
HOUSE BILL 3021

State of Washington

56th Legislature

2000 Regular Session

By Representatives Schindler, Eickmeyer, Mulliken, Haigh, Mielke, Koster, Fortunato and Kessler

Read first time 01/25/2000. Referred to Committee on Local Government.

1 AN ACT Relating to incorporating effective economic development
2 planning into growth management planning; amending RCW 36.70A.010,
3 36.70A.020, 36.70A.030, 36.70A.070, and 36.70A.130; adding new sections
4 to chapter 36.70A RCW; adding a new section to chapter 44.52 RCW;
5 providing an expiration date; and declaring an emergency.

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

7 **Sec. 1.** RCW 36.70A.010 and 1990 1st ex.s. c 17 s 1 are each
8 amended to read as follows:

9 (1) The legislature finds that uncoordinated and unplanned growth,
10 together with a lack of common goals expressing the public's interest
11 in the conservation and the wise use of our lands, pose a threat to the
12 environment, sustainable economic development, and the health, safety,
13 and high quality of life enjoyed by residents of this state. It is in
14 the public interest that citizens, communities, local governments, and
15 the private sector cooperate and coordinate with one another in
16 comprehensive land use planning. (~~Further~~)

17 (2) The legislature also finds that it is in the public interest
18 that economic development programs be shared with communities
19 experiencing insufficient economic growth. The legislature further

1 finds that, while economic development was initially included as a
2 growth management act goal, the policy and programs necessary to
3 effectuate this goal were never created. The legislature intends with
4 this act to declare that economic development is an integral component
5 of growth management planning and to provide the process necessary to
6 effectively incorporate economic development planning into growth
7 management planning.

8 **Sec. 2.** RCW 36.70A.020 and 1990 1st ex.s. c 17 s 2 are each
9 amended to read as follows:

10 The following goals are adopted to guide the development and
11 adoption of comprehensive plans and development regulations of those
12 counties and cities that are required or choose to plan under RCW
13 36.70A.040. The following goals are not listed in order of priority
14 and shall be used exclusively for the purpose of guiding the
15 development of comprehensive plans and development regulations:

16 (1) Urban growth. Encourage development in urban areas where
17 adequate public facilities and services exist or can be provided in an
18 efficient manner.

19 (2) Reduce sprawl. Reduce the inappropriate conversion of
20 undeveloped land into sprawling, low-density development.

21 (3) Transportation. Encourage efficient multimodal transportation
22 systems that are based on regional priorities and coordinated with
23 county and city comprehensive plans.

24 (4) Housing. Encourage the availability of affordable housing to
25 all economic segments of the population of this state, promote a
26 variety of residential densities and housing types, and encourage
27 preservation of existing housing stock.

28 (5) Economic development. Encourage economic development
29 throughout the state that is consistent with adopted comprehensive
30 plans, promote economic opportunity for all citizens of this state,
31 especially for unemployed and for disadvantaged persons, promote the
32 retention and expansion of existing businesses, recognize regional
33 differences impacting economic development opportunities, and encourage
34 growth in areas experiencing insufficient economic growth, all within
35 the capacities of the state's natural resources, public services, and
36 public facilities.

37 (6) Property rights. Private property shall not be taken for
38 public use without just compensation having been made. The property

1 rights of landowners shall be protected from arbitrary and
2 discriminatory actions.

3 (7) Permits. Applications for both state and local government
4 permits should be processed in a timely and fair manner to ensure
5 predictability.

6 (8) Natural resource industries. Maintain and enhance natural
7 resource-based industries, including productive timber, agricultural,
8 and fisheries industries. Encourage the conservation of productive
9 forest lands and productive agricultural lands, and discourage
10 incompatible uses.

11 (9) Open space and recreation. Encourage the retention of open
12 space and development of recreational opportunities, conserve fish and
13 wildlife habitat, increase access to natural resource lands and water,
14 and develop parks.

15 (10) Environment. Protect the environment and enhance the state's
16 high quality of life, including air and water quality, and the
17 availability of water.

18 (11) Citizen participation and coordination. Encourage the
19 involvement of citizens in the planning process and ensure coordination
20 between communities and jurisdictions to reconcile conflicts.

21 (12) Public facilities and services. Ensure that those public
22 facilities and services necessary to support development shall be
23 adequate to serve the development at the time the development is
24 available for occupancy and use without decreasing current service
25 levels below locally established minimum standards.

