
SECOND SUBSTITUTE HOUSE BILL 1099

State of Washington

67th Legislature

2021 Regular Session

By House Appropriations (originally sponsored by Representatives Duerr, Fitzgibbon, Dolan, Bateman, Ramel, Gregerson, Goodman, Ryu, Kloba, Chopp, Ormsby, Pollet, Fey, Santos, and Davis)

READ FIRST TIME 02/22/21.

1 AN ACT Relating to improving the state's climate response through
2 updates to the state's comprehensive planning framework; amending RCW
3 36.70A.020, 36.70A.480, 36.70A.320, 36.70A.190, 36.70A.030, and
4 86.12.200; reenacting and amending RCW 36.70A.070; adding new
5 sections to chapter 36.70A RCW; adding a new section to chapter
6 70A.45 RCW; adding a new section to chapter 47.80 RCW; adding a new
7 section to chapter 90.58 RCW; adding a new section to chapter 43.21C
8 RCW; and creating new sections.

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

10 **Sec. 1.** RCW 36.70A.020 and 2002 c 154 s 1 are each amended to
11 read as follows:

12 The following goals are adopted to guide the development and
13 adoption of comprehensive plans and development regulations of those
14 counties and cities that are required or choose to plan under RCW
15 36.70A.040 and, where specified, also guide the development of
16 regional policies, plans, and strategies adopted under RCW 36.70A.210
17 and chapter 47.80 RCW. The following goals are not listed in order of
18 priority and shall be used exclusively for the purpose of guiding the
19 development of comprehensive plans (~~and~~), development regulations,
20 and, where specified, regional plans, policies, and strategies:

1 (1) Urban growth. Encourage development in urban areas where
2 adequate public facilities and services exist or can be provided in
3 an efficient manner.

4 (2) Reduce sprawl. Reduce the inappropriate conversion of
5 undeveloped land into sprawling, low-density development.

6 (3) Transportation. Encourage efficient multimodal transportation
7 systems that help achieve statewide targets for the reduction of
8 greenhouse gas emissions and per capita vehicle miles traveled, and
9 are based on regional priorities and coordinated with county and city
10 comprehensive plans.

11 (4) Housing. Encourage the availability of affordable housing to
12 all economic segments of the population of this state, promote a
13 variety of residential densities and housing types, and encourage
14 preservation of existing housing stock.

15 (5) Economic development. Encourage economic development
16 throughout the state that is consistent with adopted comprehensive
17 plans, promote economic opportunity for all citizens of this state,
18 especially for unemployed and for disadvantaged persons, promote the
19 retention and expansion of existing businesses and recruitment of new
20 businesses, recognize regional differences impacting economic
21 development opportunities, and encourage growth in areas experiencing
22 insufficient economic growth, all within the capacities of the
23 state's natural resources, public services, and public facilities.

24 (6) Property rights. Private property shall not be taken for
25 public use without just compensation having been made. The property
26 rights of landowners shall be protected from arbitrary and
27 discriminatory actions.

28 (7) Permits. Applications for both state and local government
29 permits should be processed in a timely and fair manner to ensure
30 predictability.

31 (8) Natural resource industries. Maintain and enhance natural
32 resource-based industries, including productive timber, agricultural,
33 and fisheries industries. Encourage the conservation of productive
34 forestlands and productive agricultural lands, and discourage
35 incompatible uses.

36 (9) Open space and recreation. Retain open space and greenspace,
37 enhance recreational opportunities, ((conserve)) enhance fish and
38 wildlife habitat, increase access to natural resource lands and
39 water, and develop parks and recreation facilities.

1 (10) Environment. Protect and enhance the environment and enhance
2 the state's high quality of life, including air and water quality,
3 and the availability of water.

4 (11) Citizen participation and coordination. Encourage the
5 involvement of citizens in the planning process and ensure
6 coordination between communities and jurisdictions to reconcile
7 conflicts.

8 (12) Public facilities and services. Ensure that those public
9 facilities and services necessary to support development shall be
10 adequate to serve the development at the time the development is
11 available for occupancy and use without decreasing current service
12 levels below locally established minimum standards.

13 (13) Historic preservation. Identify and encourage the
14 preservation of lands, sites, and structures, that have historical or
15 archaeological significance.

16 (14) Climate change. Ensure that comprehensive plans, development
17 regulations, and regional policies, plans, and strategies under RCW
18 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of
19 a changing climate, support state greenhouse gas emissions reduction
20 requirements and state per capita vehicle miles traveled goals,
21 prepare for climate impact scenarios, foster resiliency to climate
22 impacts and natural hazards, and protect and enhance environmental,
23 economic, and human health and safety.

24 **Sec. 2.** RCW 36.70A.480 and 2010 c 107 s 2 are each amended to
25 read as follows:

26 (1) For shorelines of the state, the goals and policies of the
27 shoreline management act as set forth in RCW 90.58.020 are added as
28 one of the goals of this chapter as set forth in RCW 36.70A.020
29 without creating an order of priority among the (~~fourteen~~) 15
30 goals. The goals and policies of a shoreline master program for a
31 county or city approved under chapter 90.58 RCW shall be considered
32 an element of the county or city's comprehensive plan. All other
33 portions of the shoreline master program for a county or city adopted
34 under chapter 90.58 RCW, including use regulations, shall be
35 considered a part of the county or city's development regulations.

36 (2) The shoreline master program shall be adopted pursuant to the
37 procedures of chapter 90.58 RCW rather than the goals, policies, and
38 procedures set forth in this chapter for the adoption of a
39 comprehensive plan or development regulations.

1 (3) (a) The policies, goals, and provisions of chapter 90.58 RCW
2 and applicable guidelines shall be the sole basis for determining
3 compliance of a shoreline master program with this chapter except as
4 the shoreline master program is required to comply with the internal
5 consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125,
6 and 35A.63.105.

7 (b) Except as otherwise provided in (c) of this subsection,
8 development regulations adopted under this chapter to protect
9 critical areas within shorelines of the state apply within shorelines
10 of the state until the department of ecology approves one of the
11 following: A comprehensive master program update, as defined in RCW
12 90.58.030; a segment of a master program relating to critical areas,
13 as provided in RCW 90.58.090; or a new or amended master program
14 approved by the department of ecology on or after March 1, 2002, as
15 provided in RCW 90.58.080. The adoption or update of development
16 regulations to protect critical areas under this chapter prior to
17 department of ecology approval of a master program update as provided
18 in this subsection is not a comprehensive or segment update to the
19 master program.

20 (c) (i) Until the department of ecology approves a master program
21 or segment of a master program as provided in (b) of this subsection,
22 a use or structure legally located within shorelines of the state
23 that was established or vested on or before the effective date of the
24 local government's development regulations to protect critical areas
25 may continue as a conforming use and may be redeveloped or modified
26 if: (A) The redevelopment or modification is consistent with the
27 local government's master program; and (B) the local government
28 determines that the proposed redevelopment or modification will
29 result in no net loss of shoreline ecological functions. The local
30 government may waive this requirement if the redevelopment or
31 modification is consistent with the master program and the local
32 government's development regulations to protect critical areas.

33 (ii) For purposes of this subsection (3)(c), an agricultural
34 activity that does not expand the area being used for the
35 agricultural activity is not a redevelopment or modification.
36 "Agricultural activity," as used in this subsection (3)(c), has the
37 same meaning as defined in RCW 90.58.065.

