



## COMMUNITY DEVELOPMENT COMMITTEE & COMMITTEE OF THE WHOLE HYBRID MEETING

**Monday, September 18, 2023, at 6:00 PM**

**Snoqualmie City Hall, 38624 SE River Street & Zoom**

### COMMITTEE MEMBERS

Chair: Jolyon Johnson

Councilmembers: Cara Christensen and James Mayhew

**Join by Telephone at 6:00 PM:** To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **860 6728 7531** and Password **1730040121** if prompted.

Press \*9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.

Press \*6 to mute and unmute.

**Join by Internet at 6:00 PM:** To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **860 6728 7531**; Enter Password **1730040121**
- 4) Please confirm that your audio works prior to participating.

*This meeting will be conducted in person and remotely using teleconferencing technology provided by Zoom.*

### CALL TO ORDER & ROLL CALL

### AGENDA APPROVAL

### PUBLIC COMMENTS

### MINUTES

- [1.](#) Approval of the minutes dated September 5, 2023

### AGENDA BILLS

- [2.](#) Update to Accessory Dwelling Unit (ADU) Regulations

#### **PROPOSED Action:**

Discussion

### DISCUSSION ITEMS

- [3.](#) Comprehensive Plan – Land Use Element Policy Review

### ADJOURNMENT

### UPCOMING ITEMS

*(The following items reference either upcoming projects or issues pertaining to matters of the Community Development Council Committee. There will be no discussion of these items unless there is a change in status.)*

- [4.](#) Comprehensive Plan Working Timeline 2023-24



## COMMUNITY DEVELOPMENT COMMITTEE MINUTES REGULAR HYBRID MEETING

**September 5, 2023**

*This meeting was conducted as a hybrid in-person and remote meeting; the in-person option was in the Council Chambers at Snoqualmie City Hall, and the remote participation option was using teleconferencing technology provided by Zoom.*

**CALL TO ORDER & ROLL CALL:** Councilmember Christensen called the meeting to order at 6:03 PM

### **Committee Members:**

Chair Jo Johnson (late) and Councilmember James Mayhew were present.  
Commission Chair Marusiak was also present.

### **City Staff:**

Emily Arteche, Community Development Director; Mike Chambless, Interim City Administrator; Ashley Wragge, Planning Technician; Carson Hornsby, Management Analyst.

### **AGENDA APPROVAL**

The agenda was approved as written.

### **PUBLIC COMMENTS**

No comments.

### **MINUTES**

1. Committee approved the minutes for August 21, 2023.

### **AGENDA BILLS**

None

### **DISCUSSION ITEMS**

2. Human Services Discussion  
Discussed the accountability reporting and the four classifications for funding priorities. Staff overviewed an accountability report for council.
3. Planning Commission Land Use Goals and Policies Recommendation  
Planning Commission Chair presented the land use goals and policies sent to Community Development for recommendation. Councilmembers asked for something to show the evolution of the goals and policies.
4. Comprehensive Plan Schedule  
Staff presented the most up to date Comprehensive Plan Schedule.

### **ADJOURNMENT**

Chair Johnson adjourned the meeting at 7:07 PM

**CITY OF SNOQUALMIE**

*Minutes taken by Ashley Wragge, Planning Technician*

*Recorded meeting audio is available on the City website after the meeting.*

*Minutes approved at the \_\_\_\_\_ Community Development Meeting.*



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-115  
September 25, 2023  
Ordinance

Item 2.

## AGENDA BILL INFORMATION

<b>TITLE:</b>	Update to Accessory Dwelling Unit (ADU) Regulations	<input type="checkbox"/> Discussion Only
<b>PROPOSED ACTION:</b>	Adopt draft amendments to multiple sections within Chapters 17.10, 17.15, 17.32, and 17.55 of the Snoqualmie Municipal Code, pertaining to ADUs	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>REVIEW:</b>	Department Director	Emily Arteche	9/14/2023
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	9/14/2023
	City Administrator	Mike Chambless	Click or tap to enter a date.

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Jonathan Kesler, AICP, Senior Planner		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> September 18, 2023	
<b>EXHIBITS:</b>	1. Ordinance with draft amendments 2. Crosswalk Matrix for ADUs		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

## SUMMARY

### INTRODUCTION

Changes to state law will require cities to allow two ADUs per residential parcel.

### LEGISLATIVE HISTORY

A Public Hearing that began at the August 7, 2023 Planning Commission meeting, was completed on August 21, 2023 with a recommendation of adoption. Community Development (CD) Committee review occurred on September 18, 2023; then first reading of the Ordinance, tentatively scheduled for the City Council meeting of September 25, 2023.

Additional amendments include: (Ord. 1198 § 22 (Exh. D), 2017; Ord. 744 § 2, 1995).

### BACKGROUND

Accessory Dwelling Units, or ADUs, are small housing units attached to or separate from and accessory to a single-family home. ADUs are commonly used as affordable or no-cost housing for renters or relatives of a property's primary dwelling unit.

During its 2023 session, the Washington State Legislature passed and the Governor signed HB 1337, “which intends to ease barriers to the construction and use of ADUs.” HB 1337 restricts a jurisdiction’s ability to enact regulations that inhibit the construction of ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking.

### **ANALYSIS**

The City’s approved Housing Strategy Plan identifies ADUs as promising ways of “providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental income for homeowners.” ADUs could serve as an accessible option for renters below 120% area median income.

The Snoqualmie Municipal Code currently allows ADUs with some restrictions. Please see attached “crosswalk” which analyzes the City of Snoqualmie’s development regulations with the new legislation, HB 1337. The strikeout of the invalid sections, along with the underlined additions to regulations are included, as well.

Although the City is required to update its ADU regulations within six months after the city’s next periodic comprehensive plan update as required under RCW 36.70A.130, the Community Development Committee asked for it to be done sooner. For further detailed information, see the state Department of Commerce’s webpage, Implementing HB 1337: Guidance for Accessory Dwelling Units, here:

[Title Chg 5-15-2023 HB 1337 Final Draft ADU Guidance.pdf | Powered by Box](#)

### **BUDGET IMPACTS**

N/A

### **NEXT STEPS**

First reading of the Ordinance, scheduled for the City Council meeting of September 25, 2023.

## **PROPOSED ACTION**

Adopt Ordinance to Update the Accessory Dwelling Unit (ADU) Regulations

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SNOQUALMIE,  
WASHINGTON, AMENDING VARIOUS SECTIONS OF  
CHAPTER 17.10, CHAPTER 17.15, CHAPTER 17.32, AND  
CHAPTER 17.55 OF THE SNOQUALMIE MUNICIPAL CODE  
PERTAINING TO ACCESSORY DWELLING UNITS (ADU)**

**WHEREAS**, during its 2023 session, the Washington State Legislature passed and the Governor signed HB 1337, “which intends to ease barriers to the construction and use of [Accessory Dwelling Units] ADUs”;

**WHEREAS**, HB 1337 impacts the City of Snoqualmie, since it restricts a jurisdiction’s ability to enact regulations that inhibit the construction of ADUs, including those related to impact fees, owner occupancy requirements, lot size restrictions, lot size, and parking;

**WHEREAS**, the City’s approved Housing Strategy Plan identifies ADUs as promising ways of “providing basic, affordable accommodations for households that do not need much space while potentially providing a source of rental income for homeowners”;

**WHEREAS**, ADUs could serve as an accessible option for renters at or below 120% area median income;

**WHEREAS**, The Snoqualmie Municipal Code (SMC) currently allows ADUs with some restrictions, but some of those restrictions conflict with this new state law;

**WHEREAS**, the required 60-day notice was sent to the State of Washington Department of Commerce on July 11, 2023; and

**WHEREAS**, the Planning Commission held public meetings on the proposed amendments on June 5 and July 17, 2023, and a duly noticed public hearing on August 7, 2023, to receive testimony on the proposed code amendments; and

**WHEREAS**, the Planning Commission, by motion on August 21, 2023, recommended approval of the proposed amendments; and

**WHEREAS**, a SEPA DNS was issued for this non-project action on August 18, 2023; and

**WHEREAS**, the Community Development Committee of the Snoqualmie City Council reviewed the Planning Commission’s recommendation on September 18, 2023; and

**WHEREAS**, the Snoqualmie City Council has considered the recommendations of the Community Development Committee, the Planning Commission, and City Administration and has determined to take the actions set forth in this ordinance:

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Snoqualmie, Washington, as follows:

**Section 1. Amendment of Chapter 17.10 SMC.** Snoqualmie Municipal Code section 17.10.020 is hereby amended, and new sections 17.10.025 through 17.10.145 are hereby added, all as shown in Exhibit A, attached hereto.

**Section 2. Amendment of Chapter 17.10 SMC.** Snoqualmie Municipal Code section 17.15.040, Table 1, Line 11 is amended as shown in Exhibit A, attached hereto.

**Section 3. Amendment of Chapter 17.32 SMC.** Snoqualmie Municipal Code section 17.32.070, subsection F is hereby amended as shown in Exhibit A, attached hereto.

**Section 4. Amendment of Chapter 17.55 SMC.** Snoqualmie Municipal Code section 17.55.070 is hereby amended as shown in Exhibit A, attached hereto.

**Section 5. Severability.** If any one or more section, subsection, or sentence of this ordinance or the Snoqualmie Municipal Code amendments adopted in Section 1 herein is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance or the Snoqualmie Municipal Code sections, and the same shall remain in full force and effect.

**Section 6. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk, and either the Community Development Department Director or the Parks and Public Works Department Director, as applicable, code revisers are authorized to make necessary corrections to this ordinance and Snoqualmie Municipal Code sections, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance or Snoqualmie Municipal Code section numbering and section/subsection numbering.

**Section 7. Effective Date.** This ordinance shall be effective five (5) days after passage and publication, as provided by law.

**PASSED** by the City Council of the City of Snoqualmie, Washington, this 25th day of September, 2023.

City of Snoqualmie

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Katherine Ross, Mayor

Attest:

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Deana Dean, City Clerk

Approved as to form:

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David A. Linehan, City Attorney



## EXHIBIT A

### Chapter 17.10 DEFINITIONS

#### 17.10.020 "A" Definitions.

- A. **"Accessory use"** means a use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use.
- B. **"Accessory dwelling unit"** means a dwelling unit on the same lot or in the same building as a single-family dwelling unit duplex, triplex, townhome, or other housing unit which is the principal use of the lot.
- C. **"Assisted living quarters"** means a dwelling unit in a building consisting of two or more units in which various levels of personal assistance are available to residents and may include support services as deemed necessary such as food preparation and dining areas, group activity areas, medical supervision and similar activities.  
**"Attached accessory dwelling unit"** means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhome, or other housing unit.

#### 17.10.025 "B" Definitions.

- D. **"Bay window"** means a window that extends from the main exterior wall of a residential structure, has sidewalls not more than 60 degrees out of plane with the main exterior wall, is primarily constructed of glazing supported by conventional light framing, and has a width of not more than the lesser of 30 percent of the main exterior wall from which it protrudes or 14 feet.
- E. **"Bed and breakfast"** means a single-family dwelling within which bedrooms are available for paying guests.
- F. **"Bioretention"** is as defined in SMC [15.18.040](#).
- G. **"Boarding house"** means a single-family dwelling within which roomers or boarders are housed or fed.
- H. **"Building"** means a structure having a roof.

#### 17.10.030 "C" Definitions.

- I. **"Child Day Care Center"** means a day care facility for more than 12 children, not in a provider's home.
- J. **"Cluster"** means a grouping of dwellings to increase dwelling densities on some portions of the development area in order to leave other portions free of buildings.
- K. **"Co-housing"** means a type of housing development which originated in Denmark in the early 1970s, in which units are individually owned, but meeting and dining facilities are shared. Co-housing communities place an emphasis on resident participation in planning and design, intentional neighborhood design, shared community facilities and self management.
- L. **"Collective garden"** means a collective garden for the purpose of producing, processing, transporting, and/or delivering cannabis for medical and/or recreational use, as further defined in RCW [69.51A.085](#).
- M. **"Commercial service"** means a business primarily characterized by the rendering of nonprofessional services to the general public and includes, by way of illustration, real estate,

insurance, finance and securities investments, laundromats, dry cleaners, mailing/shipping services, diet and fitness centers, and appliance or small machine repair (excluding automotive).

- N. **“Corporate offices”** means establishments primarily engaged in providing internal office administration or service to other companies as opposed to services to the general public. Corporate office uses include, by way of illustration, business headquarters or administration, call centers, research offices, and professional services of a large scale. Generally, the majority of the traffic generated from a corporate office comes from its employees and not the general public.
- O. **“Convenience store”** means a retail store containing less than 2,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who typically purchase only a few items.

#### **17.10.035 “D” Definitions.**

- P. **“Data center”** means a facility used to house computer systems and associated components, such as telecommunications and storage systems for the storage, management and dissemination of data, generally including redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices. Large data centers can be industrial scale operations that have large electricity requirements and can be a source of air pollution from diesel exhaust.
- Q. **“Day care facilities”** means establishments for group care of nonresident adults or children, including day care centers and family day care homes.
- R. **“Designated manufactured home”** means a double-wide manufactured home constructed after June 15, 1976, with a pitched roof and exterior siding similar to site-built homes, and placed on a permanent foundation.  
**“Detached accessory dwelling unit”** means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhome, or other housing unit and is on the same property.
- S. **“Development”** means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any extension of the use of land.
- T. **“Diameter at breast height (DBH)”** means the diameter of a tree trunk measured at four and one-half feet above grade.
- U. **“Director”** means the director of community development, or equivalent position.
- V. **“Dispensary”** means a person who dispenses marijuana or cannabis for medical use to “qualifying patients” and/or “designated providers” as those terms are defined in RCW [69.51A.010](#).
- W. **“Dwelling” or “dwelling unit”** means any building or portion of a building which contains complete housekeeping facilities for one family, including provisions for sleeping, eating, cooking and sanitation, physically separated from any other dwelling unit which may be in the same building.

#### **17.10.040 “E” Definitions.**

- X. **“Extended care facilities”** means establishments for group care of resident adults that provide nursing and personal care services including medical supervision, counseling, rehabilitation, meal preparation, group activities, and similar activities.

#### **17.10.045 “F” Definitions.**

- Y. **“Family”** means one person, or two or more related persons, or not more than five unrelated persons living together as a single housekeeping unit.

- ~~Z.~~ **"Family Day Care Home"** means a day care facility for up to 12 children in a provider's home and licensed by the state.
- ~~AA.~~ **"Formula take-out food restaurant"** means a restaurant or establishment that (1) is required to offer standardized menus, ingredients and interior or exterior design; and (2) serves or delivers its food or beverages in disposable containers.
- ~~BB.~~ **"Front yard"** means the yard bordering on a street, and in the case of a corner lot may be either frontage.

**17.10.050 "G" Definitions.**

- ~~CC.~~ **"Garden window"** means factory assembled glazing in a frame of vinyl, aluminum or similar material, extends no closer than 36 inches to the floor below, and otherwise meets the size requirements for a bay window.
- ~~DD.~~ **"Gross floor area"** means the total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.
- "Gross floor area for a dwelling" means the interior habitable area of a dwelling unit including basements and attics but not including a garage or accessory structure.**
- ~~EE.~~ **"Ground cover"** means grass, forbs, shrubs, and trees less than four inches DBH.

**17.10.055 "H" Definitions.**

- ~~FF.~~ **"Heavy/resource based industrial"** means establishments engaged in the mechanical or chemical transformation of natural resource raw materials, substances or components into new products, where such processing may use heavy equipment or machinery, involves outdoor activities, produces environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, may involve the use, storage, production, transport or discharge of polluting or hazardous wastes or by-products, and typically involves outdoor storage of materials, products and equipment.
- ~~GG.~~ **"Height"** as applied to a building or structure means the vertical distance measured from the average elevation of the proposed finished grade around the building or structure to the highest point of a flat roof and to the mean height between eaves and ridge of a peaked roof.
- ~~HH.~~ **"Heritage tree"** means a tree designated by the city council as significant because of association with historic figures or events, rarity, extraordinary aesthetic value, or provision of exemplary habitat and cultural value due to age and species.
- ~~II.~~ **"Home occupation"** means a business or professional use carried on in a dwelling by a member of a family residing in the dwelling which is incidental to the use of the premises as a dwelling.
- ~~JJ.~~ **"Hotel"** means a building or portion of a building for the transient rental of units for sleeping purposes, with individual toilet facilities, and which may include dining, conference and meeting rooms and accessory shops and services catering to the general public.

**17.10.060 "I" Definitions. (Reserved)**

**17.10.065 "J" Definitions. (Reserved)**

**17.10.070 "K" Definitions. (Reserved)**

**17.10.075 "L" Definitions.**

- ~~KK~~. **"Light industrial/manufacturing"** means establishments engaged in the mechanical or chemical transformation of materials, substances or components into new products, when such processing is carried on indoors, produces minimal environmental disturbances including but not limited to noise, dust, smoke, fumes, vibration or glare, does not involve the use, storage, production, transport or discharge of polluting or hazardous wastes or byproducts, and does not involve outdoor storage of materials or products.
- ~~LL~~. **"Lot"** means a fractional part of subdivided lands having fixed boundaries and includes tracts or parcels.
- ~~MM~~. **"Lot lines"** means the property boundaries of a lot.
- ~~NN~~. **"Low impact development (LID)"** is as defined in SMC [15.18.040](#).
- ~~OO~~. **"Low impact development best management practices (LID BMPs)"** is as defined in SMC [15.18.040](#).

#### **17.10.080 "M" Definitions.**

1. **"Major transit stop"** means:
  - (a) A stop on a high-capacity transportation system funded or expanded under the provisions of Chapter 81.104 RCW;
  - (b) Commuter rail stops;
  - (c) Stops on rail or fixed guideway systems, including transitways;
  - (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
  - (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.
- ~~PP~~. **"Manufactured home"** means a building or portion of a building, designed for long-term residential use, manufactured off site, transported whole or in portions to a lot.
- ~~QQ~~. **"Marijuana" or "cannabis"** means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.
- ~~RR~~. **"Marijuana-infused products"** means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include useable marijuana.
- ~~SS~~. **"Marijuana processor"** means a person licensed by the State Liquor and Cannabis Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.
- ~~TT~~. **"Marijuana producer"** means a person licensed by the State Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.
- ~~UU~~. **"Marijuana retailer"** means a person licensed by the State Liquor and Cannabis Board to sell useable marijuana and marijuana-infused products in a retail outlet.
- ~~VV~~. **"Mobile home"** means a manufactured dwelling unit built upon a chassis, which may or may not be placed on a permanent foundation.
- ~~WW~~. **"Modular home"** means a structure or part of a structure capable of being transported from the place of fabrication to the site on which it is to be erected, where it is placed on a permanent

foundation which, together with the assembled structure, meets all the provisions of the Uniform Building Code for dwelling units.

~~XX.~~ **"Motel"** is a building or buildings, detached or in connected units, which are used for sleeping purposes, with individual toilet facilities, which may or may not have kitchen facilities, designed primarily for the accommodation of automobile travelers.

~~YY.~~ **"Multiple-family" or "multifamily"** means a building containing two or more dwelling units.

#### **17.10.085 "N" Definitions.**

~~ZZ.~~ **"Native vegetation"** means vegetation comprised of plant species, other than noxious weeds, which are indigenous to the Pacific Northwest Puget Sound Region and which reasonably could have been expected to naturally occur on the site.

~~AAA.~~ **"Neighborhood retail"** means pedestrian-oriented retail sales or service businesses limited in intensity, built in scale with and located to serve primarily the immediately surrounding neighborhood.

~~BBB.~~ **"Noxious weeds"** means as defined in SMC [15.20.020](#).

#### **17.10.090 "O" Definitions.**

**"Owner"** means any person who has at least 50 percent ownership in a property on which an accessory dwelling unit is located.

#### **17.10.095 "P" Definitions.**

~~CCC.~~ **"Parcel"** means a discrete quantity of land of any size which may be lawfully conveyed separately, which may or may not be subdivided or improved.

