
HOUSE BILL 1627

State of Washington

67th Legislature

2022 Regular Session

By Representatives Goehner, Eslick, Robertson, Graham, Dufault, Jacobsen, and Griffey

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1 AN ACT Relating to making it possible for more properties to have
2 access to water, storm drains, and sanitary sewage systems; amending
3 RCW 36.70A.030, 36.70A.070, 36.70A.110, 36.70A.280, 36.70A.320,
4 36.70B.040, 36.93.100, and 36.93.105; adding a new section to chapter
5 36.70 RCW; creating a new section; and repealing RCW 35.67.022 and
6 35.91.025.

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

8 NEW SECTION. **Sec. 1.** The legislature finds that there needs to
9 be increased flexibility in extending publicly provided water, sewer,
10 and storm drain facilities beyond municipal and urban growth
11 boundaries and that doing so does not automatically create sprawl. It
12 is a community's choice on whether it is feasible, economical, and
13 environmentally prudent to provide such services. This act intends to
14 remove barriers that prevent communities from using certain types of
15 water, sewer, and storm drain systems that have been designated urban
16 levels of service, and authorize local communities to make the choice
17 to use these important technologies. Any ordinance, rule, or policy
18 that prevents what this act authorizes should be modified or
19 repealed.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70
2 RCW to read as follows:

3 A city may extend water or sewer facilities as defined in RCW
4 35.91.015 into areas beyond the city limits and designated urban
5 growth areas.

6 **Sec. 3.** RCW 36.70A.030 and 2021 c 254 s 6 are each amended to
7 read as follows:

8 Unless the context clearly requires otherwise, the definitions in
9 this section apply throughout this chapter.

10 (1) "Adopt a comprehensive land use plan" means to enact a new
11 comprehensive land use plan or to update an existing comprehensive
12 land use plan.

13 (2) "Affordable housing" means, unless the context clearly
14 indicates otherwise, residential housing whose monthly costs,
15 including utilities other than telephone, do not exceed thirty
16 percent of the monthly income of a household whose income is:

17 (a) For rental housing, sixty percent of the median household
18 income adjusted for household size, for the county where the
19 household is located, as reported by the United States department of
20 housing and urban development; or

21 (b) For owner-occupied housing, eighty percent of the median
22 household income adjusted for household size, for the county where
23 the household is located, as reported by the United States department
24 of housing and urban development.

25 (3) "Agricultural land" means land primarily devoted to the
26 commercial production of horticultural, viticultural, floricultural,
27 dairy, apiary, vegetable, or animal products or of berries, grain,
28 hay, straw, turf, seed, Christmas trees not subject to the excise tax
29 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
30 hatcheries, or livestock, and that has long-term commercial
31 significance for agricultural production.

32 (4) "City" means any city or town, including a code city.

33 (5) "Comprehensive land use plan," "comprehensive plan," or
34 "plan" means a generalized coordinated land use policy statement of
35 the governing body of a county or city that is adopted pursuant to
36 this chapter.

37 (6) "Critical areas" include the following areas and ecosystems:

38 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
39 used for potable water; (c) fish and wildlife habitat conservation

1 areas; (d) frequently flooded areas; and (e) geologically hazardous
2 areas. "Fish and wildlife habitat conservation areas" does not
3 include such artificial features or constructs as irrigation delivery
4 systems, irrigation infrastructure, irrigation canals, or drainage
5 ditches that lie within the boundaries of and are maintained by a
6 port district or an irrigation district or company.

7 (7) "Department" means the department of commerce.

8 (8) "Development regulations" or "regulation" means the controls
9 placed on development or land use activities by a county or city,
10 including, but not limited to, zoning ordinances, critical areas
11 ordinances, shoreline master programs, official controls, planned
12 unit development ordinances, subdivision ordinances, and binding site
13 plan ordinances together with any amendments thereto. A development
14 regulation does not include a decision to approve a project permit
15 application, as defined in RCW 36.70B.020, even though the decision
16 may be expressed in a resolution or ordinance of the legislative body
17 of the county or city.

18 (9) "Emergency housing" means temporary indoor accommodations for
19 individuals or families who are homeless or at imminent risk of
20 becoming homeless that is intended to address the basic health, food,
21 clothing, and personal hygiene needs of individuals or families.
22 Emergency housing may or may not require occupants to enter into a
23 lease or an occupancy agreement.

24 (10) "Emergency shelter" means a facility that provides a
25 temporary shelter for individuals or families who are currently
26 homeless. Emergency shelter may not require occupants to enter into a
27 lease or an occupancy agreement. Emergency shelter facilities may
28 include day and warming centers that do not provide overnight
29 accommodations.

30 (11) "Extremely low-income household" means a single person,
31 family, or unrelated persons living together whose adjusted income is
32 at or below thirty percent of the median household income adjusted
33 for household size, for the county where the household is located, as
34 reported by the United States department of housing and urban
35 development.

36 (12) "Forestland" means land primarily devoted to growing trees
37 for long-term commercial timber production on land that can be
38 economically and practically managed for such production, including
39 Christmas trees subject to the excise tax imposed under RCW 84.33.100
40 through 84.33.140, and that has long-term commercial significance. In

1 determining whether forestland is primarily devoted to growing trees
2 for long-term commercial timber production on land that can be
3 economically and practically managed for such production, the
4 following factors shall be considered: (a) The proximity of the land
5 to urban, suburban, and rural settlements; (b) surrounding parcel
6 size and the compatibility and intensity of adjacent and nearby land
7 uses; (c) long-term local economic conditions that affect the ability
8 to manage for timber production; and (d) the availability of public
9 facilities and services conducive to conversion of forestland to
10 other uses.

