

---

ENGROSSED SUBSTITUTE HOUSE BILL 1338

---

State of Washington

55th Legislature

1997 Regular Session

By House Committee on Government Reform & Land Use (originally sponsored by Representatives Mulliken, Hatfield, Reams, Mielke, Doumit, McMorris and Schoesler)

Read first time 02/26/97.

1 AN ACT Relating to increasing flexibility for counties and cities  
2 in implementing growth management; amending RCW 36.70A.040 and  
3 36.70A.110; adding a new section to chapter 36.70A RCW; and declaring  
4 an emergency.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **Sec. 1.** RCW 36.70A.040 and 1995 c 400 s 1 are each amended to read  
7 as follows:

8 (1)(a) Each county that has both a population of fifty thousand or  
9 more and, until May 16, 1995, has had its population increase by more  
10 than ten percent in the previous ten years or, on or after May 16,  
11 1995, has had its population increase by more than seventeen percent in  
12 the previous ten years, and the cities located within such county, and  
13 any other county regardless of its population that has had its  
14 population increase by more than twenty percent in the previous ten  
15 years, and the cities located within such county, shall ~~((conform with  
16 all of the requirements of this chapter))~~ plan under this section.  
17 However, the county legislative authority of such a county with a  
18 population of less than ~~((fifty))~~ seventy-five thousand population may  
19 adopt a resolution removing the county, and the cities located within

1 the county, from the requirement(~~(s of adopting comprehensive land use~~  
2 ~~plans and development regulations under this chapter))~~ to plan under  
3 this section if this resolution is adopted and filed with the  
4 department by December 31, (~~(1990, for counties initially meeting this~~  
5 ~~set of criteria))~~ 1997, or within (~~(sixty days))~~ six months of the date  
6 the office of financial management certifies that a county meets this  
7 set of criteria under subsection (5) of this section. A county that  
8 adopts a resolution removing the county, and the cities located within  
9 the county, from the requirement to plan under this section remains  
10 subject to the requirements for the designation and protection of  
11 critical areas and the designation of natural resource lands under RCW  
12 36.70A.060(2), 36.70A.170, and 36.70A.172.

13 (b) Once a county meets either of these sets of criteria and the  
14 county has not adopted a resolution under (a) of this subsection, the  
15 requirement to ((conform with all of the requirements of this chapter))  
16 plan under this section remains in effect, even if the county no longer  
17 meets one of these sets of criteria.

18 (2) The county legislative authority of any county that does not  
19 (~~(meet either of the sets of criteria established))~~ plan under  
20 (~~(subsection (1) of))~~ this section may adopt a resolution indicating  
21 its intention (~~(to have subsection (1) of this section apply to))~~ that  
22 the county plan under this section. Each city, located in a county  
23 that (~~(chooses to plan))~~ adopts a resolution under this subsection(~~(7))~~  
24 shall (~~(conform with all of the requirements of this chapter))~~ plan  
25 under this section. Once such a resolution has been adopted, the  
26 county and the cities located within the county remain subject to all  
27 of the requirements of this (~~(chapter))~~ section. However, a county  
28 with a population of seventy-five thousand or less that, before the  
29 effective date of this act, adopted a resolution of intention under  
30 this subsection to plan under this section may adopt a resolution  
31 removing the county, and the cities located within the county, from the  
32 requirement to plan under this section if the resolution is adopted and  
33 filed with the department by December 31, 1997. A county that adopts  
34 a resolution removing the county, and the cities located within the  
35 county, from the requirement to plan under this section remains subject  
36 to the requirements for the designation and protection of critical  
37 areas and the designation of natural resource lands under RCW  
38 36.70A.060(2), 36.70A.170, and 36.70A.172.

1       (3) Any county or city that is initially required to (~~conform with~~  
2 ~~all of the requirements of this chapter~~) plan under this section, and,  
3 where applicable, the county legislative authority has not adopted a  
4 resolution removing the county from these requirements as provided in  
5 subsection (1) of this section, shall take actions under this chapter  
6 as follows: (a) The county legislative authority shall adopt a county-  
7 wide planning policy under RCW 36.70A.210; (b) the county and each city  
8 located within the county shall designate critical areas, agricultural  
9 lands, forest lands, and mineral resource lands, and adopt development  
10 regulations conserving these designated agricultural lands, forest  
11 lands, and mineral resource lands and protecting these designated  
12 critical areas, under RCW 36.70A.170 and 36.70A.060; (c) the county  
13 shall designate and take other actions related to urban growth areas  
14 under RCW 36.70A.110; (d) if the county has a population of fifty  
15 thousand or more, the county and each city located within the county  
16 shall adopt a comprehensive plan under this chapter and development  
17 regulations that are consistent with and implement the comprehensive  
18 plan on or before July 1, 1994, and if the county has a population of  
19 less than fifty thousand, the county and each city located within the  
20 county shall adopt a comprehensive plan under this chapter and  
21 development regulations that are consistent with and implement the  
22 comprehensive plan by January 1, 1995, but if the governor makes  
23 written findings that a county with a population of less than fifty  
24 thousand or a city located within such a county is not making  
25 reasonable progress toward adopting a comprehensive plan and  
26 development regulations the governor may reduce this deadline for such  
27 actions to be taken by no more than one hundred eighty days. Any  
28 county or city subject to this subsection may obtain an additional six  
29 months before it is required to have adopted its development  
30 regulations by submitting a letter notifying the department of  
31 community, trade, and economic development of its need prior to the  
32 deadline for adopting both a comprehensive plan and development  
33 regulations.

