - Clay and the consultant team will review prior reports to assess if there any unfinished business, anything that was pursued that flopped to answer the questions. What did we learn last time we looked at this issue?
  - Dave A. sent bcc email to everyone involved last time announcing project team, will share that list with Clay
  - Clay will follow up with Dave A. on specific people and what they are looking for
  - Dave A. will check in with Dave P. about specific legislators who are passionate about the inclusive engagement and share the list with Brett and Clay
-



## Appendix B: Review of Prior Studies and Findings (Project Deliverable 2)

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# Review of Prior Studies and Findings

Collaborative Roadmap Phase III



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## Executive summary

The Collaborative Roadmap Phase III (Phase III) project will build upon the findings, concepts, and recommendations from recent state-funded reports. The project team, working with the Department of Commerce (Commerce), will convene a task force to review the issues and make recommendations to the Washington State Legislature on proposed reforms to Washington State’s growth policy framework during both the 2022 and 2023 legislative sessions. Past reports, which include the Land Use Study Commission (1998), Governor’s Land Use Agenda (2006), A Road Map to Washington’s Future (2019), and Updating Washington’s Growth Policy Framework (2021) provide a foundation for the Phase III project. In response to direction in the State’s operating budget (ESSB 5092), this report identifies and highlights recommendations that changed the growth policy framework or are currently being considered by the Legislature.

Washington State’s growth policy framework consists of state laws that govern or influence the strategies state agencies and local governments use to plan for, implement, and manage land use policy, permitting and appeals, infrastructure, and environmental protections. The primary laws that guide our framework are identified in Figures 1 and 2.

Excerpt from Engrossed Substitute Senate Bill (ESSB) 5092 (Operating Budget):

... for [Commerce] to convene a task force to make recommendations regarding needed reforms to the state’s growth policy framework [...]. The process will build upon the findings, concepts, and recommendations in recent state-funded reports [...]. The task force must involve diverse perspectives including but not limited to representatives of counties, cities, special districts, the real estate, building, and agricultural industries, planning and environmental organizations, Tribal governments, and state agencies. Special effort must be made to include in these discussions the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.

*ESSB 5092, pg. 64 - 65*

<b>Growth Policy Framework – primary statutes</b>
Growth Management Act – <a href="#">RCW 36.70A</a>
Shoreline Management Act – <a href="#">RCW 90.58</a>
State Environmental Policy Act – <a href="#">RCW 43.21C</a>
Local Project Review Act – <a href="#">RCW 36.70B</a>
Land Use Petition Act – <a href="#">RCW 36.70C</a>
Planning Enabling Act – <a href="#">RCW 36.70</a>
Subdivision Statute – <a href="#">RCW 58.17</a>

Figure 1: Growth Policy Framework Primary Statutes

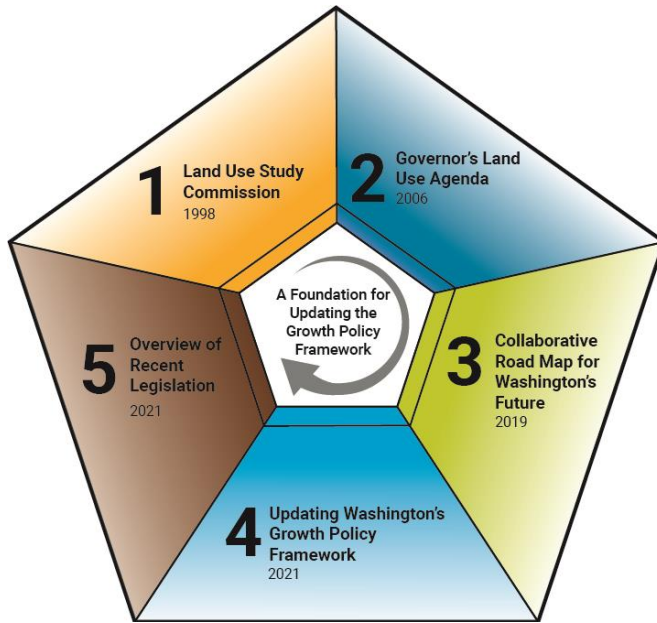
Growth Policy Framework – additional statutes	
Water System Coordination Act – <a href="#">RCW 70A.100</a>	School Districts – <a href="#">RCW 28A</a>
Regional Transportation Planning – <a href="#">RCW 47.80</a>	Forest Practices – <a href="#">RCW 76.09</a>
Interlocal Cooperation Act – <a href="#">RCW 39.34</a>	Energy Facilities – <a href="#">RCW 80.50</a>
City, Noncharter Code City, and County Governance – <a href="#">RCW 35</a> , <a href="#">35A</a> , <a href="#">36</a>	State Agencies and Universities – <a href="#">RCW 28B</a> (higher ed) and <a href="#">RCW 43</a> (agencies)
Port Districts – <a href="#">RCW 53</a>	Community Redevelopment Financing – <a href="#">RCW 39.89</a>
Water and Sewer Districts – <a href="#">RCW 57</a>	Multi-Family Property Tax Exemption – <a href="#">RCW 84.14</a>
Public Utility Districts – <a href="#">RCW 54</a>	Impact Fees – <a href="#">RCW 82.02</a>
State Building Code – <a href="#">RCW 19.27</a>	

Figure 2: Growth Policy Framework Additional Statutes

To build upon past efforts and craft additional recommendations for changes to the growth policy framework, the project team has review prior studies and findings from those studies. This includes how best to leverage prior work as part of the Phase III project. The four previous state-funded reports reviewed in this document include the Land Use Study Commission (1998), Governor’s Land Use Agenda (2006), A Road Map to Washington’s Future (2019), and Updating Washington’s Growth Policy Framework (2021).

Recommendations from past studies have resulted in successful legislation over the past 24 years. With renewed attention paid to updating the growth policy framework through the recent Road Map to Washington’s Future and Updating Washington’s Growth Policy Framework projects, additional legislation has been introduced to address recommendations and opportunities identified within those reports over the past two legislative sessions. Additional legislation has been introduced but has not been passed by the Legislature.

Those bills are likely to be reintroduced and provide a foundation on which to build for the 2022 and 2023 legislative sessions. This review of prior studies provides an overview of those bills that have successfully passed because of recommendations from recent reports and those that may be considered and leveraged going forward. This information will be used throughout the Phase III project, but will be especially helpful as preliminary project recommendations and a legislative report are produced prior to the 2022 session.



This document also helps identify where prior recommendations have been addressed, what gaps remain, and the prime opportunities for filling in those gaps during the 2022 legislative session (along with any other priorities identified by the task force). Issues, opportunities and gaps identified here will also help set the stage for larger-scale updates and recommendations, which will be provided prior to the 2023 legislative session (subject to the goals of the Legislature and the recommendations coming out of the task force and engagement process).

Figure 3: Four Prior Studies and Recent Legislation

This report, Review of Prior Studies and Findings (project deliverable 2), has been produced in tandem with the Project Framework and Path to Success (project deliverable 1), which includes an engagement plan. Together, the project team will use both project deliverables as initial recommendations are made by the task force for the draft and final legislative report this fall and as recommendations are made throughout the project. Figure 4 provides an overview of the process and deliverables for the Phase III project.

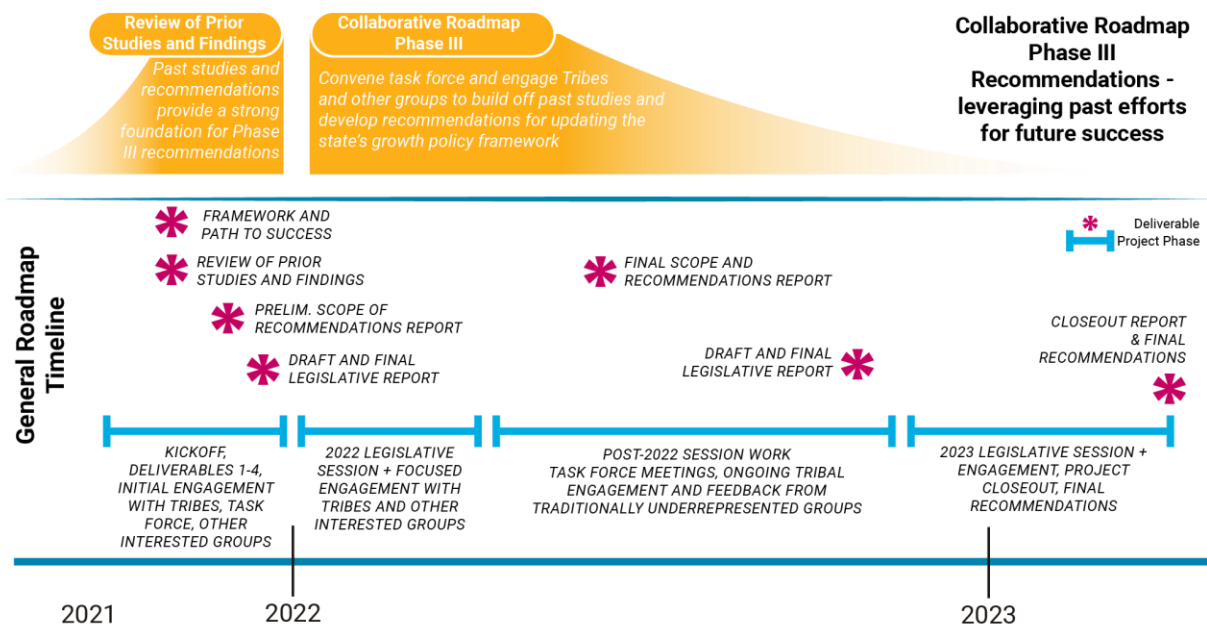


Figure 4: Overview of Roadmap Phase III Timeline and Process

Many of the recommendations of previous state-funded reports, including the Land Use Study Commission (1998) and Governor’s Land Use Agenda (2006), have resulted in statutory changes. More recent recommendations from A Road Map to Washington’s Future (2019) and Updating Washington’s Growth Policy Framework (2021) have resulted in legislation that has passed or been introduced over the past two legislative sessions. The Collaborative Roadmap Phase III project will build upon these efforts.

Building a Solid Foundation - Leveraging Past Studies and Recent Legislation to Update Washington's Growth Policy Framework

Phase III - 2022 and 2023 legislative sessions

2020 and 2021 legislative sessions

Road Map and Framework projects

Land Use Study Commission, Governor's Land Use Agenda

Growth Policy Framework

Figure 6, on the following page, provides a summary of the recommendations and discussion topics from the Road Map and Framework projects, cross-tabulated with successful and proposed legislation from the past two legislative sessions. The figure provides a clear overview of where recommendations have been addressed or partially addressed in legislation, where there are significant opportunities for making further progress in the 2022 session and where gaps remain that could be the subject of a more comprehensive set of reforms in the 2023 session. Additional detailed information regarding past studies and legislation is provided in subsequent sections of this report.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Funding and Revenue Generation</b> Enhancing state funding and creation of new fiscal tools for jurisdictions	<b>Cycle for updating &amp; dedicated funding for planning</b>		<u><b>HB 1337 - 2021-22</b></u> Provide General Fund distribution to incentivize cities and counties to adopt accessory dwelling unit (ADU) policies  <u><b>HB 1157 2021-22</b></u> Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.
<b>Adaptive Planning at Regional Scale</b> Convene collaborative process to explore how best to achieve goals of GMA through development of adaptive management and regionally based approach that provides flexibility, coordination, and opportunities to address local and changing conditions. Includes consulting with Tribal governments.	<b>Adaptive and inclusive planning at a regional scale</b>		<u><b>HB 1241 2021-22</b></u> Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan
<b>Adaptive Planning at Regional Scale</b> Initiate government to government consultation with Tribes			<u><b>HB 1241 2021-22</b></u> Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Resilience to Changing Conditions and Disasters</b> Strategies, policies, implementation plans, and funding for climate adaptation and mitigation at all levels	<b>Climate change</b>	<u>SB 5381 - 2021-22</u> Addressing fish passage project permit streamlining	<u>HB 1099 - 2021-22</u> Improving the state's climate response through updates to the state's comprehensive planning framework. Requires Commerce to publish guidelines to reduce GHC emissions  <u>SB 5314 2021-22</u> Provides a definition for best available science and modifies the best available science to be used and considerations to be made in designating and protecting critical areas.
Integrate disaster preparedness and emergency and recovery planning with growth management planning and policies			<u>HB 1099 - 2021-22</u> Improving the state's climate response through updates to the state's comprehensive planning framework. Requires Commerce to publish guidelines to reduce GHC emissions.  <u>HB 1117 - 2021-22</u> Promoting salmon recovery through revisions to the state's comprehensive planning framework.
<b>Statewide Water Planning</b> Establish collaborative process for developing statewide water plan			
<b>Equity</b> Integrate equity as a goal in growth planning, policies, strategies, and implementation, including adopting it as a goal of the GMA and an adaptive management and regionally based approach	<b>Adaptive and inclusive planning at a regional scale</b>	<u>HB 1335 - 2021-22</u> Concerning review and property owner notification of recorded documents with unlawful racial restrictions	<u>HB 1233 2021-22</u> Concerning limited areas of more intensive rural development. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities





Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Economic Development</b> Develop and implement a statewide economic development strategy with emphasis on improving rural economies and slow-growing cities			<b><u>SB 5275 2021-22</u></b> Allows development and redevelopment in terms of building size, scale, use, or intensity within a limited area of more intensive rural development if all existing providers of public facilities and services confirm that there is sufficient capacity to serve the new or increased demand from the development
<b>Economic Development</b> Integrate capital facilities and economic development planning of Ports with local and regional capital facilities, growth management, and transportation planning			
<b>State agency coordination with, and support for, regional plans</b> - integrate state agency planning into the GMA and consider how to improve coordination in implementation of regional growth management plans			
<b>Funding and capacity for planning and implementation</b> - increase grants for cities and counties to plan under GMA	<b>Cycle for updating &amp; dedicated funding for planning</b>		
<b>Funding and capacity for planning and implementation</b> - align funding of county government with realities of implementing GMA			



Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Monitoring and evaluation of comprehensive and regional plans</b> - fund and develop guidelines and methods for performance monitoring and measurement of comprehensive and regional plan implementation			<u><b>HB 1241 -2021-22</b></u> Implement progress report requirement with monitoring
<b>Education</b> - Incorporate growth planning framework, roles of local, regional, and state govts, and responsibilities of elected officials as policymakers into required training for elected officials			
<b>Education</b> - identify opportunities to strengthen civics education			
<b>Health of environment</b> - add a planning goal to GMA - resilience to climate change and natural disasters	<b>Climate change</b>		<u><b>HB 1099 - 2021-22</b></u> Improving the state's climate response through updates to the state's comprehensive planning framework. <u><b>HB 1117 - 2021-22</b></u> Promoting salmon recovery through revisions to the state's comprehensive planning framework. <u><b>SB 5306 2021-22</b></u> Requires the Department of Fish and Wildlife to adopt conservation and restoration guidelines to assist counties and cities in the preservation and enhancement of anadromous fisheries, as part of designating and protecting critical areas under the Growth Management Act

