
SENATE BILL 6274

State of Washington

69th Legislature

2026 Regular Session

By Senator Salomon

Read first time 01/22/26. Referred to Committee on Local Government.

1 AN ACT Relating to street standards and frontage improvement
2 requirements; amending RCW 36.70A.070; and reenacting and amending
3 RCW 36.70A.130.

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

5 **Sec. 1.** RCW 36.70A.070 and 2024 c 135 s 1 are each amended to
6 read as follows:

7 The comprehensive plan of a county or city that is required or
8 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
9 and descriptive text covering objectives, principles, and standards
10 used to develop the comprehensive plan. The plan shall be an
11 internally consistent document and all elements shall be consistent
12 with the future land use map. A comprehensive plan shall be adopted
13 and amended with public participation as provided in RCW 36.70A.140.
14 Each comprehensive plan shall include a plan, scheme, or design for
15 each of the following:

16 (1) A land use element designating the proposed general
17 distribution and general location and extent of the uses of land,
18 where appropriate, for agriculture, timber production, housing,
19 commerce, industry, recreation, open spaces and green spaces, urban
20 and community forests within the urban growth area, general aviation
21 airports, public utilities, public facilities, and other land uses.

1 The land use element shall include population densities, building
2 intensities, and estimates of future population growth. The land use
3 element shall provide for protection of the quality and quantity of
4 groundwater used for public water supplies. The land use element must
5 give special consideration to achieving environmental justice in its
6 goals and policies, including efforts to avoid creating or worsening
7 environmental health disparities. Wherever possible, the land use
8 element should consider utilizing urban planning approaches that
9 promote physical activity and reduce per capita vehicle miles
10 traveled within the jurisdiction, but without increasing greenhouse
11 gas emissions elsewhere in the state. Where applicable, the land use
12 element shall review drainage, flooding, and stormwater runoff in the
13 area and nearby jurisdictions and provide guidance for corrective
14 actions to mitigate or cleanse those discharges that pollute waters
15 of the state, including Puget Sound or waters entering Puget Sound.
16 The land use element must reduce and mitigate the risk to lives and
17 property posed by wildfires by using land use planning tools, which
18 may include, but are not limited to, adoption of portions or all of
19 the wildland urban interface code developed by the international code
20 council or developing building and maintenance standards consistent
21 with the firewise USA program or similar program designed to reduce
22 wildfire risk, reducing wildfire risks to residential development in
23 high risk areas and the wildland urban interface area, separating
24 human development from wildfire prone landscapes, and protecting
25 existing residential development and infrastructure through community
26 wildfire preparedness and fire adaptation measures.

27 (2) A housing element ensuring the vitality and character of
28 established residential neighborhoods that:

29 (a) Includes an inventory and analysis of existing and projected
30 housing needs that identifies the number of housing units necessary
31 to manage projected growth, as provided by the department of
32 commerce, including:

33 (i) Units for moderate, low, very low, and extremely low-income
34 households; and

35 (ii) Emergency housing, emergency shelters, and permanent
36 supportive housing;

37 (b) Includes a statement of goals, policies, objectives, and
38 mandatory provisions for the preservation, improvement, and
39 development of housing, including single-family residences, and
40 within an urban growth area boundary, moderate density housing

1 options including, but not limited to, duplexes, triplexes, and
2 townhomes;

3 (c) Identifies sufficient capacity of land for housing including,
4 but not limited to, government-assisted housing, housing for
5 moderate, low, very low, and extremely low-income households,
6 manufactured housing, multifamily housing, group homes, foster care
7 facilities, emergency housing, emergency shelters, permanent
8 supportive housing, and within an urban growth area boundary,
9 consideration of duplexes, triplexes, and townhomes;

10 (d) Identifies infrastructure barriers that may constrain the
11 feasibility of housing development, including public infrastructure
12 and frontage improvement requirements that disproportionately affect
13 infill or middle housing;

14 (e) Makes adequate provisions for existing and projected needs of
15 all economic segments of the community, including:

16 (i) Incorporating consideration for low, very low, extremely low,
17 and moderate-income households;

18 (ii) Documenting programs and actions needed to achieve housing
19 availability including gaps in local funding, barriers such as
20 development regulations, and other limitations;

21 (iii) Consideration of housing locations in relation to
22 employment location; and

23 (iv) Consideration of the role of accessory dwelling units in
24 meeting housing needs;

25 (~~(e)~~) (f) Identifies local policies and regulations that result
26 in racially disparate impacts, displacement, and exclusion in
27 housing, including:

28 (i) Zoning that may have a discriminatory effect;

29 (ii) Disinvestment; and

30 (iii) Infrastructure availability;

31 (~~(f)~~) (g) Identifies and implements policies and regulations to
32 address and begin to undo racially disparate impacts, displacement,
33 and exclusion in housing caused by local policies, plans, and
34 actions;

35 (~~(g)~~) (h) Identifies areas that may be at higher risk of
36 displacement from market forces that occur with changes to zoning
37 development regulations and capital investments; and

38 (~~(h)~~) (i) Establishes antidisplacement policies, with
39 consideration given to the preservation of historical and cultural
40 communities as well as investments in low, very low, extremely low,

1 and moderate-income housing; equitable development initiatives;
2 inclusionary zoning; community planning requirements; tenant
3 protections; land disposition policies; and consideration of land
4 that may be used for affordable housing.

5 In counties and cities subject to the review and evaluation
6 requirements of RCW 36.70A.215, any revision to the housing element
7 shall include consideration of prior review and evaluation reports
8 and any reasonable measures identified. The housing element should
9 link jurisdictional goals with overall county goals to ensure that
10 the housing element goals are met.