26 (13) Historic preservation. Identify and encourage the
27 preservation of lands, sites, and structures, that have historical or
28 archaeological significance.

29 **Sec. 3.** RCW 36.70A.030 and 1997 c 429 s 3 are each amended to read
30 as follows:

31 Unless the context clearly requires otherwise, the definitions in
32 this section apply throughout this chapter.

33 (1) "Adopt a comprehensive land use plan" means to enact a new
34 comprehensive land use plan or to update an existing comprehensive land
35 use plan.

36 (2) "Agricultural land" means land primarily devoted to the
37 commercial production of horticultural, viticultural, floricultural,
38 dairy, apiary, vegetable, or animal products or of berries, grain, hay,

1 straw, turf, seed, Christmas trees not subject to the excise tax
2 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
3 hatcheries, or livestock, and that has long-term commercial
4 significance for agricultural production.

5 (3) "City" means any city or town, including a code city.

6 (4) "Comprehensive land use plan," "comprehensive plan," or "plan"
7 means a generalized coordinated land use policy statement of the
8 governing body of a county or city that is adopted pursuant to this
9 chapter.

10 (5) "Critical areas" include the following areas and ecosystems:
11 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
12 used for potable water; (c) fish and wildlife habitat conservation
13 areas; (d) frequently flooded areas; and (e) geologically hazardous
14 areas.

15 (6) "Department" means the department of community, trade, and
16 economic development.

17 (7) "Development regulations" or "regulation" means the controls
18 placed on development or land use activities by a county or city,
19 including, but not limited to, zoning ordinances, critical areas
20 ordinances, shoreline master programs, official controls, planned unit
21 development ordinances, subdivision ordinances, and binding site plan
22 ordinances together with any amendments thereto. A development
23 regulation does not include a decision to approve a project permit
24 application, as defined in RCW 36.70B.020, even though the decision may
25 be expressed in a resolution or ordinance of the legislative body of
26 the county or city.

27 (8) "Forest land" means land primarily devoted to growing trees for
28 long-term commercial timber production on land that can be economically
29 and practically managed for such production, including Christmas trees
30 subject to the excise tax imposed under RCW 84.33.100 through
31 84.33.140, and that has long-term commercial significance. In
32 determining whether forest land is primarily devoted to growing trees
33 for long-term commercial timber production on land that can be
34 economically and practically managed for such production, the following
35 factors shall be considered: (a) The proximity of the land to urban,
36 suburban, and rural settlements; (b) surrounding parcel size and the
37 compatibility and intensity of adjacent and nearby land uses; (c) long-
38 term local economic conditions that affect the ability to manage for

1 timber production; and (d) the availability of public facilities and
2 services conducive to conversion of forest land to other uses.

3 (9) "Geologically hazardous areas" means areas that because of
4 their susceptibility to erosion, sliding, earthquake, or other
5 geological events, are not suited to the siting of commercial,
6 residential, or industrial development consistent with public health or
7 safety concerns.

8 (10) "Long-term commercial significance" includes the growing
9 capacity, productivity, and soil composition of the land for long-term
10 commercial production, in consideration with the land's proximity to
11 population areas, and the possibility of more intense uses of the land.

12 (11) "Minerals" include gravel, sand, and valuable metallic
13 substances.

14 (12) "Public facilities" include streets, roads, highways,
15 sidewalks, street and road lighting systems, traffic signals, domestic
16 water systems, storm and sanitary sewer systems, parks and recreational
17 facilities, and schools.

18 (13) "Public services" include fire protection and suppression, law
19 enforcement, public health, education, recreation, environmental
20 protection, and other governmental services.

21 (14) "Rural character" refers to the patterns of land use and
22 development established by a county in the rural element of its
23 comprehensive plan:

24 (a) In which open space, the natural landscape, and vegetation
25 predominate over the built environment;

26 (b) That foster traditional rural lifestyles, rural-based
27 economies, and opportunities to both live and work in rural areas;

28 (c) That provide visual landscapes that are traditionally found in
29 rural areas and communities;

30 (d) That are compatible with the use of the land by wildlife and
31 for fish and wildlife habitat;

32 (e) That reduce the inappropriate conversion of undeveloped land
33 into sprawling, low-density development;

34 (f) That generally do not require the extension of urban
35 governmental services; and

36 (g) That are consistent with the protection of natural surface
37 water flows and ground water and surface water recharge and discharge
38 areas.

