
HOUSE BILL 2347

State of Washington

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By Representatives Rust, R. Fisher, Wolfe, Scheuerman, Scott, Ogden, Dickerson, Chopp, H. Sommers, Mason, Linville and Murray

Read first time 01/10/96. Referred to Committee on Government Operations.

1 AN ACT Relating to innovative land use management techniques; and
2 amending RCW 36.70A.090 and 36.70A.190.

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

4 **Sec. 1.** RCW 36.70A.090 and 1990 1st ex.s. c 17 s 9 are each
5 amended to read as follows:

6 A comprehensive plan should provide for innovative land use
7 management techniques, including, but not limited to, the following:

8 (1) Traditional land use techniques, such as conditional use
9 permits and variances; and

10 (2) Newer land use techniques, such as: (a) Density bonuses((~~τ~~
11 cluster))i (b) clustering of housing((~~τ~~))i (c) planned unit
12 developments((~~τ~~))i (d) density transfers to the same lot or commonly
13 owned lots that are adjacently located; (e) contract zoning; (f)
14 development agreements; (g) new fully contained communities; (h) master
15 planned resorts; (i) design guidelines; (j) programs to acquire
16 conservation futures or easements; and (k) the transfer of development
17 rights.

1 **Sec. 2.** RCW 36.70A.190 and 1991 sp.s. c 32 s 3 are each amended to
2 read as follows:

3 (1) The department shall establish a program of technical and
4 financial assistance and incentives to counties and cities to encourage
5 and facilitate the adoption and implementation of comprehensive plans
6 and development regulations throughout the state.

7 (2) The department shall develop a priority list and establish
8 funding levels for planning and technical assistance grants both for
9 counties and cities that plan under RCW 36.70A.040. Priority for
10 assistance shall be based on a county's or city's population growth
11 rates, commercial and industrial development rates, the existence and
12 quality of a comprehensive plan and development regulations, and other
13 relevant factors.

14 (3) The department shall develop and administer a grant program to
15 provide direct financial assistance to counties and cities for the
16 preparation of comprehensive plans under this chapter. The department
17 may establish provisions for county and city matching funds to conduct
18 activities under this subsection. Grants may be expended for any
19 purpose directly related to the preparation of a county or city
20 comprehensive plan as the county or city and the department may agree,
21 including, without limitation, the conducting of surveys, inventories
22 and other data gathering and management activities, the retention of
23 planning consultants, contracts with regional councils for planning and
24 related services, and other related purposes.

25 (4) The department shall establish a program of technical
26 assistance:

27 (a) Utilizing department staff, the staff of other state agencies,
28 and the technical resources of counties and cities to help in the
29 development of comprehensive plans required under this chapter. The
30 technical assistance may include, but not be limited to, model land use
31 ordinances, regional education and training programs, and information
32 for local and regional inventories; ~~((and))~~

33 (b) Adopting by rule procedural criteria to assist counties and
34 cities in adopting comprehensive plans and development regulations that
35 meet the goals and requirements of this chapter. These criteria shall
36 reflect regional and local variations and the diversity that exists
37 among different counties and cities that plan under this chapter; and

38 (c) Developing model ordinances for counties and cities to consider
39 in complying with the requirements of this chapter, including but not

1 limited to model ordinances providing for newer innovative land use
2 techniques described in RCW 36.70A.090 and rural elements that provide
3 for a variety of rural densities and uses.

4 (5) The department shall provide mediation services to resolve
5 disputes between counties and cities regarding, among other things,
6 coordination of regional issues and designation of urban growth areas.

7 (6) The department shall provide planning grants to enhance citizen
8 participation under RCW 36.70A.140.

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