~~DDD.~~ **"Permeable pavement"** means as defined in SMC [15.18.040](#).

~~EEE.~~ **"Permitted use"** means any use authorized alone or in conjunction with any other use in a specified district.

~~FFF.~~ **"Premises"** means any building, structure, lot, parcel or tract.

~~GGG.~~ **"Principal use" or "primary use"** means the use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

**"Principal unit"** means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

~~HHH.~~ **"Professional services"** means businesses that provide services of a professional nature to clients either on or off site. Professional services include, by way of illustration, advertising, architecture, landscape architecture, engineering, planning, law, medicine, dentistry, optometry, massage, chiropractic, accounting, and any similar type of business.

#### **17.10.100 "Q" Definitions. (Reserved)**

#### **17.10.105 "R" Definitions.**

~~III.~~ **"Rear yard"** means the yard bordering the rear property line, which is the non-frontage lot line that connects side lot lines.

~~JJJ.~~ **"Recreation space"** means covered and uncovered space designed and intended for active or passive recreational activity, including but not limited to sports facilities, playgrounds, or wooded areas, and excluding driveways, parking areas and rockeries.

~~KKK~~. **"Retail outlet"** means a location licensed by the State Liquor and Cannabis Board for the retail sale of useable marijuana and marijuana-infused products.

~~LLL~~. **"Retail sales"** means businesses characterized by the sale of tangible goods directly to consumers.

~~MMM~~. **"Retail services"** means businesses characterized by personal services to the general public that typically also have a retail component. Retail services include, by way of illustration, barber, beauty, or nail salons, shoe repair, photo shops, and copy shops. Retail services do not include the sales, servicing, repair, or storage of motor vehicles.

#### **17.10.110 "S" Definitions.**

~~NNN~~. **"Setback"** means the distance buildings, structures or uses must be removed from a lot line, and in the case of a building, is measured from a property boundary to a building's closest vertical wall.

~~OOO~~. **"Shell building"** means a building intended to be divided into an unknown number of units.

~~PPP~~. **"Shelters for temporary placement"** means housing units within the city that provide housing to persons on a temporary basis for a duration not to exceed four weeks.

"Short-term Rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator, for a fee, for fewer than 30 consecutive nights.

~~QQQ~~. **"Side yard"** means the yard adjacent interior lot lines other than the rear lot line.

~~RRR~~. **"Significant tree"** means any evergreen tree of at least 15 inches DBH, and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches DBH. Red alder and cottonwood trees of any size are not considered significant trees.

~~SSS~~. **"Single-family"** means a detached dwelling unit, other than a mobile home, containing one dwelling unit.

~~TTT~~. **"Special needs housing"** means housing that is provided for persons and, where applicable, their dependents who, by virtue of disability or other personal factors, face impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long-term or transitional basis. Special needs housing includes shelters for temporary placement, transitional housing facilities and group homes, for up to six residents in care, that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision.

~~UUU~~. **"Specialty light industrial/manufacturing"** means a small-scale light industrial/manufacturing business under 10,000 square feet in total floor area whose products are of an art/craft or specialty food or beverage nature, which contains a storefront retail sales component which is open during normal retail business hours for the zoning district, and may provide an opportunity for customers or the general public to observe the product fabrication or manufacturing process. Specialty light industrial/manufacturing uses include, by way of illustration, microbreweries, coffee roasters, candy makers, and pottery, glassblowing and jewelry-making studios and any similar type of business.

~~VVV~~. **"Structure"** means that which is built or constructed, including any piece of work artificially built up or composed of parts joined together in some definite manner and having a permanent location on the ground.

#### **17.10.115 "T" Definitions.**

~~WWW~~. **"Transitional housing facilities"** means housing units within the city owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to

persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self-sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

~~XXX.~~ **“Two-track driveway”** means as defined in Chapter [12.16](#) SMC.

#### **17.10.120 “U” Definitions.**

~~YYY.~~ **“Use”** means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

~~ZZZ.~~ **“Useable marijuana”** means dried marijuana flowers. The term “useable marijuana” does not include marijuana-infused products.

#### **17.10.125 “V” Definitions.**

~~AAAA.~~ **“Vegetated roof”** means a pervious growing medium, plants, and a moisture barrier constructed on top of a conventional flat roof or a sloped roof.

#### **17.10.130 “W” Definitions.**

~~BBBB.~~ **“Width”** when referring to the width of a lot, means the mean horizontal distance between the side lot lines.

#### **17.10.135 “X” Definitions. (Reserved)**

#### **17.10.140 “Y” Definitions.**

~~CCCC.~~ **“Yard”** means the area between a lot line and a building or structure.

#### **17.10.145 “Z” Definitions”. (Reserved)**

### **Chapter 17.15 RESIDENTIAL DISTRICT REGULATIONS**

#### **17.15.040 Area, height, setback and miscellaneous provisions.**

A. The following table indicates restrictions and regulations for minimum lot areas, setbacks, and building height for all residential structures permitted in the R-C, R-1, R-2 and R-3 residential districts:

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
1.	Minimum lot area – square feet (sf)	20,000 <sup>1</sup>	10,000 <sup>5</sup>	7,500 <sup>5</sup>	4,000 <sup>5</sup>	6,000 <sup>8</sup>	6,000
2.	Minimum lot area per dwelling – sf <sup>2</sup>	5 acres	10,000	7,500	4,000	NA	NA
3.	Maximum density – dwelling units/acre <sup>7</sup>	NA	NA	NA	NA	25	30
4.	Minimum front yard setback for all principal buildings <sup>4</sup>	25 ft.	25 ft.	20 ft.	15 ft.	10 ft.	0 ft.

Table 1 – Area, Height, Setback and Miscellaneous Provisions

		R-C	R-1-10	R-1-7.5	R-1-4	R-2	R-3
5.	Minimum front yard setback for porches for principal buildings <sup>4</sup>	15 ft.	15 ft.	13 ft.	8 ft.	7 ft. <sup>4</sup>	7 ft. <sup>4</sup>
6.	Minimum setback for all principal buildings and uses on a corner lot and building face which does not contain the main entry <sup>4</sup>	25 ft.	20 ft.	15 ft.	12 ft.	10 ft.	10 ft.
7.	Minimum rear yard setback for all permitted principal buildings and uses <sup>4</sup>	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
8.	Minimum rear yard setback for all accessory buildings and uses <sup>4</sup>	10 ft.	10 ft.	3 ft.	3 ft.	3 ft.	3 ft.
9.	Minimum side yard setback for all permitted principal buildings and uses <sup>4</sup>	10 ft.	10 ft.	5 ft.	5 ft.	5 ft. <sup>6</sup>	5 ft. <sup>6</sup>
10.	Maximum side yard setback for all accessory uses <sup>4</sup>	5 ft.	5 ft.	3 ft.	3 ft.	3 ft.	3 ft.
11.	Maximum height for all permitted principal structures and ADUs <sup>3, 4</sup>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
12.	Maximum height for all permitted principal structures on lots 40 feet in width or less <sup>3, 4</sup>	NA	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.
13.	Minimum width of lot	100 ft.	70 ft.	60 ft.	40 ft.	40 ft. <sup>9</sup>	40 ft.
14.	Minimum width of lot with alley access	100 ft.	60 ft.	50 ft.	40 ft.	30 ft. <sup>9</sup>	40 ft.

<sup>1</sup> The minimum lot area is less than the minimum lot area per dwelling to allow for the clustering of lots when developed together on a larger property.

<sup>2</sup> Minimum lot area does not apply to accessory dwelling units.

<sup>3</sup> Church spires, church towers, flagpoles, antennas, and fire towers of a safe height may be permitted as a conditional use.

<sup>4</sup> See subsection D of this section. See SMC [17.15.055](#) for additional setback requirements for the R-2 district.

<sup>5</sup> See subsections F and G of this section.

<sup>6</sup> See subsection B of this section.

<sup>7</sup> Based on unconstrained, developable area. Applies to development of duplex, triplex, quadruplex or attached single-family units only. Accessory dwelling units shall not count toward maximum density.

<sup>8</sup> Applies to subdivision for single-family detached lots only.

<sup>9</sup> 30 ft. minimum required for development, but subdivisions allowed to create fee simple townhouse lots smaller than this minimum.



## CHAPTER 17.32 FBMU FORM-BASED MIXED USE DISTRICT REGULATIONS

### 17.32.070 Site Design.

#### F. Accessory Dwelling Units.

1. Intent.
  - a. To encourage the development of accessory dwelling units (ADUs) in residential.
2. ADU Location and Design.
  - ~~a. ADUs may be set back five feet from the alley right of way and may be set back three feet from the side and rear yard as an accessory use.~~
  - ~~b. ADUs must otherwise comply with the design requirements of this chapter, and other governing chapters including SMC 17.55.070, Accessory dwelling units. (Ord. 1172 § 2, 2016).~~
  - a. ADUs shall comply with the design requirements of this chapter as they pertain to the principal unit on a parcel, but no additional restrictions exceeding those required for the principal dwelling unit shall be required.

## CHAPTER 17.55 USE AND OTHER REGULATIONS

### 17.55.070 Accessory Dwelling Units (ADUs).

Accessory dwelling units (ADUs), when permitted as an allowable use, shall be subject to the following standards and criteria:

- A. ~~Only one~~ Up to two (2) accessory dwelling units shall be ~~created~~ permitted per lot in single-family residential zones.
- B. An accessory dwelling unit may be constructed within either an existing or a new single-family residence (principal dwelling unit).
- C. The accessory dwelling unit or units may be attached to, or detached from, the principal unit.
- ~~D. Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.~~
- ~~E. Either the primary residence or the accessory dwelling unit shall be owner occupied. An application for a certificate of zoning compliance for an accessory dwelling unit shall include a letter from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences for up to four months out of each year.~~
- ~~F. The accessory dwelling unit shall not be larger than 40 percent of the lot area or 600 1000 square feet of gross floor area, whichever is smaller and shall have no more than one bedroom.~~
- ~~G. One off-street parking space, in addition to that which is required for the underlying zone, shall be provided. Parking spaces include garages, carports, driveways or other off-street areas reserved for vehicles.~~
- E. If the parcel is within one half mile of a major transit stop, or is less than 6000 square feet in size, then off-street parking for the ADU is not required.

- F. ADUs shall comply with the design requirements of this Code as they pertain to the principal dwelling unit on a parcel, but no additional restrictions exceeding those required for the principal dwelling unit shall be required.
- ~~H. The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.~~
- G. ~~I.~~ The design and size of the accessory dwelling unit shall conform to the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. When there are practical difficulties involved in carrying out the provisions of this section, the building official may grant modifications for individual cases.
- H. ~~J.~~ The living space of all accessory dwelling units established in the floodplain shall be elevated to one foot above the 100-year flood elevation.

## Exhibit 1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk

SMC	Existing Code	New Regulation – <a href="#">HB 1337</a>	Consistent?
17.32.070(F)(2)	ADU Location and Design. a. ADUs may be set back five feet from the alley right-of-way and may be set back three feet from the side and rear yard as an accessory use. b. ADUs must otherwise comply with the design requirements of this chapter and other governing chapters including SMC <a href="#">17.55.070</a> , Accessory dwelling units.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	Yes
17.55.070(A)	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are in all zoning districts within an urban growth area that allow for single-family homes in the following configurations: (i) One attached accessory dwelling unit and one detached accessory dwelling unit; (ii) Two attached accessory dwelling units; or (iii) Two detached accessory dwelling units, which may be comprised of either one or two detached structures.	No, needed revision
17.10.020	No definition for principal Unit	Definitions, Principal Unit.	No, needed revision
17.55.070(D)	Any additions to the principal unit, or a new detached accessory unit, shall not exceed the allowable lot coverage or encroach into the existing setbacks.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	Yes
17.55.070(E)	Either the primary residence or the accessory dwelling unit shall be owner occupied.	The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot.	No, needed revision

## Exhibit 1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk

SMC	Existing Code	New Regulation – <a href="#">HB 1337</a>	Consistent?
17.55.070(F)	The accessory dwelling unit shall not be larger than ten percent (10%) of the lot area or 600 square feet, whichever is smaller, and shall have no more than one bedroom.	The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet. A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage	No, needed revision
17.55.070(G) and 17.65.150, Table 1	One off-street parking space, in addition to that which is required for the underlying zone.	A city or county may not require more than one off-street parking space per unit as a condition of permitting development of accessory dwelling units on lots smaller than 6,000 square feet... or require more than two off-street parking spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet.	No, needed revision
17.55.070(H)	The accessory dwelling unit shall be designed so that, to the degree reasonably feasible, the appearance of the principal unit and lot remain that of a single-family residence.	A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units.	Yes
17.55.070	Only one accessory dwelling shall be created per lot in single-family zones.	The city or county must allow at least two accessory dwelling units on all lots that are in all zoning districts within an urban growth area that allow for single-family homes. The city or county must allow an accessory dwelling unit on any lot that meets the minimum lot size required for the principal unit	No, needed revision
17.15.040	Height limit of thirty-five feet (35') for residential zones	The city or county may not establish roof height limits on an accessory dwelling unit of less than twenty-four feet (24'), unless the height limitation that applies to the principal unit is less than twenty-four (24'), in which case a city or county may not impose roof height limitation on accessory dwelling units that is less than the height limitation that applies to the principal unit.	Yes
17.55.070	Shall not exceed the allowable lot coverage or encroach into the existing setbacks, ten feet (10') rear.	A city or county must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.	No, needed revision

**Exhibit 1. Snoqualmie Accessory Dwelling Unit / HB 1337 Crosswalk**

<b>SMC</b>	<b>Existing Code</b>	<b>New Regulation – <a href="#">HB 1337</a></b>	<b>Consistent?</b>
17.50.070	ADUs may be constructed in either an existing or new single-family residence, including garages.	A city or county must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage.	Yes

The Planning Commission unanimously recommends that the Community Development Committee APPROVE the proposed vision, goals, and policies for the Land Use Element of the 2044 Snoqualmie Comprehensive Plan and transmit them to the City Council for consideration.

It is the recommendation of the Planning Commission to approve proposed vision, goals, and policies for the Land Use Element as presented in Attachment A.

**RECOMMENDED BY THE CITY OF SNOQUALMIE PLANNING COMMISSION ON THE 21<sup>ST</sup> OF AUGUST 2023.**

Luke Marusiak Date 9/1/2023  
Luke Marusiak  
Commission Chair

Attest by:

Ashley Wragge  
Ashley Wragge  
Planning Technician

**1. Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.**

- a. Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
- b. Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
- c. Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.
- d. Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
- e. Consider appropriate lighting standards that minimize light pollution without impacts to public safety.

**2. Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.**

- a. Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.
- b. Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
- c. Consider local heritage when naming City streets and facilities.
- d. Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
- e. Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.
- f. Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.
- g. As applicable, limit incompatible uses adjacent to Tribal reservation lands.

**3. Pursue annexations that implement the future land use map designations.**

- a. Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
- b. Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.
- c. Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
- d. Regularly evaluate the supply of vacant land and land suitable for re-development.

**4. Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.**

- a. Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.

- b. Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
- c. Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
- d. Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
- e. Support the transformation of redevelopable lands into viable uses that support the needs of the community.
- f. Ensure that land regulations promote a healthy and safe built environment.
- g. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
- h. Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.

**5. Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.**

- a. Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.
- b. Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
- c. Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
- d. Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.
- e. Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.
- f. Support programs that address potential displacement of commercial uses in the floodway.

**6. Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.**

- a. Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.
- b. Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
- c. Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.

**7. Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.**

- a. Allow for sufficient service, hospitality, and office uses in retail-focused areas.
- b. Promote neighborhood-scale retail and service businesses within mixed-use developments.



**8. Provide needed institutional and utility land uses within the community with minimal land use conflicts.**

- a. Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
- b. Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
- c. Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.

# Snoqualmie 2044 Draft Comprehensive Plan Outline

Volume 1.		IV.	Transportation
I.	Cover		<ul style="list-style-type: none"> <li>Functional Classifications</li> <li>TIP</li> <li>LOS</li> <li>Traffic Volume</li> <li>Non-Motorized</li> <li>Future Transportation Network</li> <li>Inventory and Classification of Streets</li> <li>TAZ</li> </ul>
II.	Acknowledgements		
III.	Introduction: (Elk, Meadowbrook Farm, Train Museum, Falls, Riverwalk, Historic Downtown, Neighborhoods Overview and, Snoqualmie Events Overview)		
IV.	History and Background: Weyerhaeuser Mill Site, Snoqualmie Tribe, Town of Meadowbrook, 1990/2009 Floods		
V.	Snoqualmie Vision	V.	Utilities/Capital Facilities
VI.	Public Engagement Summary		<ul style="list-style-type: none"> <li>6 Year Facility Plans Summary</li> <li>CIP</li> <li>Stormwater/Surface Water Reference</li> </ul>
VII.	Elements	VI.	Parks and Recreation
	<ul style="list-style-type: none"> <li>Land Use</li> <li>Housing</li> <li>Transportation</li> <li>Utilities/Capital Facilities</li> <li>Parks and Recreation</li> <li>Environment/Climate Change</li> <li>Economic Development</li> </ul>		<ul style="list-style-type: none"> <li>PRO Plan</li> </ul>
VIII.	Implementation	VII.	Environment/Climate Change
Volume 2. Background Information and Appendices			<ul style="list-style-type: none"> <li>Elk</li> <li>Flood History</li> <li>Critical Area Summary</li> <li>Urban Forestry Strategic Plan Reference</li> <li>Flood Control Plan Reference</li> <li>Riverwalk Plan Reference</li> <li>Shoreline Master Plan, Reference</li> <li>Critical Area Maps</li> <li>Tree Canopy Map</li> </ul>
I.	Public Engagement Plan	VIII.	Economic Development
II.	Land Use/Neighborhoods		<ul style="list-style-type: none"> <li>Tourism</li> <li>Target Industries</li> <li>Local Centers</li> <li>Local Partners</li> <li>Retail Opportunities Map</li> </ul>
	<ul style="list-style-type: none"> <li>Land Capacity Analysis</li> <li>Growth Targets</li> <li>Planning Areas and Maps</li> <li>Neighborhood Profiles</li> <li>Viewsheds</li> <li>Historic Sites Map</li> <li>Annexations</li> </ul>		
III.	Housing		
	<ul style="list-style-type: none"> <li>Housing Needs Analysis</li> <li>Housing Strategy Plan</li> <li>Middle Housing</li> <li>Affordable Housing Opportunities</li> </ul>		

Tuesday, June 13, 2023



## Growth Management Act Amendments 1995-2023

The Washington State Growth Management Act (GMA) has been amended numerous times since originally enacted in 1990. To help local governments with evaluating whether their adopted comprehensive plans and development regulations comply with the GMA, Department of Commerce, Growth Management Services, has developed a list of annual amendments to the GMA. This list summarizes amendments to Chapter 36.70A RCW ("The Growth Management Act" or "GMA"), as well as other related statutory amendments, enacted by the Washington State Legislature from 1995 to 2023.

Each amendment is listed below, by RCW citation and original bill number, according to the year of adoption, and it includes a brief description of the legislation and identification of the local jurisdictions affected.

**Please note:** This list has been prepared to briefly summarize legislative amendments to the GMA and to assist local governments with their periodic update process under RCW 36.70A.130 and for general research. This summary is not intended to provide a complete interpretation of all GMA amendments. Other related statutes may also help implement the GMA, and this summary is not a definitive legal guide for all planning requirements.