1 (15) "Rural counties" means counties with population densities of
2 less than one hundred persons per square mile as determined by the
3 office of financial management and published each year by the
4 department for the period from July 1st to June 30th.

5 (16) "Rural development" refers to development outside the urban
6 growth area and outside agricultural, forest, and mineral resource
7 lands designated pursuant to RCW 36.70A.170. Rural development can
8 consist of a variety of uses and residential densities, including
9 clustered residential development, at levels that are consistent with
10 the preservation of rural character and the requirements of the rural
11 element. Rural development does not refer to agriculture or forestry
12 activities that may be conducted in rural areas.

13 (~~(16)~~) (17) "Rural governmental services" or "rural services"
14 include those public services and public facilities historically and
15 typically delivered at an intensity usually found in rural areas, and
16 may include domestic water systems, fire and police protection
17 services, transportation and public transit services, and other public
18 utilities associated with rural development and normally not associated
19 with urban areas. Rural services do not include storm or sanitary
20 sewers, except as otherwise authorized by RCW 36.70A.110(4).

21 (~~(17)~~) (18) "Small-scale business" means any business entity,
22 including a sole proprietorship, corporation, partnership, or other
23 legal entity, that is owned and operated independently from all other
24 businesses, that has the purpose of making a profit, and that has fifty
25 or fewer employees.

26 (19) "Urban growth" refers to growth that makes intensive use of
27 land for the location of buildings, structures, and impermeable
28 surfaces to such a degree as to be incompatible with the primary use of
29 land for the production of food, other agricultural products, or fiber,
30 or the extraction of mineral resources, rural uses, rural development,
31 and natural resource lands designated pursuant to RCW 36.70A.170. A
32 pattern of more intensive rural development, as provided in RCW
33 36.70A.070(5)(d), is not urban growth. When allowed to spread over
34 wide areas, urban growth typically requires urban governmental
35 services. "Characterized by urban growth" refers to land having urban
36 growth located on it, or to land located in relationship to an area
37 with urban growth on it as to be appropriate for urban growth.

38 (~~(18)~~) (20) "Urban growth areas" means those areas designated by
39 a county pursuant to RCW 36.70A.110.

1 (~~(19)~~) (21) "Urban governmental services" or "urban services"
2 include those public services and public facilities at an intensity
3 historically and typically provided in cities, specifically including
4 storm and sanitary sewer systems, domestic water systems, street
5 cleaning services, fire and police protection services, public transit
6 services, and other public utilities associated with urban areas and
7 normally not associated with rural areas.

8 (~~(20)~~) (22) "Wetland" or "wetlands" means areas that are
9 inundated or saturated by surface water or ground water at a frequency
10 and duration sufficient to support, and that under normal circumstances
11 do support, a prevalence of vegetation typically adapted for life in
12 saturated soil conditions. Wetlands generally include swamps, marshes,
13 bogs, and similar areas. Wetlands do not include those artificial
14 wetlands intentionally created from nonwetland sites, including, but
15 not limited to, irrigation and drainage ditches, grass-lined swales,
16 canals, detention facilities, wastewater treatment facilities, farm
17 ponds, and landscape amenities, or those wetlands created after July 1,
18 1990, that were unintentionally created as a result of the construction
19 of a road, street, or highway. Wetlands may include those artificial
20 wetlands intentionally created from nonwetland areas created to
21 mitigate conversion of wetlands.

22 **Sec. 4.** RCW 36.70A.070 and 1998 c 171 s 2 are each amended to read
23 as follows:

24 The comprehensive plan of a county or city that is required or
25 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
26 and descriptive text covering objectives, principles, and standards
27 used to develop the comprehensive plan. The plan shall be an
28 internally consistent document and all elements shall be consistent
29 with the future land use map. A comprehensive plan shall be adopted
30 and amended with public participation as provided in RCW 36.70A.140.

