

# SENATE BILL REPORT

## SB 5244

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As Reported By Senate Committee On:  
State & Local Government, February 3, 2000

**Title:** An act relating to comprehensive plans and development regulations.

**Brief Description:** Clarifying that development regulations be consistent with city and county comprehensive plans.

**Sponsors:** Senators Kline, Heavey, Haugen, Wojahn, McAuliffe and Gardner.

**Brief History:**

**Committee Activity:** State & Local Government: 2/3/99, 2/10/99 [DPS]; 1/27/00, 2/3/00 [DP, DNP].

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### SENATE COMMITTEE ON STATE & LOCAL GOVERNMENT

**Majority Report:** Do pass.

Signed by Senators Patterson, Chair; Gardner, Vice Chair; Haugen and Kline.

**Minority Report:** Do not pass.

Signed by Senators Hale, Horn and McCaslin.

**Staff:** Diane Smith (786-7410)

**Background:** When a comprehensive plan enacted under the Growth Management Act is more restrictive than the development regulations adopted under it, the courts have held that the development regulations are controlling.

**Summary of Bill:** The Legislature reaffirms its intent that the comprehensive plan be the guiding local document for land use activities. If the policies of the comprehensive plan are more restrictive than the development regulations, the comprehensive plan applies to any project permit application.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** The bill clarifies the original intent of the GMA.

**Testimony Against:** The bill causes difficulty in the transition period between the comprehensive plan and regulation adoption. It is an incentive to litigate.

**Testified:** Dave Williams, AWC (pro); Bob Mack, Airport Communities Coalition, Cities of Tacoma, Spokane, Bellevue (pro); Jeff Eustis, 1000 Friends of WA (pro); Scott Hazlegrove, AWB (con); Jodi Slavik, BIAW (con).