38 (d) Upon department of ecology approval of a shoreline master
39 program or critical area segment of a shoreline master program,
40 critical areas within shorelines of the state are protected under

1 chapter 90.58 RCW and are not subject to the procedural and
2 substantive requirements of this chapter, except as provided in
3 subsection (6) of this section. Nothing in chapter 321, Laws of 2003
4 or chapter 107, Laws of 2010 is intended to affect whether or to what
5 extent agricultural activities, as defined in RCW 90.58.065, are
6 subject to chapter 36.70A RCW.

7 (e) The provisions of RCW 36.70A.172 shall not apply to the
8 adoption or subsequent amendment of a local government's shoreline
9 master program and shall not be used to determine compliance of a
10 local government's shoreline master program with chapter 90.58 RCW
11 and applicable guidelines. Nothing in this section, however, is
12 intended to limit or change the quality of information to be applied
13 in protecting critical areas within shorelines of the state, as
14 required by chapter 90.58 RCW and applicable guidelines.

15 (4) Shoreline master programs shall provide a level of protection
16 to critical areas located within shorelines of the state that assures
17 no net loss of shoreline ecological functions necessary to sustain
18 shoreline natural resources as defined by department of ecology
19 guidelines adopted pursuant to RCW 90.58.060.

20 (5) Shorelines of the state shall not be considered critical
21 areas under this chapter except to the extent that specific areas
22 located within shorelines of the state qualify for critical area
23 designation based on the definition of critical areas provided by RCW
24 36.70A.030(~~((5))~~) (6) and have been designated as such by a local
25 government pursuant to RCW 36.70A.060(2).

26 (6) If a local jurisdiction's master program does not include
27 land necessary for buffers for critical areas that occur within
28 shorelines of the state, as authorized by RCW 90.58.030(2)(~~((f))~~)
29 (d), then the local jurisdiction shall continue to regulate those
30 critical areas and their required buffers pursuant to RCW
31 36.70A.060(2).

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

34 (1) The requirements of: (a) The greenhouse gas emissions
35 reduction subelement of the climate change and resiliency element set
36 forth in RCW 36.70A.070; and (b) the amendments to the land use
37 element, transportation element, and rural element of RCW 36.70A.070,
38 apply only to those counties that are required or that choose to plan
39 under RCW 36.70A.040, and the cities with populations greater than

1 6,000 as of January 1, 2021, within those counties, that meet either
2 of the following criteria on or after January 1, 2021:

3 (i) A county with a population density of at least 100 people per
4 square mile and a population of at least 200,000; or

5 (ii) A county with a population density of at least 75 people per
6 square mile and an annual growth rate of at least 1.75 percent as
7 determined by the office of financial management.

8 (2) Once a county meets either of the sets of criteria set forth
9 in subsection (1) of this section, the requirement to conform with
10 the greenhouse gas emissions reduction subelement of the climate
11 change and resiliency element set forth in RCW 36.70A.070 remains in
12 effect, even if the county no longer meets one of these sets of
13 criteria.

14 (3) If the population of a county that previously had not been
15 required to conform with the greenhouse gas emissions reduction
16 subelement of the climate change and resiliency element set forth in
17 RCW 36.70A.070 changes sufficiently to meet either of the sets of
18 criteria set forth in subsection (1) of this section, the county, and
19 the cities with populations greater than 6,000 as of January 1, 2021,
20 within that county, shall adopt a greenhouse gas emissions reduction
21 subelement of the climate change and resiliency element set forth in
22 RCW 36.70A.070 at the next scheduled update of the comprehensive plan
23 as set forth in RCW 36.70A.130.

24 **Sec. 4.** RCW 36.70A.070 and 2017 3rd sp.s. c 18 s 4 and 2017 3rd
25 sp.s. c 16 s 4 are each reenacted and amended to read as follows:

26 The comprehensive plan of a county or city that is required or
27 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
28 and descriptive text covering objectives, principles, and standards
29 used to develop the comprehensive plan. The plan shall be an
30 internally consistent document and all elements shall be consistent
31 with the future land use map. A comprehensive plan shall be adopted
32 and amended with public participation as provided in RCW 36.70A.140.
33 Each comprehensive plan shall include a plan, scheme, or design for
34 each of the following:

35 (1) A land use element designating the proposed general
36 distribution and general location and extent of the uses of land,
37 where appropriate, for agriculture, timber production, housing,
38 commerce, industry, recreation, open spaces, general aviation
39 airports, public utilities, public facilities, and other land uses.

1 The land use element shall include population densities, building
2 intensities, and estimates of future population growth. The land use
3 element shall provide for protection of the quality and quantity of
4 groundwater used for public water supplies. The land use element
5 should give special consideration to achieving environmental justice
6 in its goals and policies. In addition, the land use element must
7 avoid creating or worsening environmental health disparities.
8 Wherever possible, the land use element should consider utilizing
9 urban planning approaches that promote physical activity and reduce
10 per capita vehicle miles traveled. Where applicable, the land use
11 element shall review drainage, flooding, and stormwater runoff in the
12 area and nearby jurisdictions and provide guidance for corrective
13 actions to mitigate or cleanse those discharges that pollute waters
14 of the state, including Puget Sound or waters entering Puget Sound.
15 The land use element must reduce and mitigate the risk to lives and
16 property posed by wildfires including, but not limited to, by
17 reducing residential development in the wildland urban interface
18 area.

19 (2) A housing element ensuring the vitality and character of
20 established residential neighborhoods that: (a) Includes an inventory
21 and analysis of existing and projected housing needs that identifies
22 the number of housing units necessary to manage projected growth; (b)
23 includes a statement of goals, policies, objectives, and mandatory
24 provisions for the preservation, improvement, and development of
25 housing, including single-family residences; (c) identifies
26 sufficient land for housing, including, but not limited to,
27 government-assisted housing, housing for low-income families,
28 manufactured housing, multifamily housing, and group homes and foster
29 care facilities; and (d) makes adequate provisions for existing and
30 projected needs of all economic segments of the community. In
31 counties and cities subject to the review and evaluation requirements
32 of RCW 36.70A.215, any revision to the housing element shall include
33 consideration of prior review and evaluation reports and any
34 reasonable measures identified.

35 (3) A capital facilities plan element consisting of: (a) An
36 inventory of existing capital facilities owned by public entities,
37 showing the locations and capacities of the capital facilities; (b) a
38 forecast of the future needs for such capital facilities; (c) the
39 proposed locations and capacities of expanded or new capital
40 facilities; (d) at least a six-year plan that will finance such

1 capital facilities within projected funding capacities and clearly
2 identifies sources of public money for such purposes; and (e) a
3 requirement to reassess the land use element if probable funding
4 falls short of meeting existing needs and to ensure that the land use
5 element, capital facilities plan element, and financing plan within
6 the capital facilities plan element are coordinated and consistent.
7 Park and recreation facilities shall be included in the capital
8 facilities plan element.

9 (4) A utilities element consisting of the general location,
10 proposed location, and capacity of all existing and proposed
11 utilities, including, but not limited to, electrical lines,
12 telecommunication lines, and natural gas lines.

13 (5) Rural element. Counties shall include a rural element
14 including lands that are not designated for urban growth,
15 agriculture, forest, or mineral resources. The following provisions
16 shall apply to the rural element:

17 (a) Growth management act goals and local circumstances. Because
18 circumstances vary from county to county, in establishing patterns of
19 rural densities and uses, a county may consider local circumstances,
20 but shall develop a written record explaining how the rural element
21 harmonizes the planning goals in RCW 36.70A.020 and meets the
22 requirements of this chapter.

23 (b) Rural development. The rural element shall permit rural
24 development, forestry, and agriculture in rural areas. The rural
25 element shall provide for a variety of rural densities, uses,
26 essential public facilities, and rural governmental services needed
27 to serve the permitted densities and uses. To achieve a variety of
28 rural densities and uses, counties may provide for clustering,
29 density transfer, design guidelines, conservation easements, and
30 other innovative techniques that will accommodate appropriate rural
31 economic advancement, densities, and uses that are not characterized
32 by urban growth and that are consistent with rural character.

