

Planning Law Conference

2011

Meydenbauer Center

11100 NE 6th Street
Bellevue, Washington

Conference Details

Why You Should Attend

The legal environment for planning is changing day to day and planners need to stay up to date on the latest developments and tools. Join your peers at this year's Planning Law Conference in Bellevue and get an update on important planning law issues from lawyers, planners and other knowledgeable professionals. This event will feature good food and ample time for catching up with your fellow planners.

How to Register

All attendees must register online at:

<http://www.regonline.com/2011apawapssplc>

Payment may be made by credit card, check or purchase order. The registration fee of **\$99** is available through Thursday, April 21, 2011. Late registration will be \$110 at the door (cash or check only), if space is available.

How to Get There

Meydenbauer Center is conveniently located adjacent to Interstate 405 at N.E. 6th Street and 112th Avenue N.E. in downtown Bellevue—just nine miles east of downtown Seattle. The most convenient off-ramp from I-405 is at NE 4th Street (Exit 13A).

Luncheon Speaker

Fred Jarrett, Deputy King County Executive

Schedule

Registration, refreshments, and networking begin at 7:30 AM. Sessions begin at 8:30 AM.

A Special Thanks to our Early Sponsors

- Community Attributes
- Perteet Inc.
- ESA
- TEC Inc.

AICP CM Credits

Applications for AICP Certification Maintenance credits, including Law credits, are being submitted for most sessions but have not yet been approved. We will notify conference attendees when determination is made by AICP.

For more information contact:

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American Planning Association
Washington Chapter
Puget Sound Section

Making Great Communities Happen

Tuesday • April 26, 2011

REGISTER TODAY!

Planning Law Conference



Meydenbauer Center

11100 NE 6th Street | Bellevue, WA

2011 Planning Law Conference Sessions

Tuesday, April 26 | 7:30 AM to 4:30 PM

At the Counter Track

- **SEPA Facts We All Get Wrong** – The session will examine the legally challenging aspects of SEPA we sometimes get wrong, including: the “optional DNS process”; understanding threshold modification vs. addendums; adoptions; phased review; preparing for appeals, and other all too common SEPA errors.
- **Tools for Handling the Non-conformist** – Aspects of legal nonconforming uses will be discussed, including the examination of a case from Mill Creek. Hear discussion about case laws and existing legislation, the legal authority planners should consider related to the right to continue nonconforming uses, and when a jurisdiction may extinguish the use.
- **Historic Preservation Laws and Local Planning Strategies: What, When, Where, Why, Who and How?** – This session will provide professional level planners with knowledge of historic resources and the laws for their protection, and skills to meet legal requirements through integration within local comprehensive plans, regulations, programs and project reviews.
- **Rise of Permitting in the Floodplain** – Challenged with balancing Federal Emergency Management Administration (FEMA) flood insurance certification with reasonable regulation of farming activities within floodplains, counties and cities face increasing pressure. Federal mandates require us to revise regulations based on the NOAA Fisheries Biological Opinion and the updated FEMA Digital Flood Insurance Rate Maps. This session will discuss streamlining the local permit process within floodplains, with special emphasis on ensuring the viability of agricultural production in rural areas.
- **Tools for NPDES Phase II Implementation** – This session will provide an overview of Washington’s Phase II Municipal Stormwater Permit and compliance with the National Pollution Discharge Elimination System (NPDES) permit program. Presenters in this session will provide an overview of Ecology’s regulatory requirements, discuss the City of Mukilteo’s stormwater program and demonstrate methods and GIS tools the City of Mukilteo is using to catalogue its stormwater system, detect illicit discharges, and control runoff from development sites.

Legal and Legislative Track

- **The FEMA Model Ordinance and Biological Opinion Checklist: Helping Communities Comply with Option 2** – If your community participates in the National Flood Insurance Program (NFIP), you need to be considering the FEMA Model Ordinance. During this session FEMA representatives, fellow city planners, and experts in floodplain policy and management will discuss how your community’s regulations and procedures can meet the minimum criteria for the NFIP and the Endangered Species Act.
- **Getting Your Feet Wet: Everything Planners Need to Know About Recent Developments in Water Law** – Water resources considerations are becoming increasingly important in land use planning. In recent years the Growth Management Act has pushed water resources considerations to a more significant role. This panel will discuss recent developments in water law and describe their impact on land use planning.
- **Before You Click “Send” or “Delete”: Updates in Public Records Management** – Public and private planners may be surprised by what recent case law has determined is subject to public disclosure. This session will provide a refresher on what the Public Records Act requires for public records management and discuss recent case law defining what is and is not subject to requests for public records disclosure.
- **When Everything We Do is Wrong: The Promise of GMA and Sustainable Communities** – We have established ways of planning for utilities; measuring vehicle trips; and addressing density. But, what if the planning questions we ask and the established analysis used to address these issues are leading to the wrong place, and so failing to achieve the promises of the GMA? This session will be a provocative discussion on rethinking what we do.
- **Land Use Mediation: We Can All Just Get Along** – Mediation can be a valuable tool for resolving land use disputes, but it is rarely used. Several experienced land use practitioners have formed a focus group in conjunction with the Washington State Bar Association and King County Bar Association to explore how the use of mediation in land use matters can be improved. A panel of focus group members from different perspectives will discuss mediation in land use disputes.

Regional Planning and Policy Track

- **Breaking Down the Silos: Seattle’s Integrated Design Process** – This innovative session will compare Seattle’s existing development processes to an integrated design review process. Attendees will take a hypothetical LEED Silver development through each of the two processes. The session will then compare how the two permit systems work to help or hinder the sustainable design process.
- **GMA: Can We Afford It?** – GMA introduced many requirements and few ways to pay for them. This session will explore several GMA requirements, including concurrency, levels of service, and capital facilities planning and look at methods to pay for them including impact fees, real estate excise taxes, transportation benefit districts, and other revenues.
- **Water Supply Challenges for Growth Management** – Water resources are a critical component of growth management. The 2009 Regional Water Outlook was the result of the multi-year collaborative effort to assess and plan for water supply in the Central Puget Sound. The State Department of Ecology is engaged in water resources management reform. Representatives from the Water Supply Forum and Ecology will discuss their efforts for sustainable water supply and management.
- **SEPA and Green House Gas Emissions — Where Are We?** – How do the 2008 Washington State Legislative amendments to RCW 70.235.020, creating reduction limits in greenhouse gas emissions, relate to required project and non-project-level SEPA analyses? Are we required to consider alternatives capable of attaining statutory requirements? This session will address these questions and more, including the current legal challenge to the PSRC Transportation 2040 Plan and the most recent Ecology Guidance.
- **“Dr. Strangelove” or: How I Learned to Stop Worrying about Violating RCW 82.02.020 and Love Traffic Mitigation** – This session will use a 6,050-unit development approved in King County as a case study for closely analyzing the traffic impacts of a project and the range of legal alternatives for mitigating those impacts.