
Local Government Committee

HB 2045

Brief Description: Requiring cooperation regarding the designation and modification of urban growth areas.

Sponsors: Representatives Springer and Simpson.

Brief Summary of Bill

- Requires counties that fully plan under the Growth Management Act (planning counties) to designate and modify urban growth areas (UGAs) in cooperation with cities.
- Requires planning counties to reach agreements with cities on the location of UGAs, including the adoption of development standards that are consistent with those of applicable cities.
- Requires planning counties to reach agreements with cities on the locations of UGAs that do not contain incorporated territory and are located within one mile of a city boundary.
- Deletes provisions pertaining to UGA boundary disagreements.

Hearing Date: 2/15/07

Staff: Ethan Moreno (786-7386).

Background:

Growth Management Act

The Growth Management Act (GMA or Act) is the comprehensive land use planning framework for county and city governments in Washington. Enacted in 1990 and 1991, the GMA establishes numerous requirements for local governments obligated by mandate or choice to fully plan under the Act (planning jurisdictions) and a reduced number of directives for all other counties and cities. Twenty-nine of Washington's 39 counties, and the cities within those counties, are planning jurisdictions.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

The Department of Community, Trade, and Economic Development (DCTED) is charged with providing technical and financial assistance to jurisdictions implementing the GMA.

Urban Growth Areas

The GMA includes numerous requirements relating to the use or development of land in urban and rural areas. Among other planning requirements, counties that fully plan under the GMA (planning counties) must designate urban growth areas (UGAs) or areas within which urban growth must be encouraged and outside of which growth can occur only if it is not urban in nature. Each city within a planning county must be within a UGA.

Planning jurisdictions must satisfy specific requirements pertaining to UGAs. Using population projections made by the OFM, and subject to statutory provisions, planning counties and each city within these counties must include within UGAs, areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding 20-year period. Planning counties must review their UGA designations and the densities permitted within them at least every 10 years. In conjunction with this county review, cities within UGAs must review the densities permitted within their incorporated boundaries.

Planning counties must attempt to reach agreement with each city on the location of a UGA within which the city is located. If an agreement is not reached with each city, the county must justify its UGA designation decision in writing. A city may object formally with the DCTED over the designation of the UGA within which it is located. Where appropriate, the DCTED must attempt to resolve designation conflicts through mediation or other services.

Summary of Bill:

Counties that fully plan under the GMA must, in cooperation with each applicable city, designate and modify, as appropriate, UGAs. These planning counties must reach agreement with each city on the location of a UGA within which the city is located, and the adoption of development standards that are consistent with those of the city or cities within each UGA.

Planning counties must also reach agreement with each city on the location of UGAs that do not contain incorporated territory that are within one mile of a city boundary, and the adoption of development standards that are consistent with those of the city or cities within one mile of these UGAs.

Provisions pertaining to UGA boundary disputes and the DCTED's role in attempting to resolve these disputes are deleted.

Appropriation: None.

Fiscal Note: Requested on February 7, 2007.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.