33 (c) Measures governing rural development. The rural element shall
34 include measures that apply to rural development and protect the
35 rural character of the area, as established by the county, by:

36 (i) Containing or otherwise controlling rural development;

37 (ii) Assuring visual compatibility of rural development with the
38 surrounding rural area;

39 (iii) Reducing the inappropriate conversion of undeveloped land
40 into sprawling, low-density development in the rural area;

1 (iv) Protecting critical areas, as provided in RCW 36.70A.060,
2 and surface water and groundwater resources; (~~and~~)

3 (v) Protecting against conflicts with the use of agricultural,
4 forest, and mineral resource lands designated under RCW 36.70A.170;
5 and

6 (vi) Protecting existing natural areas, including native forests,
7 grasslands, wetlands, and riparian areas.

8 (d) Limited areas of more intensive rural development. Subject to
9 the requirements of this subsection and except as otherwise
10 specifically provided in this subsection (5)(d), the rural element
11 may allow for limited areas of more intensive rural development,
12 including necessary public facilities and public services to serve
13 the limited area as follows:

14 (i) Rural development consisting of the infill, development, or
15 redevelopment of existing commercial, industrial, residential, or
16 mixed-use areas, whether characterized as shoreline development,
17 villages, hamlets, rural activity centers, or crossroads
18 developments.

19 (A) A commercial, industrial, residential, shoreline, or mixed-
20 use area are subject to the requirements of (d)(iv) of this
21 subsection, but are not subject to the requirements of (c)(ii) and
22 (iii) of this subsection.

23 (B) Any development or redevelopment other than an industrial
24 area or an industrial use within a mixed-use area or an industrial
25 area under this subsection (5)(d)(i) must be principally designed to
26 serve the existing and projected rural population.

27 (C) Any development or redevelopment in terms of building size,
28 scale, use, or intensity shall be consistent with the character of
29 the existing areas. Development and redevelopment may include changes
30 in use from vacant land or a previously existing use so long as the
31 new use conforms to the requirements of this subsection (5);

32 (ii) The intensification of development on lots containing, or
33 new development of, small-scale recreational or tourist uses,
34 including commercial facilities to serve those recreational or
35 tourist uses, that rely on a rural location and setting, but that do
36 not include new residential development. A small-scale recreation or
37 tourist use is not required to be principally designed to serve the
38 existing and projected rural population. Public services and public
39 facilities shall be limited to those necessary to serve the

1 recreation or tourist use and shall be provided in a manner that does
2 not permit low-density sprawl;

3 (iii) The intensification of development on lots containing
4 isolated nonresidential uses or new development of isolated cottage
5 industries and isolated small-scale businesses that are not
6 principally designed to serve the existing and projected rural
7 population and nonresidential uses, but do provide job opportunities
8 for rural residents. Rural counties may allow the expansion of small-
9 scale businesses as long as those small-scale businesses conform with
10 the rural character of the area as defined by the local government
11 according to RCW 36.70A.030(~~((+16+))~~) (20). Rural counties may also
12 allow new small-scale businesses to utilize a site previously
13 occupied by an existing business as long as the new small-scale
14 business conforms to the rural character of the area as defined by
15 the local government according to RCW 36.70A.030(~~((+16+))~~) (20). Public
16 services and public facilities shall be limited to those necessary to
17 serve the isolated nonresidential use and shall be provided in a
18 manner that does not permit low-density sprawl;

19 (iv) A county shall adopt measures to minimize and contain the
20 existing areas or uses of more intensive rural development, as
21 appropriate, authorized under this subsection. Lands included in such
22 existing areas or uses shall not extend beyond the logical outer
23 boundary of the existing area or use, thereby allowing a new pattern
24 of low-density sprawl. Existing areas are those that are clearly
25 identifiable and contained and where there is a logical boundary
26 delineated predominately by the built environment, but that may also
27 include undeveloped lands if limited as provided in this subsection.
28 The county shall establish the logical outer boundary of an area of
29 more intensive rural development. In establishing the logical outer
30 boundary, the county shall address (A) the need to preserve the
31 character of existing natural neighborhoods and communities, (B)
32 physical boundaries, such as bodies of water, streets and highways,
33 and land forms and contours, (C) the prevention of abnormally
34 irregular boundaries, and (D) the ability to provide public
35 facilities and public services in a manner that does not permit low-
36 density sprawl;

37 (v) For purposes of (d) of this subsection, an existing area or
38 existing use is one that was in existence:

39 (A) On July 1, 1990, in a county that was initially required to
40 plan under all of the provisions of this chapter;

1 (B) On the date the county adopted a resolution under RCW
2 36.70A.040(2), in a county that is planning under all of the
3 provisions of this chapter under RCW 36.70A.040(2); or

4 (C) On the date the office of financial management certifies the
5 county's population as provided in RCW 36.70A.040(5), in a county
6 that is planning under all of the provisions of this chapter pursuant
7 to RCW 36.70A.040(5).

8 (e) Exception. This subsection shall not be interpreted to permit
9 in the rural area a major industrial development or a master planned
10 resort unless otherwise specifically permitted under RCW 36.70A.360
11 and 36.70A.365.

12 (6) A transportation element that implements, and is consistent
13 with, the land use element.

14 (a) The transportation element shall include the following
15 subelements:

16 (i) Land use assumptions used in estimating travel;

17 (ii) Estimated traffic impacts to state-owned transportation
18 facilities resulting from land use assumptions to assist (~~the~~
19 ~~department of transportation~~) in monitoring the performance of state
20 facilities, to plan improvements for the facilities, and to assess
21 the impact of land-use decisions on state-owned transportation
22 facilities;

23 (iii) Facilities and services needs, including:

24 (A) An inventory of air, water, and ground transportation
25 facilities and services, including transit alignments, active
26 transportation facilities, and general aviation airport facilities,
27 to define existing capital facilities and travel levels (~~as a basis~~
28 ~~for~~) to inform future planning. This inventory must include state-
29 owned transportation facilities within the city or county's
30 jurisdictional boundaries;

31 (B) Level of service standards for all locally owned arterials
32 (~~and~~), locally and regionally operated transit routes that serve
33 urban growth areas, and active transportation facilities to serve as
34 a gauge to judge performance of the system and success in helping to
35 achieve the goals of this chapter at the least cost. These standards
36 should be regionally coordinated;

37 (C) For state-owned transportation facilities, level of service
38 standards for highways, as prescribed in chapters 47.06 and 47.80
39 RCW, to gauge the performance of the system. The purposes of
40 reflecting level of service standards for state highways in the local

1 comprehensive plan are to monitor the performance of the system, to
2 evaluate improvement strategies, and to facilitate coordination
3 between the county's or city's six-year street, road, active
4 transportation, or transit program and the office of financial
5 management's ten-year investment program. The concurrency
6 requirements of (b) of this subsection do not apply to transportation
7 facilities and services of statewide significance except for counties
8 consisting of islands whose only connection to the mainland are state
9 highways or ferry routes. In these island counties, state highways
10 and ferry route capacity must be a factor in meeting the concurrency
11 requirements in (b) of this subsection;

12 (D) Specific actions and requirements for bringing into
13 compliance (~~locally owned~~) transportation facilities or services
14 that are below an established level of service standard;

