
HOUSE BILL 2814

State of Washington

59th Legislature

2006 Regular Session

By Representatives Simpson, Schindler, Springer and Lantz; by request of Department of Community, Trade, and Economic Development

Read first time 01/13/2006. Referred to Committee on Local Government.

1 AN ACT Relating to schedules for the review of comprehensive plans
2 and development regulations for certain cities and counties; reenacting
3 and amending RCW 36.70A.130; and creating a new section.

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

5 NEW SECTION. **Sec. 1.** There is a statewide interest in maintaining
6 coordinated planning as called for in the legislative findings of the
7 growth management act, RCW 36.70A.010. It is the intent of the
8 legislature that smaller, slower-growing counties and cities be
9 provided with flexibility in meeting the requirements to review local
10 plans and development regulations in RCW 36.70A.130, while ensuring
11 coordination and consistency with the plans of neighboring cities and
12 counties.

13 **Sec. 2.** RCW 36.70A.130 and 2005 c 423 s 6 and 2005 c 294 s 2 are
14 each reenacted and amended to read as follows:

15 (1)(a) Each comprehensive land use plan and development regulations
16 shall be subject to continuing review and evaluation by the county or
17 city that adopted them. Except as otherwise provided, a county or city
18 shall take legislative action to review and, if needed, revise its

1 comprehensive land use plan and development regulations to ensure the
2 plan and regulations comply with the requirements of this chapter
3 according to the time periods specified in subsection (4) of this
4 section.

5 (b) Except as otherwise provided, a county or city not planning
6 under RCW 36.70A.040 shall take action to review and, if needed, revise
7 its policies and development regulations regarding critical areas and
8 natural resource lands adopted according to this chapter to ensure
9 these policies and regulations comply with the requirements of this
10 chapter according to the time periods specified in subsection (4) of
11 this section. Legislative action means the adoption of a resolution or
12 ordinance following notice and a public hearing indicating at a
13 minimum, a finding that a review and evaluation has occurred and
14 identifying the revisions made, or that a revision was not needed and
15 the reasons therefor.

16 (c) The review and evaluation required by this subsection may be
17 combined with the review required by subsection (3) of this section.
18 The review and evaluation required by this subsection shall include,
19 but is not limited to, consideration of critical area ordinances and,
20 if planning under RCW 36.70A.040, an analysis of the population
21 allocated to a city or county from the most recent ten-year population
22 forecast by the office of financial management.

23 (d) Any amendment of or revision to a comprehensive land use plan
24 shall conform to this chapter. Any amendment of or revision to
25 development regulations shall be consistent with and implement the
26 comprehensive plan.

27 (2)(a) Each county and city shall establish and broadly disseminate
28 to the public a public participation program consistent with RCW
29 36.70A.035 and 36.70A.140 that identifies procedures and schedules
30 whereby updates, proposed amendments, or revisions of the comprehensive
31 plan are considered by the governing body of the county or city no more
32 frequently than once every year. "Updates" means to review and revise,
33 if needed, according to subsection (1) of this section, and the time
34 periods specified in subsection (4) of this section or in accordance
35 with the provisions of subsection (8) of this section. Amendments may
36 be considered more frequently than once per year under the following
37 circumstances:

1 (i) The initial adoption of a subarea plan that does not modify the
2 comprehensive plan policies and designations applicable to the subarea;

3 (ii) The adoption or amendment of a shoreline master program under
4 the procedures set forth in chapter 90.58 RCW;

5 (iii) The amendment of the capital facilities element of a
6 comprehensive plan that occurs concurrently with the adoption or
7 amendment of a county or city budget; and

8 (iv) Until June 30, 2006, the designation of recreational lands
9 under RCW 36.70A.1701. A county amending its comprehensive plan
10 pursuant to this subsection (2)(a)(iv) may not do so more frequently
11 than every eighteen months.

12 (b) Except as otherwise provided in (a) of this subsection, all
13 proposals shall be considered by the governing body concurrently so the
14 cumulative effect of the various proposals can be ascertained.
15 However, after appropriate public participation a county or city may
16 adopt amendments or revisions to its comprehensive plan that conform
17 with this chapter whenever an emergency exists or to resolve an appeal
18 of a comprehensive plan filed with a growth management hearings board
19 or with the court.

20 (3)(a) Each county that designates urban growth areas under RCW
21 36.70A.110 shall review, at least every ten years, its designated urban
22 growth area or areas, and the densities permitted within both the
23 incorporated and unincorporated portions of each urban growth area. In
24 conjunction with this review by the county, each city located within an
25 urban growth area shall review the densities permitted within its
26 boundaries, and the extent to which the urban growth occurring within
27 the county has located within each city and the unincorporated portions
28 of the urban growth areas.

29 (b) The county comprehensive plan designating urban growth areas,
30 and the densities permitted in the urban growth areas by the
31 comprehensive plans of the county and each city located within the
32 urban growth areas, shall be revised to accommodate the urban growth
33 projected to occur in the county for the succeeding twenty-year period.
34 The review required by this subsection may be combined with the review
35 and evaluation required by RCW 36.70A.215.