### 2023 Legislative Session

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.060</b>  <b><i>SB 5374 – Relating to the adoption of county critical area ordinances by small cities</i></b></p> <p><b>Brief Description:</b></p> <p>The bill allows cities under 25,000 to adopt the county’s critical area ordinance by reference as long as the CAO is not under appeal. Once adopted by reference, the city is not required to take further action during future GMA periodic updates. Counties are entitled to a portion of the city’s grant funding that otherwise would have been used to update their CAOs.</p>	Counties and cities
<p><b>RCW 36.70A.130</b>  <b><i>SB 5457 – Relating to implementing growth management task force legislative recommendations regarding small cities</i></b></p> <p><b>Brief Description:</b></p> <p>The bill allows cities and towns to opt out of the full comprehensive plan update process, but still must update critical areas regulations and the capital facilities and transportation elements, if the following are met:</p> <ul style="list-style-type: none"> <li>• Has a population fewer than 500</li> <li>• Is not located within 10 miles of a city with a population over 100,000</li> <li>• Experienced a population growth rate of fewer than 10 percent in the preceding 10 years</li> </ul>	Cities and towns

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>Has provided the department of Commerce with notice of its intent to participate in a partial review and revision of its comprehensive plan</li> </ul> <p><b>Ch. 36.70A (GMA), Ch. 43.21C (SEPA), Chs. 64.34, .32, .38, and .90 RCW.</b>  <b><i>HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs</i></b></p> <p><b>Brief Description:</b></p> <p>All GMA cities and counties must allow at least two ADUs per lot within urban growth areas in zones that allow for single-family homes. The ADUs may be attached, detached, or a combination of both, or may be conversions of existing structures. Cities must implement the bill’s requirements 6 months after their next comprehensive plan periodic update, or else the provisions in the bill will control.</p> <p>The bill places certain restrictions on local governments, including:</p> <ul style="list-style-type: none"> <li>Local governments may not charge more than 50% of impact fees charged for the principal unit.</li> <li>Local governments may not require the owner to occupy the property.</li> <li>Local governments may not prohibit the ADU’s sale as independent units.</li> <li>Local governments must allow an ADU of at least 100 square feet and must adjust zoning to be consistent with the bill with respect to bulk and scale regulations.</li> <li>Local governments must set consistent parking requirements based on distance from transit and lot size.</li> </ul> <p>Local governments are protected from HOAs seeking to enforce private covenants against ADUs in conflict with the bill.</p>	
<p><b>RCW 36.70A.030 and .280; adding new sections to the GMA and amending SEPA.</b>  <b><i>HB 1110 – Creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing.</i></b></p> <p><b>Brief description:</b></p> <p>The bill requires cities of over 25,000 in population or that are within a contiguous UGA with the largest city in county with a population of more than 275,000 to allow two housing units per lot, four if one is affordable, or it is located within ¼ mile of transit, unless higher densities are already permitted.</p> <p>For cities over 75,000 in population, the requirement is four and six units, respectively. Extensions and exemptions are available for areas with critical areas, risk of displacement, infrastructure deficiencies, and when certain transportation safety conditions exist.</p>	Cities
<p><b>RCW 36.70A.020, .030, .070, .130, .190, .280, .320, and .480</b>  <b><i>HB 1181 – Improving the state’s climate response through updates to the state’s planning framework</i></b></p> <p><b>Brief Description:</b></p> <p>The bill adds Climate Change and Resiliency as the 14<sup>th</sup> goal to the Growth Management Act and includes the following key changes to the GMA:</p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>• Adds a greenhouse gas emissions reduction sub-element that would be mandatory for 11 of the largest counties and their cities. The sub-element and implementing development regulations must identify actions the jurisdiction will take that will:               <ul style="list-style-type: none"> <li>○ Result in reductions in overall GHG emissions generated by the transportation and land use systems within the jurisdiction but without increasing emissions elsewhere.</li> <li>○ Result in reductions in vehicle miles traveled within the jurisdictions but without increasing emissions elsewhere.</li> <li>○ Prioritize reductions that would benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice.</li> </ul> </li> <li>• Adds a resiliency sub-element that would be mandatory for all jurisdictions planning under RCW 36.70A.040. This requirement can be satisfied by adopting by reference a FEMA natural hazard mitigation plan that is in substantial conformance with this sub-element.</li> <li>• The land use, capital facilities, park and recreation, utilities, and transportation elements must be updated to include certain climate change related topics, including a prohibition for denying a development permit because a project may cause the transportation level of service to fall below the minimum standard where multimodal mitigation is possible.</li> <li>• Requires consideration of environmental justice in order to avoid worsening environmental health disparities.</li> <li>• Creates a new grant program for community-based organizations to advance participation of vulnerable populations in the planning process.</li> <li>• Requires the Department of Ecology to update its Shoreline Master Program (SMP) guidelines to require that SMPs address the impact of sea level rise and increased storm severity.</li> <li>• Requires the Department of Transportation to maintain a summary of the per capita vehicle miles traveled for cities and unincorporated portions of counties; adds multimodal concurrency.</li> </ul>	
<p><b>Ch. 36.70A RCW (GMA) and Ch. 36.70B RCW (Local Project Review Act)</b>  <b><i>HB 1293 – Streamlining development regulations</i></b></p> <p><b>Brief description:</b></p> <ul style="list-style-type: none"> <li>• Effective six months after its next periodic comprehensive plan update, GMA cities and counties must have in place clear, objective, and understandable design review procedures and standards governing the exterior design of all new development. The term “design review” is further defined in statute.</li> <li>• Design review of development projects must be reviewed concurrently with two or more project permits associated with the proposal and are limited to one public meeting.</li> <li>• The bill adds language to ch. 36.70B RCW (Local Project Review Act) encouraging jurisdictions to consider prompt, coordinated, and expedited project review of general project permits and specifically projects that include affordable housing.</li> </ul>	Counties and cities
<p><b>Ch. 36.70B RCW (Local Project Review Act)</b>  <b><i>SB 5290 – Consolidating local permit review</i></b></p> <p><b>Brief description:</b></p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>The bill amends chapter 36.70B RCW, the Local Project Review Act, for jurisdictions planning under the GMA. The bill includes the following provisions:</p> <ul style="list-style-type: none"> <li>• Establishes a consolidated permit review grant program for local governments that commit to issuing final decisions for residential permit applications within specified time frames.</li> <li>• Creates a new grant program to support local governments' transition to digital permit application systems.</li> <li>• Requires the department of commerce to convene a work group to study statewide license and permitting software for local governments.</li> <li>• Removes building permits for the types of project permits in the covered types of land use permits.</li> <li>• Amends the process for jurisdictions to provide a written determination of completeness for project permit applications.</li> <li>• Beginning January 1, 2025, jurisdictions must set certain permit decision timelines at 65, 100, and 170 days depending on the permit and other factors. When timelines are not met a portion of the permit fees must be refunded. Jurisdictions can set other deadlines but lose administrative appeal safe harbor protection. Certain jurisdictions must also submit annual performance reports to commerce, which will report to the legislature.</li> <li>• Provides additional measures that jurisdictions can take to facilitate prompt coordinate permit review.</li> <li>• Requires commerce to provide guidance to local governments with respect to appropriate fee structures, staffing-up residential permit processing, and other topics.</li> </ul>	
<p><b>Ch. 43.21C RCW (SEPA)</b>  <b><i>SB 5412 – Decreasing local government workload</i></b></p> <p><b>Brief description:</b></p> <p>The bill allows for a SEPA categorical exemption for residential development projects within incorporated UGAs and middle housing projects within unincorporated UGAs if:</p> <ul style="list-style-type: none"> <li>• The local government finds the proposed development is consistent with its development regulations; and</li> <li>• The local government has prepared environmental analysis that considers the project in the area proposed for the exemption and analyzes certain multimodal transportation impacts.</li> </ul> <p>The environmental analysis must include documentation that the requirements for environmental analysis, protection, and mitigation for impacts have been adequately addressed for the exempted project. The local government must also document its consultation with the department of transportation regarding certain transportation impacts. Before finalizing the environmental analysis, the local government must provide at least 60 days public notice and the exemption is effective 30 days following adoptive action. Residential projects in Seattle are exempt from these requirements until September 30, 2025.</p>	Counties and cities
<p><b>Ch. 90.58 RCW (Shoreline Management Act)</b>  <b><i>HB 1544 – SMP review schedules</i></b></p> <p><b>Brief description:</b></p>	Counties and cities

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p>This bill changes the Shoreline Master Program update schedule from eight years to ten years to align with local governments' comprehensive plan periodic update schedule. The bill also extends by one year the date by which the next round of SMP reviews and revisions are due.</p>	
<p><b>Ch. 44.39 RCW (Joint Committee on Energy Supply and Energy Conservation), Ch. 80.50 RCW (Energy Facilities), Ch. 43.21C RCW (SEPA), and Ch. 36.70B RCW (Local Project Review Act)</b></p> <p><b><i>HB 1216 – Clean Energy Siting</i></b></p> <p><b>Brief description:</b></p> <p>The bill establishes a new type of project designation by Commerce: Clean Energy Projects of Statewide Significance (CEPSS). The department of Ecology is responsible for coordinating an optional coordinated permitted process for CEPSS projects. Cities and counties with development projects determined as eligible for the coordinated permit process within their jurisdiction must enter into an agreement with Ecology or the project proponent for expediting the completion of projects, including expedited permit process and environmental review processing.</p> <p>The bill also directs lead agencies to complete an EIS for CEPSS projects within 24 months of a threshold determination and requires them to work collaboratively with agencies that have actions requiring SEPA review for the project to develop a schedule that includes a list of agency responsibilities, actions, and deadlines. The bill makes other SEPA changes related to the process of environmental review for CEPSS projects.</p> <p>During a review of a project to construct or improve electric generation, transmission, or distribution facilities, a local government may not require a project applicant to demonstrate the necessity or utility of the project, other than to require as part of the completed project application the submission of documentation required by the Federal Energy Regulatory Commission or other federal agencies with regulatory authority over electric power transmission and distribution needs, or the Utilities and Transportation Commission.</p> <p>A county may not prohibit the installation of wind and solar resource evaluation equipment necessary for the design and environmental planning of a renewable energy project.</p>	Counties and cities
<p><b>RCW 36.70A710 and .740</b></p> <p><b><i>SB 5353 – Relating to the Voluntary Stewardship Program</i></b></p> <p><b>Brief description:</b></p> <p>The bill removes the date by which counties must join the VSP, opening it up to currently non-participating jurisdictions. A county that elects to join the VSP is not required to implement the program in a participating watershed until new adequate funding is provided. The Conservation Commission is required to determine every two years which watersheds in the new participating counties received adequate funding. If adequate funding is not provided, the county must take one of four options:</p> <ul style="list-style-type: none"> <li>• Develop, adopt, and implement a work plan in the watershed that protects critical areas used for agricultural activities;</li> <li>• Adopt development regulations that have previously been adopted by another local government for the purpose of protecting critical areas used for agricultural activities;</li> </ul>	Counties

RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>• Adopt development regulations certified by commerce as protective as critical areas in areas used for agricultural activities; or</li> <li>• Review, and if necessary, update development regulations adopted under the GMA to protect critical areas as they related to agricultural activities.</li> </ul>	
<p><b>Ch. 43.21C RCW (SEPA), Ch. 35.21 RCW (cities and towns), Ch. 35A.21 RCW (code cities), and Ch. 19.27A RCW (Energy-Related Building Standards)</b></p> <p><b><i>HB 1042 – The creation of additional housing units in existing buildings</i></b></p> <p><b>Brief description:</b></p> <p>The bill prohibits cities from denying a permit application for the addition of housing units within an existing building due to nonconformity with height, setback, parking, modulation, or elevator size unless it is a building code of life safety issue. When new residential units are proposed completely within an existing building, cities must allow a density bonus of 50% more than the zone otherwise allows. Cities may not require the addition of parking spaces, permitting requirements, or design standards not applied to all residential development in the zone, and may not impose exterior design or architectural requirements to the building. Cities also may not require a transportation concurrency study or SEPA review based on the addition of housing units within an existing building.</p> <p>The changes to city codes necessary to implement the bill are categorically exempt from SEPA.</p> <p>The state building code council is required to adopt an amendment to the energy code that waives the requirement for the unchanged portions of an existing building to comply with the current energy code when additional housing units are added to the building.</p>	Cities
<p><b>RCW 35.13.470 and RCW 82.14.415</b></p> <p><b><i>HB 1425 – Facilitating municipal annexations</i></b></p> <p><b>Brief description:</b></p> <p>The bill requires that if an interlocal agreement is used for a sales and use tax credit for annexed areas, the interlocal agreement must address:</p> <ul style="list-style-type: none"> <li>• The balancing of annexations of commercial, industrial, and residential properties;</li> <li>• Development, ownership, and maintenance of infrastructure; and</li> <li>• The potential for revenue-sharing agreements.</li> </ul> <p>The bill removes the requirements that a city be within a county with a population of at least 600,000 to impose the tax and that an annexation area must have a population of at least 10,000 or 4,000. The bill also removes the eligibility timeline.</p> <p>The bill requires that to impose the tax, a city must have entered into an interlocal agreement with the county regarding the proposed annexation area. The bill also updates the maximum levy amounts that may be imposed based on population.</p>	Counties and cities
<p><b>Title 64 RCW (Real Property and Conveyances), RCW 58.17.060, RCW 82.02.060, Ch. 82.45 RCW (Real Estate Excise Tax)</b></p> <p><b><i>SB 5258 – Increasing the supply and affordability of condominium units and townhouses as an option for homeownership</i></b></p>	



RCW, Bill Number, Brief Description for 2023 Legislative Session	Counties/Cities Other interested parties affected
<p><b>Brief description:</b></p> <p>This bill imposes new requirements on condo associations seeking to bring a construction defect claim and imposes additional pre-litigation procedural requirements with the intent to better resolve disputes and encourage the construction of more housing. The bill also created a Down Payment Assistance Account funded by the REET. Impact fee schedules must now reflect the proportionate impact of new housing units based on the square footage and number of bedrooms, or trips generated, in the housing unit, to produce a proportionally lower impact fee for smaller housing units.</p> <p>All cities, towns, and counties must include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots.</p>	

## 2022 Legislative Session

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.130</b>  <b><i>HB 1241 – Relating to planning under the GMA. (Ch. 192 Laws 2022)</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>This bill changes the comprehensive plan periodic update from every eight years to every ten years and established the next deadline being December 31, 2024 for King, Kitsap, Pierce, and Snohomish counties and the cities within them. In addition, counties meeting certain population or growth thresholds, and certain cities within them, must provide the Department of Commerce with an implementation progress report five years after the periodic comprehensive plan adoption. Commerce must develop guidelines for the report, including:</p> <ul style="list-style-type: none"> <li>• The implementation of previously adopted changes to the housing element and the effect of those changes on housing affordability and availability within the jurisdiction;</li> <li>• Permit processing timelines; and</li> <li>• Progress toward implementing actions required to achieve reductions to meet greenhouse gas and vehicle miles traveled requirements as provided for in any element of the comprehensive plan.</li> </ul> <p>If a covered jurisdiction has yet to implement any changes that were included in the most recent period update or has not taken legislative or administrative actions necessary to implement the changes by the implementation progress report due date, then that jurisdiction must identify the need for changes or action in its report, adopt a work plan to implement the changes, and complete all work necessary for implementation within two years of the report's submission.</p>	<p>Counties and cities</p>
<p><b>RCW 36.70A.040 - .210.</b>  <b><i>HB 1717 – Relating to tribal participation in GMA planning. (Ch. 252 Laws 2022)</i></b>  <b>Effective date: June 9, 2022</b></p>	<p>Counties, Cities, regional planning authorities, and tribes.</p>

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p><b>Brief description:</b></p> <p>Federal agencies and tribes with a reservation or ceded lands within a county are required to be invited to participate in the countywide planning process. A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process and coordinate with the counties and cities required to plan under the GMA. Once a local government receives notice from a tribe whose reservations or ceded land are in the county that the tribe has or will have a parallel planning process, the local government must enter into good faith negotiations with the tribe to attempt to reach a mutually acceptable memorandum of agreement regarding collaboration and participation in the planning process, including coordinating planning for urban growth. If such agreement cannot be reached, the local government and tribe must enter mediation. A tribe may also request that Commerce provide facilitation services to resolve issues that it has with a local government's comprehensive planning. Delay of adoption of a local government's comprehensive plan or development regulations due to this dispute resolution are not subject to GMHB appeal regarding the delay.</p> <p>Countywide planning policies must include policies that address the protection of tribal cultural resources in collaboration with tribes that choose to participate in the planning process. When a city's comprehensive plan includes a port element, the city must develop the element collaboratively with the port and any tribe that is participating in the planning process through a MOA.</p>	
<p><b>RCW 36.70A.540</b>  <b><i>HB 2001 – Relating to expanding the ability to build tiny houses. (Ch. 275 Laws 2002)</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>The bill adds tiny house communities, which were legislatively authorized in 2017, to the type of housing eligible for affordable housing incentive programs established by local governments under the GMA through comprehensive plans and development regulations.</p>	Counties and cities
<p><b>RCW 36.70A.067</b>  <b><i>SB 5042 – Relating to the effective date of certain actions taken under the GMA. (Ch. 218 Laws 2022).</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>The bill establishes the effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands a master planned resort is the later of the following:</p> <ul style="list-style-type: none"> <li>• 60 days after the date of public notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or</li> <li>• If a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order.</li> </ul> <p>This eliminates a vesting loophole that previously allowed these actions to proceed due to Washington's early vesting law, even when an action is subsequently invalidated by the GMHB.</p>	Counties

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.070</b>  <b><i>SB 5275 – Relating to enhancing opportunity in LAMIRDs. (Ch. 220 Laws 2022).</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>The bill amends current LAMIRD requirements by allowing for:</p> <ul style="list-style-type: none"> <li>• Development and redevelopment within a LAMIRD with confirmation that existing providers of public facilities and services have sufficient capacity to serve new or additional demand from the development or redevelopment.</li> <li>• Changes to land use designations on vacant land if new development and redevelopment is consistent with the county definition of local rural character.</li> <li>• Commercial development or redevelopment within mixed-use areas to serve existing and projected rural populations with a footprint limitation of up to a maximum of 5,000 square feet. New uses of retail or food service space cannot exceed 2,500 square feet.</li> </ul>	Counties
<p><b>RCW 36.70A.130</b>  <b><i>SB 5593 – Relating to UGA boundaries. (Ch. 287 Laws 2022).</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>Each county that designates UGAs must review the patterns of development within the UGA during the periodic comprehensive plan update. If, during this review, the county determines the patterns of development have created pressure in areas that exceed the available and developable lands within the UGA, the county may revise the UGA to accommodate identified patterns of development and future development pressure for the succeeding 20-year period. Areas added to the UGA must not be designated as natural resource lands or contain more than 15 percent critical areas. The areas added must be suitable for urban growth and contiguous. The revision may not result in an increase in the total surface area of the existing UGA.</p> <p>A jurisdiction's transportation element and capital facility plan element must identify the transportation facilities, public facilities, and related services needed to serve the added areas to the UGA, including funding sources.</p>	Counties, cities, and service providers.
<p><b>RCW 36.70A.600, .070 and Ch. 43.21C RCW (SEPA)</b>  <b><i>SB 5818 – Relating to promoting housing construction in cities through amendments to and limiting appeals under SEPA and the GMA.</i></b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief Description:</b></p> <p>Any nonproject action taken by a fully planning city to implement certain optional planning actions to increase residential building capacity is permanently exempt from administrative and judicial appeal under SEPA. The adoption of ordinances, development regulations, and amendments to such regulations and other nonproject actions taken by a fully planning city that increases housing capacity and affordability and mitigates displacement, outside of critical areas, are exempt from</p>	

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
<p>administrative and judicial appeals under SEPA, except for nonproject actions having a probable significant adverse impact on fish habitat.</p> <p>The SEPA exemption for project actions related to a residential, multifamily, or mixed-use development on the basis of or impacts to the transportation elements of the environment only applies if WSDOT has not found that the project will present significant adverse impacts to the state-owned transportation system. Impacts to aesthetics or light and glare are exempt from SEPA if the project is subject to adopted design review requirements.</p> <p>Ecology must undergo expedited rulemaking to modify rule-based SEPA categorical exemptions to SEPA as follows:</p> <ul style="list-style-type: none"> <li>• Add four attached single-family residential units to the current exemption for certain types of construction.</li> <li>• Create a new exemption level for single-family residential project types with a total square footage of fewer than 1500 square feet in incorporated UGAs of at least 100 units.</li> <li>• Increase the exemption level for multifamily residential project types in incorporated UGAs from 60 units to 200 units.</li> <li>• Add the following sentence to the categorical exemptions for minor new construction: "The city, town, or county must document the result of its outreach with the department of transportation on impacts to state-owned transportation facilities, including consideration of whether mitigation is necessary for impacts to state-owned transportation facilities."</li> </ul> <p>Any applicant whose project qualifies as exempt under SEPA is not required to file an environmental checklist if other information is available to establish that a project qualifies for an exemption.</p>	
<p><b>Title 70A RCW (Environmental Health and Safety), Ch. 36.70A RCW (GMA), Ch. 36.70 RCW (Planning Enabling Act), and related statutes</b>  <b>HB 1799 – Relating to organic materials management</b>  <b>Effective date: June 9, 2022</b></p> <p><b>Brief description:</b></p> <p>Beginning January 1, 2027, each county or city that implements a local solid waste plan must provide source-separated organic waste collection services at least either biweekly or 26 weeks annually to all residents and non-residential customers that generate at least 0.25 cubic yards of organic materials per week, and must provide for organic materials management of collected organic materials. Cities and counties may charge and collect fees or rates for these services, consistent with existing authority to impose fees and rates for solid waste collection services. These requirements do not apply to certain jurisdictions and certain areas described in the bill.</p> <p>Jurisdictions implementing local solid waste management plans may not site the increase or expansion of an existing organic materials management facility that processed more than 200,000 tons of material relative to 2019 levels, except that this limitation does not apply to anaerobic digesters.</p> <p>By January 1, 2023, cities and counties with a population of at least 25,000 or in which organic material collection services are provided must adopt a compost procurement ordinance to implement the 2020 requirement for local governments to consider the use of compost products in projects and to use compost products in a project except when availability, health, quality, safety, or price-competitive criteria are not met. They must develop strategies to inform residents</p>	Counties and cities

RCW, Bill Number, Brief Description for 2022 Legislative Session	Counties/Cities Other interested parties affected
regarding the jurisdiction's use of compost and the value of compost and give priority to purchasing compost products that produce compost locally, are certified by a nationally recognized organization, the product products derived from municipal solid waste compost programs, and that meet quality standards. The bill creates additional procurement options for local governments.	

