
HOUSE BILL 1616

State of Washington

57th Legislature

2001 Regular Session

By Representatives Mulliken, Mielke, Dunn, DeBolt and Crouse

Read first time 01/30/2001. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to maintaining a sufficient amount of land as
2 suitable for urban development; adding a new section to chapter 36.70A
3 RCW; and creating a new section.

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

5 NEW SECTION. **Sec. 1.** The legislature recognizes that maintaining
6 a sufficient amount of land designated as, and suitable for, urban
7 development within the comprehensive plans of counties and cities
8 planning under RCW 36.70A.040 is essential if the purposes of chapter
9 36.70A RCW are to be achieved. The legislature therefore finds that a
10 reduction in the amount of such land in a county, through the expansion
11 of designated critical areas, the revision of development regulations
12 on existing designated critical areas, or new regulation of existing
13 developable lands under local, state, or federal environmental laws,
14 should be offset by the addition of other land classified as, and
15 suitable for, urban development to a county's urban growth areas. That
16 is, when adoption of new standards of environmental protection for
17 urban lands is necessary in the public interest, the purposes of
18 chapter 36.70A RCW are best achieved if the total amount of land

1 available for productive human activities within the designated urban
2 growth areas of counties is not thereby diminished.

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

5 (1) If, after January 1, 2001, a county or city planning under RCW
6 36.70A.040 either amends its comprehensive plan to redesignate as
7 critical areas land located within an urban growth area and previously
8 designated otherwise in its comprehensive plan land use element under
9 RCW 36.70A.070(1) or amends its development regulations or other
10 standards that effectively reduces the development potential of land
11 within its urban growth area and designated for development in its
12 comprehensive plan:

13 (a) That county or city shall determine the acreage and qualitative
14 reduction in land suitable for development within its urban growth area
15 and shall docket that amount as a deficiency to the planning director
16 of the county in which the land is located;

17 (b) Not later than September 1, 2002, and at least every five years
18 thereafter, each county, in consultation with its cities as required by
19 RCW 36.70A.110 and 36.70A.210, shall increase the total land area
20 within its urban growth areas by the full docketed acreage deficiency,
21 with comparable qualitative land characteristics, through amendment of
22 the county's comprehensive plan; and

23 (c) The county within which the increased land suitable for urban
24 development is located shall review its comprehensive plan elements
25 under RCW 36.70A.070 and its development regulations under RCW
26 36.70A.060 and shall adopt any amendments necessary to assure that the
27 comprehensive plan elements and development regulations are consistent
28 with the changes required by (b) of this subsection.

29 (2) The revision required by this section may be combined with, but
30 shall not be delayed by, the review required under RCW 36.70A.130(3) or
31 with the review and evaluation required under RCW 36.70A.215.

32 (3) For purposes of this section, "docketing" means compiling and
33 maintaining a detailed list of land and land use deficiencies resulting
34 from the actions specified in subsection (1) of this section in a
35 manner that will ensure that such deficiencies will be presented for
36 the required periodic action by counties and will be available for
37 review by the public.

1 (4) For purposes of this section, "qualitative land
2 characteristics" means the designated use of the land in deficiency,
3 its suitability for development, the general location of that land
4 within the county, its physical characteristics, and the availability
5 of urban services for the land.

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