11 (13) "Freight rail dependent uses" means buildings and other
12 infrastructure that are used in the fabrication, processing, storage,
13 and transport of goods where the use is dependent on and makes use of
14 an adjacent short line railroad. Such facilities are both urban and
15 rural development for purposes of this chapter. "Freight rail
16 dependent uses" does not include buildings and other infrastructure
17 that are used in the fabrication, processing, storage, and transport
18 of coal, liquefied natural gas, or "crude oil" as defined in RCW
19 90.56.010.

20 (14) "Geologically hazardous areas" means areas that because of
21 their susceptibility to erosion, sliding, earthquake, or other
22 geological events, are not suited to the siting of commercial,
23 residential, or industrial development consistent with public health
24 or safety concerns.

25 (15) "Long-term commercial significance" includes the growing
26 capacity, productivity, and soil composition of the land for long-
27 term commercial production, in consideration with the land's
28 proximity to population areas, and the possibility of more intense
29 uses of the land.

30 (16) "Low-income household" means a single person, family, or
31 unrelated persons living together whose adjusted income is at or
32 below eighty percent of the median household income adjusted for
33 household size, for the county where the household is located, as
34 reported by the United States department of housing and urban
35 development.

36 (17) "Minerals" include gravel, sand, and valuable metallic
37 substances.

38 (18) "Moderate-income household" means a single person, family,
39 or unrelated persons living together whose adjusted income is at or
40 below 120 percent of the median household income adjusted for

1 household size, for the county where the household is located, as
2 reported by the United States department of housing and urban
3 development.

4 (19) "Permanent supportive housing" is subsidized, leased housing
5 with no limit on length of stay that prioritizes people who need
6 comprehensive support services to retain tenancy and utilizes
7 admissions practices designed to use lower barriers to entry than
8 would be typical for other subsidized or unsubsidized rental housing,
9 especially related to rental history, criminal history, and personal
10 behaviors. Permanent supportive housing is paired with on-site or
11 off-site voluntary services designed to support a person living with
12 a complex and disabling behavioral health or physical health
13 condition who was experiencing homelessness or was at imminent risk
14 of homelessness prior to moving into housing to retain their housing
15 and be a successful tenant in a housing arrangement, improve the
16 resident's health status, and connect the resident of the housing
17 with community-based health care, treatment, or employment services.
18 Permanent supportive housing is subject to all of the rights and
19 responsibilities defined in chapter 59.18 RCW.

20 (20) "Public facilities" include streets, roads, highways,
21 sidewalks, street and road lighting systems, traffic signals,
22 domestic water systems, storm and sanitary sewer systems, parks and
23 recreational facilities, and schools.

24 (21) "Public services" include fire protection and suppression,
25 law enforcement, public health, education, recreation, environmental
26 protection, and other governmental services.

27 (22) "Recreational land" means land so designated under RCW
28 36.70A.1701 and that, immediately prior to this designation, was
29 designated as agricultural land of long-term commercial significance
30 under RCW 36.70A.170. Recreational land must have playing fields and
31 supporting facilities existing before July 1, 2004, for sports played
32 on grass playing fields.

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

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

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

1 (c) (~~That provide visual landscapes that are traditionally found~~
2 ~~in rural areas and communities;~~

3 ~~(d))~~ That are compatible with the use of the land by wildlife
4 and for fish and wildlife habitat;

5 ~~((e))~~ (d) That reduce the inappropriate conversion of
6 undeveloped land into sprawling, low-density development;

7 ~~((f) That generally do not require the extension of urban~~
8 ~~governmental services;))~~ and

9 ~~((g))~~ (e) That are consistent with the protection of natural
10 surface water flows and groundwater and surface water recharge and
11 discharge areas.

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

20 (25) "Rural governmental services" or "rural services" include
21 those public services and public facilities historically and
22 typically delivered at an intensity usually found in rural areas, and
23 may include domestic water systems, fire and police protection
24 services, transportation and public transit services, and other
25 public utilities associated with rural development and normally not
26 associated with urban areas. (~~Rural services do not include storm or~~
27 ~~sanitary sewers, except as otherwise authorized by RCW~~
28 ~~36.70A.110(4).)~~)

29 (26) "Short line railroad" means those railroad lines designated
30 class II or class III by the United States surface transportation
31 board.

32 (27) "Urban governmental services" or "urban services" include
33 those public services and public facilities at an intensity
34 historically and typically provided in cities, specifically including
35 storm and sanitary sewer systems, domestic water systems, street
36 cleaning services, fire and police protection services, public
37 transit services, and other public utilities associated with urban
38 areas and normally not associated with rural areas.

39 (28) "Urban growth" refers to growth that makes intensive use of
40 land for the location of buildings, structures, and impermeable

1 surfaces to such a degree as to be incompatible with the primary use
2 of land for the production of food, other agricultural products, or
3 fiber, or the extraction of mineral resources, rural uses, rural
4 development, and natural resource lands designated pursuant to RCW
5 36.70A.170. A pattern of more intensive rural development, as
6 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed
7 to spread over wide areas, urban growth typically requires urban
8 governmental services. "Characterized by urban growth" refers to land
9 having urban growth located on it, or to land located in relationship
10 to an area with urban growth on it as to be appropriate for urban
11 growth.

