
HOUSE BILL 2846

State of Washington

57th Legislature

2002 Regular Session

By Representatives Romero, Dunshee and Mulliken

Read first time 01/30/2002. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to requiring specific funding to implement the
2 buildable lands review and evaluation program; and amending RCW
3 36.70A.215.

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

5 **Sec. 1.** RCW 36.70A.215 and 1997 c 429 s 25 are each amended to
6 read as follows:

7 (1) Subject to the limitations in subsection (7) of this section,
8 a county shall adopt, in consultation with its cities, county-wide
9 planning policies to establish a review and evaluation program. This
10 program shall be in addition to the requirements of RCW 36.70A.110,
11 36.70A.130, and 36.70A.210. In developing and implementing the review
12 and evaluation program required by this section, the county and its
13 cities shall consider information from other appropriate jurisdictions
14 and sources. The purpose of the review and evaluation program shall be
15 to:

16 (a) Determine whether a county and its cities are achieving urban
17 densities within urban growth areas by comparing growth and development
18 assumptions, targets, and objectives contained in the county-wide
19 planning policies and the county and city comprehensive plans with

1 actual growth and development that has occurred in the county and its
2 cities; and

3 (b) Identify reasonable measures, other than adjusting urban growth
4 areas, that will be taken to comply with the requirements of this
5 chapter.

6 (2) The review and evaluation program shall:

7 (a) Encompass land uses and activities both within and outside of
8 urban growth areas and provide for annual collection of data on urban
9 and rural land uses, development, critical areas, and capital
10 facilities to the extent necessary to determine the quantity and type
11 of land suitable for development, both for residential and employment-
12 based activities;

13 (b) Provide for evaluation of the data collected under (a) of this
14 subsection every five years as provided in subsection (3) of this
15 section. The first evaluation shall be completed not later than
16 September 1, 2002. The county and its cities may establish in the
17 county-wide planning policies indicators, benchmarks, and other similar
18 criteria to use in conducting the evaluation;

19 (c) Provide for methods to resolve disputes among jurisdictions
20 relating to the county-wide planning policies required by this section
21 and procedures to resolve inconsistencies in collection and analysis of
22 data; and

23 (d) Provide for the amendment of the county-wide policies and
24 county and city comprehensive plans as needed to remedy an
25 inconsistency identified through the evaluation required by this
26 section, or to bring these policies into compliance with the
27 requirements of this chapter.

28 (3) At a minimum, the evaluation component of the program required
29 by subsection (1) of this section shall:

30 (a) Determine whether there is sufficient suitable land to
31 accommodate the county-wide population projection established for the
32 county pursuant to RCW 43.62.035 and the subsequent population
33 allocations within the county and between the county and its cities and
34 the requirements of RCW 36.70A.110;

35 (b) Determine the actual density of housing that has been
36 constructed and the actual amount of land developed for commercial and
37 industrial uses within the urban growth area since the adoption of a
38 comprehensive plan under this chapter or since the last periodic
39 evaluation as required by subsection (1) of this section; and

1 (c) Based on the actual density of development as determined under
2 (b) of this subsection, review commercial, industrial, and housing
3 needs by type and density range to determine the amount of land needed
4 for commercial, industrial, and housing for the remaining portion of
5 the twenty-year planning period used in the most recently adopted
6 comprehensive plan.

7 (4) If the evaluation required by subsection (3) of this section
8 demonstrates an inconsistency between what has occurred since the
9 adoption of the county-wide planning policies and the county and city
10 comprehensive plans and development regulations and what was envisioned
11 in those policies and plans and the planning goals and the requirements
12 of this chapter, as the inconsistency relates to the evaluation factors
13 specified in subsection (3) of this section, the county and its cities
14 shall adopt and implement measures that are reasonably likely to
15 increase consistency during the subsequent five-year period. If
16 necessary, a county, in consultation with its cities as required by RCW
17 36.70A.210, shall adopt amendments to county-wide planning policies to
18 increase consistency. The county and its cities shall annually monitor
19 the measures adopted under this subsection to determine their effect
20 and may revise or rescind them as appropriate.

21 (5)(a) Not later than July 1, 1998, the department shall prepare a
22 list of methods used by counties and cities in carrying out the types
23 of activities required by this section. The department shall provide
24 this information and appropriate technical assistance to counties and
25 cities required to or choosing to comply with the provisions of this
26 section.

27 (b) By December 31, 2007, the department shall submit to the
28 appropriate committees of the legislature a report analyzing the
29 effectiveness of the activities described in this section in achieving
30 the goals envisioned by the county-wide planning policies and the
31 comprehensive plans and development regulations of the counties and
32 cities.

33 (6) From funds appropriated by the legislature for this purpose,
34 the department shall provide grants to counties, cities, and regional
35 planning organizations required under subsection (7) of this section to
36 conduct the review and perform the evaluation required by this section.

37 (7) The provisions of this section shall apply to counties, and the
38 cities within those counties, that were greater than one hundred fifty
39 thousand in population in 1995 as determined by office of financial

1 management population estimates and that are located west of the crest
2 of the Cascade mountain range. Any other county planning under RCW
3 36.70A.040 may carry out the review, evaluation, and amendment programs
4 and procedures as provided in this section.

5 (8) This section only applies if specific funding for the purposes
6 of this section of at least two million five hundred thousand dollars
7 per biennium is appropriated and distributed pursuant to subsection (6)
8 of this section by July 31 of the first year of the biennium.

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