34       (4) Any county or city that is required to (~~conform with all the~~  
35 ~~requirements of this chapter~~) plan under this section, as a result of  
36 the county legislative authority adopting its resolution of intention  
37 under subsection (2) of this section, and the county legislative  
38 authority has not adopted a resolution removing the county from these  
39 requirements under subsection (2) of this section, shall take actions

1 under this chapter as follows: (a) The county legislative authority  
2 shall adopt a county-wide planning policy under RCW 36.70A.210; (b) the  
3 county and each city that is located within the county shall adopt  
4 development regulations conserving agricultural lands, forest lands,  
5 and mineral resource lands it designated under RCW 36.70A.060 within  
6 one year of the date the county legislative authority adopts its  
7 resolution of intention; (c) the county shall designate and take other  
8 actions related to urban growth areas under RCW 36.70A.110; and (d) the  
9 county and each city that is located within the county shall adopt a  
10 comprehensive plan and development regulations that are consistent with  
11 and implement the comprehensive plan not later than four years from the  
12 date the county legislative authority adopts its resolution of  
13 intention, but a county or city may obtain an additional six months  
14 before it is required to have adopted its development regulations by  
15 submitting a letter notifying the department of community, trade, and  
16 economic development of its need prior to the deadline for adopting  
17 both a comprehensive plan and development regulations.

18 (5) If the office of financial management certifies that the  
19 population of a county that (~~previously had not been required to~~)  
20 does not plan under (~~subsection (1) or (2) of~~) this section has  
21 changed sufficiently to meet either of the sets of criteria specified  
22 under subsection (1) of this section, and where applicable, the county  
23 legislative authority has not adopted a resolution removing the county  
24 from these requirements as provided in subsection (1) of this section,  
25 the county and each city within such county shall take actions under  
26 this chapter as follows: (a) The county legislative authority shall  
27 adopt a county-wide planning policy under RCW 36.70A.210; (b) the  
28 county and each city located within the county shall adopt development  
29 regulations under RCW 36.70A.060 conserving agricultural lands, forest  
30 lands, and mineral resource lands it designated within one year of the  
31 certification by the office of financial management; (c) the county  
32 shall designate and take other actions related to urban growth areas  
33 under RCW 36.70A.110; and (d) the county and each city located within  
34 the county shall adopt a comprehensive land use plan and development  
35 regulations that are consistent with and implement the comprehensive  
36 plan within four years of the certification by the office of financial  
37 management, but a county or city may obtain an additional six months  
38 before it is required to have adopted its development regulations by  
39 submitting a letter notifying the department of community, trade, and

1 economic development of its need prior to the deadline for adopting  
2 both a comprehensive plan and development regulations.

3 (6) A copy of each document that is required under this section  
4 shall be submitted to the department at the time of its adoption.

5 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A RCW  
6 to read as follows:

7 (1) A county, after conferring with its cities, may develop  
8 alternative methods of achieving the planning goals established by RCW  
9 36.70A.020.

10 (2) The authority provided by this section may not be used to  
11 modify:

12 (a) Requirements for the designation and protection of critical  
13 areas or for the designation of natural resource lands under RCW  
14 36.70A.060(2), 36.70A.170, and 36.70A.172;

15 (b) The requirement that wetlands be delineated consistent with the  
16 requirements of RCW 36.70A.175; or

17 (c) The requirement to establish a process for the siting of  
18 essential public facilities pursuant to RCW 36.70A.200.

19 (3) Before adopting any alternative methods of achieving the  
20 planning goals established by RCW 36.70A.020, a county shall provide an  
21 opportunity for public review and comment. An ordinance or resolution  
22 proposing or adopting alternative methods must be submitted to the  
23 department in the same manner as provided in RCW 36.70A.106 for  
24 submittal of proposed and adopted comprehensive plans and development  
25 regulations.