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

33 (1) A land use element designating the proposed general
34 distribution and general location and extent of the uses of land, where
35 appropriate, for agriculture, timber production, housing, commerce,
36 industry, recreation, open spaces, general aviation airports, public
37 utilities, public facilities, and other land uses. The land use
38 element shall include population densities, building intensities, and

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

8 (2) A housing element ensuring the vitality and character of
9 established residential neighborhoods that: (a) Includes an inventory
10 and analysis of existing and projected housing needs; (b) includes a
11 statement of goals, policies, objectives, and mandatory provisions for
12 the preservation, improvement, and development of housing, including
13 single-family residences; (c) identifies sufficient land for housing,
14 including, but not limited to, government-assisted housing, housing for
15 low-income families, manufactured housing, multifamily housing, and
16 group homes and foster care facilities; and (d) makes adequate
17 provisions for existing and projected needs of all economic segments of
18 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) Rural element. Counties shall include a rural element
36 including lands that are not designated for urban growth, agriculture,
37 forest, or mineral resources. The following provisions shall apply to
38 the rural element:

1 (a) Growth management act goals and local circumstances. Because
2 circumstances vary from county to county, in establishing patterns of
3 rural densities and uses, a county may consider local circumstances,
4 but shall develop a written record explaining how the rural element
5 harmonizes the planning goals in RCW 36.70A.020 and meets the
6 requirements of this chapter.

7 (b) Rural development. The rural element shall permit rural
8 development, forestry, and agriculture in rural areas. The rural
9 element shall provide for a variety of rural densities, uses, essential
10 public facilities, and rural governmental services needed to serve the
11 permitted densities and uses. In order to achieve a variety of rural
12 densities and uses, counties may provide for clustering, density
13 transfer, design guidelines, conservation easements, and other
14 innovative techniques that will accommodate appropriate rural densities
15 and uses that are not characterized by urban growth and that are
16 consistent with rural character.

17 (c) Measures governing rural development. The rural element shall
18 include measures that apply to rural development and protect the rural
19 character of the area, as established by the county, by:

20 (i) Containing or otherwise controlling rural development;

21 (ii) Assuring visual compatibility of rural development with the
22 surrounding rural area;

23 (iii) Reducing the inappropriate conversion of undeveloped land
24 into sprawling, low-density development in the rural area;

25 (iv) Protecting critical areas, as provided in RCW 36.70A.060, and
26 surface water and ground water resources; and

27 (v) Protecting against conflicts with the use of agricultural,
28 forest, and mineral resource lands designated under RCW 36.70A.170.

29 (d) Limited areas of more intensive rural development. Subject to
30 the requirements of this subsection and except as otherwise
31 specifically provided in this subsection (5)(d), the rural element may
32 allow for limited areas of more intensive rural development, including
33 necessary public facilities and public services to serve the limited
34 area as follows:

35 (i) Rural development consisting of the infill, development, or
36 redevelopment of existing commercial, industrial, residential, or
37 mixed-use areas, whether characterized as shoreline development,
38 villages, hamlets, rural activity centers, or crossroads developments.
39 A commercial, industrial, residential, shoreline, or mixed-use area

1 shall be subject to the requirements of (d)(iv) of this subsection, but
2 shall not be subject to the requirements of (c)(ii) and (iii) of this
3 subsection. An industrial area is not required to be principally
4 designed to serve the existing and projected rural population;

5 (ii) The intensification of development on lots containing, or new
6 development of, small-scale recreational or tourist uses, including
7 commercial facilities to serve those recreational or tourist uses, that
8 rely on a rural location and setting, but that do not include new
9 residential development. A small-scale recreation or tourist use is
10 not required to be principally designed to serve the existing and
11 projected rural population. Public services and public facilities
12 shall be limited to those necessary to serve the recreation or tourist
13 use and shall be provided in a manner that does not permit low-density
14 sprawl;

15 (iii) The intensification of development on lots containing
16 isolated nonresidential uses or new development of isolated cottage
17 industries and isolated small-scale businesses that are not principally
18 designed to serve the existing and projected rural population and
19 nonresidential uses, but do provide job opportunities for rural
20 residents. Rural counties may allow the expansion of small-scale
21 businesses as long as those small-scale businesses conform with the
22 rural character of the area. Rural counties may also allow new
23 businesses to utilize sites previously occupied by an existing business
24 as long as the new business conforms to the rural character of the
25 area. Public services and public facilities shall be limited to those
26 necessary to serve the isolated nonresidential use and shall be
27 provided in a manner that does not permit low-density sprawl;

28 (iv) A county shall adopt measures to minimize and contain the
29 existing areas or uses of more intensive rural development, as
30 appropriate, authorized under this subsection. Lands included in such
31 existing areas or uses shall not extend beyond the logical outer
32 boundary of the existing area or use, thereby allowing a new pattern of
33 low-density sprawl. Existing areas are those that are clearly
34 identifiable and contained and where there is a logical boundary
35 delineated predominately by the built environment, but that may also
36 include undeveloped lands if limited as provided in this subsection.
37 The county shall establish the logical outer boundary of an area of
38 more intensive rural development. In establishing the logical outer
39 boundary the county shall address (A) the need to preserve the

