
SENATE BILL 6255

State of Washington

52nd Legislature

1992 Regular Session

By Senators Anderson, Snyder, Sutherland, Vognild, Amondson, Barr, Gaspard, Owen, Conner, Oke, Matson, Bailey, Bauer, Newhouse, Rasmussen, Sellar, Hayner, McCaslin, West, Jesernig, von Reichbauer and Erwin

Read first time 01/22/92. Referred to Committee on Agriculture & Water Resources.

1 AN ACT Relating to requiring the mapping of regulated wetlands;
2 adding new sections to chapter 36.70A RCW; and declaring an emergency.

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

4 NEW SECTION. **Sec. 1.** The legislature finds that designating
5 land as a wetland to be protected by a county or city's development
6 regulations has a significant impact on the value and permissible uses,
7 both public and private, of that land. The legislature also finds that
8 creating an inventory and map of wetlands within the local jurisdiction
9 will provide local officials with needed knowledge to allow for the
10 integration of wetlands protection programs with the multiple planning
11 goals established in RCW 36.70A.020. Mapping will serve also to
12 provide information to an owner of land that is subject to local
13 ordinances that regulate wetlands. The legislature further finds that
14 to determine the value of property for tax purposes, maps of the

1 affected areas must be filed with the county assessor's office so that
2 office may properly adjust the value of the property to meet statutory
3 requirements.

4 NEW SECTION. **Sec. 2.** (1) Prior to adopting development
5 regulations to protect wetlands, the county or city considering
6 adoption shall develop an inventory of land that would be subject to
7 those regulations. The location of this land, and adjacent buffer
8 areas if any, shall be placed on maps of suitable scale for public
9 viewing.

10 (2) The county or city shall mail to the owners of land identified
11 as subject to wetland protection regulations a notice at least fifteen
12 working days prior to the first public hearing on the proposed
13 regulations. The notice must inform the landowners how the landowner
14 may obtain a copy of the proposed ordinance and map, and the time and
15 location of the public hearing.

16 (3) A county or city subject to this section and that has adopted
17 development regulations shall transmit a copy of the development
18 regulations and wetlands inventory map to the county assessor's office
19 within sixty days of adopting the ordinances. The county assessor
20 shall use this information to determine a new assessed value of
21 property subject to the ordinance within twelve months of receiving the
22 information.

23 (4) This section shall apply only to a county or city that adopts
24 development regulations after March 15, 1992.

25 NEW SECTION. **Sec. 3.** (1) A county or city that has adopted
26 regulations by March 15, 1992, shall develop by September 1, 1992, an
27 inventory of land that would be subject to wetland regulation. The

1 location of the land, and adjacent buffer areas if any, shall be placed
2 on maps of suitable scale for public viewing.

3 (2) The county and city shall mail to the owners of land identified
4 as subject to the wetland protection regulation, a notice within thirty
5 days of the required completion date of the inventory. The notice must
6 inform the landowners how the landowner may obtain a copy of the
7 ordinance and map.

8 (3) A county or city subject to this section shall transmit a copy
9 of the development regulations and the wetlands inventory map to the
10 county assessor within thirty days of the required completion date of
11 the inventory. The county assessor shall use this information to
12 determine a new assessed value of property subject to the ordinance
13 within twelve months of receiving the information.

14 NEW SECTION. **Sec. 4.** Sections 1 through 3 of this act are
15 each added to chapter 36.70A RCW.

16 NEW SECTION. **Sec. 5.** This act is necessary for the immediate
17 preservation of the public peace, health, or safety, or support of the
18 state government and its existing public institutions, and shall take
19 effect immediately.