26 **Sec. 3.** RCW 36.70A.110 and 1995 c 400 s 2 are each amended to read  
27 as follows:

28 (1) Each county that is required or chooses to plan under RCW  
29 36.70A.040 shall designate an urban growth area or areas within which  
30 urban growth shall be encouraged and outside of which growth can occur  
31 only if it is not urban in nature. Each city that is located in such  
32 a county shall be included within an urban growth area. An urban  
33 growth area may include more than a single city. An urban growth area  
34 may include territory that is located outside of a city only if such  
35 territory already is characterized by urban growth whether or not the  
36 urban growth area includes a city, or is adjacent to territory already

1 characterized by urban growth, or is a designated new fully contained  
2 community as defined by RCW 36.70A.350.

3 (2) Based upon the growth management population projection made for  
4 the county by the office of financial management, the urban growth  
5 areas in the county shall include areas and densities at least  
6 sufficient to permit the urban growth that is projected to occur in the  
7 county for the succeeding twenty-year period. Each urban growth area  
8 shall permit urban densities and shall include greenbelt and open space  
9 areas. An urban growth area determination may include a reasonable  
10 land market supply factor and shall permit a range of urban densities  
11 and uses. In determining this market factor, cities and counties may  
12 consider local circumstances. Cities and counties have discretion in  
13 their comprehensive plans to make many choices about accommodating  
14 growth.

15 Within one year of July 1, 1990, each county that as of June 1,  
16 1991, was required or chose to plan under RCW 36.70A.040, shall begin  
17 consulting with each city located within its boundaries and each city  
18 shall propose the location of an urban growth area. Within sixty days  
19 of the date the county legislative authority of a county adopts its  
20 resolution of intention or of certification by the office of financial  
21 management, all other counties that are required or choose to plan  
22 under RCW 36.70A.040 shall begin this consultation with each city  
23 located within its boundaries. The county shall attempt to reach  
24 agreement with each city on the location of an urban growth area within  
25 which the city is located. If such an agreement is not reached with  
26 each city located within the urban growth area, the county shall  
27 justify in writing why it so designated the area an urban growth area.  
28 A city may object formally with the department over the designation of  
29 the urban growth area within which it is located. Where appropriate,  
30 the department shall attempt to resolve the conflicts, including the  
31 use of mediation services.

32 (3) Urban growth should be located first in areas already  
33 characterized by urban growth that have adequate existing public  
34 facility and service capacities to serve such development, second in  
35 areas already characterized by urban growth that will be served  
36 adequately by a combination of both existing public facilities and  
37 services and any additional needed public facilities and services that  
38 are provided by either public or private sources, and third in the  
39 remaining portions of the urban growth areas. Urban growth may also be

1 located in designated new fully contained communities as defined by RCW  
2 36.70A.350.

3 (4) In general, cities are the units of local government most  
4 appropriate to provide urban governmental services. In general, it is  
5 not appropriate that urban governmental services be extended to or  
6 expanded in rural areas except in those limited circumstances shown to  
7 be necessary to protect basic public health and safety and the  
8 environment and when such services are financially supportable at rural  
9 densities and do not permit urban development. Counties and special  
10 districts also may provide a variety of governmental services,  
11 including but not limited to, public safety and fire protection; water,  
12 wastewater, and other utility service; and transit and transportation  
13 services. When such services are provided outside the urban growth  
14 area it is usually at a lower service level than for urban governmental  
15 services.

16 (5) On or before October 1, 1993, each county that was initially  
17 required to plan under RCW 36.70A.040(1) shall adopt development  
18 regulations designating interim urban growth areas under this chapter.  
19 Within three years and three months of the date the county legislative  
20 authority of a county adopts its resolution of intention or of  
21 certification by the office of financial management, all other counties  
22 that are required or choose to plan under RCW 36.70A.040 shall adopt  
23 development regulations designating interim urban growth areas under  
24 this chapter. Adoption of the interim urban growth areas may only  
25 occur after public notice; public hearing; and compliance with the  
26 state environmental policy act, chapter 43.21C RCW, and RCW 36.70A.110.  
27 Such action may be appealed to the appropriate growth management  
28 hearings board under RCW 36.70A.280. Final urban growth areas shall be  
29 adopted at the time of comprehensive plan adoption under this chapter.

30 (6) Each county shall include designations of urban growth areas in  
31 its comprehensive plan.

32 NEW SECTION. **Sec. 4.** If any provision of this act or its  
33 application to any person or circumstance is held invalid, the  
34 remainder of the act or the application of the provision to other  
35 persons or circumstances is not affected.

36 NEW SECTION. **Sec. 5.** This act is necessary for the immediate  
37 preservation of the public peace, health, or safety, or support of the

- 1 state government and its existing public institutions, and takes effect
- 2 immediately.

--- END ---