1 character of existing natural neighborhoods and communities, (B)
2 physical boundaries such as bodies of water, streets and highways, and
3 land forms and contours, (C) the prevention of abnormally irregular
4 boundaries, and (D) the ability to provide public facilities and public
5 services in a manner that does not permit low-density sprawl;

6 (v) For purposes of (d) of this subsection, an existing area or
7 existing use is one that was in existence:

8 (A) On July 1, 1990, in a county that was initially required to
9 plan under all of the provisions of this chapter;

10 (B) On the date the county adopted a resolution under RCW
11 36.70A.040(2), in a county that is planning under all of the provisions
12 of this chapter under RCW 36.70A.040(2); or

13 (C) On the date the office of financial management certifies the
14 county's population as provided in RCW 36.70A.040(5), in a county that
15 is planning under all of the provisions of this chapter pursuant to RCW
16 36.70A.040(5).

17 (e) Exception. This subsection shall not be interpreted to permit
18 in the rural area a major industrial development or a master planned
19 resort unless otherwise specifically permitted under RCW 36.70A.360 and
20 36.70A.365.

21 (6) A transportation element that implements, and is consistent
22 with, the land use element.

23 (a) The transportation element shall include the following
24 subelements:

25 (i) Land use assumptions used in estimating travel;

26 (ii) Estimated traffic impacts to state-owned transportation
27 facilities resulting from land use assumptions to assist the department
28 of transportation in monitoring the performance of state facilities, to
29 plan improvements for the facilities, and to assess the impact of land-
30 use decisions on state-owned transportation facilities;

31 (iii) Facilities and services needs, including:

32 (A) An inventory of air, water, and ground transportation
33 facilities and services, including transit alignments and general
34 aviation airport facilities, to define existing capital facilities and
35 travel levels as a basis for future planning. This inventory must
36 include state-owned transportation facilities within the city or
37 county's jurisdiction boundaries;

1 (B) Level of service standards for all locally owned arterials and
2 transit routes to serve as a gauge to judge performance of the system.
3 These standards should be regionally coordinated;

4 (C) For state-owned transportation facilities, level of service
5 standards for highways, as prescribed in chapters 47.06 and 47.80 RCW,
6 to gauge the performance of the system. The purposes of reflecting
7 level of service standards for state highways in the local
8 comprehensive plan are to monitor the performance of the system, to
9 evaluate improvement strategies, and to facilitate coordination between
10 the county's or city's six-year street, road, or transit program and
11 the department of transportation's six-year investment program. The
12 concurrency requirements of (b) of this subsection do not apply to
13 transportation facilities and services of state-wide significance
14 except for counties consisting of islands whose only connection to the
15 mainland are state highways or ferry routes. In these island counties,
16 state highways and ferry route capacity must be a factor in meeting the
17 concurrency requirements in (b) of this subsection;

18 (D) Specific actions and requirements for bringing into compliance
19 locally owned transportation facilities or services that are below an
20 established level of service standard;

21 (E) Forecasts of traffic for at least ten years based on the
22 adopted land use plan to provide information on the location, timing,
23 and capacity needs of future growth;

24 (F) Identification of state and local system needs to meet current
25 and future demands. Identified needs on state-owned transportation
26 facilities must be consistent with the state-wide multimodal
27 transportation plan required under chapter 47.06 RCW;

28 (iv) Finance, including:

29 (A) An analysis of funding capability to judge needs against
30 probable funding resources;

31 (B) A multiyear financing plan based on the needs identified in the
32 comprehensive plan, the appropriate parts of which shall serve as the
33 basis for the six-year street, road, or transit program required by RCW
34 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795
35 for public transportation systems. The multiyear financing plan should
36 be coordinated with the six-year improvement program developed by the
37 department of transportation as required by RCW 47.05.030;

38 (C) If probable funding falls short of meeting identified needs, a
39 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 (v) 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 (vi) Demand-management strategies.

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

22 (c) The transportation element described in this subsection (6),
23 and the six-year plans required by RCW 35.77.010 for cities, RCW
24 36.81.121 for counties, RCW 35.58.2795 for public transportation
25 systems, and RCW 47.05.030 for the state, must be consistent.

