
HOUSE BILL 1816

State of Washington

55th Legislature

1997 Regular Session

By Representatives Reams and Sump

Read first time 02/10/97. Referred to Committee on Government Reform & Land Use.

1 AN ACT Relating to comprehensive plans under the growth management
2 act; 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 1996 c 239 s 1 are each amended to read
5 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, general aviation airports, public
19 utilities, public facilities, and other land uses. The land use

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

9 (2) A housing element ensuring 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, objectives, and mandatory provisions for
13 the preservation, improvement, and development of housing, including
14 single-family residences; (c) identifies sufficient land for housing,
15 including, but not limited to, government-assisted housing, housing for
16 low-income families, manufactured housing, multifamily housing, and
17 group homes and foster care facilities; and (d) makes adequate
18 provisions for existing and projected needs of all economic segments of
19 the community, including affordable housing and adequate housing
20 located within reasonable commuting distances to employment centers.

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

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

37 (5) Counties shall include a rural element including lands that are
38 not designated for urban growth, agriculture, forest, or mineral
39 resources. The rural element shall permit appropriate land uses that

1 are compatible with the rural character of such lands and provide for
2 a variety of rural densities and uses and may also provide for
3 clustering, density transfer, design guidelines, conservation
4 easements, and other innovative techniques that will accommodate
5 appropriate rural uses not characterized by urban growth.

6 (6) Counties may include a transition zone including lands located
7 outside of any urban growth area that are not designated as urban
8 growth, rural, agricultural, forest, or mineral resources.

9 (7) A transportation element that implements, and is consistent
10 with, the land use element. The transportation element shall include
11 the following subelements:

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

13 (b) Facilities and services needs, including:

14 (i) An inventory of air, water, and ground transportation
15 facilities and services, including freeways and freeway exits, ferry
16 terminals, railways, transit alignments and general aviation airport
17 facilities, to define existing capital facilities and travel levels as
18 a basis for future planning;

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

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

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

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

30 (c) Finance, including:

31 (i) An analysis of funding capability to judge needs against
32 probable funding resources;

33 (ii) A multiyear financing plan based on the needs identified in
34 the comprehensive plan, the appropriate parts of which shall serve as
35 the basis for the six-year street, road, or transit program required by
36 RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW
37 35.58.2795 for public transportation systems;

38 (iii) If probable funding falls short of meeting identified needs,
39 a discussion of how additional funding will be raised, or how land use

1 assumptions will be reassessed to ensure that level of service
2 standards will be met;

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

6 (e) Demand-management strategies.

7 After adoption of the comprehensive plan by jurisdictions required
8 to plan or who choose to plan under RCW 36.70A.040, local jurisdictions
9 must adopt and enforce ordinances which prohibit development approval
10 if the development causes the level of service on a transportation
11 facility to decline below the standards adopted in the transportation
12 element of the comprehensive plan, unless transportation improvements
13 or strategies to accommodate the impacts of development are made
14 concurrent with the development. These strategies may include
15 increased public transportation service, ride sharing programs, demand
16 management, and other transportation systems management strategies.
17 For the purposes of this subsection (~~(6)~~) (7) "concurrent with the
18 development" shall mean that improvements or strategies are in place at
19 the time of development, or that a financial commitment is in place to
20 complete the improvements or strategies within six years.

21 The transportation element described in this subsection, and the
22 six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for
23 counties, and RCW 35.58.2795 for public transportation systems, must be
24 consistent.

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