15 (E) Forecasts of (~~traffic~~) multimodal transportation demand and
16 needs within cities and urban growth areas, and forecasts of traffic
17 demand and needs outside of cities and urban growth areas, for at
18 least ten years based on the adopted land use plan to (~~provide~~
19 ~~information on the location, timing, and capacity needs of future~~
20 ~~growth~~) inform the development of a transportation element that
21 balances transportation system safety and convenience to accommodate
22 all users of the transportation system to safely, reliably, and
23 efficiently provide access and mobility to people and goods;

24 (F) Identification of state and local system needs to equitably
25 meet current and future demands. Identified needs on state-owned
26 transportation facilities must be consistent with the statewide
27 multimodal transportation plan required under chapter 47.06 RCW.
28 Local system needs should reflect the regional transportation system,
29 local goals, and strive to equitably implement the multimodal
30 network;

31 (iv) Finance, including:

32 (A) An analysis of funding capability to judge needs against
33 probable funding resources;

34 (B) A multiyear financing plan based on the needs identified in
35 the comprehensive plan, the appropriate parts of which shall serve as
36 the basis for the six-year street, road, or transit program required
37 by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW
38 35.58.2795 for public transportation systems. The multiyear financing
39 plan should be coordinated with the ten-year investment program

1 developed by the office of financial management as required by RCW
2 47.05.030;

3 (C) If probable funding falls short of meeting the identified
4 needs of the transportation system, including state transportation
5 facilities, a discussion of how additional funding will be raised, or
6 how land use assumptions will be reassessed to ensure that level of
7 service standards will be met;

8 (v) Intergovernmental coordination efforts, including an
9 assessment of the impacts of the transportation plan and land use
10 assumptions on the transportation systems of adjacent jurisdictions;

11 (vi) Demand-management strategies;

12 (vii) (~~Pedestrian and bicycle~~) Active transportation component
13 to include collaborative efforts to identify and designate planned
14 improvements for (~~pedestrian and bicycle~~) active transportation
15 facilities and corridors that address and encourage enhanced
16 community access and promote healthy lifestyles.

17 (b) After adoption of the comprehensive plan by jurisdictions
18 required to plan or who choose to plan under RCW 36.70A.040, local
19 jurisdictions must adopt and enforce ordinances which prohibit
20 development approval if the development causes the level of service
21 on a locally owned or locally or regionally operated transportation
22 facility to decline below the standards adopted in the transportation
23 element of the comprehensive plan, unless transportation improvements
24 or strategies to accommodate the impacts of development are made
25 concurrent with the development. These strategies may include active
26 transportation facility improvements, increased or enhanced public
27 transportation service, ride-sharing programs, demand management, and
28 other transportation systems management strategies. For the purposes
29 of this subsection (6), "concurrent with the development" means that
30 improvements or strategies are in place at the time of development,
31 or that a financial commitment is in place to complete the
32 improvements or strategies within six years. If the collection of
33 impact fees is delayed under RCW 82.02.050(3), the six-year period
34 required by this subsection (6)(b) must begin after full payment of
35 all impact fees is due to the county or city. If it is possible to
36 provide for the transportation needs of a development through active
37 transportation facility improvements, increased or enhanced public
38 transportation service, ride-sharing programs, demand management, or
39 other transportation systems management strategies funded by the

1 development, a development approval may not be denied because it
2 fails to meet traffic level of service standards.

3 (c) The transportation element described in this subsection (6),
4 the six-year plans required by RCW 35.77.010 for cities, RCW
5 36.81.121 for counties, and RCW 35.58.2795 for public transportation
6 systems, and the ten-year investment program required by RCW
7 47.05.030 for the state, must be consistent.

8 (7) An economic development element establishing local goals,
9 policies, objectives, and provisions for economic growth and vitality
10 and a high quality of life. A city that has chosen to be a
11 residential community is exempt from the economic development element
12 requirement of this subsection.

13 (8) A park and recreation element that implements, and is
14 consistent with, the capital facilities plan element as it relates to
15 park and recreation facilities. The element shall include: (a)
16 Estimates of park and recreation demand for at least a ten-year
17 period; (b) an evaluation of facilities and service needs; and (c) an
18 evaluation of intergovernmental coordination opportunities to provide
19 regional approaches for meeting park and recreational demand.

20 (9) A climate change and resiliency element that is designed to
21 result in reductions in overall greenhouse gas emissions and that
22 must enhance resiliency to and avoid the adverse impacts of climate
23 change. The greenhouse gas emissions reduction subelement of the
24 climate change and resiliency element is mandatory for the
25 jurisdictions specified in section 3 of this act and is encouraged
26 for all other jurisdictions, including those planning under RCW
27 36.70A.040 and those planning under chapter 36.70 RCW. The resiliency
28 subelement of the climate change and resiliency element is mandatory
29 for all jurisdictions planning under RCW 36.70A.040 and is encouraged
30 for those jurisdictions planning under chapter 36.70 RCW.

31 (a)(i) The greenhouse gas emissions reduction subelement of the
32 comprehensive plan, and its related development regulations, must
33 identify the actions the jurisdiction will take during the planning
34 cycle consistent with the guidelines published by the department
35 pursuant to section 5 of this act that will:

36 (A) Result in reductions in overall greenhouse gas emissions
37 generated by the transportation and land use systems within the
38 jurisdiction;

39 (B) Result in reductions in per capita vehicle miles traveled
40 within the jurisdiction; and

1 (C) Prioritize reductions in communities that experience
2 disproportionate impacts and harm due to air pollution in order to
3 maximize the cobenefits of reduced air pollution.

4 (ii) Actions not specifically identified in the guidelines
5 developed by the department pursuant to section 5 of this act may be
6 considered to be consistent with those guidelines only if:

7 (A) They are projected to achieve greenhouse gas emissions
8 reductions or per capita vehicle miles traveled reductions equivalent
9 to what would be required of the jurisdiction under the guidelines
10 adopted by the department; and

11 (B) They are supported by scientifically credible projections and
12 scenarios that indicate their adoption is likely to result in
13 reductions of greenhouse gas emissions or per capita vehicle miles
14 traveled consistent with the reduction requirements set forth in RCW
15 70A.45.020.

16 (b) The resiliency subelement must equitably enhance resiliency
17 to, and avoid or substantially reduce the adverse impacts of, climate
18 change on people, property, and ecological systems through goals,
19 policies, and programs consistent with the best available science and
20 scientifically credible climate projections and impact scenarios that
21 moderate or avoid harm, enhance the resiliency of natural and human
22 systems, and enhance beneficial opportunities. The resiliency
23 subelement must prioritize actions in communities that will
24 disproportionately suffer from compounding environmental impacts and
25 will be most impacted by natural hazards due to climate change. A
26 natural hazard mitigation plan or similar plan that is guided by RCW
27 36.70A.020(14) and complies with the applicable requirements of this
28 act, including the requirements set forth in this subsection (9)(b),
29 may be adopted by reference to satisfy those requirements. Specific
30 goals, policies, and programs of the resiliency subelement must
31 include, but are not limited to, those designed to:

32 (i) Identify, protect, and enhance natural areas to foster
33 resiliency to climate impacts, as well as areas of vital habitat for
34 safe passage and species migration; and

35 (ii) Address natural hazards created or aggravated by climate
36 change, including sea level rise, landslides, flooding, drought,
37 heat, smoke, wildfire, and other effects of changes to temperature
38 and precipitation patterns.

39 (c) For the jurisdictions set forth in section 3 of this act,
40 updates to comprehensive plans and related development regulations

1 made during the update cycle that begins in 2024 must adopt measures
2 identified by the department pursuant to section 5 of this act that
3 are likely to result in reductions of greenhouse gas emissions and
4 per capita vehicle miles traveled.