36 (4) The department shall establish a schedule for counties and
37 cities to take action to review and, if needed, revise their
38 comprehensive plans and development regulations to ensure the plan and

1 regulations comply with the requirements of this chapter. Except as
2 provided in subsection (8) of this section, the schedule established by
3 the department shall provide for the reviews and evaluations to be
4 completed as follows:

5 (a) On or before December 1, 2004, and every seven years
6 thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce,
7 Snohomish, Thurston, and Whatcom counties and the cities within those
8 counties;

9 (b) On or before December 1, 2005, and every seven years
10 thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and
11 Skamania counties and the cities within those counties;

12 (c) On or before December 1, 2006, and every seven years
13 thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and
14 Yakima counties and the cities within those counties; and

15 (d) On or before December 1, 2007, and every seven years
16 thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield,
17 Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille,
18 Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities
19 within those counties.

20 (5)(a) Nothing in this section precludes a county or city from
21 conducting the review and evaluation required by this section before
22 the time limits established in subsection (4) of this section.
23 Counties and cities may begin this process early and may be eligible
24 for grants from the department, subject to available funding, if they
25 elect to do so.

26 (b) State agencies are encouraged to provide technical assistance
27 to the counties and cities in the review of critical area ordinances,
28 comprehensive plans, and development regulations.

29 (6) A county or city subject to the time periods in subsection
30 (4)(a) of this section that, pursuant to an ordinance adopted by the
31 county or city establishing a schedule for periodic review of its
32 comprehensive plan and development regulations, has conducted a review
33 and evaluation of its comprehensive plan and development regulations
34 and, on or after January 1, 2001, has taken action in response to that
35 review and evaluation shall be deemed to have conducted the first
36 review required by subsection (4)(a) of this section. Subsequent
37 review and evaluation by the county or city of its comprehensive plan

1 and development regulations shall be conducted in accordance with the
2 time periods established under subsection (4)(a) of this section.

3 (7) The requirements imposed on counties and cities under this
4 section shall be considered "requirements of this chapter" under the
5 terms of RCW 36.70A.040(1). Only those counties and cities in
6 compliance with the schedules in this section and those counties and
7 cities demonstrating substantial progress towards compliance with the
8 schedules in this section for development regulations that protect
9 critical areas may receive grants, loans, pledges, or financial
10 guarantees from those accounts established in RCW 43.155.050 and
11 70.146.030. A county or city that is fewer than twelve months out of
12 compliance with the schedules in this section for development
13 regulations that protect critical areas is deemed to be making
14 substantial progress towards compliance. Only those counties and
15 cities in compliance with the schedules in this section may receive
16 preference for grants or loans subject to the provisions of RCW
17 43.17.250.

18 (8)(a) Counties and cities required to satisfy the requirements of
19 this section according to the schedule established by subsection (4)(b)
20 through (d) of this section may comply with the requirements of this
21 section for development regulations that protect critical areas one
22 year after the dates established in subsection (4)(b) through (d) of
23 this section.

24 (b) A county required to satisfy the requirements of subsection
25 (4)(b) through (d) of this section that, on the date established for
26 that county in subsection (4)(b) through (d) of this section, had a
27 population of less than fifty thousand and had its population increase
28 by seventeen percent or less in the ten years prior to that date may
29 comply with the requirements of this section for comprehensive plans
30 and development regulations other than those protecting critical areas
31 at any time prior to three years after the dates established in
32 subsection (4)(b) through (d) of this section.

33 (c) A city required to satisfy the requirements of subsection
34 (4)(b) through (d) of this section that, on the date established for
35 that city in subsection (4)(b) through (d) of this section, had a
36 population of less than one hundred, or had a population of greater
37 than one hundred and less than five thousand and had its population
38 increase by seventeen percent or less in the ten years prior to that

1 date, may comply with the requirements of this section for
2 comprehensive plans and development regulations other than those
3 protecting critical areas at any time prior to three years after the
4 dates established in subsection (4)(b) through (d) of this section.

5 (d) Counties and cities complying with the requirements of this
6 section one year after the dates established in subsection (4)(b)
7 through (d) of this section for development regulations that protect
8 critical areas and three years after the dates established for
9 comprehensive plans and development regulations other than those
10 protecting critical areas shall be deemed in compliance with the
11 requirements of this section.

12 ~~((c) This subsection (8) applies only to the counties and cities~~
13 ~~specified in subsection (4)(b) through (d) of this section, and only to~~
14 ~~the requirements of this section for development regulations that~~
15 ~~protect critical areas that must be satisfied by December 1, 2005,~~
16 ~~December 1, 2006, and December 1, 2007.))~~

17 (9) Notwithstanding ~~((subsection (8) of this section and))~~ the
18 substantial progress provisions of subsections (7) and (10) of this
19 section, only those counties and cities complying with the schedules in
20 subsections (4) and (8) of this section may receive preferences for
21 grants, loans, pledges, or financial guarantees from those accounts
22 established in RCW 43.155.050 and 70.146.030.

23 (10) Until December 1, 2005, and notwithstanding subsection (7) of
24 this section, a county or city subject to the time periods in
25 subsection (4)(a) of this section demonstrating substantial progress
26 towards compliance with the schedules in this section for its
27 comprehensive land use plan and development regulations may receive
28 grants, loans, pledges, or financial guarantees from those accounts
29 established in RCW 43.155.050 and 70.146.030. A county or city that is
30 fewer than twelve months out of compliance with the schedules in this
31 section for its comprehensive land use plan and development regulations
32 is deemed to be making substantial progress towards compliance.

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