## 2021 Legislative Session

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.020, .030, .070, .390; chapter 35A.21 RCW; chapter 35.21 RCW</b>  <b><i>HB 1220 – Relating to supporting emergency shelters and housing through local planning and development regulations. (Ch. 254 Laws 2021)</i></b>  <b>Effective date: July 25, 2021</b></p> <p><b>Brief Description:</b></p> <p>Commerce will provide jurisdictions with existing and projected housing needs that identify the number of housing units necessary to manage projected growth, including units for moderate, low, very low, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.</p> <p>The housing element of comprehensive plans is updated to require GMA planning counties and cities to do the following:</p> <ul style="list-style-type: none"> <li>• Include moderate density housing options within the UGA and include mandatory provisions for the preservation, improvement, and development of housing.</li> <li>• Identify sufficient land and zoning capacities for the following housing types based on the housing needs provided by Commerce: moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA, consideration of duplexes, triplexes, and townhomes.</li> <li>• Plan for and accommodate, rather than just encourage the availability of, affordable housing for the economic segments described above by doing the following: <ul style="list-style-type: none"> <li>○ Incorporate special consideration for low, very low, extremely low, and moderate-income households;</li> <li>○ Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations;</li> <li>○ Consider housing locations in relation to employment locations;</li> <li>○ Consider the role of ADUs in meeting housing needs.</li> </ul> </li> <li>• Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and implement policies and regulations to address and being to undo them.</li> <li>• Identify areas at high risk of displacement from market forces that occur with changes to zoning, development regulations, and capital investments.</li> <li>• Establish anti-displacement policies</li> </ul> <p>Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Cities may not prohibit indoor emergency shelters or indoor emergency housing in any zones where hotels are allowed, except for cities that have</p>	Counties and cities

RCW, Bill Number, Brief Description for 2021 Legislative Session	Counties/Cities Other interested parties affected
<p>adopted an ordinance authorizing such shelters and housing in a majority of zones within a 1-mile proximity to transit. Cities may impose reasonable occupancy and use regulations on such shelters and housing but those regulations may not prevent the siting of a sufficient number to accommodate the need.</p>	
<p><b>RCW 36.70A.330 and RCW 43.155.070; chapters 35A.14 RCW, 36.70A RCW, 43.160 RCW, 80.36 RCW, and 43.330 RCW.</b>  <b><i>SB 5368 – Relating to encouraging rural economic development. (Ch. 312 Laws 2021)</i></b>  <b>Effective date: July 25, 2021</b></p> <p><b>Brief Description:</b></p> <p>This bill allows code cities and counties to enter into an interlocal agreement for the purpose of facilitating city annexation of unincorporated UGA territory, including collaborating on the jurisdictional transfer of commercial, industrial, and residential properties and facilities.</p> <p>The bill also authorizes the Growth Management Hearings Board to refer a finding of noncompliance to Commerce to facilitate a speedy resolution.</p>	Counties and Cities

## 2020 Legislative Session

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.130</b>  <b><i>HB 2342 – Relating to aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act. (Ch. 113 Laws 2020)</i></b>  <b>Effective date: 6/11/2020</b>  <b>Effective date (Section 2): 7/1/2025</b></p> <p><b>Brief Description:</b></p> <p>This amendment updated the GMA periodic update schedule to better align the GMA update cycle with the census and makes associated changes to the Shoreline Management Act (SMA) schedule. The new GMA schedule took effect June 11, 2020. (The new SMA schedule changes, RCW 90.58.080, changes take effect July 1, 2025.)</p> <p><u>New GMA periodic update schedule:</u></p> <ul style="list-style-type: none"> <li>• The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2024, and every eight years thereafter: King, Kitsap, Pierce, and Snohomish.</li> <li>• The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2025, and every eight years thereafter: Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom.</li> <li>• The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2026, and every</li> </ul>	Counties and cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p>eight years thereafter: Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima.</p> <ul style="list-style-type: none"> <li>The following counties, and the cities within them, are required to review and, if needed, revise their comprehensive plans and development regulations by June 30, 2027, and every eight years thereafter: Adams, Asotin, Columbia, Ferry, Garfield, Grant, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, and Whitman.</li> </ul>	
<p><b>RCW 36.70A.600 through .620, and RCW 36.70A.030.</b>  <b><i>HB 2343 – Relating to urban housing supply. (Ch. 173 Laws 2020)</i></b>  Effective date: 6/11/2020</p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Adds to provisions of E2SHB 1923 (2019), extending timelines and adding to the list of activities that cities are encouraged to take in order to increase residential building capacity.</li> <li>The date by which cities must take certain planning actions to increase residential building capacity in order for those actions to be exempt from administrative or judicial appeal under the GMA and the State Environmental Policy Act (SEPA) is changed from April 1, 2021, to April 1, 2023.</li> <li>Reduces requirements for bus frequency from four times an hour to two times an hour for very or extremely low income (30-50% AMI) relating to parking reductions.</li> <li>Adds parking reductions for market rate housing: <i>“For market rate multifamily housing units that are located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, minimum residential parking requirements may be no greater than one parking space per bedroom or .75 space per unit. A city may establish a requirement for the provision of more than one parking space per bedroom or .75 space per unit if the jurisdiction has determined a particular housing unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.”</i></li> <li>The GMA definition of "permanent supportive housing" is modified.</li> </ul>	Cities
<p><b>RCW 36.70A.696 through .699</b>  <b><i>SB 6617 – Relating to accessory dwelling unit regulation. (Ch. 217 Laws 2020)</i></b>  Effective date: 6/11/2020</p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Requires, by July 1, 2021, any city within a GMA county must adopt or amend regulations so as to not require off-street parking for accessory dwelling units (ADUs) within 0.25 mile of a “major transit stop” unless the city determines the ADU is in an area with a lack of access to street parking capacity, physical space impediments, or other reasons that would make on-street parking infeasible for the ADU.</li> <li>A city that has adopted or substantively amended its ADU regulations within the previous four years is exempt from the new ADU requirements regarding off-street parking.</li> <li>“Major transit stop” is defined as: <ul style="list-style-type: none"> <li>A stop on certain high capacity transportation systems;</li> <li>Commuter rail stops;</li> <li>Stops on rail or fixed guideway systems, including transit-ways;</li> </ul> </li> </ul>	Cities

RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>○ Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or</li> <li>○ Stops for a bus or other transit mode providing fixed route service at intervals of at least 15 minutes during the peak hours of operation.</li> </ul>	
<p><b>RCW 36.70A.200</b>  <b><i>HB 2640 – Relating to clarifying that facilities that are operated by a private entity in which persons are detained in custody under process of law pending the outcome of legal proceedings are not essential public facilities under the growth management act. (Ch. 128 Laws 2020)</i></b>  Effective date: 3/25/2020</p> <p><b>Brief Description:</b>  This bill updates the GMA provision governing the siting of essential public facilities, and exclude private detention facilities from the definition of essential public facilities. It further clarifies that this exclusions does not apply to mental health facilities. Those facilities remain essential public facilities. It applies to only facilities for pretrial detention. It applies retroactively as well as prospectively.</p>	Counties and cities
<p><b>RCW 36.70A.250 through .280</b>  <b><i>SB 6574 – Relating to clarifying the respective administrative powers, duties, and responsibilities of the growth management hearings board and the environmental land use and hearings office. (Ch. 214 Laws 2020)</i></b>  Effective date: 6/11/2020</p> <p><b>Brief Description:</b>  This bill is governor request legislation designed to align the structure and practice of the Growth Management Hearings Board (GMHB) with the rest of the Environmental and Land Use Hearings Office to improve administration. The bill changes the size of the board, adjusts the qualifications of board members and the procedures for appointing board members and makes other miscellaneous changes to the composition and operations of the GMHB.</p>	Counties, cities and members of the public
<p><b>RCW 43.21C.229</b>  <b><i>HB 2673 – Relating to exemptions for infill development under the state environmental policy act. (Ch. 87 Laws 2020)</i></b>  Effective date: 6/11/2020</p> <p><b>Brief Description:</b>  This bill amends RCW 43.21C.229, and changes the standard for use of optionally SEPA categorical exemption for infill development to include development in areas where population is roughly equal to projections in comprehensive plan and development regulations, rather than limiting it to areas where it is less than such projections.</p>	Counties and cities
<p><b>RCW 84.14.020</b>  <b><i>HB 2950 – Relating to addressing affordable housing needs through the multifamily housing tax exemption by providing an extension of the exemption until January 1, 2022, for certain properties currently receiving a twelve-year exemption and by convening a work group. (Ch. 237 Laws 2020)</i></b>  Governor partial veto – Section 3 not approved.  Effective date: 6/11/2020</p>	Counties and cities



RCW, Bill Number, Brief Description for 2020 Legislative Session	Counties/Cities Other interested parties affected
<p><b>Brief Description:</b> This bill extends the multifamily property tax exemption (MFTE) for certain properties through December 31, 2021.</p> <p><u>Governor's partial veto:</u> <i>Section 3 directs the Department of Commerce to contract with a nonprofit facilitator to convene a work group to study and make recommendations on certain aspects of the multifamily property tax exemption program. The department is also required to provide a follow-up report to the Legislature and the Joint Legislative Audit and Review Committee by December 1, 2020. However, the work required under Section 3 is not funded in the budget. For these reasons I have vetoed Section 3 of Substitute House Bill 2950.</i></p>	

## 2019 Legislative Session

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.545</b> (and RCW 35A.63.300, and RCW 35.63.280) <b>HB 1377 – Relating to affordable housing development on religious organization property.</b> (Ch. 218 Laws 2019) Effective date: 7/28/2019</p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• A city planning under certain planning enabling statutes, or a city or county fully planning under the GMA, must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization if the affordable housing development under certain conditions outlined under RCW 36.70A.545.</li> <li>• A city or town, code city, or county may develop policies to implement the increased density bonus if it receives a request from a religious organization for the increased density bonus.</li> <li>• The religious organization developing the qualifying affordable housing must pay all fees, mitigation costs, and other charges required and, if applicable, should work with local transit agencies to ensure appropriate transit services are provided to the affordable housing development.</li> <li>• An affordable housing development created by a religious institution within a city or county fully planning under the GMA must be located within an urban growth area.</li> </ul>	Counties and cities
<p><b>RCW 36.70A.600 through 620; and RCW 36.70A.030</b> <b>HB 1923 – Relating to increasing urban residential building capacity.</b> (Ch. 348 Laws 2019) Effective date: 7/28/2019 Effective date (Section 11): 7/1/2019</p> <p><b>Brief Description:</b> This is a multifaceted bill designed to increase residential capacity in larger cities.</p>	Cities

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>Encourages fully planning cities to take certain actions designed to increase residential building capacity. The bill lists twelve qualifying measures they are encouraged to adopt. If a city intends to adopt actions before July 30, 2021 they can apply to Commerce for a grant of up to \$100,000 to support the effort. Implementation actions taken before this deadline are also shielded from SEPA and GMA appeal. Cities may also gain eligibility through development of a housing action plan. A housing action plan is an expanded version of the housing needs analysis.</li> <li>The bill also directs the Washington Center for Real Estate Research to produce a report every two years that compiles housing supply and affordability metrics for all fully planning cities. This data is designed for use with drafting the housing action plan.</li> <li>The bill also contains two mandatory requirements designed to reduce pressure on housing supply. The first is a requirement to all permanent supportive housing in all multifamily areas. The second is limitations on minimum parking requirements.</li> <li>In order to fund the grants and the production of the housing data profiles, the bill establishes a \$2.50 increase in the document-recording fee.</li> </ul>	
<p><b>RCW 43.330.515 and .520</b>  <b><i>SB 5748 – Relating to creating an account to support necessary infrastructure nearby military installations. (Ch. 404 Laws 2019)</i></b>  Effective date: 7/28/2019</p> <p><b>Brief Description:</b>  The bill creates the defense community compatibility account. The account funds grants to local governments, or entities who have an agreement with a military installation under the Readiness and Environmental Protection Integration (REPI) program. Eligible projects include:</p> <ul style="list-style-type: none"> <li>Acquisition of real property or real property interests to eliminate an existing incompatible use;</li> <li>Projects to jointly assist in the recovery or protection of endangered species dependent on military installation property for habitat;</li> <li>Projects or programs to increase the availability of housing affordable to enlisted military personnel and nonmilitary residents in the local community.</li> <li>Projects to retrofit existing uses to increase their compatibility with existing military operations.</li> <li>Projects to enable local communities heavily dependent on a nearby military installation to diversify the local economy so as to reduce the economic dependence on the military base;</li> <li>Projects that aid communities to replace jobs lost in the event of a reduction of the military presence;</li> <li>Local infrastructure or facilities necessary to help a community accommodate an expanded military presence in their community;</li> <li>Projects that improve or enhance aspects of the local economy, environment, or quality of life impacted by the presence of military activities.</li> </ul> <p>Commerce must produce a biennial report with a prioritized list of projects, and may develop rules to implement this section.</p>	Counties and cities, and certain entities also identified in this bill.
<p><b>RCW 36.70A.270</b>  <b><i>SB 5151 – Relating to requiring the growth management hearings board to topically index the rulings, decisions, and orders it publishes. (Ch. 452 Laws 2019)</i></b>  Effective date: 7/28/2019</p>	Counties, cities, and members of the public.

RCW, Bill Number, Brief Description for 2019 Legislative Session	Counties/Cities Other interested parties affected
<p><b>Brief Description:</b> Environmental &amp; Land Use Hearings Office must coordinate with the Growth Management Hearings Board, the Department of Commerce, and other interested stakeholders to develop and maintain a rational system of categorizing rulings, decisions, and orders. The website must allow a user to search GMHB decisions and orders by topic, party, and geographic location or by natural language. All rulings, decisions, and orders issued before January 1, 2019, must be published by June 30, 2021.</p>	

## 2018 Legislative Session

RCW, Bill Number, Brief Description for 2018 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.590</b> <b><i>SB 6091 - Relating to ensuring that water is available to support development.</i></b> <b>(Ch.1 Laws 2018) Effective date 1/19/2018</b></p> <p><b>Brief Description:</b> Addresses the availability of water to support development. For the purposes of complying with the GMA relating to surface and groundwater resources, a county or city may rely on or refer to applicable minimum instream flow rules adopted by Ecology. Development regulations must ensure that proposed water uses are consistent with the permit-exempt groundwater statute and with applicable rules when making building permit and subdivision decisions.</p>	Counties and cities

## 2017 Legislative Session

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A.211 and .212</b> <b><i>HB 1017 – Relating to the siting of schools and school facilities.</i></b> <b>(Ch. 129 Laws 17) Governor vetoed Section 1.</b> <b>Effective date 7/23/2017</b></p> <p><b>Brief Description (Sections 2-3):</b></p> <ul style="list-style-type: none"> <li>Pierce County may authorize the siting of a school in a rural area to serve students from an urban area, even when otherwise prohibited by multicounty policies if the county has adopted a comprehensive plan policy concerning the siting of schools in rural areas. Such a school may not collect impact fees.</li> <li>Vision 2040, the multicounty planning policy document is to be amended at its next update (2020) to include a policy addressing the siting of schools in rural areas. (This policy would cover all four PSRC counties).</li> <li>Each school district that sites schools under Section 2 must participate in the county's next GMA update (due in 2023 for Pierce County), to: <ul style="list-style-type: none"> <li>Coordinate on enrollment forecasts and projections</li> <li>Identify school siting criteria, with the county, cities and PSRC</li> </ul> </li> </ul>	Pierce County