11 The adoption of ordinances, development regulations and
12 amendments to such regulations, and other nonproject actions taken by
13 a city that is required or chooses to plan under RCW 36.70A.040 that
14 increase housing capacity, increase housing affordability, and
15 mitigate displacement as required under this subsection (2) and that
16 apply outside of critical areas are not subject to administrative or
17 judicial appeal under chapter 43.21C RCW unless the adoption of such
18 ordinances, development regulations and amendments to such
19 regulations, or other nonproject actions has a probable significant
20 adverse impact on fish habitat.

21 (3) A capital facilities plan element consisting of: (a) An
22 inventory of existing capital facilities owned by public entities,
23 including green infrastructure, showing the locations and capacities
24 of the capital facilities; (b) a forecast of the future needs for
25 such capital facilities; (c) the proposed locations and capacities of
26 expanded or new capital facilities; (d) at least a six-year plan that
27 will finance such capital facilities within projected funding
28 capacities and clearly identifies sources of public money for such
29 purposes; and (e) a requirement to reassess the land use element if
30 probable funding falls short of meeting existing needs and to ensure
31 that the land use element, capital facilities plan element, and
32 financing plan within the capital facilities plan element are
33 coordinated and consistent. Park and recreation facilities shall be
34 included in the capital facilities plan element.

35 The county or city shall identify all public entities that own
36 capital facilities and endeavor in good faith to work with other
37 public entities, such as special purpose districts, to gather and
38 include within its capital facilities element the information
39 required by this subsection. If, after a good faith effort, the
40 county or city is unable to gather the information required by this

1 subsection from the other public entities, the failure to include
2 such information in its capital facilities element cannot be grounds
3 for a finding of noncompliance or invalidity under chapter 228, Laws
4 of 2023. A good faith effort must, at a minimum, include consulting
5 the public entity's capital facility or system plans and emailing and
6 calling the staff of the public entity.

7 (4) (a) A utilities element consisting of the general location,
8 proposed location, and capacity of all existing and proposed
9 utilities including, but not limited to, electrical,
10 telecommunications, and natural gas systems.

11 (b) The county or city shall identify all public entities that
12 own utility systems and endeavor in good faith to work with other
13 public entities, such as special purpose districts, to gather and
14 include within its utilities element the information required in (a)
15 of this subsection. However, if, after a good faith effort, the
16 county or city is unable to gather the information required in (a) of
17 this subsection from the other public entities, the failure to
18 include such information in the utilities element shall not be
19 grounds for a finding of noncompliance or invalidity under chapter
20 228, Laws of 2023. A good faith effort must, at a minimum, include
21 consulting the public entity's capital facility or system plans, and
22 emailing and calling the staff of the public entity.

23 (5) Rural element. Counties shall include a rural element
24 including lands that are not designated for urban growth,
25 agriculture, forest, or mineral resources. The following provisions
26 shall apply to the rural element:

27 (a) Growth management act goals and local circumstances. Because
28 circumstances vary from county to county, in establishing patterns of
29 rural densities and uses, a county may consider local circumstances,
30 but shall develop a written record explaining how the rural element
31 harmonizes the planning goals in RCW 36.70A.020 and meets the
32 requirements of this chapter.

33 (b) Rural development. The rural element shall permit rural
34 development, forestry, and agriculture in rural areas. The rural
35 element shall provide for a variety of rural densities, uses,
36 essential public facilities, and rural governmental services needed
37 to serve the permitted densities and uses. To achieve a variety of
38 rural densities and uses, counties may provide for clustering,
39 density transfer, design guidelines, conservation easements, and
40 other innovative techniques that will accommodate appropriate rural

1 economic advancement, densities, and uses that are not characterized
2 by urban growth and that are consistent with rural character.

3 (c) Measures governing rural development. The rural element shall
4 include measures that apply to rural development and protect the
5 rural character of the area, as established by the county, by:

6 (i) Containing or otherwise controlling rural development;

7 (ii) Assuring visual compatibility of rural development with the
8 surrounding rural area;

9 (iii) Reducing the inappropriate conversion of undeveloped land
10 into sprawling, low-density development in the rural area;

11 (iv) Protecting critical areas, as provided in RCW 36.70A.060,
12 and surface water and groundwater resources; and

13 (v) Protecting against conflicts with the use of agricultural,
14 forest, and mineral resource lands designated under RCW 36.70A.170.

15 (d) Limited areas of more intensive rural development. Subject to
16 the requirements of this subsection and except as otherwise
17 specifically provided in this subsection (5)(d), the rural element
18 may allow for limited areas of more intensive rural development,
19 including necessary public facilities and public services to serve
20 the limited area as follows:

21 (i) Rural development consisting of the infill, development, or
22 redevelopment of existing commercial, industrial, residential, or
23 mixed-use areas, whether characterized as shoreline development,
24 villages, hamlets, rural activity centers, or crossroads
25 developments.

26 (A) A commercial, industrial, residential, shoreline, or mixed-
27 use area are subject to the requirements of (d)(iv) of this
28 subsection, but are not subject to the requirements of (c)(ii) and
29 (iii) of this subsection.

30 (B) Any development or redevelopment other than an industrial
31 area or an industrial use within a mixed-use area or an industrial
32 area under this subsection (5)(d)(i) must be principally designed to
33 serve the existing and projected rural population.