5 (d) The adoption of ordinances, amendments to comprehensive
6 plans, amendments to development regulations, and other nonproject
7 actions taken by a county or city pursuant to (a) or (c) of this
8 subsection in order to implement measures specified by the department
9 pursuant to section 5 of this act are not subject to administrative
10 or judicial appeal under chapter 43.21C RCW.

11 ~~((9))~~ (10) It is the intent that new or amended elements
12 required after January 1, 2002, be adopted concurrent with the
13 scheduled update provided in RCW 36.70A.130. Requirements to
14 incorporate any such new or amended elements shall be null and void
15 until funds sufficient to cover applicable local government costs are
16 appropriated and distributed by the state at least two years before
17 local government must update comprehensive plans as required in RCW
18 36.70A.130.

19 NEW SECTION. Sec. 5. A new section is added to chapter 70A.45
20 RCW to read as follows:

21 (1) The department of commerce, in consultation with the
22 department of ecology, the department of health, and the department
23 of transportation, shall publish guidelines that specify a set of
24 measures counties and cities have available to them to take through
25 updates to their comprehensive plans and development regulations that
26 have a demonstrated ability to reduce greenhouse gas emissions in
27 order to achieve the statewide greenhouse gas emissions reductions
28 set forth in RCW 70A.45.020(1), allowing for consideration of the
29 emissions reductions achieved through the adoption of statewide
30 programs. The guidelines must prioritize reductions in communities
31 that have experienced disproportionate harm due to air pollution and
32 may draw upon the most recent health disparities data from the
33 department of health to identify high pollution areas and
34 disproportionately burdened communities. The guidelines must be based
35 on:

36 (a) The most recent greenhouse gas emissions report prepared by
37 the department of ecology and the department of commerce pursuant to
38 RCW 70A.45.020(2); and

1 (b) The most recent city and county population estimates prepared
2 by the office of financial management pursuant to RCW 43.62.035.

3 (2) The department of commerce, in consultation with the
4 department of transportation, shall publish guidelines that specify a
5 set of measures counties and cities have available to them to take
6 through updates to their comprehensive plans and development
7 regulations that have a demonstrated ability to reduce per capita
8 vehicle miles traveled.

9 The guidelines must be based on:

10 (a) The most recent greenhouse gas emissions report prepared by
11 the department of ecology and the department of commerce pursuant to
12 RCW 70A.45.020(2);

13 (b) The most recent city and county population estimates prepared
14 by the office of financial management pursuant to RCW 43.62.035; and

15 (c) The most recent summary of per capita vehicle miles traveled
16 as compiled by the department of transportation.

17 (3) The department of commerce shall first publish the full set
18 of guidelines described in subsections (1) and (2) of this section no
19 later than December 31, 2025. The department of commerce shall update
20 these guidelines at least every four years thereafter based on the
21 most recently available data, and shall provide for a process for
22 local governments and other parties to submit alternative actions for
23 consideration for inclusion into the guidelines at least once per
24 year. The department of commerce shall publish an intermediate set of
25 guidelines no later than December 31, 2022, in order to be available
26 for use by jurisdictions whose periodic updates are required by RCW
27 36.70A.130(5) to occur prior to December 31, 2025.

28 (4) In any updates to the guidelines published after 2025, the
29 department of commerce shall include a determination of whether
30 adequate progress has been made toward the statewide greenhouse gas
31 and per capita vehicle miles traveled reduction goals. If adequate
32 progress is not being made, the department must identify in the
33 guidelines what additional measures cities and counties must take in
34 order to make further progress.

35 (5) The department of commerce may not propose or adopt any
36 guidelines that would include any form of a road usage charge or any
37 fees or surcharges related to vehicle miles traveled.

38 (6) The department of commerce may not propose or adopt any
39 guidelines that would direct or require local governments to regulate

1 or tax, in any form, transportation service providers, delivery
2 vehicles, or passenger vehicles.

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

5 (1) A greenhouse gas emissions reduction subelement required by
6 RCW 36.70A.070 becomes effective when approved by the department as
7 provided in this section. The department shall strive to achieve
8 final action on a submitted greenhouse gas emissions reduction
9 subelement within 180 days of receipt and shall post an annual
10 assessment related to this performance benchmark on the agency
11 website.

12 (2) Upon receipt of a proposed greenhouse gas emissions reduction
13 subelement, the department shall:

14 (a) Provide notice to and opportunity for written comment by all
15 interested parties of record as a part of the local government review
16 process for the proposal and to all persons, groups, and agencies
17 that have requested in writing notice of proposed greenhouse gas
18 emissions reduction subelements. The comment period shall be at least
19 30 days, unless the department determines that the level of
20 complexity or controversy involved supports a shorter period;

21 (b) In the department's discretion, conduct a public hearing
22 during the 30-day comment period in the jurisdiction proposing the
23 greenhouse gas emissions reduction subelement;

24 (c) Within 15 days after the close of public comment, request the
25 local government to review the issues identified by the public,
26 interested parties, groups, and agencies and provide a written
27 response as to how the proposal addresses the identified issues;

28 (d) Within 30 days after receipt of the local government response
29 pursuant to (c) of this subsection, make written findings and
30 conclusions regarding the consistency of the proposal with the policy
31 of RCW 36.70A.070 and, after they are adopted, the applicable
32 guidelines adopted by the department pursuant to section 5 of this
33 act and any reduction allocations made pursuant to RCW 36.70A.100,
34 provide a response to the issues identified in (c) of this
35 subsection, and either approve the greenhouse gas emissions reduction
36 subelement as submitted, recommend specific changes necessary to make
37 the greenhouse gas emissions reduction subelement approvable, or deny
38 approval of the greenhouse gas emissions reduction subelement in
39 those instances where no alteration of the greenhouse gas emissions

1 reduction subelement appears likely to be consistent with the policy
2 of RCW 36.70A.070 and the applicable guidelines. The written findings
3 and conclusions shall be provided to the local government, and made
4 available to all interested persons, parties, groups, and agencies of
5 record on the proposal;

6 (e) If the department recommends changes to the proposed
7 greenhouse gas emissions reduction subelement, within 90 days after
8 the department mails the written findings and conclusions to the
9 local government, require the local government to:

10 (i) Agree to the proposed changes by written notice to the
11 department; or

12 (ii) Submit an alternative greenhouse gas emissions reduction
13 subelement. If, in the opinion of the department, the alternative is
14 consistent with the purpose and intent of the changes originally
15 submitted by the department and with this chapter it shall approve
16 the changes and provide notice to all recipients of the written
17 findings and conclusions. If the department determines the proposed
18 greenhouse gas emissions reduction subelement is not consistent with
19 the purpose and intent of the changes proposed by the department, the
20 department may resubmit the proposed greenhouse gas emissions
21 reduction subelement for public and agency review pursuant to this
22 section or reject the proposed greenhouse gas emissions reduction
23 subelement.

24 (3) The department shall approve a proposed greenhouse gas
25 emissions reduction subelement unless it determines that the proposed
26 greenhouse gas emissions reduction subelement is not consistent with
27 the policy of RCW 36.70A.070 and, after they are adopted, the
28 applicable guidelines.

29 (4) A greenhouse gas emissions reduction subelement takes effect
30 when and in such form as approved or adopted by the department. The
31 effective date is 14 days from the date of the department's written
32 notice of final action to the local government stating the department
33 has approved or rejected the proposed greenhouse gas emissions
34 reduction subelement. The department's written notice to the local
35 government must conspicuously and plainly state that it is the
36 department's final decision and that there will be no further
37 modifications to the proposed greenhouse gas emissions reduction
38 subelement. The department shall maintain a record of each greenhouse
39 gas emissions reduction subelement, the action taken on any proposed
40 greenhouse gas emissions reduction subelement, and any appeal of the

1 department's action. The department's approved document of record
2 constitutes the official greenhouse gas emissions reduction
3 subelement.