12 (29) "Urban growth areas" means those areas designated by a
13 county pursuant to RCW 36.70A.110.

14 (30) "Very low-income household" means a single person, family,
15 or unrelated persons living together whose adjusted income is at or
16 below fifty percent of the median household income adjusted for
17 household size, for the county where the household is located, as
18 reported by the United States department of housing and urban
19 development.

20 (31) "Wetland" or "wetlands" means areas that are inundated or
21 saturated by surface water or groundwater at a frequency and duration
22 sufficient to support, and that under normal circumstances do
23 support, a prevalence of vegetation typically adapted for life in
24 saturated soil conditions. Wetlands generally include swamps,
25 marshes, bogs, and similar areas. Wetlands do not include those
26 artificial wetlands intentionally created from nonwetland sites,
27 including, but not limited to, irrigation and drainage ditches,
28 grass-lined swales, canals, detention facilities, wastewater
29 treatment facilities, farm ponds, and landscape amenities, or those
30 wetlands created after July 1, 1990, that were unintentionally
31 created as a result of the construction of a road, street, or
32 highway. Wetlands may include those artificial wetlands intentionally
33 created from nonwetland areas created to mitigate conversion of
34 wetlands.

35 **Sec. 4.** RCW 36.70A.070 and 2021 c 254 s 2 are each amended to
36 read as follows:

37 The comprehensive plan of a county or city that is required or
38 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
39 and descriptive text covering objectives, principles, and standards

1 used to develop the comprehensive plan. (~~The plan shall be an~~
2 ~~internally consistent document and all elements shall be consistent~~
3 ~~with the future land use map.~~) A comprehensive plan shall be adopted
4 and amended with public participation as provided in RCW 36.70A.140.
5 Each comprehensive plan shall include a plan, scheme, or design for
6 each of the following:

7 (1) A land use element designating the proposed general
8 distribution and general location and extent of the uses of land,
9 where appropriate, for agriculture, timber production, housing,
10 commerce, industry, recreation, open spaces, general aviation
11 airports, public utilities, public facilities, and other land uses.
12 The land use element shall include population densities, building
13 intensities, and estimates of future population growth. The land use
14 element shall provide for protection of the quality and quantity of
15 groundwater used for public water supplies. Wherever possible, the
16 land use element should consider utilizing urban planning approaches
17 that promote physical activity. Where applicable, the land use
18 element shall review drainage, flooding, and stormwater runoff in the
19 area and nearby jurisdictions and provide guidance for corrective
20 actions to mitigate or cleanse those discharges that pollute waters
21 of the state, including Puget Sound or waters entering Puget Sound.

22 (2) A housing element ensuring the vitality and character of
23 established residential neighborhoods that:

24 (a) Includes an inventory and analysis of existing and projected
25 housing needs that identifies the number of housing units necessary
26 to manage projected growth, as provided by the department of
27 commerce, including:

28 (i) Units for moderate, low, very low, and extremely low-income
29 households; and

30 (ii) Emergency housing, emergency shelters, and permanent
31 supportive housing;

32 (b) Includes a statement of goals, policies, objectives, and
33 mandatory provisions for the preservation, improvement, and
34 development of housing, including single-family residences, and
35 within an urban growth area boundary, moderate density housing
36 options including(~~(+)~~), but not limited to, duplexes, triplexes,
37 and townhomes;

38 (c) Identifies sufficient capacity of land for housing including,
39 but not limited to, government-assisted housing, housing for
40 moderate, low, very low, and extremely low-income households,

1 manufactured housing, multifamily housing, group homes, foster care
2 facilities, emergency housing, emergency shelters, permanent
3 supportive housing, and within an urban growth area boundary,
4 consideration of duplexes, triplexes, and townhomes;

5 (d) Makes adequate provisions for existing and projected needs of
6 all economic segments of the community, including:

7 (i) Incorporating consideration for low, very low, extremely low,
8 and moderate-income households;

9 (ii) Documenting programs and actions needed to achieve housing
10 availability including gaps in local funding, barriers such as
11 development regulations, and other limitations;

12 (iii) Consideration of housing locations in relation to
13 employment location; and

14 (iv) Consideration of the role of accessory dwelling units in
15 meeting housing needs;

16 (e) Identifies local policies and regulations that result in
17 racially disparate impacts, displacement, and exclusion in housing,
18 including:

19 (i) Zoning that may have a discriminatory effect;

20 (ii) Disinvestment; and

21 (iii) Infrastructure availability;

22 (f) Identifies and implements policies and regulations to address
23 and begin to undo racially disparate impacts, displacement, and
24 exclusion in housing caused by local policies, plans, and actions;

25 (g) Identifies areas that may be at higher risk of displacement
26 from market forces that occur with changes to zoning development
27 regulations and capital investments; and

28 (h) Establishes antidisplacement policies, with consideration
29 given to the preservation of historical and cultural communities as
30 well as investments in low, very low, extremely low, and moderate-
31 income housing; equitable development initiatives; inclusionary
32 zoning; community planning requirements; tenant protections; land
33 disposition policies; and consideration of land that may be used for
34 affordable housing.