34 (C) Any development or redevelopment in terms of building size,
35 scale, use, or intensity may be permitted subject to confirmation
36 from all existing providers of public facilities and public services
37 of sufficient capacity of existing public facilities and public
38 services to serve any new or additional demand from the new
39 development or redevelopment. Development and redevelopment may
40 include changes in use from vacant land or a previously existing use

1 so long as the new use conforms to the requirements of this
2 subsection (5) and is consistent with the local character. Any
3 commercial development or redevelopment within a mixed-use area must
4 be principally designed to serve the existing and projected rural
5 population and must meet the following requirements:

6 (I) Any included retail or food service space must not exceed the
7 footprint of previously occupied space or 5,000 square feet,
8 whichever is greater, for the same or similar use, unless the retail
9 space is for an essential rural retail service and the designated
10 limited area is located at least 10 miles from an existing urban
11 growth area, then the retail space must not exceed the footprint of
12 the previously occupied space or 10,000 square feet, whichever is
13 greater; and

14 (II) Any included retail or food service space must not exceed
15 2,500 square feet for a new use, unless the new retail space is for
16 an essential rural retail service and the designated limited area is
17 located at least 10 miles from an existing urban growth area, then
18 the new retail space must not exceed 10,000 square feet;

19 For the purposes of this subsection (5)(d), "essential rural
20 retail services" means services including grocery, pharmacy,
21 hardware, automotive parts, and similar uses that sell or provide
22 products necessary for health and safety, such as food, medication,
23 sanitation supplies, and products to maintain habitability and
24 mobility;

25 (ii) The intensification of development on lots containing, or
26 new development of, small-scale recreational or tourist uses,
27 including commercial facilities to serve those recreational or
28 tourist uses, that rely on a rural location and setting, but that do
29 not include new residential development. A small-scale recreation or
30 tourist use is not required to be principally designed to serve the
31 existing and projected rural population. Public services and public
32 facilities shall be limited to those necessary to serve the
33 recreation or tourist use and shall be provided in a manner that does
34 not permit low-density sprawl;

35 (iii) The intensification of development on lots containing
36 isolated nonresidential uses or new development of isolated cottage
37 industries and isolated small-scale businesses that are not
38 principally designed to serve the existing and projected rural
39 population and nonresidential uses, but do provide job opportunities
40 for rural residents. Rural counties may allow the expansion of small-

1 scale businesses as long as those small-scale businesses conform with
2 the rural character of the area as defined by the local government
3 according to RCW 36.70A.030(~~((35))~~). Rural counties may also allow
4 new small-scale businesses to utilize a site previously occupied by
5 an existing business as long as the new small-scale business conforms
6 to the rural character of the area as defined by the local government
7 according to RCW 36.70A.030(~~((35))~~). Public services and public
8 facilities shall be limited to those necessary to serve the isolated
9 nonresidential use and shall be provided in a manner that does not
10 permit low-density sprawl;

11 (iv) A county shall adopt measures to minimize and contain the
12 existing areas of more intensive rural development, as appropriate,
13 authorized under this subsection. Lands included in such existing
14 areas shall not extend beyond the logical outer boundary of the
15 existing area, thereby allowing a new pattern of low-density sprawl.
16 Existing areas are those that are clearly identifiable and contained
17 and where there is a logical boundary delineated predominately by the
18 built environment, but that may also include undeveloped lands if
19 limited as provided in this subsection. The county shall establish
20 the logical outer boundary of an area of more intensive rural
21 development. In establishing the logical outer boundary, the county
22 shall address (A) the need to preserve the character of existing
23 natural neighborhoods and communities, (B) physical boundaries, such
24 as bodies of water, streets and highways, and land forms and
25 contours, (C) the prevention of abnormally irregular boundaries, and
26 (D) the ability to provide public facilities and public services in a
27 manner that does not permit low-density sprawl;

28 (v) For purposes of this subsection (5)(d), an existing area or
29 existing use is one that was in existence:

30 (A) On July 1, 1990, in a county that was initially required to
31 plan under all of the provisions of this chapter;

32 (B) On the date the county adopted a resolution under RCW
33 36.70A.040(2), in a county that is planning under all of the
34 provisions of this chapter under RCW 36.70A.040(2); or

35 (C) On the date the office of financial management certifies the
36 county's population as provided in RCW 36.70A.040(5), in a county
37 that is planning under all of the provisions of this chapter pursuant
38 to RCW 36.70A.040(5).

39 (e) Exception. This subsection shall not be interpreted to permit
40 in the rural area a major industrial development or a master planned

1 resort unless otherwise specifically permitted under RCW 36.70A.360
2 and 36.70A.365.

3 (6) A transportation element that implements, and is consistent
4 with, the land use element.

5 (a) The transportation element shall include the following
6 subelements:

7 (i) Land use assumptions used in estimating travel;

8 (ii) Estimated multimodal level of service impacts to state-owned
9 transportation facilities resulting from land use assumptions to
10 assist in monitoring the performance of state facilities, to plan
11 improvements for the facilities, and to assess the impact of land-use
12 decisions on state-owned transportation facilities;

13 (iii) Facilities and services needs, including:

14 (A) An inventory of air, water, and ground transportation
15 facilities and services, including transit alignments, active
16 transportation facilities, and general aviation airport facilities,
17 to define existing capital facilities and travel levels to inform
18 future planning. This inventory must include state-owned
19 transportation facilities within the city or county's jurisdictional
20 boundaries;

21 (B) Multimodal level of service standards for all locally owned
22 arterials, locally and regionally operated transit routes that serve
23 urban growth areas, state-owned or operated transit routes that serve
24 urban areas if the department of transportation has prepared such
25 standards, and active transportation facilities to serve as a gauge
26 to judge performance of the system and success in helping to achieve
27 the goals of this chapter consistent with environmental justice.
28 These standards should be regionally coordinated;

29 (C) For state-owned transportation facilities, multimodal level
30 of service standards for highways, as prescribed in chapters 47.06
31 and 47.80 RCW, to gauge the performance of the system. The purposes
32 of reflecting multimodal level of service standards for state
33 highways in the local comprehensive plan are to monitor the
34 performance of the system, to evaluate improvement strategies, and to
35 facilitate coordination between the county's or city's six-year
36 street, road, active transportation, or transit program and the
37 office of financial management's ten-year investment program. The
38 concurrency requirements of (b) of this subsection do not apply to
39 transportation facilities and services of statewide significance
40 except for counties consisting of islands whose only connection to

1 the mainland are state highways or ferry routes. In these island
2 counties, state highways and ferry route capacity must be a factor in
3 meeting the concurrency requirements in (b) of this subsection;

