
HOUSE BILL 1492

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By Representatives Wineberry, Forner, Sheldon, Kremen, Pruitt,
Linville, Springer, J. Kohl, Morris and Valle

Read first time 01/29/93. Referred to Committee on Trade, Economic
Development & Housing.

1 AN ACT Relating to including economic development in growth
2 management planning; and amending RCW 36.70A.070.

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

4 **Sec. 1.** RCW 36.70A.070 and 1990 1st ex.s. c 17 s 7 are each
5 amended to read as follows:

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

13 Each comprehensive plan shall include a plan, scheme, or design for
14 each of the following:

15 (1) A land use element designating the proposed general
16 distribution and general location and extent of the uses of land, where
17 appropriate, for agriculture, timber production, housing, commerce,
18 industry, recreation, open spaces, public utilities, public facilities,
19 and other land uses. The land use element shall include population

1 densities, building intensities, and estimates of future population
2 growth. The land use element shall provide for protection of the
3 quality and quantity of ground water used for public water supplies.
4 Where applicable, the land use element shall review drainage, flooding,
5 and storm water run-off in the area and nearby jurisdictions and
6 provide guidance for corrective actions to mitigate or cleanse those
7 discharges that pollute waters of the state, including Puget Sound or
8 waters entering Puget Sound.

9 (2) A housing element recognizing the vitality and character of
10 established residential neighborhoods that: (a) Includes an inventory
11 and analysis of existing and projected housing needs; (b) includes a
12 statement of goals, policies, and objectives for the preservation,
13 improvement, and development of housing; (c) identifies sufficient land
14 for housing, including, but not limited to, government-assisted
15 housing, housing for low-income families, manufactured housing,
16 multifamily housing, and group homes and foster care facilities; and
17 (d) makes adequate provisions for existing and projected needs of all
18 economic segments of the community.

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

31 (4) A utilities element consisting of the general location,
32 proposed location, and capacity of all existing and proposed utilities,
33 including, but not limited to, electrical lines, telecommunication
34 lines, and natural gas lines.

35 (5) Counties shall include a rural element including lands that are
36 not designated for urban growth, agriculture, forest, or mineral
37 resources. The rural element shall permit land uses that are
38 compatible with the rural character of such lands and provide for a
39 variety of rural densities.

1 (6) A transportation element that implements, and is consistent
2 with, the land use element. The transportation element shall include
3 the following subelements:

4 (a) Land use assumptions used in estimating travel;

5 (b) Facilities and services needs, including:

6 (i) An inventory of air, water, and land transportation facilities
7 and services, including transit alignments, to define existing capital
8 facilities and travel levels as a basis for future planning;

9 (ii) Level of service standards for all arterials and transit
10 routes to serve as a gauge to judge performance of the system. These
11 standards should be regionally coordinated;

12 (iii) Specific actions and requirements for bringing into
13 compliance any facilities or services that are below an established
14 level of service standard;

15 (iv) Forecasts of traffic for at least ten years based on the
16 adopted land use plan to provide information on the location, timing,
17 and capacity needs of future growth;

18 (v) Identification of system expansion needs and transportation
19 system management needs to meet current and future demands;

20 (c) Finance, including:

21 (i) An analysis of funding capability to judge needs against
22 probable funding resources;

23 (ii) A multiyear financing plan based on the needs identified in
24 the comprehensive plan, the appropriate parts of which shall serve as
25 the basis for the six-year street, road, or transit program required by
26 RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW
27 35.58.2795 for public transportation systems;

28 (iii) If probable funding falls short of meeting identified needs,
29 a discussion of how additional funding will be raised, or how land use
30 assumptions will be reassessed to ensure that level of service
31 standards will be met;

32 (d) Intergovernmental coordination efforts, including an assessment
33 of the impacts of the transportation plan and land use assumptions on
34 the transportation systems of adjacent jurisdictions;

35 (e) Demand-management strategies.

36 After adoption of the comprehensive plan by jurisdictions required
37 to plan or who choose to plan under RCW 36.70A.040, local jurisdictions
38 must adopt and enforce ordinances which prohibit development approval
39 if the development causes the level of service on a transportation

1 facility to decline below the standards adopted in the transportation
2 element of the comprehensive plan, unless transportation improvements
3 or strategies to accommodate the impacts of development are made
4 concurrent with the development. These strategies may include
5 increased public transportation service, ride sharing programs, demand
6 management, and other transportation systems management strategies.
7 For the purposes of this subsection (6) "concurrent with the
8 development" shall mean that improvements or strategies are in place at
9 the time of development, or that a financial commitment is in place to
10 complete the improvements or strategies within six years.

11 The transportation element described in this subsection, and the
12 six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for
13 counties, and RCW 35.58.2795 for public transportation systems, must be
14 consistent.

15 (7) An economic development element that includes a profile of the
16 economic patterns, potentials, strengths, and weaknesses and a summary
17 of the local economic development strategy, which may include:

18 (a) Listing methods for strengthening the economic base;

19 (b) Identifying an adequate supply of sites of suitable sizes,
20 types, locations, and service levels for industrial and commercial
21 uses;

22 (c) Describing how the land use and capital facilities elements of
23 the comprehensive plan carry out the goals and objectives of the
24 economic development element; and

25 (d) Describing how the economic development strategy required by
26 this subsection is consistent with RCW 36.70A.210(3)(g).

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