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<ul style="list-style-type: none"> <li>○ Identify suitable school sites with the county and cities with priority to siting urban serving schools in existing cities and towns in locations where students can safely walk and bicycle to school from the homes, and can effectively served by transit</li> <li>○ Identify schools costs and include this in the capital facilities plan element.</li> </ul> <p><u>Governors' partial veto (Section 1)**</u>: <i>First, any extension of urban services to serve a rural school must be limited to the size and scale needed to support the long-term needs of the school. Second, the land surrounding a new rural school must maintain its rural character and housing density as specified in RCW 36.70A.070(5). Finally, in order for schools to be sited outside the Urban Growth Boundary Line, school districts must demonstrate that there is no suitable land available within the Urban Growth Area. For these reasons I have vetoed Section 1 of Engrossed Substitute House Bill 1017.</i></p> <p>** Note: See HB 2243 (2017) below.</p>	
<p><b>RCW 37.70A.690</b>  <b><i>HB 1503 – Relating to preventing unfunded mandates involving on-site sewage systems from affecting local governments and property owners. (Ch. 105 Laws 17)</i></b>  <b>Effective date 7/23/2017</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Declares that the Growth Management Act (GMA) does not preclude counties from certifying homeowners, or their family members or tenants, to inspect their on-site sewage systems (OSS).</li> <li>• Declares that counties are not relived of the obligation to protect water quality under the GMA. Governor signed</li> </ul>	<p>Counties and cities.  Property owners  (pertaining to self-inspection of septic systems)</p>
<p><b>RCW 36.70A.030, .060, .070, and .108</b>  <b><i>SB 5517 – Concerning rail dependent uses for purposes of the growth management act and related development regulations. Governor vetoed</i></b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Adds definitions of “freight rail dependent uses” and “short line railroad” to the Growth Management Act (GMA).</li> <li>• Direct the Department of Commerce to submit a report to the Legislature by November 15 of each-even numbered year, beginning in 2022 and ending in 2032, that describes any job gains, tax impact, and impacts to resource lands resulting from freight rail dependent uses sited under the GMA.</li> <li>• Authorized Clark and Okanogan counties to allow rail dependent industrial uses on resource lands adjacent to short line railroads.</li> <li>• Authorizes Clark and Okanogan counties to include development of freight rail dependent uses on land adjacent to railroad lines and infrastructure in the transportation element of their comprehensive plan.</li> </ul>	<p>Clark, Okanogan</p>
<p><b>RCW 36.70A.110</b>  <b><i>HB 1683 – Addressing sewer service within urban growth areas. (Chapter 305 Laws 2017)</i></b> Effective date 7/23/2017</p>	<p>Counties and cities.  Utility districts and  Property owners.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p><b>Brief Description:</b> Specifies that GMA fully planning counties, cities, and utilities are not obligated to install sanitary sewer systems to certain properties within urban growth areas served by on-site sewage systems.</p>	
<p><b>HB 2243-Concerning the siting of schools and school facilities</b> <b>Governor signed C32 L 2017 3<sup>rd</sup> Special Session. Effective date 10/19/2017</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Provides that the Growth Management Act (GMA) does not prohibit a county planning fully under the GMA from authorizing the extension of public facilities and utilities to serve a school located in a rural area that serves students from a rural area and an urban area, so long as certain requirements are met.</li> <li>• Authorizes the extension of public facilities and utilities extended to a school located outside an Urban Growth Area (UGA),.</li> <li>• Provides that the GMA does not prohibit the expansion, modernization, or placement of portable classrooms at an existing school in a rural area.</li> <li>• Directs the Department of Commerce to submit a report to the Legislature in 2023 that reports on the schools built under this legislation.</li> </ul> <p><b>Note: how this is related to ESHB 1017:</b> During the 2017 Legislative Session, the Legislature passed Engrossed Substitute House Bill (ESHB) 1017, which dealt with the topic of siting schools in rural areas under the GMA. Governor signed ESHB 1017 into law, but in so doing, vetoed section 1 of ESHB 1017. The vetoed provisions were signed into law as part of HB 2243.</p>	Counties and cities
<p><b>SB 5254—Relating to ensuring adequacy of buildable lands and zoning in urban growth areas and providing funding for low-income housing and homeless programs</b> <b>Governor signed C16, L 2017 3<sup>rd</sup> Special Session, Effective date 10/19/2017</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Extends the \$40 local homeless housing and assistance surcharge to 2023.</li> <li>• Allows revenue from the local real estate excise tax (REET II) to be used for homeless housing development through 2019, subject to certain conditions.</li> <li>• Makes certain changes to the Growth Management Act's buildable lands program through 2030, including making Whatcom County subject to buildable lands program requirements and requiring that county buildable land reports be completed at least two years prior to scheduled comprehensive plan updates.</li> <li>• Requires the Department of Commerce to contract for the development of buildable lands program guidance for use by local governments.</li> <li>• Exempts projects with environmental impacts that have been addressed in a planned actions designated by local governments that encompass areas located near transit stops from further environmental review under the State Environmental Policy Act (SEPA).</li> </ul>	<p>Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties.</p> <p>Note: Portions of the bill only affect newly added Whatcom County.</p>

RCW, Bill Number, Brief Description for 2017 Legislative Session	Counties/Cities Other interested parties affected
<p><b>RCW 36.70A, .070</b>  <b>SSB 5790 – Concerning the economic development element of the growth management act. Governor partial veto – Section 3 not approved. Chapter 331, 2017 Laws PV, Effective date 7/23/2017</b></p> <p><b>Brief Description:</b></p> <p>The bill amends the rural element requirement to allow innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses. It also removes the following provisions from the economic development element:</p> <ul style="list-style-type: none"> <li>• A summary of the local economy</li> <li>• A summary of the strengths and weaknesses of the local economy, and</li> <li>• An identification of policies, programs, and projects to foster economic growth and development and to address future needs.</li> </ul> <p>The Governor partially vetoed a section of the bill that would have allowed smaller counties to identify stagnate or deteriorating economic industries in rural areas and “seize economic opportunities that may deviate” from the GMA in order to encourage economic development. The vetoed section would have required the GMHB to afford deference to local development choices that prioritize economic development in rural areas for certain jurisdictions.</p>	<p>Cities, Counties</p>
<p><b>SB 5806-Concerning preliminary work to develop a process for planning for a new interstate 5 bridge spanning the Columbia river. Governor signed. C288 L2017. Effective date 7/23/2017</b></p> <p>The process for designating a project of statewide significance is modified to allow for a legislative designation. Projects of statewide significance that are designated by the Legislature are exempted from the application requirements.</p>	<p>Cities and Counties</p>

**2016 Legislative Session**

No Growth Management Act Amendments for 2016 Legislative Session	Cities/Counties Affected
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**2015 Legislative Session**

RCW, Bill Number, Brief Description for 2015 Legislative Session	Cities/Counties Affected
<p><b>RCW 36.70A.035</b>  <b>SB 5238 – Concerning public water systems’ public participation notice provisions.</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>The list of persons and entities that public participation requirements of GMA must, through notice procedures, must also be reasonably calculated to provide notice of proposed amendments to comprehensive plans and development regulations is expanded to include Group A public water systems that are required to develop water system plans. Group A water systems either have 15 or more service connections, regularly serve 25 or more people 60 or more days per year, or serve 1,000 or more people for two or more consecutive days.</li> </ul>	Counties, Cities
<p><b>RCW 37.70A.070</b>  <b>ESB 5923 – Promoting economic recovery in the construction industry</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Obligates counties, cities, and towns that collect impact fees to, by September 1, 2016, adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction.</li> <li>Delays the starting of the six-year frame for satisfying transportation concurrency provisions of the Growth Management Act until deferred impact fees are due.</li> <li>Establishes impact fee deferral reporting requirements for the Joint Legislative Audit and Review Committee and the Department of Commerce.</li> <li>Makes all provisions effective September 1, 2016.</li> </ul>	Counties, cities, and towns that collect impact fees

**Legislative Session 2014**

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p><b>RCW 36.70A.040, .060, .280</b>  <b>EHB 1224 – Providing a process for county legislative authorities to withdraw from voluntary planning under the GMA</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Allows a county that elected to fully plan under the Growth Management Act (GMA) and that has 20,000 or fewer inhabitants to reduce the planning obligations that it and the cities within must satisfy under the GMA.</li> <li>Expires the authority of a county to reduce planning obligations for it and the cities within on December 31, 2015.</li> <li>Establishes that a county action to reduce the planning obligations for it and the cities within may be invalidated if the county is not in compliance with certain planning requirements of</li> </ul>	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2014	Cities/Counties Affected
<p>GMA at the time of the county's reduction action, and if the county does not received a determination of compliance from the Department of Commerce (Commerce).</p> <ul style="list-style-type: none"> <li>• Makes compliance determinations by Commerce subject to review by the Growth Management Hearings Board.</li> <li>• Specifies that a county that reduces the planning obligations for it and the cities within must satisfy requirements for natural resource lands, critical areas, the use of best available science and the requirements established in the rural element of a comprehensive plan and the associated development regulations.</li> </ul>	
<p><b>RCW 36.70A.367</b></p> <p><b>HB 1360 – Extending the deadline to designate one or more Industrial land banks</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Extends the deadline for certain counties planning under the Growth Management Act and with the authority to designate industrial land banks to identify and approve locations and then adopt regulations for industrial land banks until December 31, 2016, rather than December 31, 2014.</li> </ul>	Counties, Cities
<p><b>RCW 36.70A.460</b> <b>2SHB 2251 – Fish barrier removals</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Adds three new categories of fish habitat enhancement projects to the list of projects eligible for streamlined permitting under the Department of Fish and Wildlife's hydraulic project approval process.</li> <li>• Directs WDFW to convene a fish passage barrier removal board, with representatives from state agencies, local and tribal governments, and other interested entities to coordinate removal projects.</li> </ul>	Counties, Cities
<p><b>RCW 84.14.007, .010, .040, .060</b> <b>2SSB 6330 – Promoting affordable housing in unincorporated areas of rural counties within urban growth areas</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>• Rural counties may offer a property tax exemption for multi-family housing projects within unincorporated urban growth areas.</li> <li>• The Joint Legislative Audit and Review Committee must assess the performance of the tax preference with reference to the intent and public policy objective.</li> <li>• The property tax exemption for properties located in rural counties expires on January 1, 2020.</li> </ul>	Counties

### Legislative Session 2013

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p><b>RCW 36.70A.340</b> <b>SHB 1883– Simplifying and updating statutes related to fuel tax administration..</b></p>	Counties, Cities



RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
<p><b>Brief Description:</b> Amends various statutes to reflect the consolidation of the fuel tax statutes, including a change in the reference to the RCW chapter addressing fuel tax revenues that may be withheld from a city or county by the Governor upon a notification by the Growth Management Hearings Board of continued non-compliance with the GMA by that city or county.</p>	
<p><b>RCW 36.70A.070</b> <b>ESHB 1652 – Impact fee payment Governor vetoed bill in its entirety</b> <a href="http://apps.leg.wa.gov/documents/billdocs/2013-14/Pdf/Bills/Vetoed/House/1652-S.VTO.pdf">http://apps.leg.wa.gov/documents/billdocs/2013-14/Pdf/Bills/Vetoed/House/1652-S.VTO.pdf</a></p> <p><b>Brief Description:</b> Would have required counties and cities to provide for deferred payment of impact fees, and would have delayed the starting of the six-year time frame for satisfying concurrency provisions for the Growth Management Act until after the county or city received full payment of all deferred impact fees.</p>	Counties, Cities
<p><b>RCWs 36.70A.200, 36.70A.300, 43.17.250, 43.155.070, 70.146.070</b> <b>SSB 5399– Addressing the timing of penalties under the growth management act.</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Establishes that, state agencies, commissions, and governing boards may not penalize jurisdictions during the period of remand following a finding of noncompliance by the Growth Management Hearings Board (GMHB) and the pendency of an appeal before GMHB or subsequent judicial appeals, unless GMHB makes a determination of invalidity, <u>IF</u>:             <ul style="list-style-type: none"> <li>the local government has delayed the effective date of the action subject to the petition until after GMHB issues a final determination; or,</li> <li>within 30 days of receiving notice of a petition for review by GMHB, the local government delays or suspends the effective date of the action until after GMHB issues a final determination in order to not be penalized.</li> </ul> </li> <li>A local jurisdiction may not be deemed ineligible or otherwise penalized, in the award of a state agency grant or loan during the pendency of the appeal before GMHB, or during any subsequent judicial appeals under certain circumstances.</li> </ul>	Counties; Cities; state agencies, commissions, and governing boards
<p><b>RCWs 35.91, 35.91.020, 43.21C, 82.02.020</b> <b>ESHB 1717– Up-front environmental planning</b></p> <p><b>Brief Description:</b></p> <ul style="list-style-type: none"> <li>Authorizes local governments to recover reasonable expenses incurred in the preparation of non-project environmental impact statements (EIS) for infill actions that are categorically exempt from requirements of the State Environmental Policy Act, and for development or redevelopment actions that qualify as planned actions.</li> <li>Requires that a county, city, or town enact an ordinance, prior to the collection of fees to cover reasonable expenses incurred in the preparation of the EIS, which establishes the total amount of expenses to be recovered through fees, and provides objective standards for determining the fee amount imposed upon each development proposal; provides a procedure by which an applicant may pay the fees under protest; and makes information available about the amount of the expenses designated for recovery.</li> <li>Modifies provisions governing contracting between qualifying municipalities and real estate owners for the construction or improvement of water or sewer facilities by making the</li> </ul>	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2013	Cities/Counties Affected
contracts mandatory, at the owner's request, and by allowing municipalities to collect associated fees.	
<b>RCW 34.05</b> <b>HB 1112– Concerning standards for the use of Science to support public policy</b>  <b>Brief Description:</b> Directs the Department of Fish and Wildlife to identify the sources of information reviewed and relied on before taking a significant agency action. The requirement applies to actions including those resulting in species recovery plans, certain types of rulemaking, and guidance to support implementation of a rule or statute.	Department of Fish and Wildlife
<b>RCW 34.05</b> <b>HB 1113 – Concerning standards for the use of Science to support public policy</b>  <b>Brief Description:</b> Requires the Department of Ecology to identify peer-reviewed science, scientific literature, and other sources of information being relied upon before taking significant agency actions related to certain agency programs.	Department of Ecology
<b>RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475</b> <b>E2SHB 1306 – Extending the expiration dates of the local infrastructure financing tool program</b>  <b>Brief Description:</b> <ul style="list-style-type: none"> <li>• Extends the expiration date of the Local Infrastructure Financing Tool program from June 30, 2039, to June 30, 2044.</li> <li>• Requires local jurisdictions to commence construction by June 30, 2017, to impose the state shared local sales and use tax.</li> <li>• Removes the requirement that a sponsoring local government issue indebtedness to receive a state sales and use tax credit.</li> </ul>	Counties, Cities
<b>RCWs 39.102, 39.102.020, 39.102.140, 39.102.150, 39.102.904, 82.14.475</b> <b>HB 1644 – Concerning transportation planning objectives and performance measures for local and regional agencies.</b>  <b>Brief Description:</b> <ul style="list-style-type: none"> <li>• Allows local or regional agencies to establish transportation objectives and performance measures that correspond with state transportation objectives and performance measures.</li> <li>• Applies the same liability protection to the local or regional agencies that is currently available to the state.</li> </ul>	Counties, Cities, Regional Transportation Planning Organizations

## Legislative Session 2012

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
<b>RCW 36.70A.180</b> <b>HB 2834 – Relating to providing cost savings for local governments by reducing a limited number of reporting requirements.</b>  <b>Brief Description:</b> Eliminates a requirement obligating jurisdictions that fully plan under the Growth Management Act (GMA) to submit reports to the Department of Commerce every five years regarding the progress by that jurisdiction in implementing the GMA is eliminated. Other county and city reporting requirements are also eliminated.	Counties, Cities

RCW, Bill Number, Brief Description for Legislative Session 2012	Cities/Counties Affected
<p><b>RCW 90.58.190</b>  <b>EHB 2671 – Clarifying procedures for appealing department of ecology final action on a local shoreline master program by ensuring consistency with existing procedural provisions of the growth management act, chapter 36.70A RCW, the administrative procedure act, chapter 34.50 RCW, and the state environmental policy act, chapter 43.21C RCW.</b></p> <p><b>Brief Description:</b>  Amends certain standards and procedures relating to the review of shoreline master programs by the Growth Management Hearings Board, Shoreline Hearings Board, and Superior courts.</p>	<p>Counties, Cities</p>
<p><b>RCW 36.70A.030</b>  <b>SB 5292 – Exempting irrigation and drainage ditches from the definition of critical areas.</b></p> <p><b>Brief Description:</b>  Within the definition of critical areas, fish and wildlife habitat conservation areas do not include artificial features or constructs, including irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.</p>	<p>Counties, Cities</p>
<p><b>RCW 36.70A, 36.70A.130</b>  <b>SB 5995 – Authorizing urban growth area boundary modifications for industrial land.</b></p> <p><b>Brief Description:</b>  A city planning under the GMA may request that a county amend the UGA within which the city is located. A city's request to the county to amend the UGA should be done as part of the county's annual comprehensive plan amendment process and must meet the county's application deadline for that year's comprehensive plan amendment process. The requests are subject to certain conditions.</p>	<p>Counties located east of the crest of the Cascade Mountains with a population of more than 100,000 and less than 200,000. (Benton County)</p>
<p><b>RCW 43.21C</b>  <b>SB 6082 – Regarding the preservation and conservation of agricultural resource lands.</b></p> <p><b>Brief Description:</b>  Department of Ecology will conduct rulemaking by December 31, 2013, to review and consider whether the current environmental checklist ensures consideration of potential impacts to agricultural lands of long-term commercial significance.</p>	<p>Counties, Cities planning under the GMA are to designate and protect agricultural lands of long term commercial significance.</p>
<p><b>RCW 36.70A.490, 36.70A.500</b>  <b>2ESSB 6406 – Modifying programs that provide for the protection of the state's natural resources.</b></p> <p><b>Brief Description:</b>  By December 31, 2013, DOE must update the thresholds for all other project actions, create categorical exemptions for minor code amendments that do not lessen environmental protection, and propose methods for more closely integrating SEPA with the Growth Management Act. Other changes to SEPA and local development provisions include authorizing money in the Growth Management Planning and Environmental Review Fund to be used to make loans, in addition to grants, to local governments for specified purposes; and authorizing lead agencies to identify within an environmental checklist items that are adequately covered by other legal authorities, although a lead entity may not ignore or delete a question.</p>	<p>Counties, Cities</p>

## Legislative Session 2011

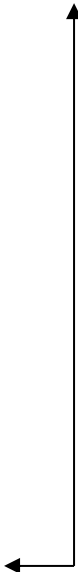
RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<p><b>RCW 36.70A, 36.70A.130, 36.70A.280</b>  <b>ESHB 1886 - Implementing Recommendations of the Ruckelshaus Center process.</b></p> <p><b>Brief Description:</b>  The <a href="#">Voluntary Stewardship Program</a> is established as an alternative to protecting critical areas on lands used for agricultural activities through development regulations adopted under RCW 36.60A.060. The Program must be designed to protect and enhance critical areas on lands used for agricultural activities through voluntary actions by agricultural operators. The Washington State Conservation Commission (Commission) is charged with administering the Program.</p> <p>Click <a href="#">here</a> to view a description of the timelines in the Program.</p>	<p>All counties must decide if they are going to opt-in by January 22, 2012.</p> <p>Does not apply to incorporated cities or towns.</p>
<p><b>RCW 36.70A.080</b>  <b>ESSB 5253 - Concerning tax increment financing for landscape conservation and local infrastructure.</b></p> <p><b>Brief Description:</b>  Provides financing tool for certain cities in King, Pierce, and Snohomish Counties to invest in infrastructure in designated receiving areas for transfers of development rights (TDR). Eligible cities are cities with a population of 22,500 or more in the three counties. Consistent with the regional TDR program in Chapter 43.362, transfers must be from county sending areas to incorporated city receiving areas.</p>	<p>King, Pierce, and Snohomish Counties, and the Cities within.</p>
<p><b>RCW 36.70A.130, 36.70A.215</b>  <b>ESHB 1478</b>  <b>Delaying or modifying certain regulatory and statutory requirements affecting cities and counties.</b></p> <p><b>Brief Description:</b>  Extends timeframes within which local government entities must comply with requirements pertaining to reviews, revisions, and evaluations under the Growth Management Act.</p> <p>The comprehensive plan and development regulation/critical areas ordinance review and revision schedule of the Growth Management Act is modified to require counties and cities to take such action every eight years, rather than every seven years, and to reallocate review and revision years for some jurisdictions.</p> <p>An additional two years for meeting the review and requirements is granted to smaller and slow growing counties and cities. The date by which the initial review and revision requirements must be completed for the first bloc of counties and cities is June 30, 2015, rather than December 1, 2014. County reviews of designated urban growth areas must also be completed according to this schedule, and evaluation requirements for the buildable lands program must be completed by counties and cities one year before the applicable review and revision deadline.</p> <p>Also included are extensions for the timelines for expending and encumbering impact fees; and shoreline master programs.</p>	<p>Counties, Cities</p>
<p><b>RCW 36.70A.290</b></p>	<p>Counties and Cities</p>

RCW, Bill Number, Brief Description for Legislative Session 2011	Cities/Counties Affected
<b>SSB 5192 - Concerning provisions for notifications and appeals timelines under the shoreline management act.</b>  <b>Brief Description:</b> Makes numerous technical changes to effective date provisions for shoreline master programs and to notification and timing requirements governing appeals under the Shoreline Management Act.	
RCW 36.70A.340 <b>SSB 5797 - Eliminating the urban arterial trust account.</b>  <b>Brief Description:</b> Merges the Urban Arterial Trust Account into the Transportation Improvement Account.	None