4 (D) Specific actions and requirements for bringing into
5 compliance transportation facilities or services that are below an
6 established multimodal level of service standard;

7 (E) Forecasts of multimodal transportation demand and needs
8 within cities and urban growth areas, and forecasts of multimodal
9 transportation demand and needs outside of cities and urban growth
10 areas, for at least ten years based on the adopted land use plan to
11 inform the development of a transportation element that balances
12 transportation system safety and convenience to accommodate all users
13 of the transportation system to safely, reliably, and efficiently
14 provide access and mobility to people and goods. Priority must be
15 given to inclusion of transportation facilities and services
16 providing the greatest multimodal safety benefit to each category of
17 roadway users for the context and speed of the facility;

18 (F) Identification of state and local system needs to equitably
19 meet current and future demands. Identified needs on state-owned
20 transportation facilities must be consistent with the statewide
21 multimodal transportation plan required under chapter 47.06 RCW.
22 Local system needs should reflect the regional transportation system
23 and local goals, and strive to equitably implement the multimodal
24 network;

25 (G) A transition plan for transportation as required in Title II
26 of the Americans with disabilities act of 1990 (ADA). As a necessary
27 step to a program access plan to provide accessibility under the ADA,
28 state and local government, public entities, and public agencies are
29 required to perform self-evaluations of their current facilities,
30 relative to accessibility requirements of the ADA. The agencies are
31 then required to develop a program access plan, which can be called a
32 transition plan, to address any deficiencies. The plan is intended to
33 achieve the following:

34 (I) Identify physical obstacles that limit the accessibility of
35 facilities to individuals with disabilities;

36 (II) Describe the methods to be used to make the facilities
37 accessible;

38 (III) Provide a schedule for making the access modifications; and

39 (IV) Identify the public officials responsible for implementation
40 of the transition plan;

1 (iv) Finance, including:
2 (A) An analysis of funding capability to judge needs against
3 probable funding resources;
4 (B) A multiyear financing plan based on the needs identified in
5 the comprehensive plan, the appropriate parts of which shall serve as
6 the basis for the six-year street, road, or transit program required
7 by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW
8 35.58.2795 for public transportation systems. The multiyear financing
9 plan should be coordinated with the ten-year investment program
10 developed by the office of financial management as required by RCW
11 47.05.030;
12 (C) If probable funding falls short of meeting the identified
13 needs of the transportation system, including state transportation
14 facilities, a discussion of how additional funding will be raised, or
15 how land use assumptions will be reassessed to ensure that level of
16 service standards will be met;
17 (v) Intergovernmental coordination efforts, including an
18 assessment of the impacts of the transportation plan and land use
19 assumptions on the transportation systems of adjacent jurisdictions;
20 (vi) Demand-management strategies;
21 (vii) Active transportation component to include collaborative
22 efforts to identify and designate planned improvements for active
23 transportation facilities and corridors that address and encourage
24 enhanced community access and promote healthy lifestyles.
25 (b) After adoption of the comprehensive plan by jurisdictions
26 required to plan or who choose to plan under RCW 36.70A.040, local
27 jurisdictions must adopt and enforce ordinances which prohibit
28 development approval if the development causes the level of service
29 on a locally owned or locally or regionally operated transportation
30 facility to decline below the standards adopted in the transportation
31 element of the comprehensive plan, unless transportation improvements
32 or strategies to accommodate the impacts of development are made
33 concurrent with the development. These strategies may include active
34 transportation facility improvements, increased or enhanced public
35 transportation service, ride-sharing programs, demand management, and
36 other transportation systems management strategies. For the purposes
37 of this subsection (6), "concurrent with the development" means that
38 improvements or strategies are in place at the time of development,
39 or that a financial commitment is in place to complete the
40 improvements or strategies within six years. If the collection of

1 impact fees is delayed under RCW 82.02.050(3), the six-year period
2 required by this subsection (6)(b) must begin after full payment of
3 all impact fees is due to the county or city. A development proposal
4 may not be denied for causing the level of service on a locally owned
5 or locally or regionally operated transportation facility to decline
6 below the standards adopted in the transportation element of the
7 comprehensive plan where such impacts could be adequately mitigated
8 through active transportation facility improvements, increased or
9 enhanced public transportation service, ride-sharing programs, demand
10 management, or other transportation systems management strategies
11 funded by the development.

12 (c) The transportation element described in this subsection (6),
13 the six-year plans required by RCW 35.77.010 for cities, RCW
14 36.81.121 for counties, and RCW 35.58.2795 for public transportation
15 systems, and the ten-year investment program required by RCW
16 47.05.030 for the state, must be consistent.

17 (d) Counties and cities shall evaluate whether local street,
18 frontage, and right-of-way standards are consistent with adopted land
19 use and housing goals, including infill development and missing
20 middle housing. Such standards should allow for context-sensitive
21 design that considers existing conditions, anticipated traffic
22 volumes, and surrounding development patterns, and should avoid
23 unnecessary infrastructure requirements that materially constrain
24 housing feasibility on infill or redevelopment sites.

25 (7) An economic development element establishing local goals,
26 policies, objectives, and provisions for economic growth and vitality
27 and a high quality of life. A city that has chosen to be a
28 residential community is exempt from the economic development element
29 requirement of this subsection.

30 (8) A park and recreation element that implements, and is
31 consistent with, the capital facilities plan element as it relates to
32 park and recreation facilities. The element shall include: (a)
33 Estimates of park and recreation demand for at least a ten-year
34 period; (b) an evaluation of facilities and service needs; (c) an
35 evaluation of tree canopy coverage within the urban growth area; and
36 (d) an evaluation of intergovernmental coordination opportunities to
37 provide regional approaches for meeting park and recreational demand.

