

SHB 1627 - H AMD 360

By Representative Taylor

NOT CONSIDERED 04/22/2011

1 On page 3, after line 35, insert the following:

2 "NEW SECTION. Sec. 2. A new section is added to chapter 36.93 RCW  
3 to read as follows: (1) If a board chooses to expand an annexation  
4 proposal under RCW 36.93.150, the board must, for the area proposed  
5 for expansion:

6 (a) Encourage counties and cities to identify the existing general  
7 distribution and location of various land uses, the approximate  
8 acreage, and general range of density or intensity of existing uses;

9 (b) Encourage counties and cities to estimate the extent to which  
10 existing buildings and housing, together with development or  
11 redevelopment of vacant, partially used and underutilized land, can  
12 support anticipated growth over the planning period. Redevelopment of  
13 fully built properties may also be considered. An estimation of  
14 development or redevelopment capacity under this subsection may  
15 include:

16 (i) An identification of individual properties or areas likely to  
17 convert because of market pressure or because they are built below  
18 allowed densities; or

19 (ii) The use of an estimated percentage of area-wide growth during  
20 the planning period anticipated to occur through redevelopment, based  
21 on likely future trends for the local area or comparable  
22 jurisdictions; or

23 (iii) A combination of (i) and (ii) of this subsection;

24 (c) Estimate the development or redevelopment capacity;

25 (d) Identify special characteristics and uses of the land which  
26 may influence land use or regulation including: The location of  
27 agriculture, forest and mineral resource lands of long-term commercial

1 significance; the general location of any known critical areas that  
2 limit suitability of land for development; and influences or threats  
3 to the quality and quantity of ground water used for public water  
4 supplies;

5 (e) Identify critical aquifer recharge areas that identify areas  
6 where potentially hazardous material use should be limited, or for  
7 direction on where managing development practices that influence the  
8 aquifer would be important;

9 (f) Identify existing or potential open space corridors within and  
10 between urban growth areas as required by RCW 36.70A.160 for  
11 recreation, wildlife habitat, trails, and connection of critical areas  
12 as defined in RCW 36.70A.030;

13 (g) Identify, where applicable, sites that are particularly well  
14 suited for industry. In satisfying the requirements of this  
15 subsection, the board should consult WAC 365-196-310 (3)(c)(iv) for  
16 information on industrial land uses. For counties, the process  
17 described in WAC 365-196-465 and 365-196-470 may be relevant for  
18 industrial areas outside of an urban growth area;

19 (h) Identify other features that may be relevant to an information  
20 gathering process, including information pertaining to view corridors,  
21 brownfield sites, national scenic areas, historic districts, or other  
22 opportunity sites, or other special characteristics which may be  
23 useful to inform future land use decisions;

24 (i) Review drainage, flooding, and storm water runoff in the  
25 annexation area or nearby jurisdictions and provide guidance for  
26 corrective actions to mitigate or cleanse those discharges that  
27 pollute waters of the state, including Puget Sound or waters entering  
28 Puget Sound. Water quality information may be integrated from the  
29 following sources: Planning and regulatory requirements of municipal  
30 storm water general permits issued by the department of ecology that  
31 apply to the county or city; local waters listed under Washington  
32 state's water quality assessment and any water quality concerns  
33 associated with those waters; and interjurisdictional plans, such as  
34 total maximum daily load;

1 (j) Obtain twenty-year population allocations for their planning  
2 area as part of a county-wide process described in WAC 365-196-305(4)  
3 and 365-196-310. Using information from the housing needs analysis,  
4 identify the amount of land suitable for development at a variety of  
5 densities consistent with the number and type of residential units  
6 likely to be needed over the planning period. At a minimum, cities  
7 must plan for the population allocated to them, but may plan for  
8 additional population within incorporated areas;

9 (k) Consider estimating the level of commercial space, and  
10 industrial land needed using information from the economic development  
11 element, if available, or from other relevant economic development  
12 plans; and

13 (l) Identify, if possible, the general location and estimated  
14 quantity of land needed for public purposes such as utility corridors,  
15 landfills or solid waste transfer stations, sewage treatment  
16 facilities, storm water management facilities, recreation, schools,  
17 and other public uses. Counties and cities should consider corridors  
18 needed for transportation including automobile, rail, and trail use in  
19 and between planning areas, consistent with the transportation element  
20 adopted under chapter 36.70A RCW and coordinate with adjacent  
21 jurisdictions for connectivity."

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23 Correct the title.

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EFFECT: Establishes numerous procedural requirements for  
boundary review boards that choose to expand the amount of territory  
proposed for annexation.

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