35 In counties and cities subject to the review and evaluation
36 requirements of RCW 36.70A.215, any revision to the housing element
37 shall include consideration of prior review and evaluation reports
38 and any reasonable measures identified. The housing element should
39 link jurisdictional goals with overall county goals to ensure that
40 the housing element goals are met.

1 (3) A capital facilities plan element consisting of: (a) An
2 inventory of existing capital facilities owned by public entities,
3 showing the locations and capacities of the capital facilities; (b) a
4 forecast of the future needs for such capital facilities; (c) the
5 proposed locations and capacities of expanded or new capital
6 facilities; (d) at least a six-year plan that will finance such
7 capital facilities within projected funding capacities and clearly
8 identifies sources of public money for such purposes; and (e) a
9 requirement to reassess the land use element if probable funding
10 falls short of meeting existing needs and to ensure that the land use
11 element, capital facilities plan element, and financing plan within
12 the capital facilities plan element are coordinated and consistent.
13 Park and recreation facilities shall be included in the capital
14 facilities plan element.

15 (4) A utilities element consisting of the general location,
16 proposed location, and capacity of all existing and proposed
17 utilities, including, but not limited to, electrical lines,
18 telecommunication lines, and natural gas lines.

19 (5) Rural element. Counties shall include a rural element
20 including lands that are not designated for urban growth,
21 agriculture, forest, or mineral resources. The following provisions
22 shall apply to the rural element:

23 (a) Growth management act goals and local circumstances. Because
24 circumstances vary from county to county, in establishing patterns of
25 rural densities and uses, a county may consider local circumstances,
26 but shall develop a written record explaining how the rural element
27 harmonizes the planning goals in RCW 36.70A.020 and meets the
28 requirements of this chapter.

29 (b) Rural development. The rural element shall permit rural
30 development, forestry, and agriculture in rural areas. The rural
31 element shall provide for a variety of rural densities, uses,
32 essential public facilities, and rural governmental services needed
33 to serve the permitted densities and uses. To achieve a variety of
34 rural densities and uses, counties may provide for clustering,
35 density transfer, design guidelines, conservation easements, and
36 other innovative techniques that will accommodate appropriate rural
37 economic advancement, densities, and uses that are not characterized
38 by urban growth and that are consistent with rural character.

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

4 (i) (~~Containing or otherwise controlling~~) Controlling rural
5 development;

6 (ii) Assuring visual compatibility of rural development with the
7 surrounding rural area;

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

10 (iv) Protecting critical areas, as provided in RCW 36.70A.060,
11 and surface water and groundwater resources; and

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

14 (d) Limited areas of more intensive rural development. Subject to
15 the requirements of this subsection and except as otherwise
16 specifically provided in this subsection (5)(d), the rural element
17 may allow for limited areas of more intensive rural development,
18 including necessary public facilities and public services to serve
19 the limited area as follows:

20 (i) Rural development consisting of the infill, development, or
21 redevelopment of existing commercial, industrial, residential, or
22 mixed-use areas, whether characterized as shoreline development,
23 villages, hamlets, rural activity centers, or crossroads
24 developments.

25 (A) A commercial, industrial, residential, shoreline, or mixed-
26 use area are subject to the requirements of (d)(iv) of this
27 subsection, but are not subject to the requirements of (c)(ii) and
28 (iii) of this subsection.

29 (B) Any development or redevelopment other than an industrial
30 area or an industrial use within a mixed-use area or an industrial
31 area under this subsection (5)(d)(i) must be principally designed to
32 serve the existing and projected rural population.

33 (C) Any development or redevelopment in terms of building size,
34 scale, use, or intensity shall be consistent with the (~~character of~~
35 ~~the existing areas~~) needs of the people in those communities,
36 including access to domestic water, storm, and sanitary sewer systems
37 that are feasible and affordable for the location. Development and
38 redevelopment may include changes in use from vacant land or a
39 previously existing use so long as the new use conforms to the
40 requirements of this subsection (5);

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

11 (iii) The intensification of development on lots containing
12 isolated nonresidential uses or new development of isolated cottage
13 industries and isolated small-scale businesses that are not
14 principally designed to serve the existing and projected rural
15 population and nonresidential uses, but do provide job opportunities
16 for rural residents. Rural counties may allow the expansion of small-
17 scale businesses as long as those small-scale businesses conform with
18 the rural character of the area as defined by the local government
19 according to RCW 36.70A.030(23). Rural counties may also allow new
20 small-scale businesses to utilize a site previously occupied by an
21 existing business as long as the new small-scale business conforms to
22 the rural character of the area as defined by the local government
23 according to RCW 36.70A.030(23). Public services and public
24 facilities shall be limited to those necessary to serve the isolated
25 nonresidential use, and shall be provided in a manner that (~~does not~~
26 ~~permit~~) moderates low-density sprawl;

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

1 and land forms and contours, (C) the prevention of abnormally
2 irregular boundaries, and (D) the ability to provide public
3 facilities and public services in a manner that does not permit low-
4 density sprawl;

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

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

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

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

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

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

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

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

25 (ii) Estimated traffic impacts to state-owned transportation
26 facilities resulting from land use assumptions to assist the
27 department of transportation in monitoring the performance of state
28 facilities, to plan improvements for the facilities, and to assess
29 the impact of land-use decisions on state-owned transportation
30 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
35 and travel levels as a basis for future planning. This inventory must
36 include state-owned transportation facilities within the city or
37 county's jurisdictional boundaries;

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

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

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

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

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

26 (iv) Finance, including:

27 (A) An analysis of funding capability to judge needs against
28 probable funding resources;

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

37 (C) If probable funding falls short of meeting identified needs,
38 a discussion of how additional funding will be raised, or how land
39 use assumptions will be reassessed to ensure that level of service
40 standards will be met;

1 (v) Intergovernmental coordination efforts, including an
2 assessment of the impacts of the transportation plan and land use
3 assumptions on the transportation systems of adjacent jurisdictions;

4 (vi) Demand-management strategies;

5 (vii) Pedestrian and bicycle component to include collaborative
6 efforts to identify and designate planned improvements for pedestrian
7 and bicycle facilities and corridors that address and encourage
8 enhanced community access and promote healthy lifestyles.