38 (9)(a) A climate change and resiliency element that is designed
39 to result in reductions in overall greenhouse gas emissions and that
40 must enhance resiliency to and avoid the adverse impacts of climate

1 change, which must include efforts to reduce localized greenhouse gas
2 emissions and avoid creating or worsening localized climate impacts
3 to vulnerable populations and overburdened communities.

4 (b) The climate change and resiliency element shall include the
5 following subelements:

6 (i) A greenhouse gas emissions reduction subelement;

7 (ii) A resiliency subelement.

8 (c) The greenhouse gas emissions reduction subelement of the
9 climate change and resiliency element is mandatory for the
10 jurisdictions specified in RCW 36.70A.095 and is encouraged for all
11 other jurisdictions, including those planning under RCW 36.70A.040
12 and those planning under chapter 36.70 RCW. The resiliency subelement
13 of the climate change and resiliency element is mandatory for all
14 jurisdictions planning under RCW 36.70A.040 and is encouraged for
15 those jurisdictions planning under chapter 36.70 RCW.

16 (d) (i) The greenhouse gas emissions reduction subelement of the
17 comprehensive plan, and its related development regulations, must
18 identify the actions the jurisdiction will take during the planning
19 cycle consistent with the guidelines published by the department
20 pursuant to RCW 70A.45.120 that will:

21 (A) Result in reductions in overall greenhouse gas emissions
22 generated by transportation and land use within the jurisdiction but
23 without increasing greenhouse gas emissions elsewhere in the state;

24 (B) Result in reductions in per capita vehicle miles traveled
25 within the jurisdiction but without increasing greenhouse gas
26 emissions elsewhere in the state; and

27 (C) Prioritize reductions that benefit overburdened communities
28 in order to maximize the cobenefits of reduced air pollution and
29 environmental justice.

30 (ii) Actions not specifically identified in the guidelines
31 developed by the department pursuant to RCW 70A.45.120 may be
32 considered consistent with these guidelines only if:

33 (A) They are projected to achieve greenhouse gas emissions
34 reductions or per capita vehicle miles traveled reductions equivalent
35 to what would be required of the jurisdiction under the guidelines
36 adopted by the department; and

37 (B) They are supported by scientifically credible projections and
38 scenarios that indicate their adoption is likely to result in
39 reductions of greenhouse gas emissions or per capita vehicle miles
40 traveled.

1 (iii) A jurisdiction may not restrict population growth or limit
2 population allocation in order to achieve the requirements set forth
3 in this subsection (9)(d).

4 (e)(i) The resiliency subelement must equitably enhance
5 resiliency to, and avoid or substantially reduce the adverse impacts
6 of, climate change in human communities and ecological systems
7 through goals, policies, and programs consistent with the best
8 available science and scientifically credible climate projections and
9 impact scenarios that moderate or avoid harm, enhance the resiliency
10 of natural and human systems, and enhance beneficial opportunities.
11 The resiliency subelement must prioritize actions that benefit
12 overburdened communities that will disproportionately suffer from
13 compounding environmental impacts and will be most impacted by
14 natural hazards due to climate change. Specific goals, policies, and
15 programs of the resiliency subelement must include, but are not
16 limited to, those designed to:

17 (A) Identify, protect, and enhance natural areas to foster
18 resiliency to climate impacts, as well as areas of vital habitat for
19 safe passage and species migration;

20 (B) Identify, protect, and enhance community resiliency to
21 climate change impacts, including social, economic, and built
22 environment factors, that support adaptation to climate impacts
23 consistent with environmental justice; and

24 (C) Address natural hazards created or aggravated by climate
25 change, including sea level rise, landslides, flooding, drought,
26 heat, smoke, wildfire, and other effects of changes to temperature
27 and precipitation patterns.

28 (ii) A natural hazard mitigation plan or similar plan that is
29 guided by RCW 36.70A.020(14), that prioritizes actions that benefit
30 overburdened communities, and that complies with the applicable
31 requirements of this chapter, including the requirements set forth in
32 this subsection (9)(e), may be adopted by reference to satisfy these
33 requirements, except that to the extent any of the substantive
34 requirements of this subsection (9)(e) are not addressed, or are
35 inadequately addressed, in the referenced natural hazard mitigation
36 plan, a county or city must supplement the natural hazard mitigation
37 plan accordingly so that the adopted resiliency subelement complies
38 fully with the substantive requirements of this subsection (9)(e).

39 (A) If a county or city intends to adopt by reference a federal
40 emergency management agency natural hazard mitigation plan in order

1 to meet all or part of the substantive requirements set forth in this
2 subsection (9)(e), and the most recently adopted federal emergency
3 management agency natural hazard mitigation plan does not comply with
4 the requirements of this subsection (9)(e), the department may grant
5 the county or city an extension of time in which to submit a natural
6 hazard mitigation plan.

7 (B) Eligibility for an extension under this subsection prior to
8 July 1, 2027, is limited to a city or county required to review and,
9 if needed, revise its comprehensive plan on or before June 30, 2025,
10 as provided in RCW 36.70A.130, or for a city or county with an
11 existing, unexpired federal emergency management agency natural
12 hazard mitigation plan scheduled to expire before December 31, 2024.

13 (C) Extension requests after July 1, 2027, may be granted if
14 requirements for the resiliency subelement are amended or added by
15 the legislature or if the department finds other circumstances that
16 may result in a potential finding of noncompliance with a
17 jurisdiction's existing and approved federal emergency management
18 agency natural hazard mitigation plan.

19 (D) A city or county that wishes to request an extension of time
20 must submit a request in writing to the department no later than the
21 date on which the city or county is required to review and, if
22 needed, revise its comprehensive plan as provided in RCW 36.70A.130.

23 (E) Upon the submission of such a request to the department, the
24 city or county may have an additional 48 months from the date
25 provided in RCW 36.70A.130 in which to either adopt by reference an
26 updated federal emergency management agency natural hazard mitigation
27 plan or adopt its own natural hazard mitigation plan, and to then
28 submit that plan to the department.

