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## Local Government Committee

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### HB 1698

**Brief Description:** Requiring changes to certain urban growth area capital facilities plans.

**Sponsors:** Representatives Simpson, Dickerson and B. Sullivan.

#### Brief Summary of Bill

- Requires counties that designate or expand urban growth areas, or that approve new or modified fully contained communities, to develop urban growth area capital facilities plans.
- Specifies criteria and consultation requirements for facilities plans.
- Specifies that facilities plans must be adopted as amendments to the jurisdiction's comprehensive plan.
- Prohibits counties from authorizing an urban growth area designation or expansion, or from approving a new or modified fully contained community, if the increased transportation demand resulting from the authorization or approval would result in negative transportation impacts.

**Hearing Date:** 2/8/07

**Staff:** Thamas Osborn (786-7129).

**Background:**

**Growth Management Act Comprehensive Plan Requirements**

The GMA directs planning jurisdictions to adopt internally consistent comprehensive land use plans, which are generalized, coordinated land use policy statements of the governing body. Comprehensive plans must address specified planning elements, each of which is a subset of a comprehensive plan. Planning jurisdictions must also adopt development regulations that implement and conform with the comprehensive plan. Except in limited circumstances,

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comprehensive plan amendments may be considered by the governing body of the planning jurisdiction no more frequently than once per year.

**Planning Requirements for Urban Growth Areas**

Counties fully planning under the GMA must designate urban growth areas (UGAs) or areas within which urban growth must be encouraged and outside of which growth can occur only if it is not urban in nature. The GMA does, however, permit the authorization of certain development activity outside of UGAs in fully planning counties. Among the developments permitted outside of UGAs, but which have infrastructure/facilities needs and other characteristics which are urban in nature, are the following:

- Fully contained communities;
- Industrial land banks; and
- Master planned resorts.

**Planning Requirements for the Development of Fully Contained Communities**

Counties that fully plan under the GMA may establish a process, as part of its UGA planning, for reviewing proposals to authorize new fully contained communities (FCC) outside of the initially designated UGAs. A FCC may be approved if specific criteria are met, including:

- New infrastructure is provided for and impact fees are established;
- Transit and traffic planning programs are implemented;
- Buffers are provided between a FCC and an adjacent urban development;
- A mix of uses is planned, including jobs, housing, and services to FCC residents;
- Affordable housing is provided for a broad range of income levels;
- Environmental protection measures are included in the planning;
- Development regulations are established to ensure that urban growth will not occur in adjacent nonurban areas; and
- The plan for the new FCC is consistent for with the development regulations established to protect critical areas.

A county that authorizes a new FCC must also comply with population allocation requirements specified in statute.

**Summary of Bill:**

A county that designates or expands an UGA, or that approves a new or modified FCC, must develop an urban growth area capital facilities plan (facilities plan) that identifies:

- The public facilities and urban governmental services needed to serve the designated or expanded UGA, or the new or modified FCC, needed to comply with the level of service standard adopted by the applicable jurisdiction;
- The projected funding sources to pay for identified facilities and services ; and
- A schedule for providing the identified facilities and services.

Other requirements that must be met by a county in capital facilities planning for FCC development, or for the designation/expansion of an UGA, include:

- Consultation with providers of facilities or services with respect to facilities or services to be provided by entities other than the county; and
- Consultation with the pertinent public entity in the event the implementation of the FCC plan, or UGA designation or expansion, would result in increased transportation demand upon facilities owned by such public entity.

A county may not authorize an UGA designation or expansion, or approve a new or modified FCC if, following implementation of the improvements in the facilities plan, the increased transportation demand resulting from the authorization or approval would:

- Cause the level of service on a state-owned transportation facility to fall below its adopted level of service standard; or
- Significantly increase traffic on a state-owned transportation facility operating below its adopted level of service standard.

The facilities plan may be prepared prior to or concurrent with the designation or expansion of an UGA or the approval of a new or modified FCC. Additionally, the facilities plan must be adopted as an amendment to the county's comprehensive plan.

**Appropriation:** None.

**Fiscal Note:** Requested on 2/5/2007.

**Effective Date:** The bill takes effect 90 days after adjournment of session in which bill is passed.