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Health of environment</b> - convene collaborative process with, at minimum, reps of cities, counties, Tribes, state agencies, ports, business, development, planning, and envir orgs to ID areas of agreement for reforming SEPA			
<b>Human health and wellbeing</b> - add planning goal to GMA on human health and wellbeing; elevate and fund implementation of human health and wellbeing in growth management			
<b>Human health and wellbeing</b> - Prepare "comprehensive planning and civic design for public health" guidebook			
<b>Housing</b> - develop funding strategies and new fiscal tools for cities and counties to implement housing elements in comp plans and monitor achievement of housing targets	<b>Housing</b>	<u>HB 1923 – 2019-20</u> Provides cities grants to take actions to increase housing supply.	<u>HB 1337 - 2021-22</u> Provide General Fund distribution to incentivize cities and counties to adopt ADU policies  <u>HB 1157 2021-22</u> Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Housing</b> - address availability of middle-income housing, low- and middle-income homeownership, and impacts of short-term rentals and investment homes on housing availability and affordability		<p><b>HB 2343 – 2019-20</b> Concerning urban housing supply. Bill provides limits on residential parking requirements for low-income housing near transit and addresses action cities fully planning under the GMA are encouraged to take in order to increase residential building capacity.</p> <p><b>E2SHB 1220 – 2021-22</b> Comprehensive planning, emergency housing/shelters and transitional and permanent supportive housing, Housing Element, existing and projected needs inventory and analysis, providing affordable housing at all low-income levels</p> <p><b>ESSB 5235 – 2021-22</b> Increasing housing units inventory by removing arbitrary limits on housing option</p>	<p><b>HB 1232 2021-22</b> Requires cities and counties planning under the Growth Management Act (GMA) to plan for single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within urban growth areas (UGAs) in the housing element of the comprehensive plan</p> <p><b>SB 5189 2021-22</b> Authorizes a person to apply for an American Dream Home permit through 2031 to encourage development of single-family homes for low-income households</p> <p><b>SB 5269 2021-22</b> Requires all Growth Management Act planning jurisdictions to allow for multifamily housing units in areas zoned for single-family residential use within urban growth areas (UGAs).</p>
<b>Annexation</b> - convene collaborative process with, at minimum, reps of cities, counties, special districts, boundary review boards, planning and enviro. orgs to ID areas of agreement for reforming annexation laws to streamline process and remove barriers while maintaining fiscal sustainability of counties, clarifies roles of special districts, and reduces conflicts	<b>Municipal Annexation</b>	<p><b>2SSB 5368 - 2020-21</b> Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit</p>	

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Economic viability of ag and other natural resource industries</b> - support policies and programs that enhance economic and environmental viability of agriculture and ID and develop strategies and programs that address needs of farmers		<u>2SSB 5368 - 2021-22</u> Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit	
<b>Economic viability of ag and other natural resource industries</b> - assess cumulative impacts of laws and regulations on ability of ag and other natural resource-based industries to be economically viable and achieve desired environmental outcomes			
<b>Transportation</b> - clarify how six chief goals of WA State Transportation Plan can be achieved in context with GMA planning goals			
<b>Transportation</b> - provide funding for WSDOT, WSTC, RTPs, and local govts to monitor and evaluate their plans, policies, and systems			
<b>Transportation</b> - consider strengthening requirements and incentivize use of multimodal performance measures within UGAs			<u>SB 5312 - 2021-22</u> Authorizes the use of appropriations to the Growth Management Planning and Environmental Review Fund to fund grants to cities to pay for certain planning-related costs related to transit-oriented development, including subarea plans and environmental impact statements.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Transportation</b> - consider strengthening and funding local planning requirements for freight			
<b>Transportation</b> - integrate state highways into the GMA transportation concurrency system			
<b>Coordination with military installations</b> - coordinate planning between federal military installations and regional, county, and city govts			
<b>Other</b> - convene multi-sector urban and rural summits to dialogue and help ID priorities for modifications to GMA for rural and urban communities			
<b>Other</b> - consider revising update cycle for comp plans from every 8 years to every 10 years. Begin in phases, starting with moving the next update deadline for four central Puget Sound counties from 2023 to 2025 in order to sync with population data from 2020 census	<b>Cycle for updating &amp; dedicated funding for planning</b>		<u><b>HB 1241 2021-22</b></u> Increases the review and revision cycle for comprehensive plans and Shoreline Master Plans from eight to ten years.
<b>Other</b> - convene collaborative process to ID areas of agreement for improvements to growth policy framework's development regulations and permitting processes to shorten time needed to issue permits, increase predictability, and achieve better outcomes	<b>Development regulations and permit processes</b>		<u><b>SB 5380 - 2021-22</b></u> Directs the Department of Commerce to work with affected stakeholders to evaluate local government project review and permit timelines and provide recommendations for streamlining the permit issuance process by December 1, 2021.



Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<b>Other</b> - convene process to gather additional information and research to ID areas of agreement for improvement to LAMIRD provisions of GMA			<u>SB 5042 - 2021-22</u> Concerning the effective date of certain actions taken under the growth management act. Creates or expands LAMIRDs  <u>HB 1233 2021-22</u> Concerning limited areas of more intensive rural development. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities
<b>Other</b> - integrate school district capital facilities planning, including school siting, with land use and capital plans of local govts			
<b>Other</b> - integrate water and sewer districts, school districts, and port district planning into the GMA			
<b>Other</b> - initiate review of state statutes, beginning with SMA and SEPA to ID major conflicts or disconnects with goals and requirements of GMA	<b>Development regulations and permit processes</b>	<u>HB 2342 - 2019-20</u> aligns timing of comp plan updates required by the GMA with the timing of SMP updates required by the SMA	<u>HB 2342 - 2019-20</u> aligns timing of comp plan updates required by the GMA with the timing of SMP updates required by the SMA

Figure 6: Growth Policy Framework Recommendations and Opportunities

## Land Use Study Commission (1998)

### Overview

The Land Use Study Commission was established by the Legislature in 1995 and issued annual reports and recommendations in 1996 and 1997. The 14-member Commission was established with the overall mission to integrate the state's land use and environmental laws into a single manageable statute. In addition, the Commission was tasked to evaluate several topics which match closely to findings, concepts and recommendations that would come from later studies, including:

- The effectiveness of state and local government efforts to consolidate and integrate the Growth Management Act (GMA), the State Environmental Policy Act, the Shoreline Management Act, and other land use, planning, environmental, and permitting laws.
- Revisions and modifications needed to State land use, planning, and environmental law and implementation to adequately plan for growth and achieve economically and environmentally sustainable development, to adequately assess environmental impacts of comprehensive plans, development regulations, and growth, and to reduce the time and cost of obtaining project permits.
- Monitor instances state-wide of the vesting of project permit applications during the period that an appeal is pending before a growth management hearings board.
- Monitor local government consolidated permit procedures and the effectiveness of the timelines established by RCW 36.70B.090.
- Evaluate funding mechanisms that will enable local governments to pay for and recover the costs of conducting integrated planning and environmental analysis.

The Land Use Commission Reports also recommended streamlining the standard of review process to align with Courts, refining the Growth Management Hearing Board's processes, and clarify actions required after determinations. It also recommended local governments be incentivized to comply with the GMA.

The 1996 report looked at GMA issues grouped into three categories: GMA Requirements, Review of Local Government Decisions, and Financing. Each issue was accompanied by a set of recommendations which considered the pros and cons of the proposed options.

The Commission's 1996 recommendations were introduced as SB 6094 and were left largely intact in the bill as it was signed by the Governor. The following is a brief summary of recommendations from the Commission's 1996 Report that were included as elements of ESB 6094 and those recommendations which were not considered by the Legislature.

The following issues were included in ESB 6094:

GMA Requirements	Review of Local Government Decisions
Public participation – requirement for additional notice to the public when	Standard of Review – Changes Hearings Board standards from “preponderance of the evidence” to “clearly erroneous” – was

amendments to a comprehensive plan will affect a property owner	designed to give greater weight to the decisions of local elected officials.
Monitoring and Review Program – creation of Review and Evaluation (or Buildable Lands) program.	Invalidity – Changes in the manner in the authority of the GMHBs to invalidate part or all of a comprehensive plan or development regulation
Rural Lands – Provided flexible standards by which a county could allow appropriate development in rural areas including allowance for Limited Areas of More Intense Rural Development (LAMIRD)	Board Procedure and Dispute Resolution Options – Allows flexibility in the time for issuance of a decision to allow alternative dispute resolution
Agricultural Lands – Use of innovative zoning techniques	Incentives for Compliant Local Governments – Adjustments to annexation laws intended to provide a consistent process for annexation, regardless of the legal structure of a city, and to simplify the process for annexing territory largely surrounded by a city.

Figure 7: Issues addressed in ESB 6094 (1996)

Recommendations *not* addressed by the Legislature included:

1. Infrastructure Finance – recommendation that local governments planning under the GMA be given the authority to impose a sales tax on new construction to help fund capital facilities plans adopted under the GMA. Any tax imposed would be a credit against the state sales tax, resulting in no net tax increase, but only a shift of revenue from the state to local governments.
2. Integrated Planning and Environmental Review – The 1995 Legislature created the Planning and Environmental Review Fund to fund efforts to better integrate environmental review and land use planning. The premise was that if better environmental review is conducted during planning stages, the need to analyze environmental impacts during project review will be lessened.

The 1997 report continued the previous year's efforts. It included substantial information on several topical areas consistent with issues that will be reviewed as part of the Phase III project. For several topics, overviews were provided, but no formal recommendation for legislation was made. The report also outlined pros and cons for several of these topics. Areas discussed in the 1997 report included:

- Ways to consolidate growth management framework into one manageable statute – no recommendation provided due to lack of consensus
- Stronger integration of special purpose districts have not been adequately integrated into the Growth Management Act
- Vesting during a period of non-compliance or invalidity
- Infrastructure financing

### Conclusions and Lessons Learned

The 14-member Land Use Study Commission successfully brought forward recommendations that were integrated into Washington’s Growth Policy Framework. This includes enhanced public participation requirements and development of the Review and Evaluation program, which is used by seven of our fastest growing counties today. It is clear that work conducted in 1996 resulted in numerous recommendations that made it into ESB 6094, which ultimately became law. Efforts to provide additional recommendations in 1997 became more difficult. Although several issues were studied and discussed at length, the Commission was unable to generate specific recommendations for some issues. Many of those issues, including vesting, paying for infrastructure, and stronger integration of special purpose districts into planning efforts, are still issues today and were topics brought forward during the Road Map to Washington’s Future and Updating Washington’s Growth Policy Framework projects.

Learning from this important project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Land Use Study Commission.

Land Use Study Commission	Applicability to Phase III - Leveraging efforts/lessons learned
The Commission consisted of 14 members. The smaller size of the group allowed them to work through numerous areas of the growth policy framework. Even where recommendations were not made, substantial information was produced that could aid this project.	The size of the Commission is consistent with the general size anticipated for the Collaborative Roadmap Phase III task force. This seemed to work well and allowed the Commission to work through numerous topical areas associated with the growth policy framework.
The Commission represented a cross-section of those interested in land use and environmental issues, including business, agriculture, labor, environmental and neighborhood activists, local and state governments, the Tribes, and the general public.	<p>The cross-section represented on the Commission provides a great foundation for this project. Groups identified as part of this project have been involved with recent Roadmap and Framework projects and will certainly be part of the engagement process for this project, including direct engagement or representation on the task force.</p> <p>Recent efforts, including this project, appear to provide broader opportunities for engagement. This includes engagement focused on Tribes and the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.</p>



The Commission worked over more than one legislative session.	The 1996 and 1997 Commission reports provide a good guidepost for the amount of work and approach towards making recommendations that can be accomplished in each year of a multi-session project. Given the Phase III task force will also work over two sessions, the approach previously utilized can certainly help inform the process for this project.
The Commission appears to have worked off of consensus. This led to work on several issues where information was developed, but no recommendation was formally made to the Legislature.	The approach to making recommendations from the task force to the Legislature will be important. Even where consensus is not reached, it may still be important to forward recommendations, while providing the perspectives of task force members who may not agree with the recommendation.

Figure 8: Land Use Study Commission Lessons Learned

## Governor's Land Use Agenda (2006)

### Overview

Governor Gregoire's 2006 Land Use Agenda aimed at identifying known problems and issues with land use and the growth policy framework and applying legislative actions to address these issues. The agenda identified the need for best available science informing local decisions, greater flexibility in GMA timelines for slower-growing communities, consideration of flexibility in agricultural accessory uses, support for agriculture pilot programs, and reaffirming eminent domain restrictions.

Proposed legislation in the report Included:

- Clarifying the best available science requirements to protect critical areas. While [HB 2815](#) did not pass, it provided an option where cities and counties could adopt Best Available Science (BAS) recommendations provided by Commerce instead of having to develop their own record. If adopted and implemented, GMA appeals would be limited.
- [SSB 6427](#) passed the Legislature and provided a three year extension for slower growing counties to review and revise (update) policies and development regulations concerning critical areas and resource lands. The bill also provided new language allowing comprehensive plans to be updated more than one time per year for planned action.
- [SHB 2917](#) passed the Legislature and expanded the allowance for nonagricultural accessory uses to include support of agricultural uses. It also clarified that non-agricultural uses may be allowed when consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site.

### Conclusions and Lessons Learned

Governor Gregoire's 2006 Land Use Agenda focused on creation of legislation aimed at identifying known problems and issues with land use and the growth planning framework and applying legislative actions to address these issues. The Governor's Land Use Agenda began as a set of proposed bills. Outreach included a series meetings and workshops to discuss first drafts of six proposed bills. Targeted outreach to key stakeholders and implementers of the Growth Management Act followed the workshops.

For this project, the Governor's office put forward ideas and for each bill identified:

- The statement of the problem the bill is addressing;
- What the proposed bill would do; and
- Who would benefit

Learning from this project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Governor's Land Use Agenda.



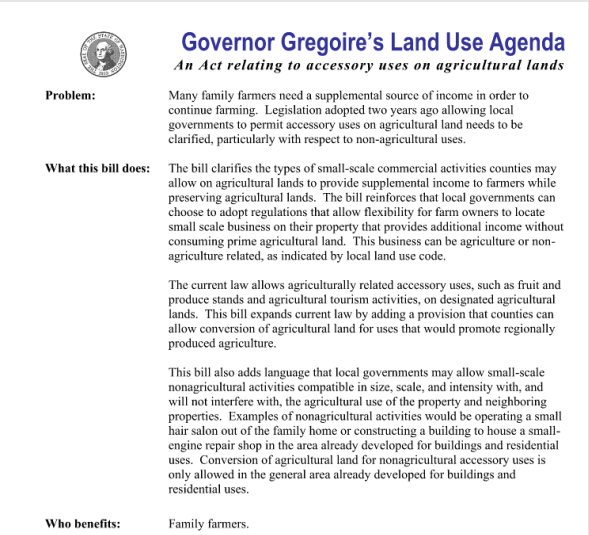
Governor's Land Use Agenda	Applicability to Phase III - Leveraging efforts/lessons learned
<p>The Land Use Agenda used a format to bring forward the ideas and initiatives that resulted in legislation. This included the problem statement, what the bill would do, and who it would benefit.</p> 	<p>This format coupled with additional information such as pros/cons and task force recommendations could be a good format to use as recommendations are made on specific topics.</p>
<p>The project relied on a core team of agencies who developed initial legislation and then engaged key stakeholders and implementers of the Growth Management Act.</p>	<p>Involvement of key state agencies early in the process will be an element of the Phase III project. However, this project is going to focus on strong upfront engagement and development of recommendations from the task force, rather than stakeholders providing comments on legislation that is already developed.</p> <p>This approach should provide broader opportunities for engagement. This includes engagement focused on Tribes and the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.</p>

Figure 9: Governor's Land Use Agenda Lessons Learned

## A Road Map to Washington's Future (2019)

### Overview

In 2017, the Washington State Legislature allocated funds to the William D. Ruckelshaus Center for a two-year project to create a Road Map to Washington's Future (Road Map).

*The purpose of the project was to articulate a vision of Washington's desired future and identify additions, revisions, or clarifications to the state's growth management and planning framework needed to reach that future. The project included gathering information and hearing from 2,500 individuals, which included nearly 400 elected officials. (Road Map to Washington's Future Final Report)*

The Road Map project gleaned information from those who participated about what they feel is and is not working well within the growth policy framework. Issues were captured by topic. In addition, Road Map identifies actions that translate into "Transformational and Systemic Change", as well as recommendations for key reforms that would improve the existing framework. The tables below list recommended policy actions by topic. A full cross-tabulation of specific ideas can be found in [Appendix A](#).

Figure 10, below, contains the recommended actions from the Road Map project related to transformational and systemic change.

