
SUBSTITUTE HOUSE BILL 2078

State of Washington 59th Legislature 2005 Regular Session

By House Committee on Local Government (originally sponsored by Representative Simpson)

READ FIRST TIME 03/04/05.

1 AN ACT Relating to deferrals of required comprehensive plan and
2 development regulation updates; and amending RCW 36.70A.130.

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

4 **Sec. 1.** RCW 36.70A.130 and 2002 c 320 s 1 are each amended to read
5 as follows:

6 (1)(a) Each comprehensive land use plan and development regulations
7 shall be subject to continuing review and evaluation by the county or
8 city that adopted them. Except as otherwise provided, a county or city
9 shall take legislative action to review and, if needed, revise its
10 comprehensive land use plan and development regulations to ensure the
11 plan and regulations comply with the requirements of this chapter
12 according to the time periods specified in subsection (4) of this
13 section. Except as otherwise provided, a county or city not planning
14 under RCW 36.70A.040 shall take action to review and, if needed, revise
15 its policies and development regulations regarding critical areas and
16 natural resource lands adopted according to this chapter to ensure
17 these policies and regulations comply with the requirements of this
18 chapter according to the time periods specified in subsection (4) of
19 this section. Legislative action means the adoption of a resolution or

1 ordinance following notice and a public hearing indicating at a
2 minimum, a finding that a review and evaluation has occurred and
3 identifying the revisions made, or that a revision was not needed and
4 the reasons therefore. The review and evaluation required by this
5 subsection may be combined with the review required by subsection (3)
6 of this section. The review and evaluation required by this subsection
7 shall include, but is not limited to, consideration of critical area
8 ordinances and, if planning under RCW 36.70A.040, an analysis of the
9 population allocated to a city or county from the most recent ten-year
10 population forecast by the office of financial management.

11 (b) Any amendment of or revision to a comprehensive land use plan
12 shall conform to this chapter. Any amendment of or revision to
13 development regulations shall be consistent with and implement the
14 comprehensive plan.

15 (2)(a) Each county and city shall establish and broadly disseminate
16 to the public a public participation program consistent with RCW
17 36.70A.035 and 36.70A.140 that identifies procedures and schedules
18 whereby updates, proposed amendments, or revisions of the comprehensive
19 plan are considered by the governing body of the county or city no more
20 frequently than once every year. "Updates" means to review and revise,
21 if needed, according to subsection (1) of this section, and the time
22 periods specified in subsection (4) of this section or in accordance
23 with subsections (5) through (7) of this section. Amendments may be
24 considered more frequently than once per year under the following
25 circumstances:

26 (i) The initial adoption of a subarea plan that does not modify the
27 comprehensive plan policies and designations applicable to the subarea;

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

30 (iii) The amendment of the capital facilities element of a
31 comprehensive plan that occurs concurrently with the adoption or
32 amendment of a county or city budget.

33 (b) Except as otherwise provided in (a) of this subsection, all
34 proposals shall be considered by the governing body concurrently so the
35 cumulative effect of the various proposals can be ascertained.
36 However, after appropriate public participation a county or city may
37 adopt amendments or revisions to its comprehensive plan that conform

1 with this chapter whenever an emergency exists or to resolve an appeal
2 of a comprehensive plan filed with a growth management hearings board
3 or with the court.

4 (3) Each county that designates urban growth areas under RCW
5 36.70A.110 shall review, at least every ten years, its designated urban
6 growth area or areas, and the densities permitted within both the
7 incorporated and unincorporated portions of each urban growth area. In
8 conjunction with this review by the county, each city located within an
9 urban growth area shall review the densities permitted within its
10 boundaries, and the extent to which the urban growth occurring within
11 the county has located within each city and the unincorporated portions
12 of the urban growth areas. The county comprehensive plan designating
13 urban growth areas, and the densities permitted in the urban growth
14 areas by the comprehensive plans of the county and each city located
15 within the urban growth areas, shall be revised to accommodate the
16 urban growth projected to occur in the county for the succeeding
17 twenty-year period. The review required by this subsection may be
18 combined with the review and evaluation required by RCW 36.70A.215.

19 (4) The department shall establish a schedule for counties and
20 cities to take action to review and, if needed, revise their
21 comprehensive plans and development regulations to ensure the plan and
22 regulations comply with the requirements of this chapter. Except as
23 provided in subsections (5) through (7) of this section, the schedule
24 established by the department shall provide for the reviews and
25 evaluations to be completed as follows:

26 (a) On or before December 1, 2004, and every seven years
27 thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce,
28 Snohomish, Thurston, and Whatcom counties and the cities within those
29 counties;

30 (b) On or before December 1, 2005, and every seven years
31 thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and
32 Skamania counties and the cities within those counties;

33 (c) On or before December 1, 2006, and every seven years
34 thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and
35 Yakima counties and the cities within those counties; and

36 (d) On or before December 1, 2007, and every seven years
37 thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield,

1 Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille,
2 Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities
3 within those counties.