## Legislative Session 2010

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<b>RCW 36.70A.480</b> <b>EHB 1653 - Clarifying the Integration of Shoreline Management Act policies with the Growth Management Act.</b>  <b>Brief Description:</b> Modifies provisions in the Growth Management Act (GMA) pertaining to the integration of the GMA and the Shoreline Management Act. Establishes new provisions in the GMA pertaining to the regulation and protection of critical areas that are located within shorelines of the state. Declares an emergency and establishes a July 27, 2003, application date. Clarifies that, with certain exceptions, critical area regulations adopted under the GMA apply within Shoreline areas. These regulations apply until Ecology approves either a comprehensive, new shoreline management program (SMP) that meets Ecology's guidelines, or a SMP amendment specifically related to critical areas. The new law specifies that legally existing structures and uses in shoreline areas that are within protection zones created by local critical areas ordinances (CAOs) may continue as conforming uses. The law also provides criteria about how these structures and uses may be redeveloped or modified. In addition, the bill also addresses existing and ongoing farming practices.	All counties and cities with shorelines.
<b>RCW 36.70A</b> <b>ESHB 2538 - Regarding High-Density Urban Development - Encourages certain cities that plan under the GMA to include compact development in their comprehensive plans.</b>  <b>Brief Description:</b> Requires the development of a non-project environmental impact statement for a compact development plan included in a comprehensive plan. Provides for immunity of appeals for proposals that are covered by a non-project environmental impact statement for the compact development area. Encourages establishment of a transfer of development rights program for cities that include compact development in their comprehensive plans. Provides funding incentives to assist with the cost of developing a non-project environmental impact statement for a compact development plan.	A city with a population greater than 5,000 that is required to plan under the GMA. A city of any size required to comply with the GMA and is located on the east side of the Cascade Mountain in a county with a population of 230,000 or less may elect to adopt subarea

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
	development elements.
<p><b>Referenced throughout the RCW</b></p> <p><b>E2SHB 2658</b></p> <p><b>Brief Description:</b> The "Department of Commerce" is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 legislative session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p><b>RCW 36.70C.020</b> <b>HB 2740 - Regarding the definition of Land Use Decision in the Land Use Petition Act</b></p> <p><b>Brief Description:</b> Amends the Land Use Petition Act (LUPA) to clarify when the 21-day time limit for the filing of judicial appeals to local land use decisions begins.</p>	A county or city processing motions for reconsideration under LUPA.
<p><b>RCW 36.70A</b> <b>SHB 2935 - Regarding Environmental and Land Use Hearings Boards</b></p> <p><b>Brief Description:</b> Creates the Environmental and Land Use Hearings Office by consolidating the powers, duties, and functions of the Environmental Hearings Office and the Growth Management Hearings Boards. Reduces the number of state boards that conduct administrative review of environmental and land use decisions.</p>	None.
<p><b>RCW 36.70A.110, .130, .172, .250, .260, .270, .280, .290</b> <b>SSB 6214 - Restructuring the three Growth Management Hearings Boards into one Board</b></p> <p><b>Brief Description:</b> Consolidates the powers, duties, and functions of the three regional Growth Management Hearings Boards into a single, seven-member Growth Management Hearings Board. Specifies that petitions for review before the consolidated board must be heard and decided by a regional panel of three board members. Specifies provisions for the adjudicative and operational functioning of the consolidated board.</p>	None.
<p><b>RCW 36.70A.200</b> <b>SB 6279 - Clarifying Regional Transit Authority Facilities as Essential Public Facilities.</b></p> <p><b>Brief Description:</b> Adds regional transit authority facilities to the list of essential public facilities delineated under the GMA.</p>	A county or city planning under GMA.
<p><b>RCW 36.70A.5601</b></p>	A county or city that intends to amend or

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p><b>SSB 6520 - Extending time to complete recommendations under RCW 36.70A.5601 conducted by the William D. Ruckelshaus Center</b></p> <p><b>Brief Description:</b>  Extends a provision that temporarily prohibits counties and cities from amending or adopting certain changes to critical areas ordinances (CAOs) by one additional year to July 1, 2011. Specifies that counties and cities subject to the temporary prohibition are required to review and, if necessary, revise their applicable CAOs between July 1, 2011 and December 1, 2012. Grants the William D. Ruckelshaus Center, in completing its examination of the conflicts between agricultural activities and CAOs, one additional year to conclude certain examination tasks and a final report by September 1, 2010.</p>	<p>adopt a CAO affecting agricultural lands.</p>
<p><b>RCW 36.70A.130</b>  <b>SSB 6611 - Extending the deadlines for the review and evaluation of comprehensive land use plan and development regulations for three years and addressing the timing for adopting certain subarea plans.</b></p> <p><b>Brief Description:</b>  Establishes a new recurring seven-year review and revision schedule for comprehensive plans and development regulations adopted under the GMA, which includes jurisdictions that had a December 1, 2007 deadline that qualified for and used a former three year extension. (Note: These new deadlines take effect following the existing requirement by jurisdictions to complete the review of comprehensive plans and development regulations between December 1, 2004 and December 1, 2007).</p> <p>Establishes and modifies requirements applicable to subarea plans in provisions of the GMA that generally prohibit comprehensive plan amendments from occurring more frequently than annually. Such subarea plans must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted after appropriate environmental review under SEPA.</p> <p>In addition, amendment of a comprehensive plan to take place more than once per year when the amendment is for a subarea plan for economic development located outside a 100-year floodplain in a county that completed a state-funded pilot project based on watershed characterization and local habitat assessment.</p> <p><b>Cities/Counties Affected:</b>  On or before December 1, 2014, and every seven years thereafter, for Clallam, Clark, Jefferson, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the cities within those counties;</p> <p>On or before December 1, 2015, and every seven years thereafter, for Cowlitz, Island, Lewis, Mason, San Juan, Skagit, and Skamania counties and the cities within those counties;</p> <p>On or before December 1, 2016, and every seven years thereafter, for Benton, Chelan, Douglas, Grant, Kittitas, Spokane, and Yakima counties and the cities within those Counties;</p> <p>On or before December 1, 2017, and every seven years thereafter, for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman counties and the cities within those counties.</p>	<p>See below first column Brief Description on SSB 6611 for Cities/Counties Affected for this bill.</p> 

RCW, Bill Number, Brief Description for Legislative Session 2010	Cities/Counties Affected
<p>Exceptions include a three-year extension for qualifying counties with fewer than 50,000 residents, qualifying cities with fewer than 5,000 residents, and provisions for jurisdictions making substantial progress with certain regulatory requirements.</p>	

### Legislative Session 2009

RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
<p><b>RCW 36.70A</b>  <b>2SHB 1481 - Regarding Electric Vehicles, add section or chapter</b></p> <p><b>Brief Description:</b>  Specifies that local government regulations of areas in the I-5 corridor from Snohomish County to Thurston County and the King County areas around SR- 520, I-405, and I-90 must allow for electric vehicle infrastructure, except in residential areas, by July of 2010. Requires the state, to the extent practicable, to install charging outlets capable of charging electric vehicles in each of the state's fleet parking and maintenance facilities, as well as in all state operated highway rest stops. Specifies that the Puget Sound Regional Council must seek federal or private funding related to planning for electric vehicle infrastructure deployment.</p>	<p>Snohomish, King, Pierce, and Thurston Counties and their cities, if within I-5, I-405, SR520, or I-90 corridors.</p>
<p><b>RCW 36.70A</b>  <b>ESHB 1959 –Concerning land use and transportation planning for marine container ports, add section or chapter.</b></p> <p><b>Brief Description:</b>  Requires cities with a qualifying marine container port in their jurisdiction to include a container port element in their comprehensive plans. Authorizes cities with a qualifying port district to include a marine industrial port element in their comprehensive plans. Requires the Department of Community, Trade and Economic Development to provide matching grant funds</p>	<p>Cities of Seattle and Tacoma.</p>



RCW, Bill Number, Brief Description for Legislative Session 2009	Cities/Counties Affected
to cities to support development of the container port elements. Declares key freight transportation corridors that serve qualifying marine port facilities to be transportation facilities and services of statewide significance.	
<p><b>RCW 36.70A.030</b>  <b>EHB 2242 – Creating a Department of Commerce, amend section</b></p> <p><b>Brief Description:</b>  A Department of Commerce is created to replace the Department of Community, Trade and Economic Development. By November 1, 2009, the Director is to develop a report, with analysis and recommendations for the Governor and appropriate legislative committees, on statutory changes for effective operation of the department. This is to be done in collaboration with the Office of Financial Management, the Governor's Office, the Economic Development Commission, and legislators from policy and fiscal committees. Input from a broad range of stakeholders is required. The Code Reviser is directed to prepare legislation for the 2010 session that changes all statutory references from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."</p>	None.
<p><b>RCW 36.70A.110</b>  <b>EHB 1967 – One hundred year floodplains</b></p> <p><b>Brief Description:</b>  Prohibiting expansions of urban growth areas into one hundred year floodplains. A county, city, or town is generally prohibited from expanding an urban growth area into the 100-year floodplain of any river or river segment that is located west of the crest of the Cascade Mountains and has a mean annual flow of 1,000 or more cubic feet per second, except under certain specified circumstances.</p>	Counties and cities west of Cascade Crest, if expanding urban growth areas into 100-year floodplains.
<p><b>RCW 36.70A.110, .115, .210</b>  <b>SHB 1825 –Identifying specific facilities planning requirements under the growth management act, amend section</b></p> <p><b>Brief Description:</b>  Each city within a county fully planning under the Growth Management Act must identify areas sufficient to accommodate the full range of needs and uses that will accompany projected urban growth. The land uses that must be identified include facilities for medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. Countywide economic development and employment policies must include consideration of the future development of commercial and industrial facilities. A county or city that chooses to amend their comprehensive plan to accommodate projected housing and employment growth must also include sufficient land capacity to accommodate commercial and industrial uses.</p>	Cities and counties fully planning under the Growth Management Act.
<p><b>EHB 1464 – Concerning affordable housing incentive programs.</b></p> <p><b>Brief Description:</b>  Clarifies provisions governing affordable housing incentive programs that may be enacted or expanded in jurisdictions planning under the Growth Management Act</p>	Cities and counties fully planning under the Growth Management Act. (optional)

## Legislative Session 2008

RCW, Bill Number, Brief Description for Legislative Session 2008	Cities/Counties Affected
<p><b>RCW 36.70A</b>  <b>ESSB 6580- Add section or chapter – Governor partially vetoed in 2008 relating to mitigating the impacts of climate change through the growth management act; amending 36.70A.280; adding a new section to chapter 36.70A RCW</b></p> <p><b>Brief Description:</b>  Requires the Department of Community, Trade and Economic Development (CTED) to develop and provide counties and cities with advisory climate change response methodologies, a computer modeling program, and estimates of greenhouse gas emission reductions resulting from specific measures. Establishes a local government global warming mitigation and adaptation program. Prohibits Growth Management Hearings Boards from hearing petitions alleging non-compliance with the mitigation and adaptation program. Requires CTED to provide a climate change report to the Governor and the Legislature by December 1, 2008</p>	None.

## Legislative Session 2007

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p><b>RCW 36.70A</b>  <b>SHB 1135: AN ACT Relating to aquifer conservation zones in qualifying island cities without access to potable water sources outside their jurisdiction; and adding a new section to chapter 36.70A RCW.</b></p> <p><b>Brief Description:</b>  Allows any qualifying island city to designate one or more aquifer conservation zone to conserve and protect potable water sources.</p> <p>Specifies that conservation zones may not be considered critical areas except to the extent that specific areas located within zones qualify for critical area designation and have been designated as such. Allows a city declaring one or more conservation zone to consider whether an area is within a zone when determining the residential density of that area.</p> <p>Specifies that residential densities within conservation zones, in combination with other densities of the city, must be sufficient to accommodate projected population growth.</p>	Any qualifying island city that meets specified criteria.
<p><b>RCW 36.70A</b>  <b>Amending RCW 76.09.240</b>  <b>SHB 1409: AN ACT Relating to the transfer of jurisdiction over conversion-related forest practices to local governments.</b></p> <p><b>Brief Description:</b>  The process for transferring authority to approve or disapprove forest practices applications is repealed. A new mechanism with new dates is established. Some counties and cities are required to adopt forest practices approval ordinances by the end of 2008, while the other counties and cities retain the discretion to not assume the responsibility for approving forest practices. The requirements on local governments vary depending on whether a county plans under the Growth Management Act (GMA), although the path for transferring jurisdiction remains constant across all counties.</p> <p>The trigger for determining if a county or city is required to adopt these ordinances is the number of forest practices applications that have been submitted within the county for the</p>	Counties and cities meeting qualifying criteria.

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<p>time period between January 1, 2003, and December 31, 2005, and whether the county plans under the GMA.</p> <p>For counties planning under the GMA, if more than 25 Class IV applications had been filed to the DNR between those dates for properties within a specific county, then that county, and the cities within it, are required to adopt forest practices approval ordinances.</p> <p>If the number is less than 25, or if the county does not plan under the GMA, then the transfer of jurisdiction for approvals is optional for the county and its cities.</p> <p>Counties that do plan under the GMA, and their cities, are required to adopt ordinances covering Class IV forest practices applications on the same lands that non-GMA counties may address. They must also adopt ordinances for the approval of all four class types of forest practices when those applications are submitted for land located within an urban growth area.</p> <p>The only land over which the GMA-planning counties and cities are not required to assume jurisdiction are ownerships of 20 contiguous acres or more.</p> <p>A county or city may not assume the jurisdiction for forest practices approvals without bringing their critical areas and development regulations in compliance with the current requirements and notifying both the DNR and the DOE at least 60 days before adoption of the necessary ordinances.</p>	
<p><b>RCW 36.70A</b>  <b>SSB 5248: Preserving the viability of agricultural lands.</b></p> <p><b>Brief Description:</b>  Counties and cities may not amend or adopt critical areas ordinances (CAOs) as they specifically apply to agricultural activities until July 1, 2010. This does not limit obligations of a county or city to comply with requirements pertaining to critical areas not associated with agricultural activities nor limit the ability of a county or city to adopt or employ voluntary measures or programs to protect or enhance critical areas associated with agricultural activities.</p> <p>Counties and cities subject to deferral requirements should implement voluntary programs to enhance public resources and the viability of agriculture, and must include measures to evaluate their success. By December 1, 2011, counties and cities subject to deferral are to review and revise CAOs to comply with the requirements of this chapter.</p> <p>Subject to the availability of funds, the Ruckelshaus Center is directed to commence, by July 1, 2007, a two-phase examination of the conflicts between agricultural activities and CAOs.</p> <p>The Center is to issue two reports of its fact-finding efforts and stakeholder discussions to the Governor and the appropriate legislative committees by December 1, 2007, and December 1, 2008. A report on the second phase including findings and legislative recommendations is to be issued to the Governor and to the Legislature by September, 1, 2009.</p> <p>The Center is to work to achieve agreement among participating stakeholders and to develop a coalition that can be used to support agreed upon changes or new approaches to protecting critical areas during the 2010 Legislative Session.</p>	<p>All cities and counties, if proposing critical areas ordinance amendments.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p><b>RCW 36.70A</b>  <b>SB 6014: Authorizing industrial development on reclaimed surface coal mine sites.</b></p> <p><b>Brief Description:</b>            Certain qualified counties planning under the GMA may designate a master planned location for major industrial activity outside UGAs on lands formerly used or designated for surface coal mining and supporting uses. Counties authorized to designate major industrial development on former surface coal mining uses must have had a surface coal mining operation in excess of 3,000 acres that ceased operation after July 1, 2006, and that is located within 15 miles of the I-5 corridor.</p> <p>Designation of a master planned location for major industrial activities is an amendment to the comprehensive plan of the county. The master planned location must be located on land formerly used or designated for surface coal mining and supporting uses, that consist of an aggregation of land of at least 1,000 acres, and that is suitable for manufacturing, industrial, or commercial business. The master planned location must include criteria for the provision of new infrastructure and an environmental review must be done at the programmatic level.</p> <p>Approval of a specific major industrial activity is conducted through a local master plan process and does not require comprehensive plan amendment. The development regulations adopted must provide that the site consist of 100 or more acres of land formerly used or designated for surface coal mining; must prevent urban growth in the adjacent nonurban areas; and limit commercial development.</p>	<p>Lewis County</p>
<p><b>36.70A.367</b>  <b>SHB 1965: Authorizing major industrial development within industrial land banks.</b></p> <p><b>Brief Description:</b>            The requirements for designating master planned locations for major industrial developments outside Urban Growth Areas are revised. A master planned location for major industrial developments may be approved through a two-step process: designation of a land bank area in the applicable comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process.</p> <p>The applicable comprehensive plan must identify locations suited to major industrial development because of proximity to transportation or resource assets. The comprehensive plan must identify the maximum size of the land bank area and any limitations on major industrial developments based on local factors, but the plan need not specify particular parcels or identify any specific use or user.</p> <p>In selecting locations for the land bank area, priority must be given to locations that are adjacent or in close proximity to a UGA. The environmental review for amendment of the comprehensive plan must be at the programmatic level and, in addition to a threshold determination, must include:</p> <ul style="list-style-type: none"> <li>➤ a county-conducted inventory of developable land indicating that land suitable to site qualifying industrial development is unavailable within the UGA; and</li> <li>➤ an analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside UGAs.</li> </ul> <p>Final approval of a land bank area must be by amendment to the comprehensive plan, but the amendment may be considered at any time. Approval of a specific major industrial</p>	<p>Counties meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2007	Cities/Counties Affected
<p>development within the land bank area requires no further amendment of the comprehensive plan.</p> <p><b>Development Regulations Amendments</b>  In concert with the designation of a land bank area, a county must also adopt development regulations for review and approval of specific major industrial developments through a master plan process. The regulations governing the master plan process must ensure, at a minimum, that specific criteria, including the following, are met:</p> <ul style="list-style-type: none"> <li>➤ urban growth will not occur in adjacent nonurban areas;</li> <li>➤ development is consistent with development regulations adopted for protection of critical areas;</li> <li>➤ required infrastructure is identified and provided concurrent with development.</li> </ul> <p>Such infrastructure, however, may be phased in with development; and an open record public hearing is held before either the planning commission or hearing examiner with notice published at least 30 days before the hearing date and mailed to all property owners within one mile of the site.</p> <p><b>Termination and Eligibility Provisions</b>  Separate eligibility criteria pertaining to population, unemployment, and geographic requirements for counties choosing to identify and approve locations for major industrial development in land banks are specified. Termination provisions with dates certain are deleted and replaced with provisions requiring, in part, that a county choosing to identify and approve locations for land banks must take action to designate one or more of these banks and adopt regulations meeting certain requirements on or before the last date to complete the county's next periodic comprehensive plan and development regulations review that occurs before December 31, 2014. The authority of a county to designate a land bank area in its comprehensive plan expires if not acted upon within these time limitations.</p> <p>Once a land bank area has been identified in a county's comprehensive plan, the authority of the county to process a master plan or site projects within an approved master plan does not expire.</p> <p><b>Public Notification and Determination Requirements</b>  New notification and written determination requirements are specified. Counties seeking to designate an industrial land bank must:</p> <ul style="list-style-type: none"> <li>➤ Provide countywide notice, in conformity with specific public participation and notification provisions of the GMA, of the intent to designate an industrial land bank. These notices must be published in one or more newspapers of general circulation that are reasonably likely to reach subscribers throughout the applicable county at least 30 days before the county legislative body begins the consideration process for siting a land bank; and</li> <li>➤ Make written determinations of the criteria and rationale used by the county legislative body for siting a land bank.</li> </ul>	
<p><b>36.70A.450</b>  <b>SB 5952 – Family day-care providers’ home facility-County or city may not prohibit in residential or commercial area</b></p> <p><b>Brief Description:</b></p>	<p>All cities and counties.</p>

<b>RCW, Bill Number, Brief Description for Legislative Session 2007</b>	<b>Cities/Counties Affected</b>
Except as provided in subsections (2) and (3) of this section, no county or city may enact, enforce, or maintain an ordinance, development regulation, zoning regulation, or official control, policy, or administrative practice that prohibits the use of a residential dwelling, located in an area zoned for residential or commercial use, as a family day-care provider's home facility.	