Topic	Actions
Funding and Revenue Generation	Focus legislative efforts on enhanced state funding and new fiscal tools that enable cities, counties, regions, and state agencies to address needs and manage growth.
Adaptive Planning at a Regional Scale	<p>Convene a collaborative process to explore how best to achieve the goals of the GMA through the development of an adaptive management and regionally-based approach that provides flexibility, coordination, and creates opportunities to address local and changing conditions and needs. Consult with Tribal governments, to determine if and how they may want to be involved in such a process.</p> <p>Initiate government-to-government consultation with Tribes in Washington State, to discuss the key questions asked, and guidance detailed, in the Road Map to Washington's Future Report.</p>
Resilience to Changing Conditions and Disasters	<p>Develop comprehensive and integrated strategies, policies, implementation plans, and funding for climate adaptation and mitigation on the local, regional, and state level.</p> <p>Integrate disaster preparedness, and emergency and recovery planning, with growth management planning and policies.</p>
Statewide Water Planning	Establish a collaborative process to develop a statewide water plan for sustainably protecting, managing, and developing water resources in the state, for current and future generations.

Topic	Actions
Equity	Integrate equity as a goal in growth planning, policies, strategies, and implementing actions, including adopting it as a goal of the GMA and an adaptive management regionally-based approach, if developed.
Economic Development	<p>Develop and implement a statewide economic development strategy that builds on the unique assets and needs of the diverse regions of the state. Place emphasis on improving rural economies and slow-growing cities. Identify in the strategy what is needed to support local economic development plans, including state agency programs and state investments.</p> <p>Integrate the capital facilities and economic development planning of Ports with local and regional capital facilities, growth management, and transportation planning.</p>

Figure 10: Road Map Recommended Actions for Transformational and Systemic Change

In addition, the Road Map project identified key reforms that could “Improve the Existing Growth Planning Framework”, as shown in Figure 11 below.

Topic	Actions
State Agency Coordination with, and Support for, Regional Plans	Integrate State agency planning into the GMA and consider how to improve coordination in the implementation of regional growth management plans.
Funding and Capacity for Planning and Implementation	Increase grants for cities and counties to plan under the GMA. Align funding of county government with the realities of implementing GMA.
Monitoring and Evaluation of Comprehensive and Regional Plans	Fund and develop guidelines and methods for performance monitoring and measurement of comprehensive and regional plan implementation.
Education	<p>Incorporate into already existing required training for elected officials an understanding of policies in the growth planning framework; the roles of state, regional, and local governments and the responsibilities of elected officials as policy makers, related to growth management.</p> <p>Identify opportunities to strengthen civic education throughout the state and across all sectors, including K-12, as well as community-based programs.</p>
Health of the Environment	<p>Add goal to GMA - Resilience to climate change and natural disasters.</p> <p>Convene a collaborative process with, at a minimum, representatives of cities, counties, Tribes, state agencies, ports, business, development, planning, and environmental organizations to identify areas of agreement for reforming the State Environmental Policy Act.</p>

Topic	Actions
Human Health and Well-Being	<p>Add a Planning Goal to the GMA on Human Health and Well-Being. Elevate and fund the implementation of human health and well-being as a goal in growth management planning and implementation, including the design and location of transportation and other infrastructure, land use plans, and development regulations.</p> <p>Prepare a “comprehensive planning and civic design for public health” guidebook to assist state agencies and local governments on ways they could factor human health and well-being into updating their comprehensive plans, and the design and implementation of capital facilities such as state highways, county roads, city streets, and public parks. This could be a joint effort of the Departments of Commerce and Health, in consultation with Tribal governments, State agencies, local governments, public health professionals, and county public health departments.</p>
Housing	<p>Develop funding strategies and new fiscal tools for cities and counties to implement the housing elements in their Comprehensive Plans and monitor achievement of housing targets.</p> <p>Address availability of middle- income housing, low and middle-income homeownership, and the impacts of short-term rentals and investment homes on housing availability and affordability.</p>
Annexation	<p>Convene a collaborative process with, at a minimum, representatives of cities, counties, special districts, boundary review board, planning and environmental organizations to identify areas of agreement for reforming annexation laws in a way that streamlines the process and removes barriers to annexation of land adjacent to existing cities, maintains the fiscal sustainability of counties, clarifies the role of special districts, and reduces conflicts.</p>
Economic Viability of Agriculture and Other Natural Resource Industries	<p>Support policies and programs that enhance the economic and environmental viability of agriculture and identify and develop strategies and programs that address the needs of farmers.</p> <p>Undertake an assessment of the cumulative impacts of laws and regulations on the ability of agriculture and other natural resource-based industries to be economically viable and to achieve desired environmental outcomes.</p>
Transportation	<p>Clarify how the six chief goals of the Washington State Transportation Plan can be achieved in context with GMA Planning Goals. Provide funding support for WSDOT, WSTC, RTPOs, and local governments to monitor and evaluate how well their plans, policies, and systems are working, in order to enable them to consider appropriate course corrections.</p>

Topic	Actions
	<p>Consider strengthening the requirements and incentivizing the use of multimodal performance measures within urban growth areas.</p> <p>Consider strengthening and funding local planning requirements for freight.</p> <p>Integrate state highways into the transportation concurrency system.</p>
Coordination with Military Installations	<p>Coordinate planning between federal military installations and regional, county, and city governments.</p>
Other GMA Modifications	<p>Convene multi-sector urban and rural summits to dialogue and help identify priorities for modifications of the GMA that would improve planning and implementation for rural and urban communities.</p> <p>Consider revising the update cycle for comprehensive plans from every eight years to every ten years. Begin this process in phases, starting with moving the next update deadline for the four Central Puget Sound counties from 2023 to 2025, in order to sync with population data from the 2020 Census.</p> <p>Convene a collaborative process to ID areas of agreement for improvements to the statewide planning framework's development regulations and permitting processes to shorten the time needed to issue permits and increase predictability and achieve better outcomes for permit applicants and residents in the vicinity of new development.</p> <p>Gather additional information and research and to identify areas of agreement for improvements to the GMA provisions for LAMIRDs.</p> <p>Integrate school district capital facilities planning, including school siting, with the land use policies and capital plans of local governments.</p> <p>Integrate water and sewer districts, school districts, and port district planning into the GMA.</p> <p>Initiate a review of State statutes, beginning with the SMA and SEPA, to identify major conflicts or disconnects with the goals and requirements of the GMA, and undertake efforts to reduce gaps, conflicts, or redundancies</p>

Figure 11: Road Map Recommendations for Improving the Existing Planning Framework

### Conclusions and Lessons Learned

The Road Map to Washington’s Future project identified numerous potential additions, revisions, and clarifications to the state’s growth policy framework that were considered by the Legislature. The project identified reforms that would create “Transformational and Sytstemic Change” and those that would “Improve the Existing Growth Planning Framework.”

Project recommendations were formulated after two years of engagement throughout Washington State. Learning from this important project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Road Map to Washington’s Future.

Road Map to Washington’s Future	Applicability to Phase III - Leveraging efforts/lessons learned
The Road Map project included a robust engagement process that is documented within the project report. This included workshops throughout the State over a two year period and participant surveys on what is working well and not working well within the growth policy framework. The report documents the participant list and both workshop summaries and interview questions that were asked. The project gathered information from 2,500 individuals, including nearly 400 elected officials.	<p>The engagement plan prepared for the Phase III project will build upon the engagement efforts conducted as part of the Road Map project. The information and perspectives previously gathered and shared will be invaluable to the Phase III task force as recommendations are made.</p> <p>We will leverage the engagement completed previously. It will allow this project to focus engagement as specified by the Legislature and create recommendations that will be made by the task force and considered by the Legislature.</p>
The Road Map project identified a comprehensive set of reforms and actions that should be considered.	<p>The Road Map project, along with existing legislation that has been developed as a result of the project, will provide a great foundation from which the task force can work as they make recommendations.</p> <p>The work completed will also allow this project to have already developed ideas to build on. This will allow the task force the ability to focus on refining the existing recommendations and legislation along with developing new ideas when brought forward by the task force or through engagement conducted as part of this project.</p>

Figure 12: Road Map Lessons Learned



## Updating Washington’s Growth Policy Framework (2021)

### Overview

Updating Washington’s Growth Policy Framework (Framework) continued the work of the 2019 Road Map project. The project ran from July 30 - December 15, 2020 (final report published in January 2021) and engaged stakeholders, State agencies, and seven Tribal governments in conversations about urgently-needed reforms to Washington’s growth policy framework.

The Framework project grew out of the Road Map project and the fact that the latter did not include specific statutory language. The Legislature empowered the Department of Commerce to fund a work group to review and make specific statutory recommendations for updating the Growth Management Act in time for the 2021 legislative session.

This goal was derailed by the COVID-19 pandemic in 2020, and the project was scaled back in resources and timeline. While this Framework project made no specific recommendations for 2021 legislation, the project team at the University of Washington’s Center for Livable Communities did offer several process recommendations, including continuation of work, which resulted in the Phase III project.

While broad agreement for specific legislative changes did not result from this project, there was agreement that urgent issues, such as housing affordability, environmental degradation, and societal inequity, are likely to become more severe over time and that continued work was warranted. A more detailed tabulation of project discussion points can be found in [Appendix B](#).

Six specific issues or themes were pulled forward and analyzed as part of this project:

Theme	Main Points of Discussion
Adaptive & Inclusive Planning at a Regional Scale	<p>Consideration of the goals of the GMA and what the Road Map project team found in conducting engagement statewide</p> <p>Regional diversity – how to right-size the growth policy framework? Some discussion of updating statutes like the Shoreline Management Act and SEPA to have regional variation along the lines of the GMA. It may be appropriate, according to some, to address both climate change and housing issues differently in the ten “metropolitan counties” than in the rural counties.</p> <p>Tribal involvement in making regional policy (especially Countywide Planning Policies) was discussed at great length, including the fact that each Tribe would have to independently decided if they wanted to participate in the CPP process.</p>
Cycle for Updating & Dedicated Funding for Planning	<p>Local government and business associations supported changing from an 8-year update cycle to a 10-year cycle. However, a minority opinion countered that the merits of syncing with the Census</p>

Theme	Main Points of Discussion
	<p>calendar are overrated and that waiting an additional two years would delay needed action on urgent issues.</p> <p>A 10-year cycle with a 5-year check-in was discussed, but some argued that a 5-year check-in would create more work sooner than even the 8-year cycle. No agreement was reached on this.</p> <p>County and city associations objected to the prospect for unfunded mandates for new or continuing planning requirements.</p>
Housing	<p>Missing middle housing was the housing focus of this project. Some participants saw middle housing as an opportunity to increase supply and choice within Urban Growth Areas, but other parties were skeptical of a potential “one size fits all” approach and preferred the HB 1923-style process.</p> <p>There was no strong support for amending the GMA to make advisory WAC into binding ones.</p> <p>More data are needed to support nuanced approaches to providing more diverse housing options.</p>
Development Regulations & Permit Processes	<p>Desire to decrease uncertainty and delay in permitting.</p> <p>Proposals included state-mandated minimum residential densities within urban growth areas, greater reliance on the hearing examiner system, and increased consequences for local governments that fail to process permits in a timely fashion.</p> <p>Another idea was greater emphasis on updating local regulations to implement plans than constantly updating plans and policies.</p> <p>No widespread and/or strong support for any particular idea.</p>
Climate Change	<p>No agreement on recommendations despite interest in the subject.</p> <p>Acknowledgement that climate change is an issue that transcends several other seemingly separate issues, making it hard to make recommendations on climate that stand alone from land use, housing, transportation, and capital facilities, to name a few issues.</p> <p>When it became clear that a detailed climate change bill would be introduced in the 2021 session, the group determined that their time would be better spent on the issue when that bill was introduced than during these discussions.</p>

Theme	Main Points of Discussion
Municipal Annexation	<p>Although the issue was of great interest to several parties, they determined they would not have time during the truncated process to fully discuss and dissect the issue of annexations.</p> <p>In addition to county, city, and water and sewer districts associations, other units of government, including schools and fire service providers, should also be involved in future discussions.</p>

Figure 13: Key Discussions from Updating Washington's Growth Policy Framework

The project did make four process recommendations:

**First**, consideration of changes to the Growth Policy Framework, and the regional and local plans and actions that are guided by it, is required. Such effort must be more inclusive and representative than what has been done to date. In addition to the stakeholder groups and Tribal governments who have taken part in this project, the Legislature must also assure the meaningful engagement of the voices, perspectives, and lived experiences of under-represented and unevenly burdened communities and people.

**Second**, the design of future phases of any collaborative work group process must be informed by the work that has gone before, but must also address the gaps and deficiencies of those earlier phases. For example, an agreed upon base of facts will be essential to the evaluation of alternatives, so adequate financial and institutional provision should be made to enable targeted research, data collection, objective and rigorous analysis.

**Third**, to implement the first two recommendations will require that adequate time be taken and sufficient resources be allocated by the State. A financial commitment at least on the scale of the 2020 Legislative budget proviso needs to be allocated in the 2021-2023 biennium to support this work. It would be appropriate to direct the funding to the Department of Commerce to work with other state agencies and retain the needed subject matter and process expertise to design and successfully facilitate the project. The objective should be to identify broadly supported reforms to the State's Growth Policy Framework for action in the 2022 and 2023 legislative sessions.

**Fourth**, a key role must be played by the state's elected leadership. This could take a number of forms. The options include a task force with four-corners legislative representation and/or a blue-ribbon commission with subject matter experts as well as the chairs and ranking members of appropriate Senate and House Committees. The Governor's office could be directly represented and/or rely on the directors or their designees from state agencies including the departments of Commerce, Ecology, Transportation, Health, and Fish and Wildlife. Also invited to participate should be representatives of the Department of Natural Resources and any interested Tribal governments. (Source: Updating Washington's Growth Policy Framework Final Report, page 36.)

### Conclusions and Lessons Learned

Learning from this project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from Updating Washington's Growth Policy Framework.

Updating Washington's Growth Policy Framework	Applicability to Phase III - Leveraging efforts/lessons learned
<p>The Framework project further refined the broad set of issues pulled forward by the Roadmap to Washington's Future project. The six key themes include:</p> <ul style="list-style-type: none"> <li>• Adaptive &amp; Inclusive Planning at a Regional Scale</li> <li>• Cycle for Updating &amp; Dedicated Funding for Planning</li> <li>• Housing</li> <li>• Development Regulations &amp; Permit Processes</li> <li>• Climate Change</li> <li>• Municipal Annexation</li> </ul>	<p>Both of the recent projects provide a solid foundation from which to build. The recommendations within this report will be leveraged by the task force as recommendations are provided to the Legislature.</p>
<p>The project's process recommendations focused on the need to continue the work and how that work should be done as inclusively as possible. Specific recommendations included focusing on the voices of people who are under-represented and unevenly impacted by growth policy decisions as well as an analysis of gaps in prior work.</p>	<p>Collaborative Roadmap Phase III is a direct outgrowth of the process recommendations of this report.</p>
<p>The project took place over a five month time period, and engagement was severely restricted by COVID-19. This resulted in project meetings with heavy participation (up to 100 participants). While this format provided a great arena to explore topics resulting from the Road Map to Washington's Future project, time for dialogue with those who wished to participate was limited.</p>	<p>The depth of engagement and processes for both of the recent projects has been leveraged as an engagement plan has been developed.</p> <p>Past projects provide an enormous head start as we engage with Tribes, the task force, interested groups, and the Legislature. We have been able to study what has worked well and what is necessary in order to assist in meeting the desired goals of the Legislature as articulated in the budget proviso.</p>

Figure 14: Updating Washington's Growth Policy Framework Lessons Learned

## Leveraging Legislative Efforts to Implement Recommendations

The Washington State Legislature's website provides an abundance of information on bills. This includes those that have passed the Legislature and those that have been introduced but did not pass. The website provides a topical index of issues sorted by subject. This includes topics associated with the primary statutes being considered under the Phase III project.

### Successful Legislation – 2020 and 2021 Legislative Sessions

Figure 15, below, provides links to those topic pages on the Legislature's website and relevant bills that passed in 2020 and 2021, how they relate to recommendations from the Road Map and Framework projects, and how they relate to the primary statutes being considered as part of Phase III.

