

# COUNTYWIDE PLANNING POLICIES UPDATE REGARDING HOUSING, CLIMATE, RESILIENCY AND FINAL GROWTH ALLOCATIONS

## Recommendation

The Growth Management Act Technical Advisory Committee (GMATAC) recommends adoption of the updated housing, climate, resiliency and final growth allocations to the [Countywide Planning Policies](#).

## Background

The 2023 GMA Support Work Program and Budget included the task:

### GMA Task 3 - Policy Support:

#### Task 3.1 Countywide Planning Policy Updates

- A. **Housing-** Review and update the CPPs to address recent legislative changes, such as HB 1220. In addition, consider amending the CPPs to address the following housing topics:
  - Add policy language aimed at significantly increasing housing production within existing UGAs in areas with good access to transit, jobs, and services.
  - Add policy language addressing the siting of publicly funded or subsidized housing, including permanent supportive housing, transitional housing, shelters, and housing for populations with special needs.
  - Add policy language addressing coordination with publicly funded housing authorities.
- B. **Climate-** Review and update the CPP's to address recent legislative changes, such as HB 1181. GMA Goal 14 was adopted in 2023 Section 14: Climate Change and Resiliency. This GMA goal requires that comprehensive plans, development regulations, and regional policies, plans and strategies under RCW 36.70A.201 and Chapter RCW 47.80 adapt to and mitigate the effects of a changing climate, support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. Proposed revisions presented to the Countywide Planning policies in the linked document address these new legislative requirements under GMA goal 14.

Work on Task 3 began in late 2023 and has been discussed monthly at the GMATAC Planners meetings since then. The proposed CPP changes requested by the GMASC has additions underlined ("[additions](#)") and deletions struck through ("~~deletions~~").

In accordance with the [2002 Framework Agreement](#) the proposed CPP changes have been distributed to local jurisdictions for their own public involvement processes. A table below highlights the actions and comments made by the different jurisdictions and their governing bodies and how their comments have been addressed in the new proposed redline revisions.

Jurisdiction or Organization	Date and Type of Public Involvement	Documentation for Public Involvement	Content of Comments/ Revisions to Address Comments
Anacortes	10/30 PC and 11/12/24 Council	Resolution	<b>Approved</b> with Requested Revisions: add comma to 1.4 and changed "planners group" to GMATAC in document for consistency - <b>Comments Addressed</b> in new CPP edits.
Burlington	Sept 18 PC and Sept 26 Council	Resolution	<b>Approved</b>
Concrete	Taken to Council on 10/28/24	Resolution	<b>Approved</b>
La Conner	November 12th Council Meeting	Resolution	<b>Approved</b>
Hamilton/Lyman	Hamilton is drafting a letter of approval. Lyman will take to Council 12/10/24	Emails with Comments from Consultant EJ Municipal	<b>Comments:</b> would like a reference in CPP's to acknowledge that towns under 6,000 in population are not required to have Climate Change requirements of reduced VMT and GHG. Additionally, a question about "transitional" housing as part of housing requirements. <b>Comments Addressed:</b> Added transitional housing to 4.1 and added CPP 14.5 to address no GHG sub element requirement for small towns
Mount Vernon	September 6 Planning Commission	Resolution from City Council to Approve 10/29	<b>Approved</b> by Council with Requested Revisions to 1.) Urban Growth Policies 1.8 and 1.9: Add language that emphasizes that jurisdictions should plan for infill and growth within existing UGA. 2.) Housing Policy 4.2 Clarity that Sub-Section (e.) is consistent with Sub Section (a), and that avoiding further concentrations of low-income, PSH, and emergency shelter

			housing means a deliberate strategy on the parts of Cities to plan for neighborhoods where there is a mix of housing unit types for a variety of income levels. <b>Comments Addressed</b> with Revisions to CPP 1.5 and 1.8.
Sedro Woolley	Took to Planning Commission 7/16/24 and Council on 8/14/24		Two letters of comment from Citizens Submitted - with <b>general support</b> , just asking for some further clarification. No resolution or other formal documentation other than comment letters.
Skagit County	October 8, 2024 - Planning Commission	Recorded Motion	<b>Opposed</b> to Adoption
Futurewise	September 5th Email	Email from Tim Trohimovich	<b>Supportive</b> but requested that lower AMI housing be removed from rural allocations. <b>Comments Addressed</b> in final 2045 allocations.

In response to the [comments received from the different jurisdictions](#) new proposed redline revisions were made to address each jurisdiction’s comments. These proposed revisions are included in the new draft of the proposed CPP’s. These proposed revisions to the draft were brought to the GMATAC during their December 3<sup>rd</sup> meeting. At that meeting they agreed on the revisions to address the comments from and recommended approval of the new redline CPP draft document.

Included in the final CPP redlines are the final 2045 growth allocations. The GMATAC recommended adoption of the final 2045 growth allocations as part of the new redline document. These final growth allocations remove the 0-50% AMI from the rural and balance the allocations by shifting the 100% and above AMI allocations from the cities and towns and adding them to the rural allocations.

**Next Steps**

With the public involvement process complete for member jurisdictions, the final growth allocations made, and the GMATAC recommendation for approval on the new redline CPP draft, the next step is for GMASC to consider recommending adoption of the new redline CPP document.

As the recommending authority to County Commissioners, the GMASC may choose to make a recommendation on CPPs in December at this meeting to the County Commissioners, or at a future meeting. The County Commissioners will then take final action on the proposed CPP's.

County Commissioners may take one of two actions on any CPP recommendation from the GMASC:

1. Adopt any new CPP or CPP amendment proposed by the GMASC, but not change the proposed CPP or CPP amendment in any manner whatsoever; or
2. Decline to adopt any new CPP or CPP amendment proposed by the GMASC.

There is also a CPP dispute resolution process that any GMASC member may invoke, which is included in Section 9: Dispute Resolution (Page 9-11) of the Framework Agreement. A notice of dispute can occur after any GMASC CPP recommendation to the County Commissioners.