## Legislative Session 2006

<b>RCW, Bill Number, Brief Description for Legislative Session 2006</b>	<b>Cities/Counties Affected</b>
<p><b>RCW 36.70A</b>  <b>ESHB 2984: Authorizing cities, towns, and counties to implement affordable housing incentive programs</b></p> <p><b>Brief Description:</b>  The amendments:  Authorize jurisdictions fully planning under the GMA to enact or expand affordable housing incentive programs.</p> <p>Establish optional provisions for enacted or expanded the programs. Specify that excise tax imposition limits do not limit local government authorities in the implementation of programs or the enforcement of related agreements.</p> <p>Local governments fully planning under the GMA may enact or expand affordable housing incentive programs, providing for the development of low-income housing units. Incentive programs may include, but are not limited to, provisions pertaining to: density bonuses within the urban growth area (UGA); height and bulk bonuses; mixed-use projects; fee waivers or exemptions; parking reductions; or expedited permitting, conditioned on the provision of low-income housing units.</p>	Counties and cities fully planning under the Growth Management Act (optional).
<p><b>RCW 36.70A.130</b>  <b>ESSB 6427: Relating to schedules for comprehensive plan and development regulation review for certain cities and counties</b></p> <p><b>Brief Description:</b>  The timelines bill has two main features. First, it provides a time extension to small and slow-growing jurisdictions for updates to their comprehensive plans, development regulations, and critical areas ordinances. The bill contains qualifying criteria and clarification that jurisdictions making progress on their updates will be eligible for state grants, loans, pledges, and financial guarantees. Second, it clarifies that amendments to comprehensive plans necessary to enact planned actions may occur more frequently than annually, provided that pursuit of the amendments are consistent with the jurisdictions adopted public participation program and notification is given to agencies that may comment on the proposed amendments. Part of the Governor's Land Use Agenda. CTED request legislation.</p>	Counties and cities meeting qualifying criteria.
<p><b>RCW 36.70A.117</b>  <b>SHB 2917: Identifying Accessory Uses on Agricultural Lands</b></p> <p><b>Brief Description:</b>  The amendments:</p>	Counties and cities with designated agricultural lands of long-term

RCW, Bill Number, Brief Description for Legislative Session 2006	Cities/Counties Affected
<p>Revise GMA requirements regarding the use of agricultural lands of long-term commercial significance by creating more permissive guidelines governing the range of accessory uses permitted on such lands.</p> <p>Provide counties and cities with greater flexibility in implementing innovative zoning techniques related to accessory uses of agricultural lands of long-term commercial significance.</p> <p>SHB 2917 clarifies that any accessory use a city or county may allow on designated agricultural lands of long-term significance must not interfere with and must support continuation of the overall agricultural use of the property and neighboring properties. It provides policy guidepost; requiring any nonagricultural accessory use to (1) be consistent with the size, scale, and intensity of the agricultural use of the property, (2) be located within the general area already developed, and (3) not convert more than one acre of land. Part of the Governor's Land Use Agenda. Washington State Department of Agriculture request legislation.</p> <p>Limit to one acre the amount of agricultural land that may be converted to nonagricultural accessory uses.</p>	<p>commercial significance.</p>

### Legislative Session 2005

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>RCW 36.70A 2SHB 1565: Addressing transportation concurrency strategies</p> <p><b>Brief Description:</b> The amendments specify that concurrency compliance improvements or strategies may include qualifying multimodal transportation improvements or strategies. They:</p> <ul style="list-style-type: none"> <li>• Require regional transportation plans that include provisions for regional growth centers to address concurrency strategies, measurements for vehicle level of service, and total multimodal capacity.</li> <li>• Require the Washington State Department of Transportation (WSDOT) to administer a study to examine multimodal transportation improvements or strategies to comply with the concurrency requirements of the GMA.</li> <li>• Require the study to be completed by one or more regional transportation planning organizations (RTPOs) electing to participate in the study.</li> </ul> <p>Require WSDOT, in coordination with participating RTPOs, to submit a report of findings and recommendations to the appropriate committees of the Legislature by December 31, 2006.</p>	<p>RTPOs</p>
<p><b>RCW 36.70A.130</b> <b>ESHB 2171: Allowing counties and cities one additional year to comply with certain requirements of RCW 36.70A.130.</b></p> <p><b>Brief Description:</b> Counties and cities required to satisfy the review and revision requirements of the GMA by December 1, 2005, December 1, 2006, or December 1, 2007, may comply with the requirements for development regulations that protect critical areas (critical areas regulations) one year after the applicable deadline provided in the statutory schedule. Jurisdictions complying with the review and revision requirements for critical areas regulations one year after the deadline must be deemed in compliance with such requirements.</p>	<p>Counties and cities meeting qualifying criteria.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>Except as otherwise provided, only those counties and cities in compliance with the statutory review and revision schedule of the GMA, and those counties and cities demonstrating substantial progress towards compliance with the schedule for critical areas regulations, may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the schedule is deemed to be making substantial progress towards compliance. Additionally, notwithstanding other provisions, only those counties and cities in compliance with the review and revision schedule of the GMA may receive preferences for financial assistance from the public works assistance and water quality accounts.</p> <p>Until December 1, 2005, a county or city required to satisfy the review and revision requirements of the GMA by December 1, 2004, that is demonstrating substantial progress towards compliance with applicable requirements for its comprehensive plan and development regulations may receive financial assistance from the public works assistance and water quality accounts. A county or city that is fewer than 12 months out of compliance with the GMA review and revision schedule for its comprehensive plan and development regulations is deemed to be making substantial progress towards compliance.</p>	
<p><b>RCW 36.70A, 36.70A.030, 36.70A.060, 36.70A.130</b>  <b>EHB 2241: Authorizing limited recreational activities, playing fields, and supporting facilities</b></p> <p><b>Brief Description:</b>  The amendments:</p> <ul style="list-style-type: none"> <li>• Authorize the legislative authority of counties planning under RCW 36.70A.040 and meeting specified criteria (Snohomish) to, until June 30, 2006, designate qualifying agricultural lands as recreational lands.</li> <li>• Establish designation criteria, including specifying that qualifying agricultural lands must have playing fields and supporting facilities existing before July 1, 2004, and must not be in use for commercial agricultural production.</li> <li>• Specify activities that may be allowed on designated recreational lands.</li> </ul>	Snohomish County
<p><b>RCW 36.70A.200</b>  <b>ESSB 5121: Assessing long-term air transportation needs.</b></p> <p><b>Brief Description:</b>  The amendments:  Require WSDOT to conduct a statewide airport capacity and facilities assessment and report results by July 1, 2006.</p> <p>Require WSDOT to conduct a 25-year capacity and facilities market analysis, forecasting demands for passengers and air cargo, and report results by July 1, 2007. After completion of the reports, the Governor is to appoint a ten member Aviation Planning Council to make recommendations on future aviation and capacity needs. The council expires July 1, 2009.</p>	None
<p><b>RCW 36.70A.070</b>  <b>SSB 5186: Increasing the physical activity of the citizens of Washington State</b></p> <p><b>Brief Description:</b>  Land use elements of comprehensive plans are encouraged to consider using approaches to urban planning that promote physical activity. The Transportation Element of a comprehensive plan must contain a pedestrian and bicycle component that includes identified planned improvements for pedestrian and bicycle facilities and corridors to</p>	Counties and cities fully planning under the Growth Management Act.



RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
<p>enhance community access and promote healthy lifestyles. Comprehensive transportation programs must include any new or enhanced bicycle or pedestrian facilities identified in the Transportation Element.</p> <p>The Washington State Parks and Recreation Commission is to maintain policies that increase access to free or low-cost recreational opportunities for physical activities, within allowable resources.</p> <p>The Health Care Authority, in coordination with other agencies, is authorized to create a work-site health promotion program for state employees to increase physical activity and engage individuals in their health care decision-making. The Health Care Authority must report on progress by December 1, 2006.</p>	
<p><b>RCW 35A.15</b>  <b>SB 5589: Providing for proceedings for excluding agricultural land from the boundaries of a charter or non-charter code city</b></p> <p><b>Brief Description:</b>  The amendments create a method for property owners of agricultural land located within a code city to petition for exclusion from the incorporated area of that code city that does not require the issue to be submitted to the voters for approval.</p> <p>Property owners of agricultural land may petition the legislative body of a code city for exclusion from the incorporated area of that city. The petition must be signed by 100 percent of the owners of the land. In addition, if non-agricultural landowner residents reside within the subject area, the petition must also be signed by a majority of those residents who are registered voters in the subject area. The petition must also set forth a legal description of the territory to be excluded and be accompanied by a drawing that outlines the boundaries of the territory sought to be excluded.</p> <p>After such a petition is filed, the legislative body must set a date for public hearing on the petition within 60 days. Notice of the hearing must be published in at least one newspaper of general circulation in the city as well as in three public places within the territory proposed for exclusion. Interested persons are invited to appear and voice approval or disapproval of the exclusion.</p> <p>If the legislative body decides to grant the petition following the hearing, they must do so by ordinance. The ordinance may exclude all or any portion of the proposed territory but may not include in the exclusion any territory not described in the petition. The petition is not submitted to the voters for approval.</p> <p>The GMA defines “agricultural land” as land that has long-term commercial significance for agricultural production and is primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products; or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to certain excise taxes, finfish in upland hatcheries, or livestock.</p>	<p>Charter or non-charter code city.</p>
<p><b>RCW 36.70A.070</b>  <b>SB 6037: Changing provisions relating to limited development of rural areas</b></p> <p><b>Brief Description:</b>  The amendments modify GMA provisions for public services and facilities in qualifying limited areas of more intensive rural development (LAMIRDs). Until August 31, 2005, an example of a public service or facility that is permitted within recreational and tourist use LAMIRDs is a connection to an existing sewer line where the connection serves only the</p>	<p>Counties with qualifying LAMIRDs.</p>

RCW, Bill Number, Brief Description for Legislative Session 2005	Cities/Counties Affected
recreational or tourist use and is not available to adjacent non-recreational or non-tourist use parcels.	

## Legislative Session 2004

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p><b>RCW 36.70A</b>  <b>ESSB 6401: Protecting military installations from encroachment of incompatible land uses</b></p> <p><b>Brief Description:</b>  Legislative findings in the amendments recognize the importance of the United States military as a vital component of the Washington State economy, and it is identified as a priority of the state to protect the land surrounding military installations from incompatible development.</p> <p>Comprehensive plans, development regulations, and amendments to either should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A consultation procedure is established whereby counties and cities must notify base commanders during the process of adopting or amending comprehensive plans or development regulations that will affect lands adjacent to the installations.</p>	Counties and cities with land adjacent to military installations.
<p><b>RCW 35.61.160</b>  <b>SB 6593: Prohibiting Discrimination Against Consumers' Choices in Housing</b></p> <p><b>Brief Description:</b>  Cities, code cities, and counties generally are required to regulate manufactured homes in the same manner as all other homes. They may require new manufactured homes to meet requirements such as the following: (1) the foundation must meet the manufacturer's design standard, (2) the placement of concrete or a concrete product between the base of the home and the ground, and (3) thermal standards must be consistent with the standards for manufactured homes.</p>	All counties and cities.
<p><b>RCW 36.70A.170</b>  <b>SB 6488: Ordering a study of the designation of agricultural lands in four counties</b></p> <p><b>Brief Description:</b>  By December 1, 2004, CTED will prepare a report on designation of agricultural resource land in King, Lewis, Chelan, and Yakima counties. The report will cover how much land is designated, how much is in production, changes in these amounts since 1990, comparison with other uses, effects on tax revenue, threats to the agriculture land base, and measures to better maintain the base and the agriculture industry.</p>	King, Lewis, Chelan, and Yakima counties are studied.
<p><b>RCW 36.70A .070</b>  <b>ESHB 2905: Modifying provisions for type 1 limited areas of more intensive rural development</b></p> <p><b>Brief Description:</b></p>	Counties that have designated Type 1 LAMIRDs.

RCW, Bill Number, Brief Description for Legislative Session 2004	Cities/Counties Affected
<p>Any development or redevelopment within one category of existing LAMIRDs must be principally designed to serve the existing and projected rural population. Building size, scale, use, or intensity of the LAMIRD development or redevelopment must be consistent with the character of the existing areas.</p> <p>Development or redevelopment may include changes in use from vacant land or a previously existing use if the new development conforms to certain requirements.</p>	
<p><b>RCW 36.70A.106</b>  <b>SHB 2781: Changing provisions relating to expedited state agency review of development regulations</b></p> <p><b>Brief Description:</b>  Proposed changes to development regulations by jurisdictions that plan under the GMA can receive expedited review by CTED and be adopted immediately thereafter, if timely comments regarding GMA compliance or other matters of state interest can be provided.</p>	<p>All counties and cities (optional).</p>
<p><b>RCW 36.70A.110</b>  <b>SSB 6367: Protecting the integrity of national historical reserves in the UGA planning process</b></p> <p><b>Brief Description:</b>  The existing requirement that cities and counties must include areas and densities sufficient to permit the urban growth projected for the succeeding 20-year period does not apply to those UGAs contained totally within a national historical reserve. When a UGA is contained totally within a national historical reserve, a city may restrict densities, intensities, and forms of urban growth as it determines necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve</p>	<p>Cities that are totally within a national historic reserve.</p>
<p><b>RCW 36.70A.177</b>  <b>SB 6237: Providing nonagricultural commercial and retail uses that support and sustain agricultural operations on designated agricultural lands of long-term significance</b></p> <p><b>Brief Description:</b>  Agricultural zoning can allow accessory uses that support, promote, or sustain agricultural operations and production, including compatible commercial and retail uses that involve agriculture or agricultural products or provide supplemental farm income.</p>	<p>Counties. (optional)</p>
<p><b>RCW 36.70A.367</b>  <b>SSB 6534: Designating processes and siting of industrial land banks</b></p> <p><b>Brief Description:</b>  The requirements for including master planned locations within industrial land banks and for siting specific development projects are separated so that designation of master planned locations may occur during the comprehensive planning process before a specific development project has been proposed.  Some of the current criteria for designating a master planned location within an industrial land bank may be delayed until the process for siting specific development projects within a land bank occurs.  Designating master planned locations within an industrial land bank is considered an adopted amendment to a comprehensive plan, and approval of a specific development project does not require any further amendment to a comprehensive plan.</p>	<p>Counties meeting qualifying criteria.</p>

<b>RCW, Bill Number, Brief Description for Legislative Session 2004</b>	<b>Cities/Counties Affected</b>
<p><b>RCW 36.70B.080</b>  <b>HB 2811: Modifying local government permit processing provisions</b></p> <p><b>Brief Description:</b>  Existing requirements for timely and predictable procedures for processing permit applications by local governments are clarified. For the buildable lands jurisdictions, performance-reporting requirements are reinstated and changed to an annual basis. A report on the projected costs of this reporting with recommendations for state funding must be provided to the Governor and the Legislature by January 1, 2005.</p>	<p>Buildable Lands  Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston and their cities with population &gt; 20,000.</p>
<p><b>RCW 36.70</b>  <b>SB 6476: Designating manufactured housing communities as nonconforming uses</b></p> <p><b>Brief Description:</b>  Elimination of existing manufactured housing communities on the basis of their status as a nonconforming use is prohibited.</p>	<p>Cities and counties.</p>
<p><b>SSCR 8418:</b>  <b>Creating a joint select legislative task force to evaluate permitting processes</b></p> <p><b>Brief Description:</b>  A joint select legislative task force is established to make recommendations regarding permitting processes by January 1, 2006, after evaluating local development regulations of selected jurisdictions among the “buildable lands” counties and their cities over 50,000.</p> <p>The task force is composed of the chairs and ranking minority members of the Senate Committee on Land Use and Planning and the House Local Government Committee. The Governor will be invited to participate and form a Five Corners Task Force.</p> <p>An advisory committee is also established to assist the task force and is composed of CTED, the Department of Ecology, the Office of Regulatory Assistance, a county, a city, the business community, the environmental community, agriculture, labor, the property rights community, the construction industry, ports, and federally recognized Indian tribes.</p>	<p>None.</p>

### **Legislative Session 2003**

<b>RCW, Bill Number, Brief Description for Legislative Session 2003</b>	<b>Cities/Counties Affected</b>
<p><b>RCW 36.70A</b>  <b>SSB 5602: Concerning the accommodation of housing and employment growth under local comprehensive plans</b></p> <p><b>Brief Description:</b>  Counties and cities subject to the GMA are required to ensure that, taken collectively, actions to adopt or amend their comprehensive plans or development regulations provide sufficient capacity of land suitable for development within their jurisdictions.</p> <p>The requirement for sufficient capacity refers to accommodating a jurisdiction’s allocated housing and employment growth as adopted in the applicable county-wide planning policies and consistent with the 20-year population forecast from the Office of Financial Management.</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p><b>RCW 36.70A.070</b>  <b>SSB 5786: Clarifying the scope of industrial uses allowed in rural areas under the GMA</b></p> <p><b>Brief Description:</b>  Industrial uses are permitted under the GMA in both industrial and mixed-use areas in certain types of LAMIRDs. Industrial uses within specified LAMIRDs are not required to be principally designed to serve the existing and projected rural population in order to be lawfully zoned</p>	<p>Counties with qualifying LAMIRDs.</p>
<p><b>RCW 36.70A.110</b>  <b>S HB 1755: Creating alternative means for annexation of unincorporated islands of territory</b></p> <p><b>Brief Description:</b>  The amendments create an alternative method of annexation allowing jurisdictions subject to the buildable lands review and evaluation program of the GMA to enter into interlocal agreements to annex qualifying territory meeting specific contiguity requirements. It creates an alternative method of annexation allowing GMA buildable lands counties to enter into interlocal agreements with multiple municipalities to conduct annexation elections for qualifying territory contiguous to more than one city or town.</p>	<p>Snohomish, King, Pierce, Kitsap, Thurston, and Clark Counties and their cities.</p>
<p><b>RCW 36.70A.280</b>  <b>SB 5507: Clarifying who has standing regarding growth management hearings board hearings</b></p> <p><b>Brief Description:</b>  The requirement under the GMA for participation standing before a growth management hearings board is that a petitioner must have participated orally or in writing before the local government. An additional requirement to obtain participation standing is added and provides that only issues “reasonably relate” to issues that the aggrieved person previously raised at the local level can be considered by the board</p>	<p>Counties and cities fully planning under the Growth Management Act.</p>
<p><b>RCW 36.70A.367</b>  <b>SB 5651: Authorizing land banks in certain counties with low population densities</b></p> <p><b>Brief Description:</b>  The industrial land bank program under the GMA is amended to provide that counties meeting certain geographic requirements are eligible for the program based on population density criteria, rather than unemployment criteria. The amendments clarify that Jefferson and Clallam counties are eligible for the program under this provision.</p>	<p>Counties meeting qualifying criteria.</p>
<p><b>RCW 36.70A.450</b>  <b>HB 1170: Limiting restrictions on residential day-care facilities</b></p> <p><b>Brief Description:</b>  A county cannot zone against or otherwise prohibit the use of a residential dwelling as a family day-care facility in a residential or commercial zone. The county can require the family day-care facility to comply with safety and licensing regulations and zoning conditions that are imposed on other dwellings in the same zone.</p>	<p>Counties, cities and towns.</p>
<p><b>RCW 36.70A.480</b>  <b>ESHB 1933: Integrating Shoreline Management Act and Growth Management Act provisions</b></p>	<p>Counties and cities subject to the</p>

RCW, Bill Number, Brief Description for Legislative Session 2003	Cities/Counties Affected
<p><b>Brief Description:</b> The goals of the GMA, including the goals and policies of the Shoreline Management Act (SMA), continue to be listed without priority. Shorelines of statewide significance may include critical areas as designated by the GMA, but shorelines of statewide significance are not critical areas simply because they are shorelines of statewide significance. Within shoreline jurisdiction, the Shoreline Master Program (SMP) will protect critical areas and regulations will be reviewed for compliance with the SMA. However, SMP regulations must provide a level of protection of critical areas at least equal to that provided by the county or city's adopted or thereafter amended critical areas ordinances.</p>	<p>Shoreline Management Act.</p>
<p><b>RCW 90.58.080</b> <b>SSB 6012: Establishing limits on the adoption of state shoreline guidance and setting a schedule for local adoption</b></p> <p><b>Brief Description:</b> The Washington State Department of Ecology (Ecology) may adopt amendments to the shorelines guidelines no more than once per year and the amendments must be related to technical, procedural, or compliance issues. A staggered statutory schedule for the update of shoreline master programs, running from 2005 to 2014 and every seven years after the initial deadline, is established. Limits on grants from Ecology to local governments for master program reviews are removed and new requirements for the receipt of such grants are created</p>	<p>None.</p>

## Legislative Session 2002

### RCW 36.70A.011: Findings – Rural lands

The amendment adds a new section containing legislative finds to support the amendment to the Rural Element requirements in RCW 36.70A.070.

