

# Growth Management Act, Comprehensive Plans, and Paine Field

Mediated Role Determination Panel

May 4, 2006

# GMA Overview

- *“It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.”* **RCW 36.70A.010.**

# Comprehensive Planning

- Snohomish County jurisdictions must plan for:
  - Land use
  - Capital facilities
  - Rural lands
  - Economic development
  - Housing
  - Utilities
  - Transportation
  - Parks and recreation
- Consistency/coordination between jurisdictional plans
- Must plan for Essential Public Facilities

# Essential Public Facilities

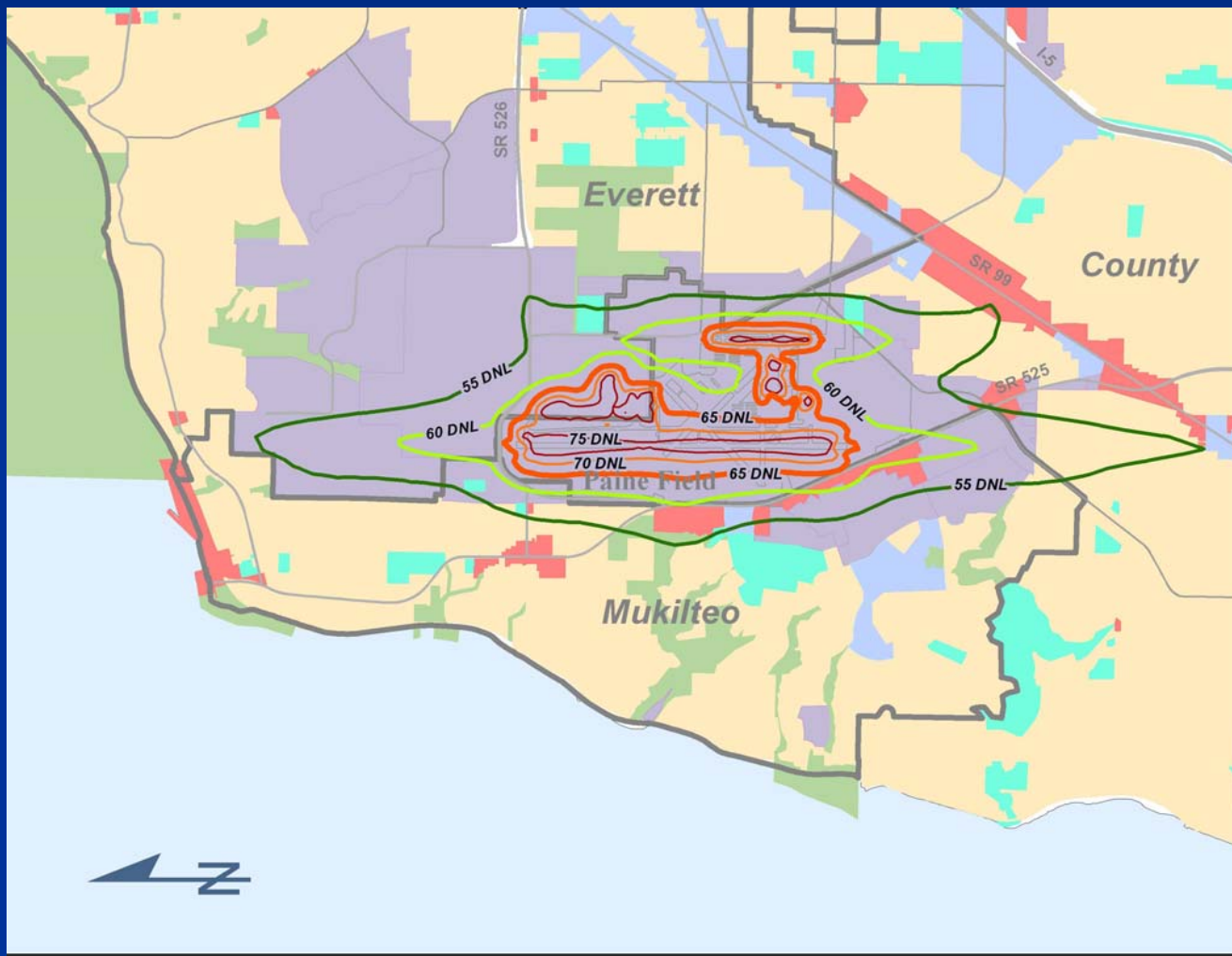
- Airports are defined as Essential Public Facilities (EPFs)
- Must inventory airports and plan for future distribution and locations
- Jurisdictions must discourage incompatible uses adjacent to airports through comprehensive plans and development regulations

# Essential Public Facilities

- No comprehensive plan or development regulations may preclude the siting of essential public facilities

\*\*Note: “Siting” has been interpreted to include the expansion of airport services.

# What Do Local Plans Say about Paine Field? Future Land Use Designations



# Snohomish County Comprehensive Plan

## ■ General Policy Plan - Capital Facilities Goal 8:

“Develop investment strategies for Paine Field to support and enhance its role as a general aviation and industrial commercial facility consistent with the Airport Master Plan.”

# City of Mukilteo Comprehensive Plan

- Discusses concerns and mitigation options to address noise and traffic impacts from Paine Field
- Supports 1978/79 MRD; MRD shaped city's land use decisions
- Opposed to expansion of Paine Field for commercial aviation use, while recognizing that GMA prohibits a city from precluding EPFs.



# City of Everett Comprehensive Plan

- Supports the Paine Field Master Plan Update
- Plan based on assumption that general aviation role will continue, but also anticipates a re-evaluation of the MRD
- Policies “address the need to protect Paine Field from the encroachment from incompatible land uses.”

# Future Planning Issues

- Future land use planning will continue to implement the decision of the MRD review panel, consistent with GMA.

# Questions?

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