26 (7) An economic development element establishing a plan for
27 economic growth and promoting economic development opportunities that
28 includes: (a) An inventory of existing businesses, including the
29 number, location, size, and type or classification of businesses; (b)
30 an analysis of the economic impact of existing businesses operating
31 within the county, considering factors including but not limited to the
32 number of employees, business activity, historical growth patterns, and
33 projected new employment capabilities; (c) a statement of goals,
34 policies, objectives, and mandatory provisions to promote the retention
35 and expansion of existing businesses and the recruitment of new
36 businesses; and (d) identification of future needs, including capital
37 facilities, infrastructure, and work force training, to foster economic
38 development opportunities.

1 **Sec. 5.** RCW 36.70A.130 and 1997 c 429 s 10 are each amended to
2 read as follows:

3 (1) Each comprehensive land use plan and development regulations
4 shall be subject to continuing review and evaluation by the county or
5 city that adopted them. (~~Not later than September 1, 2002, and at~~
6 ~~least every five years thereafter~~) Within the time required by section
7 7 of this act, a county or city planning under RCW 36.70A.040 shall
8 take action to review and, if needed, revise its comprehensive land use
9 plan and development regulations to ensure that the plan and
10 regulations are complying with the requirements of this chapter. The
11 review and evaluation required by this subsection may be combined with
12 the review required by subsection (3) of this section.

13 Any amendment or revision to a comprehensive land use plan shall
14 conform to this chapter, and any change to development regulations
15 shall be consistent with and implement the comprehensive plan.

16 (2)(a) Each county and city shall establish and broadly disseminate
17 to the public a public participation program identifying procedures
18 whereby proposed amendments or revisions of the comprehensive plan are
19 considered by the governing body of the county or city no more
20 frequently than once every year except that amendments may be
21 considered more frequently under the following circumstances:

22 (i) The initial adoption of a subarea plan;

23 (ii) The adoption or amendment of a shoreline master program under
24 the procedures set forth in chapter 90.58 RCW; and

25 (iii) The amendment of the capital facilities element of a
26 comprehensive plan that occurs concurrently with the adoption or
27 amendment of a county or city budget.

28 (b) Except as otherwise provided in (a) of this subsection, all
29 proposals shall be considered by the governing body concurrently so the
30 cumulative effect of the various proposals can be ascertained.
31 However, after appropriate public participation a county or city may
32 adopt amendments or revisions to its comprehensive plan that conform
33 with this chapter whenever an emergency exists or to resolve an appeal
34 of a comprehensive plan filed with a growth management hearings board
35 or with the court.

36 (3) Subject to section 7 of this act, each county that designates
37 urban growth areas under RCW 36.70A.110 shall review, at least every
38 ten years, its designated urban growth area or areas, and the densities
39 permitted within both the incorporated and unincorporated portions of

1 each urban growth area. In conjunction with this review by the county,
2 each city located within an urban growth area shall review the
3 densities permitted within its boundaries, and the extent to which the
4 urban growth occurring within the county has located within each city
5 and the unincorporated portions of the urban growth areas. The county
6 comprehensive plan designating urban growth areas, and the densities
7 permitted in the urban growth areas by the comprehensive plans of the
8 county and each city located within the urban growth areas, shall be
9 revised to accommodate the urban growth projected to occur in the
10 county for the succeeding twenty-year period. The review required by
11 this subsection may be combined with the review and evaluation required
12 by RCW 36.70A.215.

13 (4) No later than September 1, 2002, counties and cities not
14 planning under RCW 36.70A.040 shall review and, if needed, revise their
15 policies and regulations required by RCW 36.70A.060(2) and 36.70A.170
16 to ensure that these policies and regulations comply with the
17 requirements of this chapter.

18 NEW SECTION. Sec. 6. A new section is added to chapter 36.70A RCW
19 to read as follows:

20 (1) The department shall conduct studies of the economic status of
21 all counties planning under RCW 36.70A.040. A study shall be conducted
22 on each county planning under RCW 36.70A.040 within the time required
23 by subsection (2) of this section. The purposes of the economic status
24 study are to assess the current economic status of each county planning
25 under RCW 36.70A.040 and to evaluate any changes in the county's
26 economic status since the county began planning under RCW 36.70A.040.
27 Specifically, the study shall:

28 (a) Inventory the number and type or classification of businesses
29 existing within the county, comparing the number currently existing
30 with the number existing when the county began planning under RCW
31 36.70A.040;