4 (5) If a county planning under RCW 36.70A.040 meets all of the
5 criteria in (a) through (e) of this subsection, its legislative body
6 may by resolution choose to forgo one update required by subsection (4)
7 of this section every fourteen years.

8 (a) The county has a population of less than twenty thousand two
9 years prior to the date it is required to conduct its review as
10 required in subsection (4) of this section;

11 (b) The county had its population increase by less than seventeen
12 percent in the ten years prior to the official population estimates
13 issued by the office of financial management more than two years prior
14 to the update deadline required under subsection (4) of this section;

15 (c) The department of community, trade, and economic development
16 determines that the county has revised its policies and development
17 regulations regarding critical areas and natural resource lands adopted
18 according to this chapter to comply with RCW 36.70A.060, 36.70A.170,
19 and 36.70A.172(1);

20 (d) The county has complied with any final decisions and orders
21 issued under RCW 36.70A.300(3)(b) finding the policies or development
22 regulations violate this chapter or the matter is on appeal as provided
23 in RCW 36.70A.300(5); and

24 (e) The review is the first required by subsection (4) of this
25 section or the county completed the prior review required by subsection
26 (4) of this section.

27 (6) If a city planning under RCW 36.70A.040 meets all of the
28 criteria in (a) through (g) of this subsection, its legislative body
29 may by resolution choose to forgo one update required by subsection (4)
30 of this section every fourteen years.

31 (a) The city has a population of less than five thousand two years
32 prior to the date it is required to conduct its review as specified in
33 subsection (4) of this section;

34 (b) The city had its population increase by less than seventeen
35 percent or one hundred people whichever is greater in terms of
36 population in the ten years prior to the official population estimates
37 issued by the office of financial management more than two years prior
38 to the update deadline required under subsection (4) of this section;

1 (c) The department of community, trade, and economic development
2 determines that the city has revised its policies and development
3 regulations regarding critical areas and natural resource lands adopted
4 according to this chapter to comply with RCW 36.70A.060, 36.70A.170,
5 and 36.70A.172(1);

6 (d) The city has complied with any final decisions and orders
7 issued under RCW 36.70A.300(3)(b) finding the policies or development
8 regulations violate this chapter or the matter is on appeal as provided
9 in RCW 36.70A.300(5);

10 (e) There are no proposals to expand the urban growth area in which
11 the city is located;

12 (f) RCW 36.70A.215 does not apply to the city; and

13 (g) The review is the first required by subsection (4) of this
14 section or the city completed the prior review required by subsection
15 (4) of this section.

16 (7) If a county or city not planning under RCW 36.70A.040 meets all
17 of the requirements of (a) through (c) of this subsection, its
18 legislative body may by resolution choose to forgo one update required
19 by subsection (4) of this section every fourteen years.

20 (a) The department of community, trade, and economic development
21 determines that the county or city has revised its policies and
22 development regulations regarding critical areas and natural resource
23 lands adopted according to this chapter to comply with RCW 36.70A.060,
24 36.70A.170, and 36.70A.172(1);

25 (b) The county or city has complied with any final decisions and
26 orders issued under RCW 36.70A.300(3)(b) finding the policies or
27 development regulations violate this chapter or the matter is on appeal
28 as provided in RCW 36.70A.300(5); and

29 (c) The review is the first required by subsection (4) of this
30 section or the county or city completed the prior review required by
31 subsection (4) of this section.

32 (8)(a) Nothing in this section precludes a county or city from
33 conducting the review and evaluation required by this section before
34 the time limits established in subsection (4) of this section.
35 Counties and cities may begin this process early and may be eligible
36 for grants from the department, subject to available funding, if they
37 elect to do so.

1 (b) State agencies are encouraged to provide technical assistance
2 to the counties and cities in the review of critical area ordinances,
3 comprehensive plans, and development regulations.

4 ~~((6))~~ (9) A county or city subject to the time periods in
5 subsection (4)(a) of this section that, pursuant to an ordinance
6 adopted by the county or city establishing a schedule for periodic
7 review of its comprehensive plan and development regulations, has
8 conducted a review and evaluation of its comprehensive plan and
9 development regulations and, on or after January 1, 2001, has taken
10 action in response to that review and evaluation shall be deemed to
11 have conducted the first review required by subsection (4)(a) of this
12 section. Except as otherwise provided, subsequent review and
13 evaluation by the county or city of its comprehensive plan and
14 development regulations shall be conducted in accordance with the time
15 periods established under subsection (4)(a) of this section.

16 ~~((7))~~ (10) The requirements imposed on counties and cities under
17 this section shall be considered "requirements of this chapter" under
18 the terms of RCW 36.70A.040(1). Only those counties and cities in
19 compliance with the schedules in this section shall have the requisite
20 authority to receive grants, loans, pledges, or financial guarantees
21 from those accounts established in RCW 43.155.050 and 70.146.030. Only
22 those counties and cities in compliance with the schedules in this
23 section shall receive preference for grants or loans subject to the
24 provisions of RCW 43.17.250.

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