29 (F) The adoption of ordinances, amendments to comprehensive
30 plans, amendments to development regulations, and other nonproject
31 actions taken by a county or city pursuant to (d) of this subsection
32 in order to implement measures specified by the department pursuant
33 to RCW 70A.45.120 are not subject to administrative or judicial
34 appeal under chapter 43.21C RCW.

35 (10) It is the intent that new or amended elements required after
36 January 1, 2002, be adopted concurrent with the scheduled update
37 provided in RCW 36.70A.130. Requirements to incorporate any such new
38 or amended elements shall be null and void until funds sufficient to
39 cover applicable local government costs are appropriated and

1 distributed by the state at least two years before local government
2 must update comprehensive plans as required in RCW 36.70A.130.

3 **Sec. 2.** RCW 36.70A.130 and 2025 c 269 s 5 and 2025 c 148 s 1 are
4 each reenacted and amended to read as follows:

5 (1) (a) Each comprehensive land use plan and development
6 regulations shall be subject to continuing review and evaluation by
7 the county or city that adopted them. Except as otherwise provided, a
8 county or city shall take legislative action to review and, if
9 needed, revise its comprehensive land use plan and development
10 regulations to ensure the plan and regulations comply with the
11 requirements of this chapter according to the deadlines in
12 subsections (4) and (5) of this section.

13 (b) (i) A city or town located within a county planning under RCW
14 36.70A.040 may opt out of a full review and revisions of its
15 comprehensive plan established in this section if the city or town
16 meets the following criteria:

17 (A) Has a population fewer than 500;

18 (B) Is not located within 10 miles of a city with a population
19 over 100,000;

20 (C) Experienced a population growth rate of fewer than 10 percent
21 in the preceding 10 years; and

22 (D) Has provided the department with notice of its intent to
23 participate in a partial review and revision of its comprehensive
24 plan.

25 (ii) The department shall review the population growth rate for a
26 city or town participating in the partial review and revision of its
27 comprehensive plan process at least three years before the periodic
28 update is due as outlined in subsection (4) of this section and
29 notify cities of their eligibility.

30 (iii) A city or town that opts out of a full review and revision
31 of its comprehensive plan must update its critical areas regulations
32 and its capital facilities element and its transportation element.

33 (c) Except as otherwise provided, a county or city not planning
34 under RCW 36.70A.040 shall take action to review and, if needed,
35 revise its policies and development regulations regarding critical
36 areas and natural resource lands adopted according to this chapter to
37 ensure these policies and regulations comply with the requirements of
38 this chapter according to the deadlines in subsections (4) and (5) of
39 this section. Legislative action means the adoption of a resolution

1 or ordinance following notice and a public hearing indicating at a
2 minimum, a finding that a review and evaluation has occurred and
3 identifying the revisions made, or that a revision was not needed and
4 the reasons therefor.

5 (d) The review and evaluation required by this subsection shall
6 include, but is not limited to, consideration of critical area
7 ordinances and, if planning under RCW 36.70A.040, an analysis of the
8 population allocated to a city or county from the most recent 10-year
9 population forecast by the office of financial management.

10 (e) Any amendment of or revision to a comprehensive land use plan
11 shall conform to this chapter. Any amendment of or revision to
12 development regulations shall be consistent with and implement the
13 comprehensive plan.

14 (2)(a) Each county and city shall establish and broadly
15 disseminate to the public a public participation program consistent
16 with RCW 36.70A.035 and 36.70A.140 that identifies procedures and
17 schedules whereby updates, proposed amendments, or revisions of the
18 comprehensive plan are considered by the governing body of the county
19 or city no more frequently than once every year. "Updates" means to
20 review and revise, if needed, according to subsection (1) of this
21 section, and the deadlines in subsections (4) and (5) of this section
22 or in accordance with the provisions of subsection (6) of this
23 section. Amendments may be considered more frequently than once per
24 year under the following circumstances:

25 (i) The initial adoption of a subarea plan. Subarea plans adopted
26 under this subsection (2)(a)(i) must clarify, supplement, or
27 implement jurisdiction-wide comprehensive plan policies, and may only
28 be adopted if the cumulative impacts of the proposed plan are
29 addressed by appropriate environmental review under chapter 43.21C
30 RCW;

31 (ii) The development of an initial subarea plan for economic
32 development located outside of the 100 year floodplain in a county
33 that has completed a state-funded pilot project that is based on
34 watershed characterization and local habitat assessment;

35 (iii) The adoption or amendment of a shoreline master program
36 under the procedures set forth in chapter 90.58 RCW;

37 (iv) The amendment of the capital facilities element of a
38 comprehensive plan that occurs concurrently with the adoption or
39 amendment of a county or city budget;

1 (v) The adoption of comprehensive plan amendments necessary to
2 enact a planned action under RCW 43.21C.440, provided that amendments
3 are considered in accordance with the public participation program
4 established by the county or city under this subsection (2)(a) and
5 all persons who have requested notice of a comprehensive plan update
6 are given notice of the amendments and an opportunity to comment; or

7 (vi) The adoption or amendment of any housing element necessary
8 to receive a determination of compliance under RCW 36.70A.835.

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

17 (3)(a) Each county that designates urban growth areas under RCW
18 36.70A.110 shall review, according to the schedules established in
19 subsections (4) and (5) of this section, its designated urban growth
20 area or areas, patterns of development occurring within the urban
21 growth area or areas, and the densities permitted within both the
22 incorporated and unincorporated portions of each urban growth area.
23 In conjunction with this review by the county, each city located
24 within an urban growth area shall review the densities permitted
25 within its boundaries, and the extent to which the urban growth
26 occurring within the county has located within each city and the
27 unincorporated portions of the urban growth areas.