32 (b) Evaluate the economic impact and value of businesses operating
33 within the county, considering factors including but not limited to the
34 number of employees, business activity, historical growth patterns, and
35 projected new employment capabilities, in comparison to businesses
36 operating when the county began planning under RCW 36.70A.040;

1 (c) Identify the location, by mapping or categorization, of all
2 businesses in relationship to the boundaries of the urban growth area
3 or areas designated according to RCW 36.70A.110;

4 (d) Assess the type and significance of any impediments to or
5 constraints on economic development opportunities within the county.
6 For purposes of this subsection, impediments and constraints may
7 include but are not limited to legal, regulatory, geographic,
8 infrastructure, work force, or financial factors that negatively impact
9 the county's economic development opportunities and potential;

10 (e) Analyze and compare the economic development status of all
11 jurisdictions within the county; and

12 (f) Assess whether the county's existing comprehensive plan and
13 development regulations promote economic development opportunities
14 within the county and identify what changes, if any, to the
15 comprehensive plan and development regulations may enhance the county's
16 economic development opportunities.

17 (2) The department shall develop a schedule for conducting and
18 completing the studies for each county planning under RCW 36.70A.040.
19 The department shall commence the studies based on the schedule no
20 later than May 1, 2000. The department shall complete economic status
21 studies for all counties planning under RCW 36.70A.040 no later than
22 June 30, 2002.

23 (3) During the period in which the study is being conducted, the
24 department shall submit progress reports to the appropriate standing
25 committees of the legislature. The first progress report shall be
26 submitted no later than January 31, 2001, and the second progress
27 report shall be submitted no later than January 31, 2002. The
28 department shall submit a final report on the economic status studies
29 to the appropriate standing committees of the legislature no later than
30 December 31, 2002.

31 NEW SECTION. **Sec. 7.** A new section is added to chapter 36.70A RCW
32 to read as follows:

33 (1) Within two years after the county's economic status study
34 required by section 6 of this act is completed, the county and each of
35 its cities shall:

36 (a) Include the economic development element required by RCW
37 36.70A.070(7) in their comprehensive plans and adopt implementing
38 development regulations; and

1 (b) Review and, if needed, revise their comprehensive plans and
2 development regulations to ensure that the plan and regulations comply
3 with the requirements of this chapter.

4 (2) In developing the economic development element of their
5 comprehensive plans as required by RCW 36.70A.070(7), counties and
6 cities may use the information from the study required by section 6 of
7 this act and any other information developed by or for the counties and
8 cities. The department shall provide technical assistance upon request
9 to counties and cities for the development of the economic development
10 elements of their comprehensive plans.

11 NEW SECTION. **Sec. 8.** A new section is added to chapter 44.52 RCW
12 to read as follows:

13 (1) Within the time required by subsection (2) of this section, the
14 committee shall conduct a study of economic development issues
15 associated with implementation of growth management act requirements in
16 Washington. The issues under review by the committee shall include,
17 but not be limited to:

18 (a) Evaluating local government's implementation and balancing of
19 the planning goals identified in RCW 36.70A.020 and considering the
20 significance and relative weight accorded to these goals by local
21 governments, state agencies, the growth management hearings boards, and
22 the courts;

23 (b) Assessing whether the economic development planning goal
24 outlined in RCW 36.70A.020(5) has been effectively incorporated into
25 comprehensive plans and development regulations adopted under chapter
26 36.70A RCW;

27 (c) Determining whether the housing planning goal specified in RCW
28 36.70A.020(4) has been achieved and whether the lack of affordable
29 housing in some areas, especially in large urban areas, may impede
30 economic development efforts in those and other areas; and

31 (d) Considering whether the legislature's intent, as expressed in
32 RCW 36.70A.010, to share economic development programs with communities
33 experiencing insufficient growth has been realized.

34 (2) The committee shall commence the study required by subsection
35 (1) of this section no later than May 1, 2000. The committee shall
36 complete the study and submit a final report and any legislative
37 recommendations to the appropriate standing committees of the
38 legislature no later than December 31, 2001.

1 NEW SECTION. **Sec. 9.** Sections 6 and 8 of this act are necessary
2 for the immediate preservation of the public peace, health, or safety,
3 or support of the state government and its existing public
4 institutions, and take effect immediately.

5 NEW SECTION. **Sec. 10.** Section 8 of this act expires January 1,
6 2002.

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