9 (b) After adoption of the comprehensive plan by jurisdictions
10 required to plan or who choose to plan under RCW 36.70A.040, local
11 jurisdictions must adopt and enforce ordinances which prohibit
12 development approval if the development causes the level of service
13 on a locally owned transportation facility to decline below the
14 standards adopted in the transportation element of the comprehensive
15 plan, unless transportation improvements or strategies to accommodate
16 the impacts of development are made concurrent with the development.
17 These strategies may include increased public transportation service,
18 ride-sharing programs, demand management, and other transportation
19 systems management strategies. For the purposes of this subsection
20 (6), "concurrent with the development" means that improvements or
21 strategies are in place at the time of development, or that a
22 financial commitment is in place to complete the improvements or
23 strategies within six years. If the collection of impact fees is
24 delayed under RCW 82.02.050(3), the six-year period required by this
25 subsection (6)(b) must begin after full payment of all impact fees is
26 due to the county or city.

27 (c) The transportation element described in this subsection (6),
28 the six-year plans required by RCW 35.77.010 for cities, RCW
29 36.81.121 for counties, and RCW 35.58.2795 for public transportation
30 systems, and the ten-year investment program required by RCW
31 47.05.030 for the state, must be consistent.

32 (7) An economic development element establishing local goals,
33 policies, objectives, and provisions for economic growth and vitality
34 and a high quality of life. A city that has chosen to be a
35 residential community is exempt from the economic development element
36 requirement of this subsection.

37 (8) A park and recreation element that implements, and is
38 consistent with, the capital facilities plan element as it relates to
39 park and recreation facilities. The element shall include: (a)
40 Estimates of park and recreation demand for at least a ten-year

1 period; (b) an evaluation of facilities and service needs; and (c) an
2 evaluation of intergovernmental coordination opportunities to provide
3 regional approaches for meeting park and recreational demand.

4 (9) It is the intent that new or amended elements required after
5 January 1, 2002, be adopted concurrent with the scheduled update
6 provided in RCW 36.70A.130. Requirements to incorporate any such new
7 or amended elements shall be null and void until funds sufficient to
8 cover applicable local government costs are appropriated and
9 distributed by the state at least two years before local government
10 must update comprehensive plans as required in RCW 36.70A.130.

11 **Sec. 5.** RCW 36.70A.110 and 2017 c 305 s 1 are each amended to
12 read as follows:

13 (1) Each county that is required or chooses to plan under RCW
14 36.70A.040 shall designate an urban growth area or areas within which
15 urban growth shall be encouraged and outside of which growth can
16 occur only if it is not urban in nature. Each city that is located in
17 such a county shall be included within an urban growth area. An urban
18 growth area may include more than a single city. An urban growth area
19 may include territory that is located outside of a city only if such
20 territory already is characterized by urban growth whether or not the
21 urban growth area includes a city, or is adjacent to territory
22 already characterized by urban growth, or is a designated new fully
23 contained community as defined by RCW 36.70A.350.

24 (2) Based upon the growth management population projection made
25 for the county by the office of financial management, the county and
26 each city within the county shall include areas and densities
27 sufficient to permit the urban growth that is projected to occur in
28 the county or city for the succeeding twenty-year period, except for
29 those urban growth areas contained totally within a national
30 historical reserve. As part of this planning process, each city
31 within the county must include areas sufficient to accommodate the
32 broad range of needs and uses that will accompany the projected urban
33 growth including, as appropriate, medical, governmental,
34 institutional, commercial, service, retail, and other nonresidential
35 uses.

36 Each urban growth area shall permit urban densities and shall
37 include greenbelt and open space areas. In the case of urban growth
38 areas contained totally within a national historical reserve, the
39 city may restrict densities, intensities, and forms of urban growth

1 as determined to be necessary and appropriate to protect the
2 physical, cultural, or historic integrity of the reserve. An urban
3 growth area determination may include a reasonable land market supply
4 factor and shall permit a range of urban densities and uses. In
5 determining this market factor, cities and counties may consider
6 local circumstances. Cities and counties have discretion in their
7 comprehensive plans to make many choices about accommodating growth.

8 Within one year of July 1, 1990, each county that as of June 1,
9 1991, was required or chose to plan under RCW 36.70A.040, shall begin
10 consulting with each city located within its boundaries and each city
11 shall propose the location of an urban growth area. Within sixty days
12 of the date the county legislative authority of a county adopts its
13 resolution of intention or of certification by the office of
14 financial management, all other counties that are required or choose
15 to plan under RCW 36.70A.040 shall begin this consultation with each
16 city located within its boundaries. The county shall attempt to reach
17 agreement with each city on the location of an urban growth area
18 within which the city is located. If such an agreement is not reached
19 with each city located within the urban growth area, the county shall
20 justify in writing why it so designated the area an urban growth
21 area. A city may object formally with the department over the
22 designation of the urban growth area within which it is located.
23 Where appropriate, the department shall attempt to resolve the
24 conflicts, including the use of mediation services.