4 (5) Promptly after approval or disapproval of a local
5 government's greenhouse gas emissions reduction subelement, the
6 department shall publish a notice consistent with RCW 36.70A.290 that
7 the greenhouse gas emissions reduction subelement has been approved
8 or disapproved. This notice must be filed for all greenhouse gas
9 emissions reduction subelements.

10 (6) The department's final decision to approve or reject a
11 proposed greenhouse gas emissions reduction subelement or amendment
12 by a local government planning under RCW 36.70A.040 may be appealed
13 according to the following provisions:

14 (a) The department's final decision to approve or reject a
15 proposed greenhouse gas emissions reduction subelement or amendment
16 by a local government planning under RCW 36.70A.040 may be appealed
17 to the growth management hearings board by filing a petition as
18 provided in RCW 36.70A.290.

19 (b) A decision of the growth management hearings board concerning
20 an appeal of the department's final decision to approve or reject a
21 proposed greenhouse gas emissions reduction subelement or amendment
22 must be based solely on whether or not the adopted or amended
23 greenhouse gas emissions reduction subelement, any adopted amendments
24 to other elements of the comprehensive plan necessary to carry out
25 the subelement, and any adopted or amended development regulations
26 necessary to implement the subelement, comply with the goal set forth
27 in RCW 36.70A.020(14) as it applies to greenhouse gas emissions
28 reductions, RCW 36.70A.070(9) excluding RCW 36.70A.070(9)(b), the
29 guidelines adopted under section 5 of this act applicable to the
30 greenhouse gas emissions reduction subelement, or chapter 43.21C RCW.

31 **Sec. 7.** RCW 36.70A.320 and 1997 c 429 s 20 are each amended to
32 read as follows:

33 (1) Except as provided in subsections (5) and (6) of this
34 section, comprehensive plans and development regulations, and
35 amendments thereto, adopted under this chapter are presumed valid
36 upon adoption.

37 (2) Except as otherwise provided in subsection (4) of this
38 section, the burden is on the petitioner to demonstrate that any

1 action taken by a state agency, county, or city under this chapter is
2 not in compliance with the requirements of this chapter.

3 (3) In any petition under this chapter, the board, after full
4 consideration of the petition, shall determine whether there is
5 compliance with the requirements of this chapter. In making its
6 determination, the board shall consider the criteria adopted by the
7 department under RCW 36.70A.190(4). The board shall find compliance
8 unless it determines that the action by the state agency, county, or
9 city is clearly erroneous in view of the entire record before the
10 board and in light of the goals and requirements of this chapter.

11 (4) A county or city subject to a determination of invalidity
12 made under RCW 36.70A.300 or 36.70A.302 has the burden of
13 demonstrating that the ordinance or resolution it has enacted in
14 response to the determination of invalidity will no longer
15 substantially interfere with the fulfillment of the goals of this
16 chapter under the standard in RCW 36.70A.302(1).

17 (5) The shoreline element of a comprehensive plan and the
18 applicable development regulations adopted by a county or city shall
19 take effect as provided in chapter 90.58 RCW.

20 (6) The greenhouse gas emissions reduction subelement required by
21 RCW 36.70A.070 shall take effect as provided in section 6 of this
22 act.

23 **Sec. 8.** RCW 36.70A.190 and 1991 sp.s. c 32 s 3 are each amended
24 to read as follows:

25 (1) The department shall establish a program of technical and
26 financial assistance and incentives to counties and cities to
27 encourage and facilitate the adoption and implementation of
28 comprehensive plans and development regulations throughout the state.

29 (2) The department shall develop a priority list and establish
30 funding levels for planning and technical assistance grants both for
31 counties and cities that plan under RCW 36.70A.040. Priority for
32 assistance shall be based on a county's or city's population growth
33 rates, commercial and industrial development rates, the existence and
34 quality of a comprehensive plan and development regulations, and
35 other relevant factors.

36 (3) The department shall develop and administer a grant program
37 to provide direct financial assistance to counties and cities for the
38 preparation of comprehensive plans under this chapter. The department
39 may establish provisions for county and city matching funds to

1 conduct activities under this subsection. Grants may be expended for
2 any purpose directly related to the preparation of a county or city
3 comprehensive plan as the county or city and the department may
4 agree, including, without limitation, the conducting of surveys,
5 inventories and other data gathering and management activities, the
6 retention of planning consultants, contracts with regional councils
7 for planning and related services, and other related purposes.

8 (4) The department shall establish a program of technical
9 assistance:

10 (a) Utilizing department staff, the staff of other state
11 agencies, and the technical resources of counties and cities to help
12 in the development of comprehensive plans required under this
13 chapter. The technical assistance may include, but not be limited to,
14 model land use ordinances, regional education and training programs,
15 and information for local and regional inventories; and

16 (b) Adopting by rule procedural criteria to assist counties and
17 cities in adopting comprehensive plans and development regulations
18 that meet the goals and requirements of this chapter. These criteria
19 shall reflect regional and local variations and the diversity that
20 exists among different counties and cities that plan under this
21 chapter.

22 (5) The department shall provide mediation services to resolve
23 disputes between counties and cities regarding, among other things,
24 coordination of regional issues and designation of urban growth
25 areas.

26 (6) The department shall provide planning grants to enhance
27 citizen participation under RCW 36.70A.140.

28 (7) The department shall develop, in collaboration with the
29 department of ecology, the department of fish and wildlife, the
30 department of natural resources, the department of health, the
31 emergency management division of the military department, as well as
32 any federally recognized tribe whose reservation is within the state
33 of Washington who chooses to voluntarily participate, and adopt by
34 rule guidance that creates a model climate change and resiliency
35 element that may be used by counties, cities, and multiple-county
36 planning regions for developing and implementing climate change and
37 resiliency plans and policies required by RCW 36.70A.070(9), subject
38 to the following provisions:

1 (a) The model element must establish minimum requirements or
2 include model options for fulfilling the requirements of RCW
3 36.70A.070(9);

4 (b) The model element should provide guidance on identifying,
5 designing, and investing in infrastructure that supports community
6 resilience to climate impacts, including the protection, restoration,
7 and enhancement of natural infrastructure as well as traditional
8 infrastructure and protecting and enhancing natural areas to foster
9 resiliency to climate impacts, as well as areas of vital habitat for
10 safe passage and species migration;

11 (c) The model element should provide guidance on identifying and
12 addressing natural hazards created or aggravated by climate change,
13 including sea level rise, landslides, flooding, drought, heat, smoke,
14 wildfires, and other effects of reasonably anticipated changes to
15 temperature and precipitation patterns; and

16 (d) The rule must recognize and promote as many cobenefits of
17 climate resilience as possible such as salmon recovery, forest
18 health, and ecosystem services.

19 NEW SECTION. Sec. 9. A new section is added to chapter 47.80
20 RCW to read as follows:

21 The department shall compile, maintain, and publish a summary of
22 the per capita vehicle miles traveled annually in each city in the
23 state, and in the unincorporated portions of each county in the
24 state.

25 NEW SECTION. Sec. 10. A new section is added to chapter 90.58
26 RCW to read as follows:

27 The department shall update its shoreline master program
28 guidelines to require shoreline master programs to address the impact
29 of sea level rise and increased storm severity on people, property,
30 and shoreline natural resources and the environment.