28 (b) The county comprehensive plan designating urban growth areas,
29 and the densities permitted in the urban growth areas by the
30 comprehensive plans of the county and each city located within the
31 urban growth areas, shall be revised to accommodate the urban growth
32 projected to occur in the county for the succeeding 20-year period.
33 The review required by this subsection may be combined with the
34 review and evaluation required by RCW 36.70A.215.

35 (c) If, during the county's review under (a) of this subsection,
36 the county determines revision of the urban growth area is not
37 required to accommodate the urban growth projected to occur in the
38 county for the succeeding 20-year period, but does determine that
39 patterns of development have created pressure in areas that exceed
40 available, developable lands within the urban growth area, the urban

1 growth area or areas may be revised to accommodate identified
2 patterns of development and likely future development pressure for
3 the succeeding 20-year period if the following requirements are met:

4 (i) The revised urban growth area may not result in an increase
5 in the total surface areas of the urban growth area or areas;

6 (ii) The areas added to the urban growth area are not or have not
7 been designated as agricultural, forest, or mineral resource lands of
8 long-term commercial significance;

9 (iii) Less than 15 percent of the areas added to the urban growth
10 area are critical areas;

11 (iv) The areas added to the urban growth areas are suitable for
12 urban growth;

13 (v) The transportation element and capital facility plan element
14 have identified the transportation facilities, and public facilities
15 and services needed to serve the urban growth area and the funding to
16 provide the transportation facilities and public facilities and
17 services;

18 (vi) The urban growth area is not larger than needed to
19 accommodate the growth planned for the succeeding 20-year planning
20 period and a reasonable land market supply factor;

21 (vii) The areas removed from the urban growth area do not include
22 urban growth or urban densities; and

23 (viii) The revised urban growth area is contiguous, does not
24 include holes or gaps, and will not increase pressures to urbanize
25 rural or natural resource lands.

26 (4) Except as otherwise provided in subsections (6) and (8) of
27 this section, counties and cities shall take action to review and, if
28 needed, revise their comprehensive plans and development regulations
29 to ensure the plan and regulations comply with the requirements of
30 this chapter as follows:

31 (a) On or before June 30, 2015, for King, Pierce, and Snohomish
32 counties and the cities within those counties;

33 (b) On or before June 30, 2016, for Clallam, Clark, Island,
34 Jefferson, Kitsap, Mason, San Juan, Skagit, Thurston, and Whatcom
35 counties and the cities within those counties;

36 (c) On or before June 30, 2017, for Benton, Chelan, Cowlitz,
37 Douglas, Kittitas, Lewis, Skamania, Spokane, and Yakima counties and
38 the cities within those counties; and

39 (d) On or before June 30, 2018, for Adams, Asotin, Columbia,
40 Ferry, Franklin, Garfield, Grant, Grays Harbor, Klickitat, Lincoln,

1 Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and
2 Whitman counties and the cities within those counties.

3 (5) Except as otherwise provided in subsections (6) and (8) of
4 this section, following the review of comprehensive plans and
5 development regulations required by subsection (4) of this section,
6 counties and cities shall take action to review and, if needed,
7 revise their comprehensive plans and development regulations to
8 ensure the plan and regulations comply with the requirements of this
9 chapter as follows:

10 (a) Except as provided in subsection (10) of this section, on or
11 before December 31, 2024, with the following review and, if needed,
12 revision on or before June 30, 2034, and then every 10 years
13 thereafter, for King, Kitsap, Pierce, and Snohomish counties and the
14 cities within those counties;

15 (b) On or before December 31, 2025, with the following review
16 and, if needed, revision on or before June 30, 2035, and then every
17 10 years thereafter, for Clallam, Clark, Island, Jefferson, Lewis,
18 Mason, San Juan, Skagit, Thurston, and Whatcom counties and the
19 cities within those counties;

20 (c) On or before December 31, 2026, with the following review
21 and, if needed, revision, on or before June 30, 2036, and every 10
22 years thereafter, for Benton, Chelan, Cowlitz, Douglas, Franklin,
23 Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties and the
24 cities within those counties; and

25 (d) On or before June 30, 2027, and every 10 years thereafter,
26 for Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor,
27 Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens,
28 Wahkiakum, and Whitman counties and the cities within those counties.

29 (6)(a) Nothing in this section precludes a county or city from
30 conducting the review and evaluation required by this section before
31 the deadlines established in subsections (4) and (5) of this section.
32 Counties and cities may begin this process early and may be eligible
33 for grants from the department, subject to available funding, if they
34 elect to do so.

35 (b) A county that is subject to a deadline established in
36 subsection (5)(b) through (d) of this section and meets the following
37 criteria may comply with the requirements of this section at any time
38 within the 24 months following the deadline established in subsection
39 (5) of this section: The county has a population of less than 50,000
40 and has had its population increase by no more than 17 percent in the

1 10 years preceding the deadline established in subsection (5) of this
2 section as of that date.

3 (c) A city that is subject to a deadline established in
4 subsection (5)(b) through (d) of this section and meets the following
5 criteria may comply with the requirements of this section at any time
6 within the 24 months following the deadline established in subsection
7 (5) of this section: The city has a population of no more than 5,000
8 and has had its population increase by the greater of either no more
9 than 100 persons or no more than 17 percent in the 10 years preceding
10 the deadline established in subsection (5) of this section as of that
11 date.

12 (d) State agencies are encouraged to provide technical assistance
13 to the counties and cities in the review of critical area ordinances,
14 comprehensive plans, and development regulations.