25 (3) Urban growth should be located first in areas already
26 characterized by urban growth that have adequate existing public
27 facility and service capacities to serve such development, second in
28 areas already characterized by urban growth that will be served
29 adequately by a combination of both existing public facilities and
30 services and any additional needed public facilities and services
31 that are provided by either public or private sources, and third in
32 the remaining portions of the urban growth areas. Urban growth may
33 also be located in designated new fully contained communities as
34 defined by RCW 36.70A.350.

35 (4) In general, cities are the units of local government most
36 appropriate to provide urban governmental services. (~~In general, it
37 is not appropriate that urban governmental services be extended to or
38 expanded in rural areas except in those limited circumstances shown
39 to be necessary to protect basic public health and safety and the
40 environment and when such services are financially supportable at~~

1 ~~rural densities and do not permit urban development.))~~ Urban
2 governmental services may be extended beyond the city and urban
3 growth areas to meet the needs of the people living within those
4 communities, including access to publicly provided domestic water,
5 storm, and sanitary sewer systems.

6 (5) On or before October 1, 1993, each county that was initially
7 required to plan under RCW 36.70A.040(1) shall adopt development
8 regulations designating interim urban growth areas under this
9 chapter. Within three years and three months of the date the county
10 legislative authority of a county adopts its resolution of intention
11 or of certification by the office of financial management, all other
12 counties that are required or choose to plan under RCW 36.70A.040
13 shall adopt development regulations designating interim urban growth
14 areas under this chapter. Adoption of the interim urban growth areas
15 may only occur after public notice; public hearing; and compliance
16 with the state environmental policy act, chapter 43.21C RCW, and
17 under this section. Such action may be appealed to the growth
18 management hearings board under RCW 36.70A.280. Final urban growth
19 areas shall be adopted at the time of comprehensive plan adoption
20 under this chapter.

21 (6) Each county shall include designations of urban growth areas
22 in its comprehensive plan.

23 (7) An urban growth area designated in accordance with this
24 section may include within its boundaries urban service areas or
25 potential annexation areas designated for specific cities or towns
26 within the county.

27 (8)(a) Except as provided in (b) of this subsection, the
28 expansion of an urban growth area is prohibited into the one hundred
29 year floodplain of any river or river segment that: (i) Is located
30 west of the crest of the Cascade mountains; and (ii) has a mean
31 annual flow of one thousand or more cubic feet per second as
32 determined by the department of ecology.

33 (b) Subsection (8)(a) of this section does not apply to:

34 (i) Urban growth areas that are fully contained within a
35 floodplain and lack adjacent buildable areas outside the floodplain;

36 (ii) Urban growth areas where expansions are precluded outside
37 floodplains because:

38 (A) Urban governmental services cannot be physically provided to
39 serve areas outside the floodplain; or

1 (B) Expansions outside the floodplain would require a river or
2 estuary crossing to access the expansion; or

3 (iii) Urban growth area expansions where:

4 (A) Public facilities already exist within the floodplain and the
5 expansion of an existing public facility is only possible on the land
6 to be included in the urban growth area and located within the
7 floodplain; or

8 (B) Urban development already exists within a floodplain as of
9 July 26, 2009, and is adjacent to, but outside of, the urban growth
10 area, and the expansion of the urban growth area is necessary to
11 include such urban development within the urban growth area; or

12 (C) The land is owned by a jurisdiction planning under this
13 chapter or the rights to the development of the land have been
14 permanently extinguished, and the following criteria are met:

15 (I) The permissible use of the land is limited to one of the
16 following: Outdoor recreation; environmentally beneficial projects,
17 including but not limited to habitat enhancement or environmental
18 restoration; stormwater facilities; flood control facilities; or
19 underground conveyances; and

20 (II) The development and use of such facilities or projects will
21 not decrease flood storage, increase stormwater runoff, discharge
22 pollutants to fresh or salt waters during normal operations or
23 floods, or increase hazards to people and property.

24 (c) For the purposes of this subsection (8), "one hundred year
25 floodplain" means the same as "special flood hazard area" as set
26 forth in WAC 173-158-040 as it exists on July 26, 2009.

27 (9) If a county, city, or utility has adopted a capital facility
28 plan or utilities element to provide sewer service within the urban
29 growth areas during the twenty-year planning period, nothing in this
30 chapter obligates counties, cities, or utilities to install sanitary
31 sewer systems to properties within urban growth areas designated
32 under subsection (2) of this section by the end of the twenty-year
33 planning period when those properties:

34 (a)(i) Have existing, functioning, nonpolluting on-site sewage
35 systems;

36 (ii) Have a periodic inspection program by a public agency to
37 verify the on-site sewage systems function properly and do not
38 pollute surface or groundwater; and

39 (iii) Have no redevelopment capacity; or

1 (b) Do not require sewer service because development densities
2 are limited due to wetlands, flood plains, fish and wildlife
3 habitats, or geological hazards.