<a href="#">Bills by Topical category</a>	2020 successful legislation	2021 successful legislation
<a href="#">Growth Management Act</a>	<ul style="list-style-type: none"> <li>• <a href="#">HB 2342</a> - Aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act.</li> <li>• <a href="#">HB 2343</a> – Concerning urban housing supply. Bill provides limits on residential parking requirements for low-income housing near transit and addresses action cities fully planning under the GMA are encouraged to take in order to increase residential building capacity.</li> <li>• <a href="#">HB 1923</a> – Provides cities grants to take actions to increase housing supply.</li> <li>• <a href="#">HB 2673</a> - Infill development is eligible for a city- or county-adopted categorical exemption from the State Environmental Policy Act if the government action relates to development that occurs</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">E2SHB 1220</a> – Comprehensive planning, emergency housing/shelters and transitional and permanent supportive housing, Housing Element, existing and projected needs inventory and analysis, providing affordable housing at all low-income levels</li> <li>• <a href="#">ESSB 5235</a> - Increasing housing units inventory by removing arbitrary limits on housing option</li> <li>• <a href="#">2SSB 5368</a> - Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit</li> <li>• <a href="#">ESSB 5118</a> - Juvenile offender community group care facilities as essential public facilities</li> <li>• <a href="#">HB 1335</a> - Concerning review and property owner notification of recorded documents with unlawful racial restrictions</li> </ul>

<a href="#">Bills by Topical category</a>	2020 successful legislation	2021 successful legislation
	where current density and intensity of use is roughly equal to what is called for in a planning jurisdiction's comprehensive plan.	
<a href="#">Land Use Planning and Development</a>		<ul style="list-style-type: none"> <li>• <a href="#">SB 5225</a> - Concerning direct appeals to the court of appeals of cases brought under the administrative procedure act and the land use petition act</li> </ul>
<a href="#">Shorelines and Shoreline Management</a>		<ul style="list-style-type: none"> <li>• <a href="#">SB 5381</a> - Addressing fish passage project permit streamlining</li> </ul>

Figure 15: Successful legislation during 2020 and 2021 sessions

## Pending Legislation – 2021 Legislative Session

Legislation that did not pass during the 2021 session provides a solid foundation on which recommendations for the 2022 session can be built. While it is expected that members of the Legislature and task force will have additional recommendations beyond the draft legislation as currently proposed and may have recommendations for changes to existing bills, leveraging this past work will be important. Building on this existing proposed legislation, as outlined in Figure 16, is also important because of the short timeframe in which to engage the task force and complete project deliverables prior to the 2022 session.

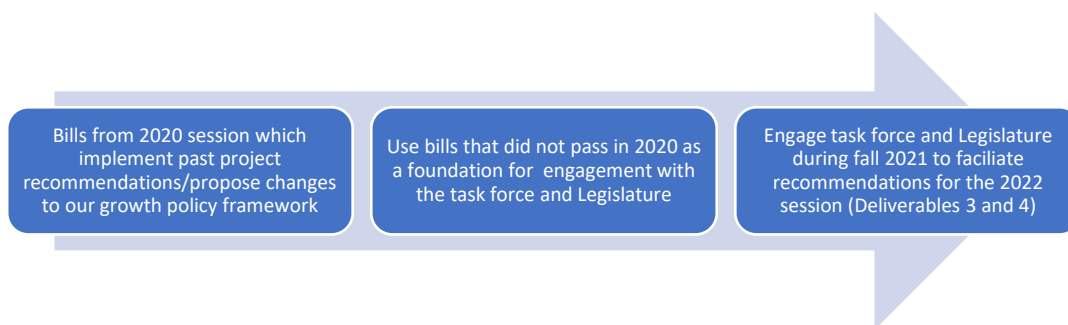


Figure 16: Relationship between past bills and 2022 legislative session.

Figure 17, next page, provides a comprehensive overview of bills from the 2021 legislative session that may be considered by the task force leading up to the 2022 legislative session. The table focuses on bills related to recommendations from the Road Map and Framework projects and the primary statutes related to the growth policy framework that is the subject of Phase III. The Bills included are those which at least received a hearing during the last session.

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
<a href="#">Growth Management</a>			
Agricultural, forest, or mineral resource lands. Concerning the effective date of certain actions taken under the growth management act	<a href="#">SB 5042</a>	The effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands an MPR is the later of the following dates: 60 days after the date of publication of notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or if a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order.	<a href="#">SB 5042 Report</a>
Comprehensive planning, climate change	<a href="#">HB 1099</a>	Adds a goal of climate change mitigation to the listed goals of the Growth Management Act (GMA). Adds a climate change and resiliency element to the list of elements that must be included within the comprehensive plans certain counties and cities must adopt under the GMA. Requires the Department of Commerce (Commerce), in consultation with other state agencies, to publish guidelines that specify a set of actions counties and cities have available to take related to greenhouse gas (GHG) emissions reductions and vehicle miles traveled (VMT) reductions. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to identify actions the jurisdiction will take, consistent with guidelines adopted by Commerce, to reduce GHG emissions and VMT. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to address the adverse impacts of climate change on people, property, and ecological systems. Specifies the process by which the GHG emissions reduction subelement of the climate change and resiliency element takes effect. Requires Commerce to adopt guidance that creates a model climate change and resiliency element. Requires the Department of Ecology to update its Shoreline Master Program guidelines to require Shoreline Master Programs to address the impact of sea level rise and increased storm severity. Adds consideration of climate change impacts to the list of elements that must be contained in optional comprehensive flood control management plans	<a href="#">HB 1099</a> (Bill report for E2SHB 1099)
Comprehensive planning, compensatory mitigation,	<a href="#">HB 1117</a>	Adds salmon recovery as a goal under the Growth Management Act (GMA). Requires the land use element of comprehensive plans adopted under the GMA to include a strategy that achieves net ecological gain of salmon habitat. Requires the capital	<a href="#">HB 1117</a> (Bill report for E2SHB 1117)



2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
mitigation hierarchy, and net ecological gain		facilities element and transportation element of comprehensive plans adopted under the GMA to include a schedule for elimination of all identified fish passage barriers. Requires the Department of Fish and Wildlife to adopt rules that establish criteria for net ecological gain which certain counties and cities must meet through adoption of comprehensive plans.	
Salmon/anadromous fish, preservation/enhancement in critical areas under GMA	<a href="#">SB 5306</a>	Requires the Department of Fish and Wildlife to adopt conservation and restoration guidelines to assist counties and cities in the preservation and enhancement of anadromous fisheries, as part of designating and protecting critical areas under the Growth Management Act. Requires counties and cities to review and update critical areas policies and development regulations to implement the guidelines.	<a href="#">SB 5306 report</a>
Comprehensive planning, county/regional, Indian Tribe participation/coordination agreements and consultations:  Comprehensive plans and shoreline master programs, review/revision schedules coordination  Comprehensive plans, implementation work programs and progress reports	<a href="#">HB 1241</a>	Increases the review and revision cycle for comprehensive plans and Shoreline Master Plans from eight to ten years. Requires certain counties and cities to submit an implementation progress report with certain required information to the Department of Commerce (Commerce) five years after reviewing and revising a comprehensive plan. Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan. Requires Commerce to provide services to facilitate the timely resolution of disputes between a federally recognized Indian Tribe and a city or county.	<a href="#">HB 1241</a> (Bill report for ESHB 1241)
Comprehensive planning, housing	<a href="#">HB 1232</a>	Requires cities and counties planning under the Growth Management Act (GMA) to plan for single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within urban growth areas (UGAs) in the housing element of the comprehensive plan. Requires cities and counties that do not plan for each specified	<a href="#">HB 1232</a> (Bill report for ESSB 1232)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
		housing type, including single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within the UGA, to provide how the county and the cities within the county will meet existing and projected housing needs. Exempts counties and cities not subject to the buildable lands program from certain GMA requirements related to planning and consideration of duplexes, triplexes, and townhomes within the UGA if the county or city adopts certain findings related to lack of infrastructure support. Requires countywide planning policies to be updated before the deadline to update a comprehensive plan	
Comprehensive planning, housing	<a href="#">SB 5189</a>	Authorizes a person to apply for an American Dream home permit through December 31, 2031 to encourage development of single family homes for low-income households. Limits permit fees to \$1,250 and exempts impact fees on the development of American Dream Homes. Distributes the state portion of certain sales and use taxes from the construction of American Dream Homes to counties and cities. Provides builders of an American Dream Home a 4 percent business and occupation tax credit on the sale price of the home.	<a href="#">SB 5189 report</a>
Comprehensive planning, housing	<a href="#">SB 5269</a>	Requires all Growth Management Act planning jurisdictions to allow for multifamily housing units in areas zoned for single-family residential use within urban growth areas (UGAs). Requires certain parking units per lot size or dwelling unit within a UGA. Includes the general value increase of property conversions to multifamily housing units in the calculation of the property tax revenue limit.	<a href="#">SB 5269 report</a>
Incentives for ADU's in Urban Growth Areas	<a href="#">HB 1337</a>	Provides that cities and counties that adopt specified policies regarding accessory dwelling units may qualify for a distribution from the accessory dwelling unit incentive account. Distributions from the accessory dwelling unit incentive account are based on the number of qualifying new accessory dwelling units constructed after the regulations are adopted. Provides for the transfer from the General Fund of \$1,000,000 each fiscal year to be used for distributions, with any remainder to be returned to the General Fund at the end of the fiscal year.	<a href="#">HB 1337 report</a>
ADU's outside of Urban Growth Areas	<a href="#">HB 1298</a>	Excludes accessory dwelling units located outside urban growth areas from the calculation of housing density in that area if certain local development regulations regarding accessory dwelling units are imposed.	<a href="#">HB 1298 report</a>

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
Increasing housing supply through the growth management act and housing density tax incentives for local governments	<a href="#">HB 1157</a>	Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.	<a href="#">HB 1157</a> (Bill report for 2SHB 1157)
Facilitating transit-oriented development and increasing housing inventory	<a href="#">SB 5312</a>	Authorizes the use of appropriations to the Growth Management Planning and Environmental Review Fund to fund grants to cities to pay for certain planning-related costs related to transit-oriented development, including subarea plans and environmental impact statements. Requires the Department of Commerce to prioritize applications for grants to facilitate transit-oriented development to maximize certain specified objectives in the area covered by the grant proposal. Changes the date, from April 1, 2021, to April 1, 2025, by which cities must take certain actions related to increasing housing supply in order to be eligible to apply to the Department of Commerce for planning grants from the Growth Management Planning and Environmental Review Fund	<a href="#">SB 5312</a> (Bill report for HB 5312)
Concerning the approval of building permits	<a href="#">SB 5380</a>	Directs the Department of Commerce to work with affected stakeholders to evaluate local government project review and permit timelines and provide recommendations for streamlining the permit issuance process by December 1, 2021.	<a href="#">SB 5380 report</a>
Fish and wildlife habitat conservation areas, designating, using best available	<a href="#">SB 5314</a>	Provides a definition for best available science and modifies the best available science to be used and considerations to be made in designating and protecting critical areas. Allows planning jurisdictions to develop a written record to demonstrate that the best available science has been included and allows planning jurisdictions to retain an expert witness in reviews before the Growth Management Hearings Board (GMHB). Adds a new method to establish GMHB standing for a person who (1) owns property within the boundaries of the relevant Growth Management Act (GMA) planning jurisdiction, (2) is or is likely to be prejudiced by the contested action, and (3) will suffer actual injury if the action is upheld.	<a href="#">SB 5314 report</a>

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
Rural development, limited areas of more intensive development	<a href="#">HB 1233</a>	Allows a county to provide for limited areas of more intensive rural development (LAMIRDs) and to determine what development and redevelopment is consistent with the character of the existing area through local development regulations. Allows a county to delineate the logical outer boundary of a more intensive area of rural development based on various factors, and requires consideration of the needs of the rural community and the distance to the nearest urban growth area where services can be contained when setting the boundary. Allows a local government to connect two separate LAMIRDs and to expand the logical outer boundary for the LAMIRDs established prior to July 1, 2021, in order to serve the needs of the rural population. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities and should provide incentives for the redevelopment and revitalization of existing buildings and infrastructure that have fallen into disuse.	<a href="#">HB 1233 Report</a>
Rural development, limited areas of more intensive development	<a href="#">SB 5275</a>	Allows development and redevelopment in terms of building size, scale, use, or intensity within a limited area of more intensive rural development if all existing providers of public facilities and services confirm that there is sufficient capacity to serve the new or increased demand from the development. Requires commercial development or redevelopment within a mixed-use area of a limited area of more intensive rural development to be primarily designed to serve the needs of the rural population, and sets limits on the size of retail or food service spaces within such development.	<a href="#">SB 5275</a> (Bill report for ESSB 5275)
<a href="#">Land Use Planning and Development</a> – several bills under this topic heading were also under the GMA heading above. Where they are listed in both topic headers, they are not repeated			
Building permits applications submitted	<a href="#">SB 5243</a>	Provides that any building permit applications submitted with plans or specifications signed by a professional engineer or architect must be deemed complete by the city	<a href="#">SB 5243 report</a>

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
with engineered plans deemed complete		or county building department with authority. Allows the building department to review the application for general compliance with the zoning or other land use control ordinances in effect, but it may not impose substantial modifications or conditions on such submittals.	
<a href="#">Environment</a> - several bills under this topic heading were also under the GMA heading above. Where they are listed in both topic headers, they are not repeated			
SEPA, exemptions, temporary shelters or transitional encampments for homeless	<a href="#">SB 5428</a>	Exempts permit actions to site a temporary shelter or transitional encampment for people experiencing homelessness from State Environmental Policy Act requirements.	<a href="#">SB 5428 report</a>
<a href="#">Shorelines and Shoreline Management</a> – all bills under this topic heading were also under the GMA heading above.			
<a href="#">Subdivisions</a> - all bills under this topic heading were also under the GMA heading above.			

Figure 17: Overview of Relevant Legislation from 2021 Legislative Session



## Appendix A –A Road Map to Washington’s Future Recommendations

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A Road Map to Washington's Future - Recommendations and Analysis			
Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
"One Size Fits All"	One size does not fit all - needs of urban and rural different. GMA benefits urban and hurts rural.	WAC 365-196-426	Tailor any future reforms to the GMA or other parts of the planning framework to fit the respective needs of the urban and rural regions and/or let rural counties opt out entirely.
"One Size Fits All"	One size does not fit all - needs of urban and rural different. GMA benefits urban and hurts rural.	WAC 365-196-426	"GMA 2.0 aka GMA Light" - less frequent plan update cycles, allowances for new uses in rural areas, greater flexibility in LAMIRD boundaries/uses, partnerships between Tribes and small towns for economic development flexibility
"One Size Fits All"	One size does not fit all - Local plans have to align with state policies but states aren't involved in the Growth Management Hearing Board (GMHB)	WAC 365-196-426	Have the state's role be more proactive like it is with the Shoreline Management Act, where the state administers GMA, provides grants and technical assistance, adopts binding administrative rules, and final approval authority. Additionally, the state bears the cost of defending the plan if it is appealed to the GMHB ("safe harbor").
Tax Structure & Revenue Generation	Inadequate tax structure to fund the GMA		Transformational reform to the state tax structure and greater revenue-generating options for local municipalities
Tax Structure & Revenue Generation	Too few primary revenue streams		Evaluate tools and approaches used in other states, like regional tax base sharing, tax increment financing, value-added, personal/corporate income taxes.
Tax Structure & Revenue Generation	Too few primary revenue streams		Enable Tax Increment Financing (TIF).
Tax Structure & Revenue Generation	Too few primary revenue streams		Change bond thresholds for school district, capital facilities, and other bonds - make all 50%.





Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Tax Structure & Revenue Generation	Lack the fiscal and staff capacity to meet demands of compounding, complex regulatory requirements		Fund the work to update code standards and design guidelines - more technical assistance & grants. Deliver on "Phase 2" to align local government funding with the cost of planning & implementation.
Alignment & Coordination of State Laws with Planning	state agency plans and actions are not consistent with local comprehensive plans and countywide planning policies	GMA, SEPA, Planning & Enabling Act, Forest Practices Act	Overall state-led strategy is needed to focus on aligning state laws and support coordination across state agencies. Identify & reconcile gaps, ambiguities, & conflicts.
Alignment & Coordination of State Laws with Planning	misalignment between GMA and annexation statutes leading to financial & political barriers	RCW 35.13, RCW 36.70A	Annexation processes need to be streamlined. Priorities in statutes need to be clarified and better aligned.
Alignment & Coordination of State Laws with Planning	SEPA & GMA are misaligned, SEPA being misused at a project permit scale which conflicts with zoning and local comp plans		Change the threshold for exemption from SEPA review.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Create better data and analysis of housing collected statewide to provide to local governments.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Treat affordable housing as public infrastructure.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Mandate minimum urban densities.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Remove regulatory barriers and incentivize Accessory Dwelling Unit (ADU), cottage, container, and modular home construction.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Incentivize cities and counties to allow for more density near transit and commercial districts.
Housing	Housing & Transportation disconnected - long commutes due to unaffordable housing where people work		Additional and better fiscal tools are needed to help address the unmet needs for affordable housing.
Housing	short-term rentals or second vacation homes/Airbnb hurt housing stock		Evaluate excess public land that could be used to build workforce housing.
Housing	rising housing costs, treatment of housing as a commodity, loss of low-cost housing contributes to homelessness crisis		Amend the housing goal of the GMA to replace "encourage" with "require" with respect to providing housing needs for all populations.
Housing	lack of middle-income housing increasing competition for affordable units and displacing lower income households		Through GMA, require housing targets in countywide planning policies and comprehensive plans be implemented by reasonable measures to increase supply of housing variety of residential densities and housing types.
Housing	housing growth planning framework is limited to county borders	WAC 365-196-410	Implement housing requirements under GMA at a regional scale.
Housing	permit counters understaffed - contribute to		Provide funding for permit staff to local governments.



Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	delay and cost of permit process		
Housing	poorly written land use regulations	WAC 365-196-410	In UGAs, prohibit exclusionary housing practices like large lot zoning, deliberately under-sized utilities, onerous permit processes, and rolling back-to-back building moratoria.
Housing	multi-family housing - shortage of units and no enforcement of countywide planning policies related to MF development codes/service standards		improve Multi-Family Property Tax Exemption Program by extending the duration of the program, decreasing the population threshold, and extending past 12-year duration.
Housing	multi-family housing - shortage of units and no enforcement of countywide planning policies related to MF development codes/service standards		Discussion and analysis are needed to better understand the issues surrounding condominium building throughout the state and to identify ideas and creative solutions to better encourage condominium building.
Housing	community resistance to residential infill		Require local governments to remove regulatory barriers to new housing projects, particularly residential infill in UGAs.
Housing	community resistance to residential infill		Enable environmental and community character to be maintained through appropriate development and design standards, urban forestry stewardship plans, concerted efforts to protect critical areas and shorelines, and infrastructure improvements.
Economic Development	lack of state resources to attract private investments and grow opportunities for econ. Development		More Ports protection - protect from incompatible adjacent land uses. Prioritize freight mobility.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Economic Development	challenge of agriculture economies transitioning to more automation and less small farms		Investments in the rural road and short line rail networks vital to freight connections, and state technical assistance and economic development programs to grow jobs in small towns and communities.
Economic Development	communities struggling to create living-wage jobs, attract health care providers and educations, and retain young people		State investment and regulatory reforms for bringing broadband access to rural areas.
Economic Development	too much growth concentrated in Seattle		Statewide economic strategy to redistribute growth - capital investment, agency programs, tax policy, and other incentives.
City, County, & State Coordination w/Tribal Govts	no guidance or foundation how to involve Tribes in countywide planning process		Develop policy for early Tribal participation in decision-making & ensure decisions affecting Tribal reserved rights require free, prior, and informed consent.
Climate Change & Natural Disasters	lack of climate change and climate impacts in current growth planning framework - no integration with hazard/emergency management planning		Update growth planning framework to address mitigating or adapting to impacts of a changing climate.  Require govt entities such as WSDOT, RTPs, counties, cities, to establish climate strategies and goals.
Climate Change & Natural Disasters	State's adopted schedule and targets to reduce greenhouse gas emissions are not integrated with growth planning framework		Add 15th planning goal to the GMA to address climate change.
Climate Change & Natural Disasters	State's adopted schedule and targets to reduce greenhouse gas emissions		Add "resilience" as a comp plan element.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	are not integrated with growth planning framework		
Annexation Laws & Practices	cost and revenue generation challenging		Incentives for cities to annex areas that are best served by city infrastructure, while also providing counties with the funds to promote annexation of unincorporated urban areas.
Annexation Laws & Practices	annexing only greatest revenue areas leaves gap for county of residential and burden of cost for infrastructure		<p>Renew the annexation sales and use tax.</p> <p>Better collaboration between cities and counties needed and cost sharing agreements.</p> <p>Eliminate 1% cap on property taxes.</p>
Annexation Laws & Practices	petition method for bringing part of a UGA into city limits can create arbitrary annexation boundaries		<p>A review is needed to identify and address barriers preventing annexation.</p> <p>Boundary Review Board should have no jurisdiction when shared tax revenue agreement exist.</p>
Annexation Laws & Practices	lack of clarity when it comes to GMA, annexation laws, and special purpose districts		<p>When annexation includes areas served by special districts - the special district and city enter into an interlocal agreement - maybe include county too.</p> <p>Sync UGA and annexation laws so if a UGA is expanded, the affected land would automatically be annexed.</p>
Economically Viable Natural Resource Industries	low viability of agriculture - hard for small and mid-sized farms to maintain an economically viable farm business		Greater flexibility, more voluntary and incentive driven options based on outcomes, as opposed to regulations focused on compliance - more programs like Voluntary Stewardship Program.



Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Economically Viable Natural Resource Industries	compounding of regulations is burdensome		Allow ancillary uses to be co-located on agricultural lands, i.e., fruit stands, agricultural tourism.
Economically Viable Natural Resource Industries	compounding of regulations is burdensome		Ease regulatory processes and less difficult permitting
Economically Viable Natural Resource Industries	loss of forest lands and farms to development		Greater efforts being made by counties to appropriately designate agricultural lands of long-term commercial significance or statewide regulatory system to ensure long-term economic viability of natural resource industries.
Economically Viable Natural Resource Industries	climate change negatively impacting natural resource industries		More water storage needed.
Economically Viable Natural Resource Industries	climate change negatively impacting natural resource industries		The State should prioritize and fund improvements to restore fish habitat and healthy streams.
Transportation & Other Infrastructure	inconsistent multimodal data collection		Improve funding mechanisms for increased mobility and transportation choices.
Transportation & Other Infrastructure	little to no coordination between state, regional, and local transportation projects		RTPOs and WSDOT should use multimodal performance measures for state highways and ferry routes.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Transportation & Other Infrastructure	little to no coordination between state, regional, and local transportation projects		Local governments, RTPOs, and WSDOT develop regionally consistence performance measures, monitor & evaluate data, and be provided funding to do so.
Transportation & Other Infrastructure	missing link between transportation and land use decision in state level planning		State should allow, encourage, and assist with the design of complete streets for state highways serving as main streets.
Transportation & Other Infrastructure	missing link between transportation and land use decision in state level planning		Statewide transportation strategy to connect climate change adaptation, economic, environmental, and human health.
Transportation & Other Infrastructure	no clear framework for coordination and consistency between the state, RTPOs, & transit service providers in regional planning		Integrate six chief goals of the Washington Transportation Plan in the GMA planning goals
Transportation & Other Infrastructure	state transportation facilities exempt from GMA growth concurrency while local and county agencies are not		Develop mechanisms like concurrency for the state so facilities are provided concurrent with development
Transportation & Other Infrastructure	mitigation fee/impact fee collection is not enough to cover impact costs and can't be pooled overtime		Allow WSDOT to collect impact fees for highway improvements from a developer directly.
Transportation & Other Infrastructure	no clear framework for coordination and consistency between the		More funding for RTPOs.





Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	state, RTPOs, & transit service providers in regional planning		
Transportation & Other Infrastructure	no statutory requirement to include Tribal governments in transportation planning and have RTPO representation		Adopt State policy including Tribal governments in RTPOs.
Transportation & Other Infrastructure	gap between freight needs and resources		Adopt policies for adequate freight truck parking supply.
Transportation & Other Infrastructure	gap between freight needs and resources		Provide resources to local governments to include State's freight planning recommendations in their local comprehensive plans
Transportation & Other Infrastructure	broadband access in rural areas and coastal communities is insufficient		State supported resources to improve cell service and develop broadband infrastructure.
Ecosystem Protection	natural ecosystems are in decline		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	recovery of Puget Sound health failing		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	critical area protection efforts are fragmented, uncoordinated, and inconsistent		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	enviro protection efforts can disturb Tribal cultural sites and resources		Ecosystem protection should be based on net gain principle.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Ecosystem Protection	uneven distribution of resources, technical assistance, and projects cross the state - too much focus on Puget Sound area		Monitoring and evaluation must show policies are effective.
Enforcement & Dispute Resolution	appeal process to expensive and cumbersome - GMHB does not follow Superior Court rules		Appeals should go directly to Superior Court - skip the GMHB.
Enforcement & Dispute Resolution	filing petitions for appeals burdensome		State should review GMA plans and regulations - similar to how Ecology reviews SMPs where residents can provide comments during the review process.
Enforcement & Dispute Resolution	appeal process to expensive and cumbersome - GMHB does not follow Superior Court rules		Commerce should develop "safe harbor" model ordinances for local governments to optionally adopt and not subject to appeals.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Develop equitable growth planning strategies through new policies and measures.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Growth planning framework should include goals that ensure people/communities/local businesses stay in their neighborhoods.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Better partnerships needed between government and private sector.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Strategic Water Planning	water element missing from growth management framework		Statewide water strategy and regional watershed plans.
Strategic Water Planning	"Hirst" law created uncertainty about Tribal senior water rights		Establish the amount of senior water rights clearly.
Regional Planning	growth management framework addresses issues on a jurisdiction-by-jurisdiction basis rather than cross-jurisdictions		Provide state funding to support RTPOs as transportation and beyond regional agencies.
Regional Planning	RTPOs have potential to be solution but lack funding and statutory authority		Provide state funding to support RTPOs as transportation and beyond regional agencies.
Regional Planning	counties rarely include Tribal governments in countywide planning policies		Adopt policies to encourage Tribal participation in regional/countywide planning.
Monitoring & Evaluation	no requirement or guidance about what or how to measure the performance of a comp plan in implementing goals and policies		install model performance measurement system.
SEPA	SEPA process and checklist outdated		Consider raising exemption threshold or reform SEPA
Coordination with Special	excluding special purpose districts from GMA creates confusion and competition		

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Purpose Districts			
Coordination with Special Purpose Districts	disconnect between land use planning and infrastructure funding		Statutes governing water & sewer districts make clear their long-range capital facilities plans must be consistent with the population projections and designed to serve land use policies of the cities/counties where they are located.
Coordination with Special Purpose Districts			Utility service on a regional scale rather than individual city.
Coordination with Special Purpose Districts	inconsistent statutes - GMA requires 20 years of projected growth while utility district statutes go beyond 20 years		Align the statutes to have same time horizons.
Coordination with Special Purpose Districts	Ports are not included meaningfully		Integrate ports into GMA planning as an element.
Coordination with Special Purpose Districts	Port activities are larger in scale and intensity differs from other parts of cities		Authorize Ports to adopt their own land use and building codes.
City, County, and State Coordination w/Military Installations	no official mandate for coordinating local govts and military installation planning efforts		Amend the GMA to give notice to military when land use changes or projects are proposed adjacent to military airfields/installations.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
City, County, and State Coordination w/Military Installations	no official mandate for coordinating local govts and military installation planning efforts		Commerce funds to provide a liaison between local governments, State elected officials, and military leadership.
Leadership, Engagement, & Accountability	growth planning framework is too complicated for engagement - disconnect between planning and personal interests		Include civics in K-12 curriculum.
Leadership, Engagement, & Accountability	growth planning framework is too complicated for engagement - disconnect between planning and personal interests		Train State and local govt elected officials on GMA - and continuously.
Leadership, Engagement, & Accountability	lack of accountability - no requirement to implement		State enforcement of GMA and assist in the implementation of plans.
Leadership, Engagement, & Accountability	lack of accountability - no requirement to implement		Funding for additional planning capacity.
Development Regulations & Permit Processes	permit process time is too long		Standard for appeals needs to be higher to discourage frivolous appeals.
Development Regulations & Permit Processes	permit process time is too long		More permits of "right" rather than quasi-judicial - no public hearing if application complies with all local and state requirements.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Density & Community Character	growth planning framework does not take into account sense of place		Streamline design-based regulations.
Density & Community Character	Rural five-acre minimum default not working		GMA should relook at what constitutes viable agricultural acreage to account for changes in last 30 years.
Density & Community Character	density regulations unclear		Establish "bright lines" in law or administrative rule for minimum and maximum densities.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Incorporate determinants of human health, i.e., physical environment, into growth planning.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Add Public Health & Wellbeing element.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		State, regional, local governments need to incorporate environmental justice into transportation and land use planning decisions.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		More complete streets funding needed.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Regional and State food policy development and implementation - access to healthy food for all, support farmer's markets, prevent hunger and food insecurity.



Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Comprehensive Plan Update Cycles & Time Horizons	current update cycles for comp plans and other plans are misaligned		Lengthen comp plan update cycle to 10 years to sync with U.S. decennial census.
Comprehensive Plan Update Cycles & Time Horizons	20-year time horizon too short		Consider 50-year or longer time horizons.
Urban Growth Areas	inconsistent methodology in determining supply of buildable land		Develop a phasing strategy to concentrate growth appropriately.
Urban Growth Areas	overly large, unincorporated UGAs conflict with GMA		Expand UGA acreage in trade for financing and develop high-value habitat sites.
Urban Growth Areas	overly large, unincorporated UGAs conflict with GMA		Delay the timing of the effectuation of a large UGA expansion until after time for filing a GMA appeal lapses.





## Appendix B – Updating Washington’s Growth Policy Framework Discussion Items

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Updating Washington's Growth Policy Framework Discussion Items		
Topic/Issue Area	Issue	Report Recommendations Discussed (No formal topical recommendations)
Adaptive & Inclusive Planning at a Regional Scale	lack of regional context in addressing issues	Systems thinking approach - formally support regional planning
Adaptive & Inclusive Planning at a Regional Scale	One size does not fit all - every WA region is different with different planning needs	Adopt "adaptive planning at a regional scale"
Adaptive & Inclusive Planning at a Regional Scale	One size does not fit all - same 10 counties have highest carbon emissions and biggest housing crisis in state	Include "metropolitan counties" as term with different planning requirements than other counties not "metro"
Adaptive & Inclusive Planning at a Regional Scale	need for Tribal inclusion in regional policy creation and planning framework	Mandate counties/local govts must include Tribes early in consultation
Cycle for Updating & Dedicated Funding for Planning	comp plan updates out of sync with U.S. Decennial Census	Shift from 8-year cycle to 10-year cycle for comp plan updates
Cycle for Updating & Dedicated Funding for Planning	state grants have dwindled while growth and new duties have increased	New regulations and mandates must be funded

Topic/Issue Area	Issue	Report Recommendations Discussed (No formal topical recommendations)
Cycle for Updating & Dedicated Funding for Planning	no specific guidance how to achieve compliance with GMA if GMHB finds local govt noncompliant	Enable local govts to voluntarily ask for and receive more direct technical advice on meeting GMA requirements
Cycle for Updating & Dedicated Funding for Planning	Counties and cities have far less fiscal capacity to maintain existing levels of regional and local services than they did thirty years ago.	new regulations and mandates must be funded
Housing	growing gap between housing costs and incomes	Statewide strategy to gather data and measure potential increase of housing supply under different approaches
Housing	lack of "middle" housing (duplexes, courtyard apts., etc.)	Reform zoning to be less exclusionary of middle housing
Development Regulations and Permit Processes	Development regulations and permit processes need reform	State mandates for minimum residential densities within urban growth areas
Development Regulations and Permit Processes	Development regulations and permit processes need reform	Create consequences for local govts failing to process and issue a permit in a timely fashion
Development Regulations and Permit Processes	Development regulations and permit processes need reform	Update development regulations to implement comp plan policies
Climate Change	gap between growth planning framework and adaptation to climate change	Legislative requirement for state, regional, and local govt action while being mindful of cost and uncertainty/appeals (HB 2609)
Municipal Annexation	annexation policy has unclear governance roles, needs equitable and effective revenue allocation	Conduct more participation outreach regarding updating municipal annexation policies/laws



## Appendix C: Preliminary Scope of Recommendations Report (Project Deliverable 3)

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# **Preliminary Scope of Recommendations Report Collaborative Roadmap Phase III**

**October 15, 2021**



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## Introduction and background

The Collaborative Roadmap Phase III (Phase III) project builds upon the findings, concepts, and recommendations from recent state-funded reports. Past reports include the Land Use Study Commission (1998), Governor's Land Use Agenda (2006), A Road Map to Washington's Future (2019), and Updating Washington's Growth Policy Framework (2021).

