
Local Government Committee

HB 1451

Brief Description: Concerning local project review undertaken under chapter 36.70B RCW.

Sponsors: Representative Ryu.

Brief Summary of Bill
<ul style="list-style-type: none">• Requires local project permit applications to be considered complete upon submission.• Decreases the time period for application completeness determinations.

Hearing Date: 2/5/19

Staff: Robbi Kesler (786-7153).

Background:

Growth Management Act - Introduction.

The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. Originally enacted in 1990 and 1991, the GMA establishes certain land use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for the counties that, because of their population and population growth characteristics or because of their own choice, must conform with all of the requirements of the GMA. Counties and cities required or choosing to plan under the GMA, must establish an integrated and consolidated development permit process for all projects involving two or more permits and to provide for not more than one open record hearing and one closed record appeal.

GMA Permit - Timeline.

The permit process must include a determination of completeness of the project application within 28 days of submission. A project permit application is determined to be complete when it meets the local procedural submission requirements even if additional information is needed because of subsequent project modifications.

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.

Within 14 days of receiving requested additional information, the local government must notify the applicant whether the application is deemed complete. The determination of completeness does not preclude a request for additional information if new information is required or substantial project changes occur. A project permit application is deemed complete if the GMA jurisdiction does not provide the determination within the required time period.

Summary of Bill:

Local project permit applications shall be considered complete upon submittal, except that within ten days after receiving a permit submitted online or in person without an appointment, a local government shall provide a written determination stating the application is either complete or incomplete and provide written notice of what is necessary to make the application complete.

The amount of time for notification of whether an application is complete after receiving requested additional information is decreased from 14 days to 5 days.

Appropriation: None.

Fiscal Note: Requested on January 31, 2019.

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