4 (10) The provision of water, sanitary sewage systems, and storm
5 drains may be used to protect basic public health, safety, and the
6 environment on properties outside of city and urban growth area
7 boundaries.

8 **Sec. 6.** RCW 36.70A.280 and 2011 c 360 s 17 are each amended to
9 read as follows:

10 (1) The growth management hearings board shall hear and determine
11 only those petitions alleging either:

12 (a) That, except as provided otherwise by this subsection, a
13 state agency, county, or city planning under this chapter is not in
14 compliance with the requirements of this chapter, chapter 90.58 RCW
15 as it relates to the adoption of shoreline master programs or
16 amendments thereto, or chapter 43.21C RCW as it relates to plans,
17 development regulations, or amendments, adopted under RCW 36.70A.040
18 or chapter 90.58 RCW. Nothing in this subsection authorizes the board
19 to hear petitions alleging noncompliance (~~(with RCW 36.70A.5801)~~) due
20 to the existence of or extension of water, storm drainage, or
21 sewerage systems beyond city or urban growth area boundaries;

22 (b) That the twenty-year growth management planning population
23 projections adopted by the office of financial management pursuant to
24 RCW 43.62.035 should be adjusted;

25 (c) That the approval of a work plan adopted under RCW
26 36.70A.735(1)(a) is not in compliance with the requirements of the
27 program established under RCW 36.70A.710;

28 (d) That regulations adopted under RCW 36.70A.735(1)(b) are not
29 regionally applicable and cannot be adopted, wholly or partially, by
30 another jurisdiction; or

31 (e) That a department certification under RCW 36.70A.735(1)(c) is
32 erroneous.

33 (2) A petition may be filed only by: (a) The state, or a county
34 or city that plans under this chapter; (b) a person who has
35 participated orally or in writing before the county or city regarding
36 the matter on which a review is being requested; (c) a person who is
37 certified by the governor within sixty days of filing the request
38 with the board; or (d) a person qualified pursuant to RCW 34.05.530.

1 (3) For purposes of this section "person" means any individual,
2 partnership, corporation, association, state agency, governmental
3 subdivision or unit thereof, or public or private organization or
4 entity of any character.

5 (4) To establish participation standing under subsection (2)(b)
6 of this section, a person must show that his or her participation
7 before the county or city was reasonably related to the person's
8 issue as presented to the board.

9 (5) When considering a possible adjustment to a growth management
10 planning population projection prepared by the office of financial
11 management, the board shall consider the implications of any such
12 adjustment to the population forecast for the entire state.

13 The rationale for any adjustment that is adopted by the board
14 must be documented and filed with the office of financial management
15 within ten working days after adoption.

16 If adjusted by the board, a county growth management planning
17 population projection shall only be used for the planning purposes
18 set forth in this chapter and shall be known as the "board adjusted
19 population projection." None of these changes shall affect the
20 official state and county population forecasts prepared by the office
21 of financial management, which shall continue to be used for state
22 budget and planning purposes.

23 **Sec. 7.** RCW 36.70A.320 and 1997 c 429 s 20 are each amended to
24 read as follows:

25 (1) Except as provided in subsection (5) of this section,
26 comprehensive plans and development regulations, and amendments
27 thereto, adopted under this chapter are presumed valid upon adoption.

28 (2) Except as otherwise provided in subsection (4) of this
29 section, the burden is on the petitioner to demonstrate that any
30 action taken by a state agency, county, or city under this chapter is
31 not in compliance with the requirements of this chapter.

32 (3) In any petition under this chapter, the board, after full
33 consideration of the petition, shall determine whether there is
34 compliance with the requirements of this chapter. In making its
35 determination, the board shall consider the criteria adopted by the
36 department under RCW 36.70A.190(4). The board shall find compliance
37 unless it determines that the action by the state agency, county, or
38 city is clearly erroneous in view of the entire record before the
39 board and in light of the goals and requirements of this chapter.

1 A finding of noncompliance may not be based on the provision of
2 water, sewer, or storm water facilities or services extended outside
3 of a city's boundaries, including if such facilities or services are
4 inconsistent with the comprehensive plans of the city or county,
5 development regulations, or other plan or policy created to implement
6 this chapter, nor shall state funding be restricted or reduced for
7 such a reason.

8 (4) A county or city subject to a determination of invalidity
9 made under RCW 36.70A.300 or 36.70A.302 has the burden of
10 demonstrating that the ordinance or resolution it has enacted in
11 response to the determination of invalidity will no longer
12 substantially interfere with the fulfillment of the goals of this
13 chapter under the standard in RCW 36.70A.302(1).

14 (5) The shoreline element of a comprehensive plan and the
15 applicable development regulations adopted by a county or city shall
16 take effect as provided in chapter 90.58 RCW.

17 **Sec. 8.** RCW 36.70B.040 and 1997 c 429 s 46 are each amended to
18 read as follows:

19 (1) A proposed project's consistency with a local government's
20 development regulations adopted under chapter 36.70A RCW, or, in the
21 absence of applicable development regulations, the appropriate
22 elements of the comprehensive plan adopted under chapter 36.70A RCW
23 shall be decided by the local government during project review by
24 consideration of:

25 (a) The type of land use;

26 (b) The level of development, such as units per acre or other
27 measures of density;

28 (c) Infrastructure, including public facilities and services
29 needed to serve the development; and

30 (d) The characteristics of the development, such as development
31 standards.