Phase III convenes a task force to review past findings and make recommendations to the Washington State Legislature on proposed reforms to the state's growth policy framework. Recommendations reports will be prepared before the 2022 and 2023 legislative sessions.

Washington State's growth policy framework consists of state laws that govern or influence the strategies state agencies and local governments use to plan for, implement, and manage land use policy, permitting and appeals, infrastructure, and environmental protections. The project team identifies the laws that guide our framework in [Appendix C](#).

This report identifies the proposed scope of issues the Task Force will consider for the 2022 legislative report, which is due on December 15th, 2021. This report also identifies potential issues for the Task Force to address later in 2022. This will result in additional recommendations and another legislative report, which is due before the 2023 legislative session. As it begins meeting and reviewing materials this fall, the Task Force may refine the preliminary scope of issues identified in this report. A final scope of recommendations report will be issued on June 1, 2022 to help guide the process as recommendations to the legislature are made prior to the 2023 legislative session.

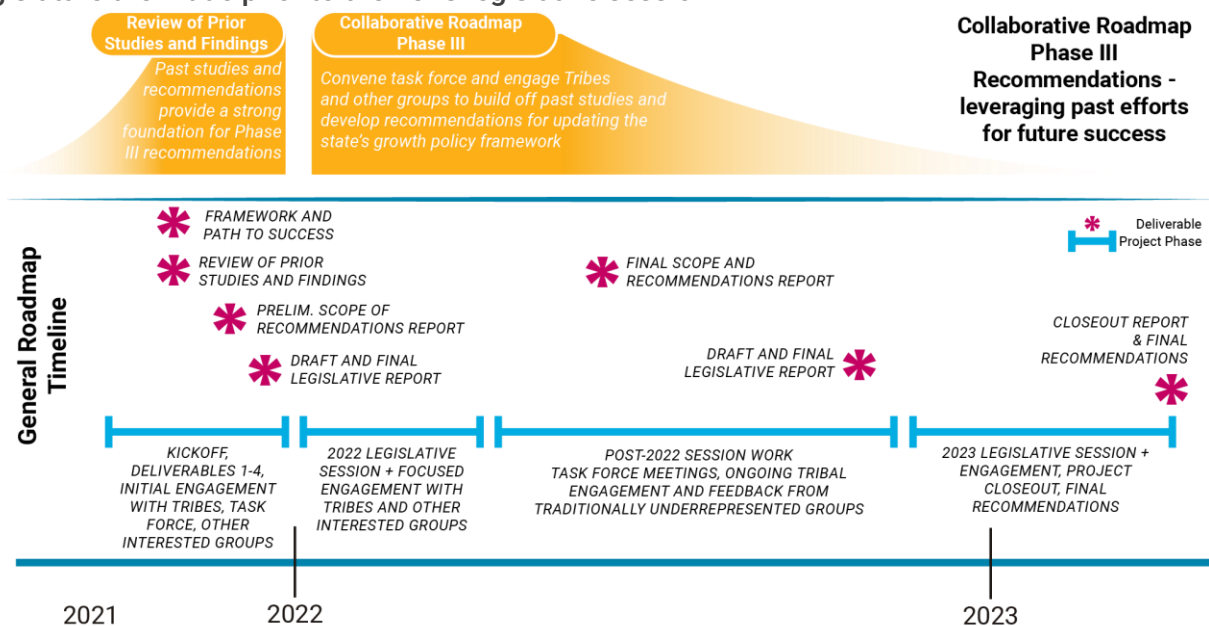


Figure 1: Overview of Roadmap Phase III timeline and process



## Identifying the preliminary scope of issues

To identify the preliminary scope of issues to be addressed by the Task Force prior to the 2022 and 2023 legislative sessions, the project team examined prior reports and studies along with legislation that has become law or been introduced during the past two legislative sessions. This document helps make progress toward implementing many of the recommendations from prior studies that have not yet been addressed. Feedback from early engagement efforts and filtering opportunities and constraints have also helped shape the initial scope of work.

### Prior Findings and Current Legislation

Substantial progress has already been made in making reforms to Washington State's growth policy framework. The Review of Prior Studies and Findings Report, completed as part of the Phase III project, examines the progress made on the recommendations in previous state-funded reports and studies and identifies bills (included in [Appendix A](#) and [Appendix B](#)) that:

- Passed the legislature and implemented recommendations from previous studies; or
- Have been introduced to the legislature in previous years but have not yet passed. Many of these bills will be re-introduced in 2022.

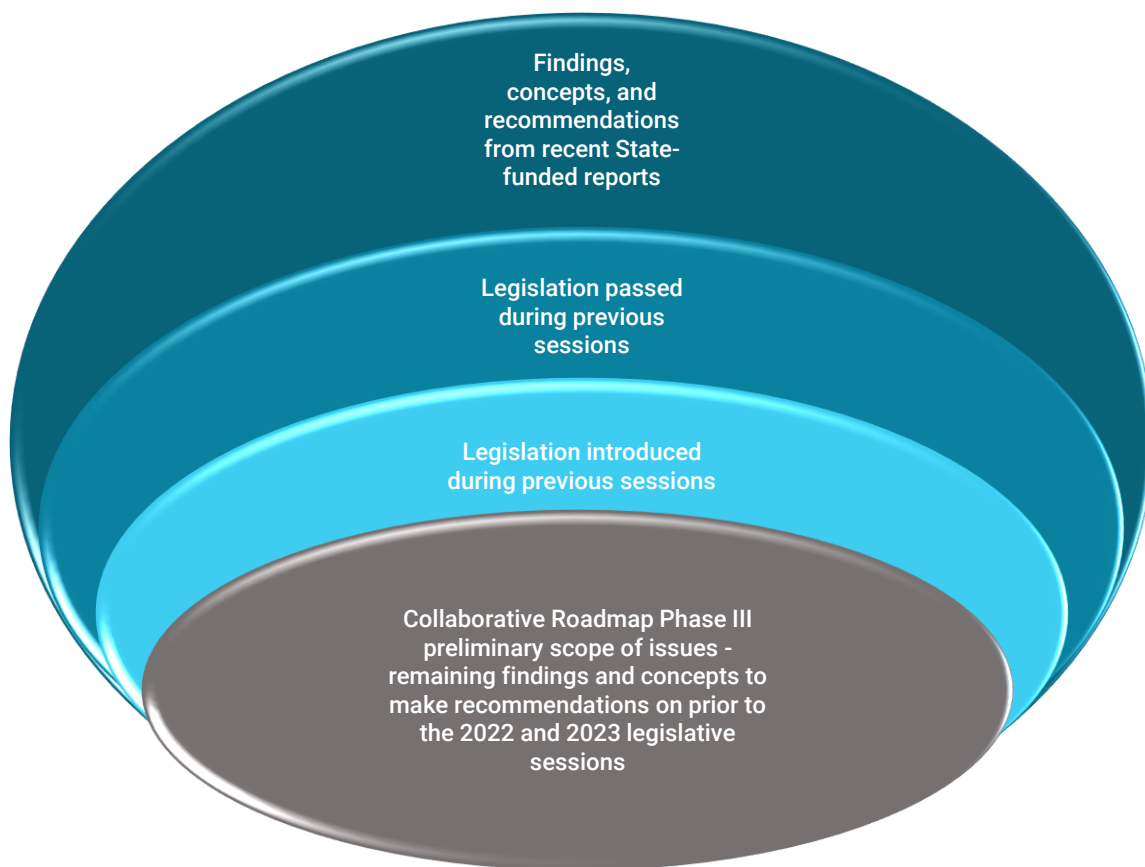


Figure 2: Narrowing down the scope of potential recommendations

The Task Force will primarily focus on findings and concepts that have not yet been addressed and make recommendations on those issues to the legislature. There could be cases where the Task Force determines there is value in providing recommendations on existing bills or where new topics are introduced. We also expect that there will be issues identified in previous reports that the Task Force declines to take up. Where this occurs, the Task Force will identify these issues in the closeout report, which will be prepared at the conclusion of this project.

What remains is a set of issues that the Task Force will explore and make recommendations on before the 2022 and 2023 legislative sessions. The project team completed initial engagement, categorized issues based on how they would be implemented, and evaluated project opportunities and constraints to arrive at a proposed scope for the Task Force prior to the 2022 legislative session.

## Early Engagement Summary

Early engagement for the Phase III project included meeting virtually with lawmakers, including presentations to the House Local Government Committee and Senate Housing and Local Government Committee; potential Task Force members; state agencies; and other interested groups. Engagement focused on providing an overview of the project goals as defined by the legislature, outlining proposed engagement strategies, and receiving feedback on the general or specific areas or topics within the growth policy framework respondents felt are most important to address and make recommendations for as the Phase III project moves forward.

The discussion also addressed issues the Task Force should prioritize and focus on prior to the 2022 legislative session. Recommended focus areas included:

- Funding local government Comprehensive Plan updates. This was particularly emphasized given that the legislature has passed or is considering several bills that would increase local government planning requirements under the Growth Management Act (GMA).
- Changes that are necessary for the 2022 session so that cities and counties with a 2024 comprehensive plan update deadline have time to implement statutory changes.
- Providing ideas for how the GMA applies to different areas of the state, particularly rural areas. This report refers to this as “adaptive planning”.
- Local government permit processes and timelines, particularly as they relate to housing.

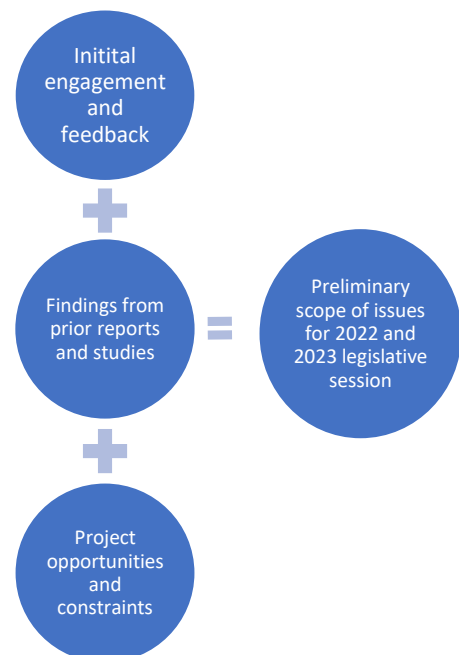


Figure 3: Components of preliminary scope of issues

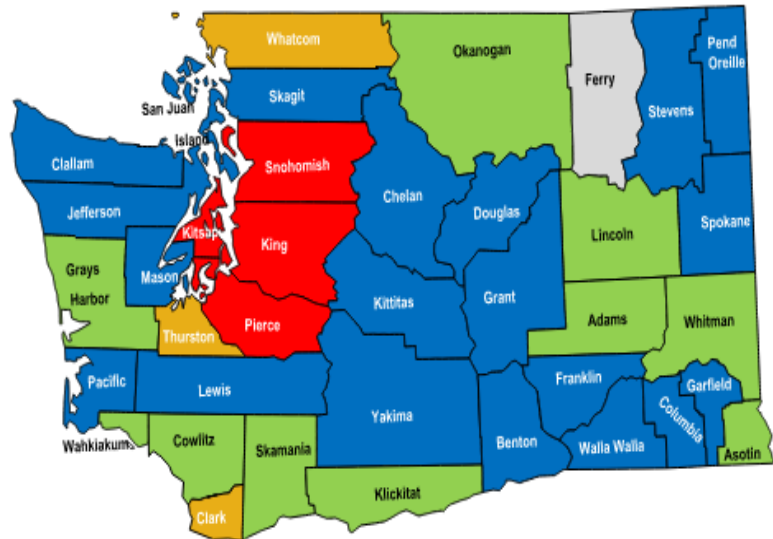
More information about the approach to engagement in Phase III can be found in [Appendix D](#).

## Refining the Topics into Categories

The broad range of issues that the Task Force will explore and make recommendations on before the 2022 and 2023 legislative sessions covers several different statutes. To make these issues easier to understand as they relate to the growth policy framework, the project team developed and defined categories for the set of issues. Each issue that the Task Force will take up relates to one of the categories below. See the [proposed 2022 scope](#) and [potential 2023 scope](#) for more details about specific issues the Task Force may take up under the various categories. We have also been cross-referenced the topics by statute in [Appendix E](#).

**Adaptive Planning** – focuses on addressing varied planning requirements for urban and rural cities and counties and ways to make planning processes more predictable or to recognize regional differences and needs throughout the state. Varied planning requirements already exist, as noted by the five different classes of requirements that apply to Washington’s 39 counties under the GMA.

Given the existing variations of planning requirements, this covers topics like finding additional ways to recognize regional differences within the planning framework, finding opportunities to make planning updates easier or more predictable for smaller cities and counties, and reviewing the role the Department of Commerce should play in helping cities and counties meet planning requirements.



GMA 1.0	GMA 2.0	GMA 3.0	GMA 4.0	GMA 5.0
Fully Planning + Buildable Lands + Vision 2050	Fully Planning + Buildable Lands	Fully Planning	Partially Planning	Partially Planning + Rural Element
4 Counties 4,264,200 Pop.	3 Counties 1,018,200 Pop.	22 Counties 1,993,720 Pop.	10 Counties 372,170 Pop.	1 County 7,910 Pop.
95% of State population is fully planning under GMA			5% of State population is partially planning under GMA	
Comprehensive Plan Periodic Update Schedule				
Conserve Resource Lands Protect Critical Areas	Conserve Resource Lands Protect Critical Areas	Conserve Resource Lands Protect Critical Areas	Conserve Resource Lands Protect Critical Areas	Conserve Resource Lands Protect Critical Areas
Comprehensive Plans and Development Regulations	Comprehensive Plans and Development Regulations	Comprehensive Plans and Development Regulations		Rural Element
Countywide Planning Policies	Countywide Planning Policies	Countywide Planning Policies		
Urban Growth Areas	Urban Growth Areas	Urban Growth Areas		
Rural Element	Rural Element	Rural Element		
Concurrency Essential Public Facilities	Concurrency Essential Public Facilities	Concurrency Essential Public Facilities		
Impact Fees authorized 4 <sup>th</sup> Qtr. REET authorized	Impact Fees authorized 3 <sup>rd</sup> Qtr. REET authorized	Impact Fees authorized 3 <sup>rd</sup> Qtr. REET authorized		
Growth Hearings Board	Growth Hearings Board	Growth Hearings Board		
State Environmental Policy Act    Shoreline Management Act    Planning Enabling Act    Subdivision Act    Land Use Petition Act Regional Transportation Planning    Watershed Planning    Voluntary Stewardship Program				

Figure 4: Five classes of Growth Management Act Planning

Source: Washington State Department of Commerce

Funding and Timelines –focuses on funding for cities and counties to implement requirements under the growth policy framework and timelines in which to complete those requirements. This covers specific issues like exploring options for short-term or more permanent funding to assist cities and counties with required planning work (including new requirements) and review of existing timelines to complete these required tasks.

Integrating Planning –focuses on the link between planning under the primary growth policy framework and other important local, regional, and state planning efforts and requirements. This includes, but is not limited to, planning completed by school districts, utility districts, state agencies, ports, and military installations. This covers topics like how planning by sewer, water, or school districts, for example, could be better integrated with city and county efforts to plan for population and employment growth.

