
HOUSE BILL 1487

State of Washington

53rd Legislature

1993 Regular Session

By Representatives Sheahan, Rayburn, Chandler, Morton, Sheldon, Basich, Fuhrman, Horn, Padden, Long, Schoesler, Thomas, Schmidt, Forner, Edmondson, Foreman, Silver, Brumsickle, Stevens, Cooke, Van Luven, Reams, Dyer, Vance, Chappell, Kessler, Campbell, Brough, Hansen, Roland, Ballasiotes, Wood and Lisk

Read first time 01/29/93. Referred to Committee on Local Government.

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 land
5 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
15 affected areas must be filed with the county assessor's office so that
16 office may properly adjust the value of the property to meet statutory
17 requirements.

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

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

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

20 (4) This section shall apply only to a county or city that adopts
21 development regulations after March 15, 1993.

22 NEW SECTION. **Sec. 3.** (1) A county or city that has adopted
23 regulations by March 15, 1993, shall develop by September 1, 1993, an
24 inventory of land that would be subject to wetland regulation. The
25 location of the land, and adjacent buffer areas if any, shall be placed
26 on maps of suitable scale for public viewing.

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

32 (3) A county or city subject to this section shall transmit a copy
33 of the development regulations and the wetlands inventory map to the
34 county assessor within thirty days of the required completion date of
35 the inventory. The county assessor shall use this information to
36 determine a new assessed value of property subject to the ordinance
37 within twelve months of receiving the information.

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

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

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