32 (2) In deciding whether a project is consistent, the
33 determinations made pursuant to RCW 36.70B.030(2) shall be
34 controlling.

35 (3) For purposes of this section, the term "consistency" shall
36 include all terms used in this chapter and chapter 36.70A RCW to
37 refer to performance in accordance with this chapter and chapter
38 36.70A RCW, including but not limited to compliance, conformity, and
39 consistency.

1 (4) Nothing in this section requires documentation, dictates an
2 agency's procedures for considering consistency, or limits a city or
3 county from asking more specific or related questions with respect to
4 any of the four main categories listed in subsection (1)(a) through
5 (d) of this section.

6 (5) (a) The department of (~~community, trade, and economic~~
7 ~~development~~) commerce is authorized to develop and adopt by rule
8 criteria to assist local governments planning under RCW 36.70A.040 to
9 analyze the consistency of project actions. These criteria shall be
10 jointly developed with the department of ecology.

11 (b) Issuance of permits for water, sewerage, or storm water
12 facilities in accordance with this act may be permitted during the
13 time that the existing rules are in place and the updated rules are
14 being created where the existing rules would restrict what this act
15 authorizes to happen.

16 **Sec. 9.** RCW 36.93.100 and 1994 c 216 s 13 are each amended to
17 read as follows:

18 The board shall review and approve, disapprove, or modify any of
19 the actions set forth in RCW 36.93.090 when any of the following
20 shall occur within forty-five days of the filing of a notice of
21 intention:

22 (1) Three members of a five-member boundary review board or five
23 members of a boundary review board in a county with a population of
24 one million or more files a request for review: PROVIDED, That the
25 members of the boundary review board shall not be authorized to file
26 a request for review of the following actions:

27 (a) The incorporation of any special district or change in the
28 boundary of any city, town, or special purpose district;

29 (b) The extension of permanent water service outside of its
30 existing corporate boundaries by a city, town, or special purpose
31 district (~~(if (i) the extension is through the installation of water~~
32 ~~mains of six inches or less in diameter or (ii) the county~~
33 ~~legislative authority for the county in which the proposed extension~~
34 ~~is to be built is required or chooses to plan under RCW 36.70A.040~~
35 ~~and has by a majority vote waived the authority of the board to~~
36 ~~initiate review of all other extensions)); or~~

37 (c) The extension of permanent sewer service outside of its
38 existing corporate boundaries by a city, town, or special purpose
39 district (~~(if (i) the extension is through the installation of sewer~~

1 ~~mains of eight inches or less in diameter or (ii) the county~~
2 ~~legislative authority for the county in which the proposed extension~~
3 ~~is to be built is required or chooses to plan under RCW 36.70A.040~~
4 ~~and has by a majority vote waived the authority of the board to~~
5 ~~initiate review of all other extensions));~~

6 (2) Any governmental unit affected(~~(, including the governmental~~
7 ~~unit for which the boundary change or extension of permanent water or~~
8 ~~sewer service is proposed,)) or the county within which the area of~~

9 the proposed action is located, files a request for review of the
10 specific action;

11 (3) A petition requesting review is filed and is signed by:

12 (a) Five percent of the registered voters residing within the
13 area which is being considered for the proposed action (as determined
14 by the boundary review board in its discretion subject to immediate
15 review by writ of certiorari to the superior court); or

16 (b) An owner or owners of property consisting of five percent of
17 the assessed valuation within such area;

18 (4) The majority of the members of boundary review boards concur
19 with a request for review when a petition requesting the review is
20 filed by five percent of the registered voters who deem themselves
21 affected by the action and reside within one-quarter mile of the
22 proposed action but not within the jurisdiction proposing the action.

23 If a period of forty-five days shall elapse without the board's
24 jurisdiction having been invoked as set forth in this section, the
25 proposed action shall be deemed approved.

26 If a review of a proposal is requested, the board shall make a
27 finding as prescribed in RCW 36.93.150 within one hundred twenty days
28 after the filing of such a request for review. If this period of one
29 hundred twenty days shall elapse without the board making a finding
30 as prescribed in RCW 36.93.150, the proposal shall be deemed approved
31 unless the board and the person who submitted the proposal agree to
32 an extension of the one hundred twenty day period.

33 **Sec. 10.** RCW 36.93.105 and 1999 c 153 s 46 are each amended to
34 read as follows:

35 The following actions shall not be subject to potential review by
36 a boundary review board:

37 (1) The extension of permanent water or sewer services outside of
38 its existing corporate boundaries by a city, town, or special purpose
39 district;

1 (2) Annexations of territory to a water-sewer district pursuant
2 to RCW 36.94.410 through 36.94.440;
3 (~~(2)~~) (3) Revisions of city or town boundaries pursuant to RCW
4 35.21.790 or 35A.21.210;
5 (~~(3)~~) (4) Adjustments to city or town boundaries pursuant to
6 RCW 35.13.340; and
7 (~~(4)~~) (5) Adjustments to city and town boundaries pursuant to
8 RCW 35.13.300 through 35.13.330.

9 NEW SECTION. **Sec. 11.** The following acts or parts of acts are
10 each repealed:

11 (1) RCW 35.67.022 (Extension outside city subject to review by
12 boundary review board) and 1989 c 84 s 32; and

13 (2) RCW 35.91.025 (Extension outside city subject to review by
14 boundary review board) and 1989 c 84 s 33.

--- **END** ---