Annexations – focuses on ways to encourage annexations as outlined within the Growth Management Act, while also creating processes that sync well with counties and special districts. Annexation by cities or towns is a legislative action (done at the level of the elected city council) whereby they add territory their existing city limits. Areas annexed are typically located within an unincorporated Urban Growth Area, or UGA. This covers topics like finding additional incentives to annex land while ensuring coordination with groups that could be impacted, including counties, fire districts, and other special districts.

Permit Process – focuses on review of RCW 36.70 (Planning Enabling Act), RCW 36.70B (Local Project Review Act), RCW 36.70C (Land Use Petition Act), RCW 43.21C (SEPA), and RCW 58.17 (Plat-Subdivisions-Dedications) for opportunities to streamline permit processes and review timelines while maintaining strong public participation during permit application review. This could include studies conducted through the Department of Commerce to review permitting best practices or review multiple statutes under the growth policy framework to see where there may be overlapping requirements that could be modified to gain efficiencies.

Housing – focuses on changes to the growth policy framework to encourage a variety of housing types for all income levels. Several recent bills, including HB 1923 and HB 1220, have addressed planning and permitting for a variety of housing types at all income levels. This could cover topics such as greater regional coordination in housing planning, gathering data to understand what is being built vs. what is needed, and housing densities within urban areas.

Environment –focuses on new or modified requirements within the growth policy framework impacting environmental regulations or policies. This would cover topics like climate change or critical area requirements.

Transportation –focuses on new or modified requirements within the growth policy framework impacting transportation. This could cover topics such as changes to the Washington State Transportation Plan, incentives for multi-modal transportation statewide, and adding state highways and highway planning into local traffic concurrency (which determines when transportation network improvements are needed due to new development).

## Opportunities and Constraints in 2022 Session

In order to identify issues to address before the 2022 legislative session, the project team filtered issues within the broad topics described above through the opportunities and constraints of the 2022 session. These filters, outlined in Figure 5 below, helped narrow the scope of issues the Task Force is proposed to evaluate prior to the 2022 session.

Opportunities	Constraints
Ability to provide recommendations on issues that should be addressed this year so cities and counties that have a 2024 comprehensive plan update deadline have time to implement new laws.	2022 is a short session. This will make it more difficult to successfully move legislation forward.
Many Task Force members will be familiar with issues they will be considering. This may make it easier to collect information and make recommendations.	A number of bills were introduced last session that will likely be reintroduced this year (see <a href="#">Prior Legislation</a> in Appendix A of this report). It may be difficult for the legislature to address too many new bills.
Recommendations made prior to the 2022 session will get introduced to the legislature in 2022 even if they do not result in successful legislation. Introducing new issues in 2022 may make it easier to move recommendations forward in 2023.	Short time period in which to engage with Tribes, working groups, legislators, and the Task Force and make recommendations prior to the 2022 session.

Figure 5: Opportunities and constraints prior to 2022 legislative session

## 2022 - 2023 Preliminary scope of issues

To build upon the findings, concepts, and recommendations from state-funded reports as well as recent legislation and early engagement, the project team developed a set of proposed and potential topics and specific issues for the Task Force to consider prior to the 2022 and 2023 sessions. Legislation that has passed the legislature and implemented recommendations from previous reports ([Appendix B](#)); and bills introduced in previous years that have not become law but are expected to be re-introduced for the 2022 legislative session ([Appendix A](#)) were filtered out.

Initial engagement and filtering issues through the constraints and opportunities provided a set of issues for the Task Force to consider prior to the 2022 and 2023 legislative sessions (below). Broad categories of topics and more specific issues under these categories have been identified. For definitions of these topical categories, please see [Refining the Topics into Categories](#) in this document.

The potential topic list and more specific set of issues for the Task Force to consider prior to the 2023 session will be refined in the Final Recommendations report due on June 1, 2022.

Legislation That Has Become Law	Work in Progress	Proposed Topics Pre-2022 Session	Potential Topics Pre-2023 Session
<a href="#">Housing</a> HB 1923 (2019); HB 2343 (2020); HB 1220 (2021); ESSB 5235 (2021)	<a href="#">Environment</a> HB 1099 - climate change HB 1117 - net ecological gain	<a href="#">Funding and Timelines</a>	<a href="#">Funding and Timelines</a>
<a href="#">Funding and Timelines</a> HB 2342 (2020)	<a href="#">Integrating Planning</a> HB 1241 - comprehensive planning, plan coordination	<a href="#">Adaptive Planning</a>	<a href="#">Adaptive Planning</a>
<a href="#">Permit Process</a> SB 5381 (2021)	<a href="#">Adaptive Planning</a> HB 1232 - Housing SB 5275 - LAMIRDs	<a href="#">Annexations</a>	<a href="#">Integrating Planning</a>
<a href="#">Annexation</a> 2SSB 5368 (2021)	<a href="#">Funding and Timelines</a> HB 1157 - real estate excise tax incentives SB 5312 - funding TOD planning HB 1241	<a href="#">Permit Process</a>	<a href="#">Permit Process</a>
<a href="#">Adaptive Planning</a> 2SSB 5368 (2021)	<a href="#">Housing</a> HB 1232	<a href="#">Housing</a>	<a href="#">Environment</a>
			<a href="#">Annexations</a>
			<a href="#">Transportation</a>

Figure 6: Overview of proposed scope for 2022 and 2023 sessions



## Proposed 2022 Scope of Issues

The proposed scope of issues for the Task Force to consider and make recommendations on prior to the 2022 legislative session includes:

### *Funding and Timelines*

- **Growth Management Act (GMA) update timelines.** Discuss and make recommendations on whether to amend RCW 36.70A.130(5)(a) to allow King, Kitsap, Pierce, and Snohomish Counties and the cities within those counties up to 12 additional months (June 2024 to June 2025) to update their comprehensive plans and development regulations. This would provide additional time to update plans and regulations consistent with new requirements from legislations which has recently become law or is in progress.
- **Funding for local government planning.** Discuss and make recommendations on options to provide cities and counties with more consistent and permanent funding to assist with updating comprehensive plans and development regulations as required by the GMA. Funding will also assist during this update cycle as cities and counties implement new and amended GMA requirements within [bills that have passed](#) or are [currently being considered](#).

### *Adaptive Planning*

- **Ways to simplify required comprehensive plan and development regulation updates.** Ideas include but are not limited to: 1) Commerce defending appeals of city and county comprehensive plan updates when certain conditions are met. This could be modeled after RCW 90.58 (Shoreline Management Act). 2) Commerce developing model codes and/or checklists for cities and counties to use for comprehensive plan and development regulations updates. Options for providing safe harbor or appeal limitations when applied.
- **Increased flexibility for Limited Areas of More Intensive Rural Development (LAMIRDs, SB 5275).** This includes providing feedback and recommendations on Senate Bill 5275, which was introduced in the 2021 session.

### *Annexations*

- **Sales and use tax for cities to offset municipal service costs to newly annexed areas.** Discuss and make recommendations on reinstating the sales tax incentive for annexations contained in RCW 82.14.415, which expired in 2015.

### *Permit Process*

- **Annual permit application performance reports under 36.70B.080.** Discuss and make recommendations on modifying existing language to make permit data reporting easier for cities and counties subject to the requirements. Currently, most jurisdictions subject to the requirements do not publish the required permit data outlined in 36.70B.080. Consider the requirement that annual data be sent to Commerce to compile reports.



- **Budget proviso for the study of permit timelines and best practices.** Discuss whether to recommend that a study by Commerce be funded as part of the supplemental budget. This study might focus on topics such as permit process best practices, existing statutory tools to maintain optimal timelines, tools that could assist when permit volumes increase rapidly, and how to budget for rapid change.

#### *Housing*

- **Housing and densities.** The Task Force is not expected to generate recommendations for legislation on housing for the 2022 session given that several bills dealing with housing have recently become law. However, if new draft bills on housing or required housing densities are developed and available for the Task Force to consider before the session, these may come before the Task Force.

### Potential 2023 Scope of Issues

The potential scope of issues for the Task Force to take up and make recommendations on prior to the 2023 legislative session will be more robust than 2022. The Task Force will have several additional months to consider issues and engagement through working groups will be more expansive.

In addition to the high-level topics and issues outlined below, the Task Force may take up legislation that does not pass during the 2022 legislative session and revisit issues from discussions prior to the 2022 session.

The following is a high-level list of issues by topic that may be considered next year. Many of these issues are taken from previous reports and studies and will be further refined for the Final Scope of Recommendations report. Additional issues may also be included that are not listed here.

#### *Funding and Timelines*

- Funding for local government planning (if unresolved from previous session)
- Monitoring comprehensive plan implementation (and timelines for monitoring)
- Use of impact fees and paying for infrastructure
- Other methods for funding infrastructure

#### *Adaptive Planning*

- Updating public participation requirements for comprehensive plans in RCW 36.70A.140 (this issue may be resolved through GMA rules update)
- Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects and how to reduce gaps, conflicts, and redundancies

#### *Integrating Planning*

- Possible new GMA goal focused on human health and well-being
- Possible new GMA goal focused on equity



- Integrate school district and local government capital facility planning (includes planning for schools)
- Integrate water and sewer districts, school districts, and port districts into the GMA.
- State agency responsibilities, including SEPA, Shoreline Management Act (SMA), and transportation plans/concurrency
- Link utility districts and emergency service providers
- Military installations

*Permit Process*

- Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects and how to reduce gaps, conflicts, and redundancies

*Environment*

- Integration of water planning with GMA requirements

*Annexations*

- Annexation reform focused on reducing conflicts, clarifying the role of special districts, and providing for the fiscal sustainability of counties

*Transportation*

- Incentives for multi-modal transportation in Urban Growth Areas (UGAs)
- Linking WA State Transportation Plan with GMA goals
- Integration of state highways into GMA concurrency system

## Appendix A: Prior legislation that will be reintroduced for the 2022 session

The table below outlines the relevant legislation from the 2021 session that was introduced and passed out of at least one chamber of the legislature. We expect these bills to be reintroduced during the 2022 session. The bills are organized by subject and include summaries of the issues addressed. Although not a focus area, the Task Force may choose to provide recommendations on proposed changes to one or more of these bills.

2021 Legislative Session - Overview of Relevant Legislation			
Bill Topical Category	Bill Number	Bill Summary	Bill Report
Environment	<a href="#">HB 1099</a>	Adds a goal of climate change mitigation to the listed goals of the Growth Management Act (GMA). Adds a climate change and resiliency element to the list of elements that must be included within the comprehensive plans certain counties and cities must adopt under the GMA. Requires the Department of Commerce (Commerce), in consultation with other state agencies, to publish guidelines that specify a set of actions counties and cities have available to take related to greenhouse gas (GHG) emissions reductions and vehicle miles traveled (VMT) reductions. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to identify actions the jurisdiction will take, consistent with guidelines adopted by Commerce, to reduce GHG emissions and VMT. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to address the adverse impacts of climate change on people, property, and ecological systems. Specifies the process by which the GHG emissions reduction subelement of the climate change and	<a href="#">HB 1099</a> (Bill report for E2SHB 1099)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Topical Category	Bill Number	Bill Summary	Bill Report
		resiliency element takes effect. Requires Commerce to adopt guidance that creates a model climate change and resiliency element. Requires the Department of Ecology to update its Shoreline Master Program guidelines to require Shoreline Master Programs to address the impact of sea-level rise and increased storm severity. Adds consideration of climate change impacts to the list of elements that must be contained in optional comprehensive flood control management plans	
Environment	<a href="#">HB 1117</a>	Adds salmon recovery as a goal under the Growth Management Act (GMA). Requires the land use element of comprehensive plans adopted under the GMA to include a strategy that achieves a net ecological gain of salmon habitat. Requires the capital facilities element and transportation element of comprehensive plans adopted under the GMA to include a schedule for elimination of all identified fish passage barriers. Requires the Department of Fish and Wildlife to adopt rules that establish criteria for net ecological gain which certain counties and cities must meet through the adoption of comprehensive plans.	<a href="#">HB 1117</a> (Bill report for E2SHB 1117)
Integrating Planning; Funding and Timelines	<a href="#">HB 1241</a>	Increases the review and revision cycle for comprehensive plans and Shoreline Master Plans from eight to ten years. Requires certain counties and cities to submit an implementation progress report with certain required information to the Department of Commerce (Commerce) five years after reviewing and revising a comprehensive plan. Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning	<a href="#">HB 1241</a> (Bill report for ESHB 1241)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Topical Category	Bill Number	Bill Summary	Bill Report
Integrating Planning; Funding and Timelines		processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan. Requires Commerce to provide services to facilitate the timely resolution of disputes between a federally recognized Indian Tribe and a city or county.	
Housing	<a href="#">HB 1232</a>	Requires cities and counties planning under the Growth Management Act (GMA) to plan for single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within urban growth areas (UGAs) in the housing element of the comprehensive plan. Requires cities and counties that do not plan for each specified housing type, including single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within the UGA, to provide how the county and the cities within the county will meet existing and projected housing needs. Exempts counties and cities not subject to the buildable lands program from certain GMA requirements related to planning and consideration of duplexes, triplexes, and townhomes within the UGA if the county or city adopts certain findings related to lack of infrastructure support. Requires countywide planning policies to be updated before the deadline to update a comprehensive plan	<a href="#">HB 1232</a> (Bill report for ESSB 1232)
Funding and Timelines	<a href="#">HB 1157</a>	Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for	<a href="#">HB 1157</a> (Bill report for 2SHB 1157)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Topical Category	Bill Number	Bill Summary	Bill Report
		the distribution of state real estate excise tax revenues within such incentive zones.	
Funding and Timelines	<a href="#">SB 5312</a>	Authorizes the use of appropriations to the Growth Management Planning and Environmental Review Fund to fund grants to cities to pay for certain planning-related costs related to transit-oriented development, including subarea plans and environmental impact statements. Requires the Department of Commerce to prioritize applications for grants to facilitate transit-oriented development to maximize certain specified objectives in the area covered by the grant proposal. Changes the date, from April 1, 2021, to April 1, 2025, by which cities must take certain actions related to increasing housing supply in order to be eligible to apply to the Department of Commerce for planning grants from the Growth Management Planning and Environmental Review Fund	<a href="#">SB 5312</a> (Bill report for HB 5312)
Adaptive Planning	<a href="#">SB 5275</a>	Allows development and redevelopment in terms of building size, scale, use, or intensity within a limited area of more intensive rural development if all existing providers of public facilities and services confirm that there is sufficient capacity to serve the new or increased demand from the development. Requires commercial development or redevelopment within a mixed-use area of a limited area of more intensive rural development to be primarily designed to serve the needs of the rural population, and sets limits on the size of retail or food service spaces within such development.	<a href="#">SB 5275</a> (Bill report for ESSB 5275)

Figure 7: Relevant legislation introduced in 2021



The bill described below, SB 5380, technically did not meet the filtering test of legislation that passed out of at least one chamber of the legislature, but it is included because it addresses permit process, which is one of the scoped issues for the Task Force to address prior to the 2022 legislative session.

Bill Subject	Bill Number	Bill Summary	Bill Report
Permit Process	<a href="#">SB 5380</a>	Directs the Department of Commerce to work with affected stakeholders to evaluate local government project review and permit timelines and provide recommendations for streamlining the permit issuance process by December 1, 2021.	<a href="#">SB 5380 report</a>

Figure 8: Additional legislation



## Appendix B: Recent bills that have become law

The Legislature has passed several bills related to the growth policy framework within the past two sessions. Reviewing where progress has been made on issues and recommendations from past reports helped craft appropriate scopes of work for the Task Force in Phase III.