31 **Sec. 11.** RCW 36.70A.030 and 2020 c 173 s 4 are each amended to
32 read as follows:

33 Unless the context clearly requires otherwise, the definitions in
34 this section apply throughout this chapter.

35 (1) "Adopt a comprehensive land use plan" means to enact a new
36 comprehensive land use plan or to update an existing comprehensive
37 land use plan.

1 (2) "Affordable housing" means, unless the context clearly
2 indicates otherwise, residential housing whose monthly costs,
3 including utilities other than telephone, do not exceed thirty
4 percent of the monthly income of a household whose income is:

5 (a) For rental housing, sixty percent of the median household
6 income adjusted for household size, for the county where the
7 household is located, as reported by the United States department of
8 housing and urban development; or

9 (b) For owner-occupied housing, eighty percent of the median
10 household income adjusted for household size, for the county where
11 the household is located, as reported by the United States department
12 of housing and urban development.

13 (3) "Agricultural land" means land primarily devoted to the
14 commercial production of horticultural, viticultural, floricultural,
15 dairy, apiary, vegetable, or animal products or of berries, grain,
16 hay, straw, turf, seed, Christmas trees not subject to the excise tax
17 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
18 hatcheries, or livestock, and that has long-term commercial
19 significance for agricultural production.

20 (4) "City" means any city or town, including a code city.

21 (5) "Comprehensive land use plan," "comprehensive plan," or
22 "plan" means a generalized coordinated land use policy statement of
23 the governing body of a county or city that is adopted pursuant to
24 this chapter.

25 (6) "Critical areas" include the following areas and ecosystems:

26 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
27 used for potable water; (c) fish and wildlife habitat conservation
28 areas; (d) frequently flooded areas; and (e) geologically hazardous
29 areas. "Fish and wildlife habitat conservation areas" does not
30 include such artificial features or constructs as irrigation delivery
31 systems, irrigation infrastructure, irrigation canals, or drainage
32 ditches that lie within the boundaries of and are maintained by a
33 port district or an irrigation district or company.

34 (7) "Department" means the department of commerce.

35 (8) "Development regulations" or "regulation" means the controls
36 placed on development or land use activities by a county or city,
37 including, but not limited to, zoning ordinances, critical areas
38 ordinances, shoreline master programs, official controls, planned
39 unit development ordinances, subdivision ordinances, and binding site
40 plan ordinances together with any amendments thereto. A development

1 regulation does not include a decision to approve a project permit
2 application, as defined in RCW 36.70B.020, even though the decision
3 may be expressed in a resolution or ordinance of the legislative body
4 of the county or city.

5 (9) "Extremely low-income household" means a single person,
6 family, or unrelated persons living together whose adjusted income is
7 at or below thirty percent of the median household income adjusted
8 for household size, for the county where the household is located, as
9 reported by the United States department of housing and urban
10 development.

11 (10) "Forestland" means land primarily devoted to growing trees
12 for long-term commercial timber production on land that can be
13 economically and practically managed for such production, including
14 Christmas trees subject to the excise tax imposed under RCW 84.33.100
15 through 84.33.140, and that has long-term commercial significance. In
16 determining whether forestland is primarily devoted to growing trees
17 for long-term commercial timber production on land that can be
18 economically and practically managed for such production, the
19 following factors shall be considered: (a) The proximity of the land
20 to urban, suburban, and rural settlements; (b) surrounding parcel
21 size and the compatibility and intensity of adjacent and nearby land
22 uses; (c) long-term local economic conditions that affect the ability
23 to manage for timber production; and (d) the availability of public
24 facilities and services conducive to conversion of forestland to
25 other uses.

26 (11) "Freight rail dependent uses" means buildings and other
27 infrastructure that are used in the fabrication, processing, storage,
28 and transport of goods where the use is dependent on and makes use of
29 an adjacent short line railroad. Such facilities are both urban and
30 rural development for purposes of this chapter. "Freight rail
31 dependent uses" does not include buildings and other infrastructure
32 that are used in the fabrication, processing, storage, and transport
33 of coal, liquefied natural gas, or "crude oil" as defined in RCW
34 90.56.010.

35 (12) "Geologically hazardous areas" means areas that because of
36 their susceptibility to erosion, sliding, earthquake, or other
37 geological events, are not suited to the siting of commercial,
38 residential, or industrial development consistent with public health
39 or safety concerns.

1 (13) "Long-term commercial significance" includes the growing
2 capacity, productivity, and soil composition of the land for long-
3 term commercial production, in consideration with the land's
4 proximity to population areas, and the possibility of more intense
5 uses of the land.

6 (14) "Low-income household" means a single person, family, or
7 unrelated persons living together whose adjusted income is at or
8 below eighty percent of the median household income adjusted for
9 household size, for the county where the household is located, as
10 reported by the United States department of housing and urban
11 development.

12 (15) "Minerals" include gravel, sand, and valuable metallic
13 substances.

14 (16) "Permanent supportive housing" is subsidized, leased housing
15 with no limit on length of stay that prioritizes people who need
16 comprehensive support services to retain tenancy and utilizes
17 admissions practices designed to use lower barriers to entry than
18 would be typical for other subsidized or unsubsidized rental housing,
19 especially related to rental history, criminal history, and personal
20 behaviors. Permanent supportive housing is paired with on-site or
21 off-site voluntary services designed to support a person living with
22 a complex and disabling behavioral health or physical health
23 condition who was experiencing homelessness or was at imminent risk
24 of homelessness prior to moving into housing to retain their housing
25 and be a successful tenant in a housing arrangement, improve the
26 resident's health status, and connect the resident of the housing
27 with community-based health care, treatment, or employment services.
28 Permanent supportive housing is subject to all of the rights and
29 responsibilities defined in chapter 59.18 RCW.

30 (17) "Public facilities" include streets, roads, highways,
31 sidewalks, street and road lighting systems, traffic signals,
32 domestic water systems, storm and sanitary sewer systems, parks and
33 recreational facilities, and schools.

34 (18) "Public services" include fire protection and suppression,
35 law enforcement, public health, education, recreation, environmental
36 protection, and other governmental services.

37 (19) "Recreational land" means land so designated under RCW
38 36.70A.1701 and that, immediately prior to this designation, was
39 designated as agricultural land of long-term commercial significance
40 under RCW 36.70A.170. Recreational land must have playing fields and

1 supporting facilities existing before July 1, 2004, for sports played
2 on grass playing fields.

3 (20) "Rural character" refers to the patterns of land use and
4 development established by a county in the rural element of its
5 comprehensive plan:

6 (a) In which open space, the natural landscape, and vegetation
7 predominate over the built environment;

8 (b) That foster traditional rural lifestyles, rural-based
9 economies, and opportunities to both live and work in rural areas;

10 (c) That provide visual landscapes that are traditionally found
11 in rural areas and communities;

12 (d) That are compatible with the use of the land by wildlife and
13 for fish and wildlife habitat;

14 (e) That reduce the inappropriate conversion of undeveloped land
15 into sprawling, low-density development;

16 (f) That generally do not require the extension of urban
17 governmental services; and

18 (g) That are consistent with the protection of natural surface
19 water flows and groundwater and surface water recharge and discharge
20 areas.

21 (21) "Rural development" refers to development outside the urban
22 growth area and outside agricultural, forest, and mineral resource
23 lands designated pursuant to RCW 36.70A.170. Rural development can
24 consist of a variety of uses and residential densities, including
25 clustered residential development, at levels that are consistent with
26 the preservation of rural character and the requirements of the rural
27 element. Rural development does not refer to agriculture or forestry
28 activities that may be conducted in rural areas.