15 (7)(a) The requirements imposed on counties and cities under this
16 section shall be considered "requirements of this chapter" under the
17 terms of RCW 36.70A.040(1). Only those counties and cities that meet
18 the following criteria may receive grants, loans, pledges, or
19 financial guarantees under chapter 43.155 or 70A.135 RCW:

20 (i) The county or city is in compliance with the deadlines in
21 this section;

22 (ii) The county or city demonstrates substantial progress towards
23 compliance with the deadlines in this section for development
24 regulations that protect critical areas. For the purposes of this
25 subsection (7)(a)(ii), a county or city that is fewer than 12 months
26 out of compliance with the deadlines in this section for development
27 regulations that protect critical areas is making substantial
28 progress towards compliance with the deadlines in this section; or

29 (iii) The county or city demonstrates substantial progress
30 towards compliance with the deadlines in this section for any housing
31 element and any housing development regulations required to be
32 submitted to the department for review under RCW 36.70A.835. For the
33 purposes of this subsection (7)(a)(iii), a county or city that
34 applies to the department for review within the timelines specified
35 under RCW 36.70A.835 demonstrates substantial progress towards
36 compliance with the deadlines in this section and is eligible for
37 grants, loans, pledges, or financial guarantees under chapter 43.155
38 or 70A.135 RCW until the department or the growth management hearings
39 board issues a final decision determining that the county's or city's
40 housing element or any related housing development regulations are

1 not in compliance with the laws and regulations identified in RCW
2 36.70A.835(7).

3 (b) Only those counties and cities in compliance with the
4 schedules in this section may receive preference for grants or loans
5 subject to the provisions of RCW 43.17.250.

6 (8)(a) Except as otherwise provided in (c) of this subsection, if
7 a participating watershed is achieving benchmarks and goals for the
8 protection of critical areas functions and values, the county is not
9 required to update development regulations to protect critical areas
10 as they specifically apply to agricultural activities in that
11 watershed.

12 (b) A county that has made the election under RCW 36.70A.710(1)
13 may only adopt or amend development regulations to protect critical
14 areas as they specifically apply to agricultural activities in a
15 participating watershed if:

16 (i) A work plan has been approved for that watershed in
17 accordance with RCW 36.70A.725;

18 (ii) The local watershed group for that watershed has requested
19 the county to adopt or amend development regulations as part of a
20 work plan developed under RCW 36.70A.720;

21 (iii) The adoption or amendment of the development regulations is
22 necessary to enable the county to respond to an order of the growth
23 management hearings board or court;

24 (iv) The adoption or amendment of development regulations is
25 necessary to address a threat to human health or safety; or

26 (v) Three or more years have elapsed since the receipt of
27 funding.

28 (c) Beginning 10 years from the date of receipt of funding, a
29 county that has made the election under RCW 36.70A.710(1) must review
30 and, if necessary, revise development regulations to protect critical
31 areas as they specifically apply to agricultural activities in a
32 participating watershed in accordance with the review and revision
33 requirements and timeline in subsection (5) of this section. This
34 subsection (8)(c) does not apply to a participating watershed that
35 has determined under RCW 36.70A.720(2)(c)(ii) that the watershed's
36 goals and benchmarks for protection have been met.

37 (9)(a) Counties subject to planning deadlines established in
38 subsection (5) of this section that are required or that choose to
39 plan under RCW 36.70A.040 and that meet either criteria of (a)(i) or
40 (ii) of this subsection, and cities with a population of more than

1 6,000 as of April 1, 2021, within those counties, must provide to the
2 department an implementation progress report detailing the progress
3 they have achieved in implementing their comprehensive plan five
4 years after the review and revision of their comprehensive plan. Once
5 a county meets the criteria in (a) (i) or (ii) of this subsection, the
6 implementation progress report requirements remain in effect
7 thereafter for that county and the cities therein with populations
8 greater than 6,000 as of April 1, 2021, even if the county later no
9 longer meets either or both criteria. A county is subject to the
10 implementation progress report requirement if it meets either of the
11 following criteria on or after April 1, 2021:

12 (i) The county has a population density of at least 100 people
13 per square mile and a population of at least 200,000; or

14 (ii) The county has a population density of at least 75 people
15 per square mile and an annual growth rate of at least 1.75 percent as
16 determined by the office of financial management.

17 (b) The department shall adopt guidelines for indicators,
18 measures, milestones, and criteria for use by counties and cities in
19 the implementation progress report that must cover:

20 (i) The implementation of previously adopted changes to the
21 housing element and any effect those changes have had on housing
22 affordability and availability within the jurisdiction;

23 (ii) Permit processing timelines; and

24 (iii) Progress toward implementing any actions required to
25 achieve reductions to meet greenhouse gas and vehicle miles traveled
26 requirements as provided for in any element of the comprehensive plan
27 under RCW 36.70A.070.

28 (c) If a city or county required to provide an implementation
29 progress report under this subsection (9) has not implemented any
30 specifically identified regulations, zoning and land use changes, or
31 taken other legislative or administrative action necessary to
32 implement any changes in the most recent periodic update in their
33 comprehensive plan by the due date for the implementation progress
34 report, the city or county must identify the need for such action in
35 the implementation progress report. Cities and counties must adopt a
36 work plan to implement any necessary regulations, zoning and land use
37 changes, or take other legislative or administrative action
38 identified in the implementation progress report and complete all
39 work necessary for implementation within two years of submission of
40 the implementation progress report.

1 (10) Any county or city that is required by RCW 36.70A.095 to
2 include in its comprehensive plan a climate change and resiliency
3 element and that is also required by subsection (5)(a) of this
4 section to review and, if necessary, revise its comprehensive plan on
5 or before December 31, 2024, must update its transportation element
6 and incorporate a climate change and resiliency element into its
7 comprehensive plan as part of the first implementation progress
8 report required by subsection (9) of this section if funds are
9 appropriated and distributed by December 31, 2027, as required under
10 RCW 36.70A.070(10).

11 (11) In addition to comprehensive plans and development
12 regulations, counties and cities shall periodically review and, if
13 necessary, revise street standards, frontage improvement
14 requirements, and related public works design standards to ensure
15 consistency with current land use patterns, housing needs, and growth
16 management goals. Such review should occur on a schedule aligned with
17 the periodic review of comprehensive plans under subsection (5) of
18 this section.

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