2020 successful legislation	2021 successful legislation
<u>Integrating Planning</u> <ul style="list-style-type: none"> <li>• <a href="#">HB 2342</a> - Aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act.</li> </ul>	<u>Housing</u> <ul style="list-style-type: none"> <li>• <a href="#">E2SHB 1220</a> – Comprehensive planning, emergency housing/shelters and transitional and permanent supportive housing, Housing Element, existing and projected needs inventory and analysis, providing affordable housing at all low-income levels</li> <li>• <a href="#">ESSB 5235</a> - Increasing housing units inventory by removing arbitrary limits on housing option</li> <li>• <a href="#">ESSB 5118</a> - Juvenile offender community group care facilities as essential public facilities</li> </ul>
<u>Housing</u> <ul style="list-style-type: none"> <li>• <a href="#">HB 2343</a> – Concerning urban housing supply. Bill provides limits on residential parking requirements for low-income housing near transit and addresses action cities fully planning under the GMA are encouraged to take in order to increase residential building capacity.</li> <li>• <a href="#">HB 1923</a> – Provides cities grants to take actions to increase housing supply.</li> </ul>	<u>Annexations</u> <ul style="list-style-type: none"> <li>• <a href="#">2SSB 5368</a> - Encouraging rural economic development, review by Hearings Board, Interlocal agreements/ annexations/ annexation sales tax credit</li> </ul>
<u>Permit Process</u> <ul style="list-style-type: none"> <li>• <a href="#">HB 2673</a> - Infill development is eligible for a city- or county-adopted categorical exemption from the State Environmental Policy Act if the government action relates to development that occurs where current density and intensity of use is roughly equal to what is called for in a planning jurisdiction's comprehensive plan.</li> </ul>	<u>Permit Process</u> <ul style="list-style-type: none"> <li>• <a href="#">SB 5381</a> - Addressing fish passage project permit streamlining</li> <li>• <a href="#">SB 5225</a> - Concerning direct appeals to the court of appeals of cases brought under the administrative procedure act and the land use petition act</li> </ul>

Figure 9: Recent bills that have become law

## Appendix C: Growth policy framework statutes

Growth Policy Framework – primary statutes
Growth Management Act – <a href="#">RCW 36.70A</a>
Shoreline Management Act – <a href="#">RCW 90.58</a>
State Environmental Policy Act – <a href="#">RCW 43.21C</a>
Local Project Review Act – <a href="#">RCW 36.70B</a>
Land Use Petition Act – <a href="#">RCW 36.70C</a>
Planning Enabling Act – <a href="#">RCW 36.70</a>
Subdivision Statute – <a href="#">RCW 58.17</a>

Figure 10: Growth policy framework primary statutes

Growth Policy Framework – additional statutes	
Water System Coordination Act – <a href="#">RCW 70A.100</a>	School Districts – <a href="#">RCW 28A</a>
Regional Transportation Planning – <a href="#">RCW 47.80</a>	Forest Practices – <a href="#">RCW 76.09</a>
Interlocal Cooperation Act – <a href="#">RCW 39.34</a>	Energy Facilities – <a href="#">RCW 80.50</a>
City, Noncharter Code City, and County Governance – <a href="#">RCW 35</a> , <a href="#">35A</a> , <a href="#">36</a>	State Agencies and Universities – <a href="#">RCW 28B</a> (higher ed) and <a href="#">RCW 43</a> (agencies)
Port Districts – <a href="#">RCW 53</a>	Community Redevelopment Financing – <a href="#">RCW 39.89</a>
Water and Sewer Districts – <a href="#">RCW 57</a>	Multi-Family Property Tax Exemption – <a href="#">RCW 84.14</a>
Public Utility Districts – <a href="#">RCW 54</a>	Impact Fees – <a href="#">RCW 82.02</a>
State Building Code – <a href="#">RCW 19.27</a>	

Figure 11: Growth policy framework additional statutes

## Appendix D: Project engagement

While the Preliminary Scope of Recommendations report is focused on the proposed scope of issues the Task Force will consider and make recommendations on, the engagement process necessary for the Task Force to make those recommendations is vitally important to this project. The project's engagement plan ensures that recommendations reflect:

- Diverse perspectives, including those from counties, cities, special districts, the real estate, building, and agricultural industries, planning and environmental organizations, members of the legislature, and state agencies.
- Outreach to every Tribe in Washington, including both federally recognized Tribes and non-federally recognized Tribes. Engagement may look like:
  - Engaging Tribal staff and technical and policy staff in working groups
  - Bringing together multiple Tribal staff to discuss various topics of their choosing
  - Individual meetings with staff on topics that matter to them (they choose)
- The lived experiences and perspectives of people who have too often been excluded from public policy decision-making and are unevenly impacted by those decisions.

### Working groups

- Tribal governments ○
- Marginalized communities ○
- Business and building associations ○
- Washington State agencies ○
- Planning groups ○
- Local and regional governments and metropolitan planning organizations ○

### Task force

12 members



### Legislature

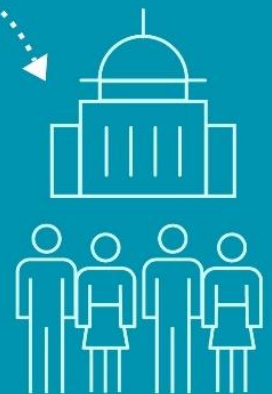


Figure 12: Relationship between Phase III groups



We will establish working groups on specific subject topics, which will provide the Task Force with substantive feedback, ideas, and recommendations as they take up issues. The Task Force will consider issues and forward recommendations to the legislature.

Figure 12 outlines the relationship between the groups we are engaging during the Phase III project.

## Appendix E: Phase III issues by state statute and topic

The table below, Figure 13, links recommendations from prior reports and studies with statutes that have been or could be amended as part of the Phase III project. Issues are identified by statute, status (bills that have passed, bills in progress, proposed topics pre-2022 session, and proposed topics pre-2023 session), and topic categories.

- You can learn more about the bills that have become law [here](#).
- You can learn more about bills in progress [here](#).
- You can learn more about the topic categories [here](#).
- You can learn more about the proposed topics pre-2022 session [here](#).
- You can learn more about the potential topics pre-2023 session [here](#).

As the Phase III project continues, additional issues may emerge that could impact additional statutes. Figure 13 will be updated for the Final Recommendations report to reflect updates and changes to the issues presented. This report will be issued before June 1, 2022.

### Collaborative Roadmap Phase III - Issues by state statute and topic

#### [RCW 36.70A – Growth Management Act](#)

##### Bills that have become law:

- **Housing** - HB 1923 (2019)
- **Housing** - HB 1220 (2021)
- **Housing** - ESSB 5235 (2021)
- **Funding and Timelines** - HB 2342 (2020)
- **Adaptive Planning** - 2SSB 5368 (2021)

##### Bills in progress in 2021:

- **Environment** - HB 1099
- **Environment** - HB 1117
- **Integrated Planning and Funding and Timelines** - HB 1241
- **Housing and Adaptive Planning** - SB 5275
- **Housing** - HB 1232
- **Funding and Timelines** (Also impacts RCW 82.45) - HB 1157
- **Funding and Timelines** - SB 5312

Proposed Topics Pre-2022 Session:

- **Funding and Timelines** - Growth Management Act (GMA) update timelines. Discuss and make recommendations on whether to amend RCW 36.70A.130(5)(a) to allow King, Kitsap, Pierce, and Snohomish Counties and the cities within those counties up to 12 additional months during the comprehensive plan cycle to update their comprehensive plans and development regulations. This would provide additional time to update plans and regulations consistent with new GMA requirements.
- **Funding and Timelines** - Funding for local government planning. Discuss and make recommendations on ways to provide cities and counties with more consistent and permanent funding for updates to comprehensive plans and development regulations as required by the GMA. Funding would also assist during this update cycle as cities and counties implement new and amended GMA requirements within bills that have passed or are currently being considered.
- **Adaptive Planning** - Options to simplify required comprehensive plan and development regulation updates. Ideas include but are not limited to: 1) Commerce defending appeals of city and county comprehensive plan updates when certain conditions are met. This could be modeled after RCW 90.58 (Shoreline Management Act). 2) Commerce developing model codes and/or checklists for cities and counties to use for comprehensive plan and development regulations updates. Options for providing safe harbor or appeal limitations when applied.
- **Adaptive Planning** - Increased flexibility for Limited Areas of More Intensive Rural Development (LAMIRDs, SB 5275). This includes providing feedback and recommendations on Senate Bill 5275, which was introduced in the 2021 session.
- **Housing** - Housing and densities. The Task Force is not expected to generate recommendations for legislation on housing for the 2022 session given that several bills dealing with housing have recently become law. However, if new draft bills on housing or required housing densities are developed and available for the Task Force to consider prior to or before the session, this may come before the Task Force.

Potential Topics Pre-2023 session:

- **Funding and Timelines** - Funding for local government planning (if unresolved from previous session).
- **Funding and Timelines** - Monitoring comprehensive plan implementation (and timelines for monitoring).
- **Funding and Timelines** - Other methods for funding infrastructure – *Note that statutes impacted would depend on changes being proposed.*
- **Adaptive Planning** - Updating public participation requirements for comprehensive plans in RCW 36.70A.140 . (This issue may be resolved through GMA rules update).
- **Adaptive Planning** - Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects – provide recommendations on how to reduce gaps, conflicts, and redundancies.

- **Integrated Planning** - Possible new GMA goal focused on human health and well-being.
- **Integrated Planning** - Possible new GMA goal focused on equity.
- **Integrated Planning** - Integrate school district and local government capital facility planning. This includes planning for schools.
- **Integrated Planning** - Integrate water and sewer districts, school districts, port district, utility districts, and emergency service providers planning into the GMA.
- **Integrated Planning** - Integrate planning with military installations.
- **Environment** - Statewide water planning and integration of water planning with GMA requirements. *Note that these changes could impact multiple statutes depending on the proposed changes.*
- **Transportation\*** - Incentives for multi-modal transportation in Urban Growth Areas (UGAs)
- **Transportation\*** - Linking WA State Transportation Plan with GMA goals
- **Transportation\*** - Integration of state highways into GMA concurrency system

\*Note for Transportation topics – each of these issues could require amendments to more than one statute.

### RCW 36.70B – Local Project Review

#### Proposed Topics Pre-2022 Session:

- **Funding and Timelines** - Annual permit application performance reports under 36.70B.080. Discuss and make recommendations on modifying existing language to make permit data reporting easier for cities and counties subject to the requirements. Currently, most jurisdictions subject to the requirements do not publish the required permit data outlined in 36.70B.080. Consider the requirement that annual data be sent to Commerce to compile reports.
- **Funding and Timelines** - Budget proviso for the study of permit timelines and best practices. *Note that this issue may not alter current language in 36.70B.* Discuss whether to recommend that a study by Commerce be funded as part of the supplemental budget. This study could focus on topics such as permit process best practices, existing statutory tools to maintain optimal timelines, tools that could assist when permit volumes increase rapidly, and how to budget for rapid change.

#### Potential Topics Pre-2023 session:

- **Adaptive Planning** - Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects – provide recommendations on how to reduce gaps, conflicts, and redundancies.



## [RCW 35A – Annexation By Code Cities](#)

### Bills that have become law:

- **Annexations** - 2SSB 5368 (2021)

### Potential Topics Pre-2023 session:

- **Annexation** - Annexation reform focused on reducing conflicts, clarifying the role of special districts, and providing for the fiscal sustainability of counties.

## [RCW 43.21C – State Environmental Policy Act](#)

### Potential Topics Pre-2023 session:

- **Permit Process** - Opportunities to reform SEPA reform and sync with other statutes to provide more efficiencies in the permit process while maintaining environmental and public participation standards.
- **Adaptive Planning** - Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects – provide recommendations on how to reduce gaps, conflicts, and redundancies.

## [RCW 82.02 – General Provisions \(Impact Fees\)](#)

### Potential Topics Pre-2023 session:

- **Funding and Timelines** - Use of impact fees and paying for infrastructure.

## [RCW 82.14 – Local Retail Sales and Use Taxes](#)

### Proposed Topics Pre-2022 Session:

- **Annexations** - Sales and use tax for cities to offset municipal service costs to newly annexed areas. Discuss and make recommendations on reinstating the sales tax incentive for annexations contained in RCW 82.14.415, which expired in 2015.

## **RCW 90.58 – Shoreline Management Act**

### **Bills that have become law:**

- **Funding and Timelines** - HB 2342 (2020)
- **Permit process** – SB 5381 (2021)

### **Potential Topics Pre-2023 session:**

- **Adaptive Planning** - Review and make recommendations on state statutes, beginning with Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to identify conflicts or disconnects – provide recommendations on how to reduce gaps, conflicts, and redundancies.

Figure 13: Phase III issues by statute and topic

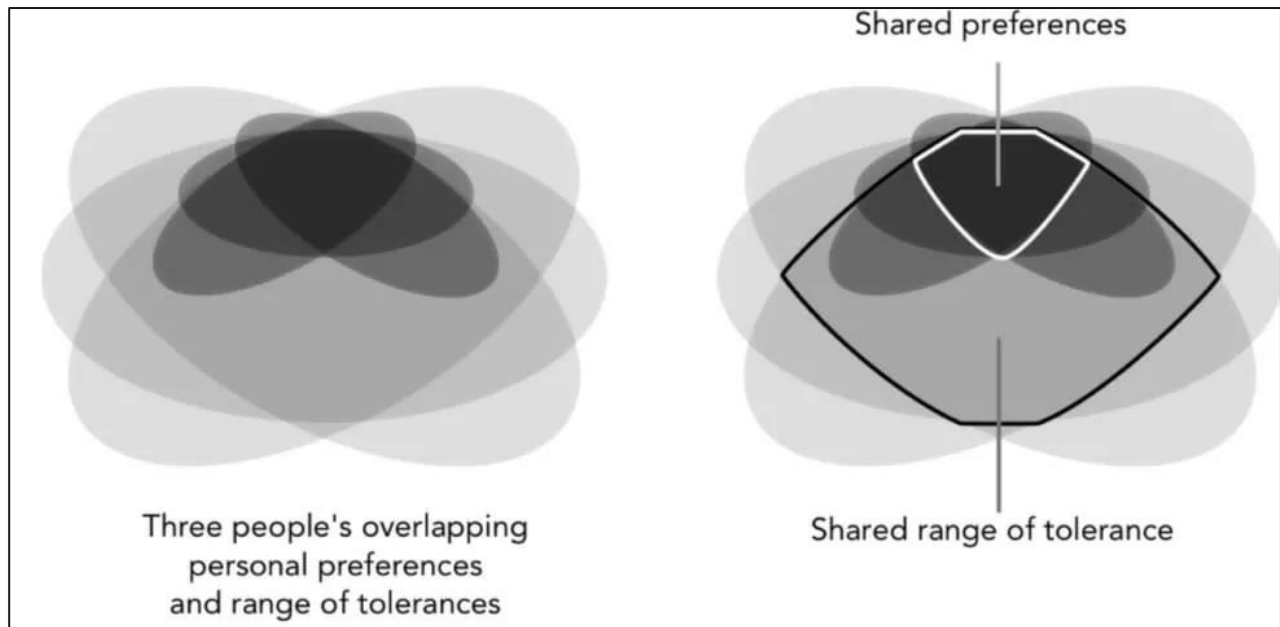


## Appendix D: Consent Decision Making for the Task Force

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## Background

Consent Decision Making is a way for groups with diverse points of view to come to decisions in a structured way that helps all members of the group to be heard. It is *not* consensus. Rather it is defined by a lack of objections. It seeks agreement within a range of tolerance – things that are not our preference, but that we can live with. Here's a graphic from Sociocracy for All that illustrates this concept:



## Process

### 1. Proposal presentation

Have a clear proposal. The Collaborative Roadmap Phase III Task Force is building on the work done in prior phases, and by working groups. Proposals will most likely come from these sources.

### 2. Clarifying questions

Ask clarifying questions (only!) with the goal to understand the proposal. You're not trying to shape the proposal, only understand it.

### 3. Quick responses



Everyone gets a chance to give their opinion on the proposal, preferably in five sentences or less. Task force members might share supporting data, propose improvements in wording or even explanations as to why they like the proposal.

Small changes to the proposal are allowed, so long as everyone on the task force is clear on the changes and the changes align with the proposal.

#### **4. Consent round**

Now that everyone in the group understands the proposal and has provided their thoughts, the facilitator asks each person if they have an objection. All objections should be heard and kept brief. Clarifying questions on each objection is allowed, but not debate.

#### **5. Resolve objections**

Discuss objections individually and attempt to integrate them into the proposal. If they cannot be integrated, indicate this in the recommendation sheet.