29 (22) "Rural governmental services" or "rural services" include
30 those public services and public facilities historically and
31 typically delivered at an intensity usually found in rural areas, and
32 may include domestic water systems, fire and police protection
33 services, transportation and public transit services, and other
34 public utilities associated with rural development and normally not
35 associated with urban areas. Rural services do not include storm or
36 sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

37 (23) "Short line railroad" means those railroad lines designated
38 class II or class III by the United States surface transportation
39 board.

1 (24) "Urban governmental services" or "urban services" include
2 those public services and public facilities at an intensity
3 historically and typically provided in cities, specifically including
4 storm and sanitary sewer systems, domestic water systems, street
5 cleaning services, fire and police protection services, public
6 transit services, and other public utilities associated with urban
7 areas and normally not associated with rural areas.

8 (25) "Urban growth" refers to growth that makes intensive use of
9 land for the location of buildings, structures, and impermeable
10 surfaces to such a degree as to be incompatible with the primary use
11 of land for the production of food, other agricultural products, or
12 fiber, or the extraction of mineral resources, rural uses, rural
13 development, and natural resource lands designated pursuant to RCW
14 36.70A.170. A pattern of more intensive rural development, as
15 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed
16 to spread over wide areas, urban growth typically requires urban
17 governmental services. "Characterized by urban growth" refers to land
18 having urban growth located on it, or to land located in relationship
19 to an area with urban growth on it as to be appropriate for urban
20 growth.

21 (26) "Urban growth areas" means those areas designated by a
22 county pursuant to RCW 36.70A.110.

23 (27) "Very low-income household" means a single person, family,
24 or unrelated persons living together whose adjusted income is at or
25 below fifty percent of the median household income adjusted for
26 household size, for the county where the household is located, as
27 reported by the United States department of housing and urban
28 development.

29 (28) "Wetland" or "wetlands" means areas that are inundated or
30 saturated by surface water or groundwater at a frequency and duration
31 sufficient to support, and that under normal circumstances do
32 support, a prevalence of vegetation typically adapted for life in
33 saturated soil conditions. Wetlands generally include swamps,
34 marshes, bogs, and similar areas. Wetlands do not include those
35 artificial wetlands intentionally created from nonwetland sites,
36 including, but not limited to, irrigation and drainage ditches,
37 grass-lined swales, canals, detention facilities, wastewater
38 treatment facilities, farm ponds, and landscape amenities, or those
39 wetlands created after July 1, 1990, that were unintentionally
40 created as a result of the construction of a road, street, or

1 highway. Wetlands may include those artificial wetlands intentionally
2 created from nonwetland areas created to mitigate conversion of
3 wetlands.

4 (29) "Per capita vehicle miles traveled" means the number of
5 miles traveled using cars and light trucks in a calendar year divided
6 by the number of residents in Washington. The calculation of this
7 value excludes vehicle miles driven conveying freight.

8 (30) "Active transportation" means forms of pedestrian mobility
9 including walking or running, the use of a mobility assistive device
10 such as a wheelchair, bicycling and cycling irrespective of the
11 number of wheels, and the use of small personal devices such as foot
12 scooters or skateboards. Active transportation includes both
13 traditional and electric assist bicycles and other devices. Planning
14 for active transportation must consider and address accommodation
15 pursuant to the Americans with disabilities act and the distinct
16 needs of each form of active transportation.

17 (31) "Transportation system" means all infrastructure and
18 services for all forms of transportation within a geographical area,
19 irrespective of the responsible jurisdiction or transportation
20 provider.

21 (32) "Environmental justice" means the fair treatment and
22 meaningful involvement of all people regardless of race, color,
23 national origin, or income with respect to development,
24 implementation, and enforcement of environmental laws, regulations,
25 and policies; with a focus on the equitable distribution of
26 resources, benefits, and burdens in a manner that prioritizes
27 communities that experience the greatest inequities, disproportionate
28 impacts, and have the greatest unmet needs.

29 **Sec. 12.** RCW 86.12.200 and 1991 c 322 s 3 are each amended to
30 read as follows:

31 The county legislative authority of any county may adopt a
32 comprehensive flood control management plan for any drainage basin
33 that is located wholly or partially within the county.

34 A comprehensive flood control management plan shall include the
35 following elements:

36 (1) Designation of areas that are susceptible to periodic
37 flooding, from inundation by bodies of water or surface water runoff,
38 or both, including the river's meander belt or floodway;

1 (2) Establishment of a comprehensive scheme of flood control
2 protection and improvements for the areas that are subject to such
3 periodic flooding, that includes: (a) Determining the need for, and
4 desirable location of, flood control improvements to protect or
5 preclude flood damage to structures, works, and improvements, based
6 upon a cost/benefit ratio between the expense of providing and
7 maintaining these improvements and the benefits arising from these
8 improvements; (b) establishing the level of flood protection that
9 each portion of the system of flood control improvements will be
10 permitted; (c) identifying alternatives to in-stream flood control
11 work; (d) identifying areas where flood waters could be directed
12 during a flood to avoid damage to buildings and other structures; and
13 (e) identifying sources of revenue that will be sufficient to finance
14 the comprehensive scheme of flood control protection and
15 improvements;

16 (3) Establishing land use regulations that preclude the location
17 of structures, works, or improvements in critical portions of such
18 areas subject to periodic flooding, including a river's meander belt
19 or floodway, and permitting only flood-compatible land uses in such
20 areas;

21 (4) Establishing restrictions on construction activities in areas
22 subject to periodic floods that require the flood proofing of those
23 structures that are permitted to be constructed or remodeled; ~~((and))~~

24 (5) Establishing restrictions on land clearing activities and
25 development practices that exacerbate flood problems by increasing
26 the flow or accumulation of flood waters, or the intensity of
27 drainage, on low-lying areas. Land clearing activities do not include
28 forest practices as defined in chapter 76.09 RCW; and

29 (6) Consideration of climate change impacts, including the impact
30 of sea level rise and increased storm severity on people, property,
31 natural resources, and the environment.

32 A comprehensive flood control management plan shall be subject to
33 the minimum requirements for participation in the national flood
34 insurance program, requirements exceeding the minimum national flood
35 insurance program that have been adopted by the department of ecology
36 for a specific floodplain pursuant to RCW 86.16.031, and rules
37 adopted by the department of ecology pursuant to RCW 86.26.050
38 relating to floodplain management activities. When a county plans
39 under chapter 36.70A RCW, it may incorporate the portion of its
40 comprehensive flood control management plan relating to land use

1 restrictions in its comprehensive plan and development regulations
2 adopted pursuant to chapter 36.70A RCW.

3 NEW SECTION. **Sec. 13.** A new section is added to chapter 43.21C
4 RCW to read as follows:

5 The adoption of ordinances, amendments to comprehensive plans,
6 amendments to development regulations, and other nonproject actions
7 taken by a county or city pursuant to RCW 36.70A.070(9) (a) or (c) in
8 order to implement measures specified by the department of commerce
9 pursuant to section 5 of this act are not subject to administrative
10 or judicial appeals under this chapter.

11 NEW SECTION. **Sec. 14.** The obligation of local governments to
12 comply with the requirements set forth in RCW 36.70A.070 and section
13 10 of this act is contingent on the appropriation and distribution to
14 local governments of funds for the specific purpose of complying with
15 this act. Local governments may not be required to comply with the
16 requirements set forth in RCW 36.70A.070 and section 10 of this act
17 until funds sufficient to cover applicable local government costs are
18 appropriated and distributed by the state at least two years before
19 local governments must update comprehensive plans as required in RCW
20 36.70A.130.

21 NEW SECTION. **Sec. 15.** If specific funding for the purposes of
22 this act, referencing this act by bill or chapter number, is not
23 provided by June 30, 2021, in the omnibus appropriations act, this
24 act is null and void.

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