

---

HOUSE BILL 2492

---

State of Washington

54th Legislature

1996 Regular Session

By Representatives Scott and Reams

Read first time 01/11/96. Referred to Committee on Government Operations.

1 AN ACT Relating to local permit assistance; amending RCW  
2 36.70B.020; and adding new sections to chapter 36.70B RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70B RCW  
5 to read as follows:

6 On or before January 1, 1997, every local government shall prepare,  
7 and thereafter keep current, both a general inventory of its project  
8 permit requirements and a handbook describing in more detail  
9 requirements for each project permit.

10 Each handbook must include: (1) A description of activities that  
11 are subject to the project permit requirements; (2) where and how staff  
12 may be contacted who administer the project permit process, including  
13 names, job titles, work street addresses, work telephone numbers, and  
14 work electronic mail addresses; (3) a description of requirements for  
15 obtaining the project permit; (4) project permit application forms; and  
16 (5) a copy of several successful applications for the project permit,  
17 with names, addresses, and other personal information related to the  
18 successful applicants deleted.

1 The inventory and each handbook must describe the combined project  
2 review and environmental review required by RCW 36.70B.050.

3 The inventory and a handbook for every county and city planning  
4 under RCW 36.70A.040 must describe the integrated and consolidated  
5 project permit process required by RCW 36.70B.060. The inventory and  
6 a handbook for any other county or city, that chooses to establish an  
7 integrated and consolidated project permit process, must describe this  
8 process.

9 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70B RCW  
10 to read as follows:

11 On or before January 1, 1997, every local government shall prepare,  
12 and thereafter keep current, a general description of each development  
13 regulation it has adopted.

14 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70B RCW  
15 to read as follows:

16 On or before January 1, 1997, every local government shall  
17 establish an assistance center, or provide a central location and  
18 designated staff person, to: (1) Maintain and distribute the inventory  
19 and handbooks required by section 1 of this act; (2) maintain and  
20 distribute the general description of its development regulations  
21 required by section 2 of this act; and (3) provide advice on project  
22 permit requirements for members of the public or direct members of the  
23 public to appropriate staff who can provide advice on project permit  
24 requirements.

25 **Sec. 4.** RCW 36.70B.020 and 1995 c 347 s 402 are each amended to  
26 read as follows:

27 Unless the context clearly requires otherwise, the definitions in  
28 this section apply throughout this chapter.

29 (1) "Closed record appeal" means an administrative appeal on the  
30 record to a local government body or officer, including the legislative  
31 body, following an open record hearing on a project permit application  
32 when the appeal is on the record with no or limited new evidence or  
33 information allowed to be submitted and only appeal argument allowed.

34 (2) "Development regulation" means any ordinance establishing  
35 regulatory controls on development or land use activities, including,

1 but not limited to, zoning ordinance, official control, subdivision  
2 ordinance, binding site plan ordinance, and shoreline master program.

3 ~~(3)~~ (3) "Local government" means a county, city, or town.

4 ~~((+3+))~~ (4) "Open record hearing" means a hearing, conducted by a  
5 single hearing body or officer authorized by the local government to  
6 conduct such hearings, that creates the local government's record  
7 through testimony and submission of evidence and information, under  
8 procedures prescribed by the local government by ordinance or  
9 resolution. An open record hearing may be held prior to a local  
10 government's decision on a project permit to be known as an "open  
11 record predecision hearing." An open record hearing may be held on an  
12 appeal, to be known as an "open record appeal hearing," if no open  
13 record predecision hearing has been held on the project permit.

14 ~~((+4+))~~ (5) "Project permit" or "project permit application" means  
15 any land use or environmental permit or license required from a local  
16 government for a project action, including but not limited to building  
17 permits, subdivisions, binding site plans, planned unit developments,  
18 conditional uses, shoreline substantial development permits, site plan  
19 review, permits or approvals required by critical area ordinances,  
20 site-specific rezones authorized by a comprehensive plan or subarea  
21 plan, but excluding the adoption or amendment of a comprehensive plan,  
22 subarea plan, or development regulations except as otherwise  
23 specifically included in this subsection.

24 ~~((+5+))~~ (6) "Public meeting" means an informal meeting, hearing,  
25 workshop, or other public gathering of people to obtain comments from  
26 the public or other agencies on a proposed project permit prior to the  
27 local government s decision. A public meeting may include, but is not  
28 limited to, a design review or architectural control board meeting, a  
29 special review district or community council meeting, or a scoping  
30 meeting on a draft environmental impact statement. A public meeting  
31 does not include an open record hearing. The proceedings at a public  
32 meeting may be recorded and a report or recommendation may be included  
33 in the local government s project permit application file.

--- END ---