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**HOUSE BILL 1935**

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**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** Representatives Duerr and Reed

Read first time 02/11/25. Referred to Committee on Local Government.

1 AN ACT Relating to the definition of project permit and project  
2 permit application; and amending RCW 36.70B.020.

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

4 **Sec. 1.** RCW 36.70B.020 and 2023 c 338 s 5 are each amended to  
5 read as follows:

6 Unless the context clearly requires otherwise, the definitions in  
7 this section apply throughout this chapter.

8 (1) "Closed record appeal" means an administrative appeal on the  
9 record to a local government body or officer, including the  
10 legislative body, following an open record hearing on a project  
11 permit application when the appeal is on the record with no or  
12 limited new evidence or information allowed to be submitted and only  
13 appeal argument allowed.

14 (2) "Local government" means a county, city, or town.

15 (3) "Open record hearing" means a hearing, conducted by a single  
16 hearing body or officer authorized by the local government to conduct  
17 such hearings, that creates the local government's record through  
18 testimony and submission of evidence and information, under  
19 procedures prescribed by the local government by ordinance or  
20 resolution. An open record hearing may be held prior to a local  
21 government's decision on a project permit to be known as an "open

1 record predecision hearing." An open record hearing may be held on an  
2 appeal, to be known as an "open record appeal hearing," if no open  
3 record predecision hearing has been held on the project permit.

4 (4) (a) "Project permit" or "project permit application" means any  
5 land use or environmental permit or license required from a local  
6 government for a project action, including but not limited to  
7 subdivisions, binding site plans, planned unit developments,  
8 conditional uses, shoreline substantial development permits, site  
9 plan review, permits or approvals required by critical area  
10 ordinances, site-specific rezones which do not require a  
11 comprehensive plan amendment, but excluding the adoption or amendment  
12 of a comprehensive plan, subarea plan, or development regulations  
13 except as otherwise specifically included in this subsection.

14 (b) "Project permit" or "project permit application" does not  
15 include building permits.

16 (5) "Public meeting" means an informal meeting, hearing,  
17 workshop, or other public gathering of people to obtain comments from  
18 the public or other agencies on a proposed project permit prior to  
19 the local government's decision. A public meeting may include, but is  
20 not limited to, a design review or architectural control board  
21 meeting, a special review district or community council meeting, or a  
22 scoping meeting on a draft environmental impact statement. A public  
23 meeting does not include an open record hearing. The proceedings at a  
24 public meeting may be recorded and a report or recommendation may be  
25 included in the local government's project permit application file.

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