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HOUSE BILL 2130

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State of Washington

56th Legislature

1999 Regular Session

By Representatives Mulliken and Doumit

Read first time 02/16/1999. Referred to Committee on Local Government.

1 AN ACT Relating to maintaining sufficient amounts of land  
2 designated as suitable for urban development; and adding a new section  
3 to chapter 36.70A RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW  
6 to read as follows:

7 (1) The legislature recognizes that maintaining a sufficient amount  
8 of land designated as suitable for urban development within the  
9 comprehensive plans of counties and cities planning under RCW  
10 36.70A.040 is essential if the purposes of this act are to be achieved.  
11 The legislature therefore finds that a reduction in the amount of such  
12 land in a county, through the expansion of designated critical areas,  
13 the revision of development regulations on existing designated critical  
14 areas, or new regulation of existing developable lands under state or  
15 federal environmental laws, should be offset by the addition of other  
16 land suitable for urban development to a county's urban growth areas.  
17 In other words, when adoption of new standards of environmental  
18 protection for urban lands is necessary in the public interest, the  
19 purposes of this act are best achieved if the total amount of land

1 available for productive human activities within the designated urban  
2 growth areas of counties is not thereby diminished.

3 (2) If, after January 1, 1998, a county or city planning under RCW  
4 36.70A.040 either amends its comprehensive plan to redesignate as  
5 critical areas land located within an urban growth area and previously  
6 designated otherwise in its comprehensive plan land use element under  
7 RCW 36.70A.070(1) or amends its development regulations or other  
8 standards to the effect of reducing the development potential of land  
9 within its urban growth area and designated for development in its  
10 comprehensive plan:

11 (a) That county or city shall determine the acreage and qualitative  
12 reduction in land suitable for development within its urban growth area  
13 and shall docket that amount as a deficiency to the planning director  
14 of the county in which the land is located;

15 (b) Not later than September 1, 2002, and at least every five years  
16 thereafter, each county, in consultation with its cities as required by  
17 RCW 36.70A.110 and 36.70A.210, shall increase the total land area  
18 within its urban growth areas by the full docketed acreage deficiency,  
19 with comparable qualitative land characteristics, through amendment of  
20 the county's comprehensive plan; and

21 (c) The county within which the increased land suitable for urban  
22 development is located shall review its comprehensive plan elements  
23 under RCW 36.70A.070 and its development regulations under RCW  
24 36.70A.060 and shall adopt any amendments necessary to assure that the  
25 comprehensive plan elements and development regulations are consistent  
26 with the changes required by (b) of this subsection.

27 (3) The revision required by this section may be combined with the  
28 review required by RCW 36.70A.130(3) or with the review and evaluation  
29 required by RCW 36.70A.215.

30 (4) For purposes of this section, docketing refers to compiling and  
31 maintaining a detailed list of land deficiencies resulting from the  
32 actions specified in subsection (2) of this section in a manner that  
33 will ensure that such deficiencies will be presented for the required  
34 periodic action by counties and will be available for review by the  
35 public.

36 (5) For purposes of this section, qualitative land characteristics  
37 refers to the designated use of the land in deficiency, the general

- 1 location of that land within the county, its physical characteristics,
- 2 and the availability of urban governmental services for the land.

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