### RCW 36.70A.020: Planning goals

The amendments change the economic development goal to add the underlined words: Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The open space goal is amended to read as follows: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

### RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendments:

Change the requirements for the Rural Element of comprehensive plans to (1) authorize limited expansion of small-scale businesses in the rural area, and (2) authorize new businesses in the rural area to use sites previously occupied by rural businesses.

Change the Housing Element to require the inventory of housing needs to include the number of housing units necessary to manage projected population growth.

Change the Capital Facilities Element to require the inclusion of parks and recreation facilities.

Require comprehensive plans to include an Economic Development Element and a Parks and Recreation Facilities Element if money to implement these requirements is appropriated by the Legislature.

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The law is amended to cross-reference new provisions for siting secure community transition facilities for sex offenders.

RCW 36.70A.130: Comprehensive plans – Review amendments

The amendments change the deadlines for reviewing and updating comprehensive plans and development regulations adopted under the GMA and clarify the requirements relating to the reviews and updates.

RCW 36.70A.200: Siting of essential public facilities – Limitation on liability

The amendments clarify that the deadline for adopting a process for siting secure community transition facilities for sex offenders must be adopted by September 1, 2002, even though deadlines for GMA reviews and updates were changed in amendments to RCW 36.70A.130. It exempts noncompliance with the September 1, 2002, deadline from challenge before the growth management hearings boards and from economic sanctions under the GMA's enforcement provisions.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment establishes a pilot program authorizing the designation of industrial land banks outside urban growth areas if specified requirements are satisfied.

### Legislative Session 2001

RCW 36.70A.103: State agencies required to comply with comprehensive plans

The amendment authorizes the Department of Social and Health Services (DSHS) to site and operate a Special Commitment Center and a secure community transition facility to house persons conditionally released to a less restrictive alternative on McNeil Island. The state's authority to site an essential public facility under RCW 36.70A.200, in conformance with comprehensive plans and development regulations, is not affected, and with the exception of these two facilities, state agencies must comply with those plans and regulations.

RCW 36.70A.200: Siting of essential public facilities

The amendments add secure community transition facilities, as defined in RCW 71.09.020, to the list of essential public facilities typically difficult to site. Each city and county planning under RCW 36.70A.040 is required to establish a process, or amend its existing process, for identifying and siting essential public facilities, and to adopt and amend its development regulations as necessary to provide for the siting of secure community transition facilities. Local governments are required to complete this no later than the deadline set in RCW 36.70A.130. Any city or county not planning under RCW 36.70A.040 is required to establish a process for siting secure community transition facilities and amend or adopt development regulations necessary to provide the siting of these facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

The amendment extends the deadline for counties eligible to use the industrial land bank authority. Currently, Grant County and Lewis County satisfy all three criteria. Until December 2002 eligible counties may establish a process for designating a bank of no more than two master planned locations for major industrial activity outside a UGA. Eligible counties must meet statutory criteria initially specified for the authority terminating on December 1999.

### Legislative Session 2000

RCW 36.70A.520: National historic towns

The amendment allows counties planning under RCW 36.70A.040 to authorize and designate national historic towns that may constitute urban growth outside UGAs, if specified conditions are satisfied. A GMA county may allocate a portion of its 20-year population projection to the national historic town to correspond to the projected number of permanent town residents.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans



The amendment adds language stating that for the purposes of being required to conform to the requirements of the GMA, no county is required to include in its population count those persons confined in a correctional facility under the jurisdiction of the state Department of Corrections that is located in the county.

## **Legislative Session 1999**

RCW 36.70A.035: Public participation – Notice provisions

The amendment adds school districts to list of entities and affected individuals to be provided with notice of comprehensive plan and development regulation amendment.

## **Legislative Session 1998**

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The amendment adds the requirement for cities or counties to amend the Transportation Element to be in compliance with Chapter 47.80 RCW no later than December 31, 2000.

RCW 36.70A.060: Natural resource lands and critical areas – Development regulations

The requirement for notice on plats and permits issued for development activities near designated resource lands is expanded to activities within 500 feet, instead of 300 feet, of the resource lands. The notice for mineral lands is required to include information that an application might be made for mining-relating activities. Land Use Study Commission recommendation

RCW 36.70A.070: Comprehensive plans – Mandatory elements

The amendment requires cities or counties to include level of service standards for state highways in local comprehensive plans in order to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and WSDOT six-year investment program. Inventories of transportation are required to include state-owned transportation facilities.

RCW 36.70A.131: Mineral resource lands – Review of related designations and development regulations

A county or city is required to take into consideration new information available since the adoption of its designations and development regulations, including new or modified model development regulations for mineral resource lands prepared by the Washington State Department of Natural Resources, CTED, or the Washington Association of Counties.

RCW 36.70A.200: Siting of essential public facilities

State or regional facilities and services of statewide significance as defined in Chapter 47.06 RCW are added to the list of essential public facilities under the GMA. Included in the definition, among others, are high speed rail, inter-city high speed ground transportation, and the Columbia/Snake navigable river system.

RCW 36.70A.210 County-wide planning policies

Transportation facilities of state-wide significance are added to the minimums that county-wide planning policies are to address.

RCW 36.70A.360: Master planned resorts

Master planned resorts are expressly authorized to use capital facilities, utilities, and services (including sewer, water, stormwater, security, fire suppression, and emergency medical) from outside service providers. Any capital facilities, utilities, and services provided on-site are limited to those meeting the needs of master planned resorts. Master planned resorts are required to bear the full costs related to service extensions and capacity increases directly attributable to the resorts.

RCW 36.70A.367: Major industrial developments

Additional counties (Lewis, Grant, and Clallam) are authorized to establish industrial land banks for two master planned locations by December 31, 1999. Sunset dates are extended for Clark and Whatcom counties to December 31, 1999.



## RCW 36.70A.395: Environmental planning pilot projects

Technical corrections are made to eliminate references concerning reports to the Legislature that are no longer necessary or have expired.

## RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project

A fish habitat enhancement project meeting the criteria of this law is not subject to local government permits, inspections, or fees. Such projects, when approved and a hydraulic permit has been issued, are not required to complete a substantial development permit under the SMA. Fish habitat enhancement projects that meet the criteria of this act are considered to be consistent with local shoreline master programs.

## Legislative Session 1997

### RCW 36.70A.030: Definitions

The definition of urban growth is amended to expand the listed incompatible primary uses of land to include the following: rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. Additionally, the following is added: A pattern of more intense rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

The following terms “rural character,” “rural development,” and “rural governmental services” are defined.

The following: or “urban services” is added to the definition of “urban governmental services.” (ESB 6094 amendments)

### RCW 36.70A.035: Public participation – Notice provisions

Requirements for GMA counties and cities to adopt procedures for notifying property owners and other affected or interested parties of proposed amendments to comprehensive plans and development regulations are added. The procedures generally follow the notice requirements currently in the State Environmental Policy Act (SEPA). (ESB 6094 amendments)

The requirement is added that a county or city considering an amendment to a comprehensive plan or a development regulation needs to allow for public comment on the proposed change before adoption. (ESB 6094 amendments)

### RCW 36.70A.070: Comprehensive plans – Mandatory elements

Provisions that are to apply to the Rural Element are specified. (ESB 6094 amendments.)

### RCW 36.70A.110: Comprehensive plans – Urban growth areas

“Urban growth areas” is deleted from subsection (2) and the following is added: “and each city within the county” so it now reads: based on OFM projections, “...the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected...” (ESB 6094 amendments)

### RCW 36.70A.130: Comprehensive plans – Review – Amendments

Language related to the 2002 review requirement is added to the GMA: No later than September 1, 2002, and at least every five years thereafter, a county or city shall take action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations are complying with the requirements of this chapter. The review and evaluation required by this subsection may be combined with the review required by subsection (3) of this section. (ESB 6094 amendments)

An amendment to the Capital Facilities Element of the comprehensive plan is allowed if it occurs concurrent with the adoption or amendment of a county or city budget.

### RCW 36.70A.165: Property designated as greenbelt or open space – Not subject to adverse possession

Adverse possession is prohibited on property designated as open space to a public agency or homeowner’s association. (ESB 6094 amendments)

### RCW 36.70A.177: Agricultural lands – Innovative zoning techniques

The amendment allows a variety of innovative zoning techniques in designated agriculture lands of long-term commercial significance. (ESB 6094 amendments)

### RCW 36.70A.215: Review and evaluation program

The Buildable Lands Program is created. Six Western Washington counties and the cities located within their boundaries are to establish a monitoring and evaluation program to determine if the actual growth and development is consistent with what was planned for in the county-wide planning policies and comprehensive plans. Measures, other than expanding UGAs, must be taken to correct any inconsistencies. (ESB 6094 amendments)

### RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

It amends the boards' procedures for distribution of rules and decisions to follow the Administrative Procedures Act, Chapter 34.05 RCW, specifically including the provisions of RCW 34.05.455 governing ex parte communications. (ESB 6094 amendments)

### RCW 36.70A.290: Petitions to the growth management hearings boards – Evidence

The board is to render written decisions articulating the basis for its holdings. The board is not to issue advisory opinions on issues not presented to the board in the statement of issues, as modified by any prehearing order. (ESB 6094 amendments)

### RCW 36.70A.295: Direct judicial review

The superior court is allowed to directly review a petition for review if all parties to a case before a board agreed to direct review in the superior court. (ESB 6094 amendments)

### RCW 36.70A.300: Growth management hearings boards – Final orders

The boards may extend the time for issuing a decision beyond the 180-day period to allow settlement negotiations to proceed if the parties agree to the extension. The boards may: (1) allow up to 90-day extensions that may be renewed; (2) establish a compliance schedule that goes beyond 180 days for a plan or development regulation that does not comply with the GMA if the complexity of the case justifies it; and (3) require periodic updates on progress towards compliance as part of the compliance order. (ESB 6094 amendments)

### RCW 36.70A.302: Determination of invalidity – Vesting of development permits – Interim controls

A clarification is made on which permits invalidity orders apply to. (ESB 6094 amendments)

### RCW 36.70A.320: Presumption of validity – Burden of proof – Plans and regulations

The burden is shifted to the petitioner to demonstrate that any action by a respondent is not in compliance with the requirements of the GMA. The board is required to find compliance unless it determines that the action by the state agency, county, or city is clearly erroneous in view of the entire record before the board and in light of the goals and requirements of the GMA. (ESB 6094 amendments)

### RCW 36.70A.3201: Intent – Finding

Local comprehensive plans and development regulations require counties and cities to balance priorities and consider local circumstances. The ultimate responsibility for planning and implementing a county's or city's future rests with that community. The boards are to apply a more deferential standard of review to actions of counties and cities than the previous "preponderance of the evidence" standard. (ESB 6094 amendments)

### RCW 36.70A.330: Noncompliance

The board is enabled to modify a compliance order and allow additional time for compliance in the appropriate circumstances. The board is directed to take into account a county's or city's progress toward compliance in making its decision as to whether to recommend the imposition of sanctions by the Governor. (ESB 6094 amendments)

### RCW 36.70A.335: Order of invalidity issued before July 27, 1997

A county or city subject to an order of invalidity issued prior to the effective date of the act may request the board to review its order in light of the changes to the invalidity provisions. If requested, the board is required to rescind or modify an order to make it consistent with the act's changes. (ESB 6094 amendments)

### RCW 36.70A.362: Master planned resorts – Existing resort may be included

Counties planning under the GMA may include some existing resorts as master planned resorts under a GMA provision that allows counties to permit master planned resorts as urban growth outside of UGAs. An existing resort is defined as a resort that was in existence on July 1, 1990, and developed as a significantly self-contained and integrated development that includes various types of accommodations and facilities.

RCW 36.70A.367: Major industrial developments – Master planned locations

Whatcom County is authorized, in consultation with its cities, to establish a process for designating land to be in an industrial land bank, according to certain conditions.

RCW 36.70A.500: Growth management planning and environmental review fund – Awarding of grants – Procedures

CTED is directed to encourage participation in the Planning and Environmental Review Fund (PERF) by other public agencies through the provision of grant funds. CTED is required to develop the grant criteria, monitor the grant program, and select grant recipients in consultation with state agencies participating in the grant program. Grants from PERF are to be provided for proposals designed to improve the project review process and which encourage the use of GMA plans to meet the requirements of other state programs. (ESB 6094 amendments)

### Legislative Session 1996

RCW 36.70A.070: Comprehensive plans – Mandatory elements

General aviation airports are added to subsection (6)(i) relating to required subelements of a Transportation Element as defined by this section.

RCW 36.70A.270: Growth management hearings boards – Conduct, procedure, and compensation

The boards are required to publish their decisions and arrange for reasonable distribution of them. The Administrative Procedures Act (APA) is to be used for the boards' procedures, unless it conflicts with RCW 36.70A. The APA also is to be used to determine whether a board member or hearing examiner will be disqualified.

RCW 36.70A.280: Matters subject to board review

A clarification is made on who may file petitions with the boards (i.e., standing).

RCW 36.70A.305: Expedited review

Courts are to expedite reviews on invalidity determinations made by the boards. Hearings on the issues are to be scheduled within 60 days of the date set for submitting the board's record.

RCW 36.70A.367: Major industrial developments – Master planned locations

The GMA is amended to allow a pilot project to designate an urban industrial bank outside UGAs. A county is allowed to establish the pilot project if it has a population of more than 250,000 and if it is part of a metropolitan area that includes a city in another state with a population of more than 250,000 (Clark County). The urban industrial land banks are to consist of no more than two master planned locations. Priority is to be given to locations that are adjacent to or in close proximity to a UGA. The same criteria are to be met that are required under the existing major industrial development process in the GMA, except that specific businesses to locate on the site(s) need not be identified ahead of the designation. The pilot project terminates on December 31, 1998.

RCW 36.70A.510: General aviation airports

General aviation airports are added to the list of items that all local governments must include in the land use elements of their comprehensive plans. General aviation airports include all airports in the state (i.e., public use facilities).

### Legislative Session 1995

RCW 36.70A.030: Definitions

A definition of "wetlands" is added to the Shoreline Management Act that is identical to the definition under the GMA. Excluded from the wetlands definitions under both acts are wetlands created after July 1, 1990, that were unintentionally created as the result of road construction.

RCW 36.70A.040: Who must plan – Summary of requirements – Development regulations must implement comprehensive plans

The percentage of population increase required to trigger planning under the GMA is changed from 10 percent to 17 percent for a ten-year period for counties with a population of 50,000 or more.

RCW 36.70A.070: Comprehensive Plans – Mandatory elements

The following underlined text is added in subsection (5): The Rural Element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.

The word “recognizing” is changed to “ensuring” for what the Housing Element must do as noted in the act so it now reads: “...ensuring the vitality and character of established residential neighborhoods.” “Mandatory provisions” and “single-family residences” are added to the following: “...include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.

RCW 36.70A.110: Comprehensive Plans – Urban growth areas

Counties are allowed to designate UGAs outside of cities. A UGA determination may include a reasonable land market supply factor and is to permit a range of urban densities. The term “in general” was added to the GMA statement that indicates urban services are to be provided by cities.

RCW 36.70A.130: Comprehensive plans – Review

Cities and counties are to broadly disseminate to the public, a public participation program.

The provision is added that amendments may be considered more than once a year under the following circumstances: (1) emergency compliance with a growth management hearings board order, (2) the initial adoption of a subarea plan, and (3) the adoption or amendment of a Shoreline Master Program according to chapter 90.58 RCW.

The requirement of public participation is added to the emergency amendment process already permitted by the GMA and the resolution of a growth management hearings board or court order as an amendment permitted outside of the comprehensive plan amendment cycle. (ESHB 1724 amendments)

RCW 36.70A.140: Comprehensive Plans – Ensure public participation

The requirement of a public participation program that identifies procedures is added. Local governments must also provide public participation that is effective when responding to a board order of invalidity. (ESHB 1724 amendments)

RCW 36.70A.172: Critical areas – Designation and protection – Best available science to be used

The state’s goals and policies for protecting critical areas functions and values are clarified. Local governments are required to include the “best available science” in developing policies and development regulations to protect the functions and values of critical areas as defined in the GMA and must give special consideration to preserving or enhancing anadromous fisheries.

RCW 36.70A.175: Wetlands to be delineated in accordance with manual

Ecology is directed to adopt by a rule a manual for the delineation of wetlands regulated under the SMA and GMA. The manual is based on the 1987 U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency manual as amended through January 1, 1995.

RCW 36.70A.280: Matters subject to board review

Shoreline master programs or amendments adopted under Chapter 90.58 RCW are added as subjects for growth management hearings board review. (ESHB 1724 amendments)

RCW 36.70A.290: Petitions to growth management hearings boards – Evidence

The publication date for a Shoreline Master Program or amendment is established to be the date when the Shoreline Master Program or amendment is approved or disapproved by Ecology.

RCW 36.70A.300: Growth management hearings boards – Final orders

The Shoreline Master Program and amendments are added to final order procedures.

A finding of noncompliance is not to affect the validity of comprehensive plans or development regulations. The parameters of an invalidity determination by the boards, including vesting issues, are established.

RCW 36.70A.320: Presumption of validity

The Shoreline Element of a comprehensive plan and applicable development regulations adopted by a city or county are governed by Chapter 90.58 RCW and are not presumed valid upon adoption in the same manner as comprehensive plan and development regulations in general. (ESHB 1724 amendments)

RCW 36.70A.330: Noncompliance

Invalidity text is added. The board is allowed to reconsider its final order and decide: (a) if a determination of invalidity has been made, whether to rescind or modify its determination as provided by RCW 36.70A.300(2), or (b) if no invalidity determination has been made, whether to issue a determination as provided by RCW 36.70A.300(2).

Language is added that a person with standing may participate in a hearing of compliance or noncompliance. (ESHB 1724 amendments)

RCW 36.70A.365: Major industrial developments

Counties planning under the GMA are allowed to establish, in consultation with cities, a process for authorizing the siting of major industrial developments outside UGAs. Such a development may be approved if certain criteria are met.

RCW 36.70A.385: Environmental planning pilot projects

References for the “Department of Community Development” to changed to “department.”

RCW 36.70A.450: Family day-care provider’s home facility – City may not prohibit in residential or commercial area

The agency responsible for certifying that a family day-care provider’s facility provides a safe passenger loading area is changed from the Washington State Department of Licensing to the Office of Child Care Policy of DSHS.

RCW 36.70A.460: Watershed restoration projects – Permit processing – Fish habitat enhancement project

The Washington Conservation Commission is directed to develop a single application process by which all permits for watershed restoration projects may be obtained by a sponsoring agency for its project, to be completed by January 1, 1996. Each agency is required to name an office or official as a designated recipient of project applications and inform the commission of the designation. All agencies of state and local government are required to accept the single application developed by the commission.

RCW 36.70A.470: Project review – Amendment suggestion procedure – Definitions - GMA integrated project and environmental review is to be conducted under the newly created provisions of Chapter 36.70B RCW.

RCW 36.70A.480: Shorelines of the state

Under the GMA, (1) the goals and policies of the SMA become one of the goals of the GMA under RCW 36.70A.020, and (2) the goals and policies of a Shoreline Master Program for a county or city are required to become an element of the jurisdiction’s comprehensive plan. All other portions of the Shoreline Master Program including regulations are required to become part of the county’s or city’s development regulations. Additionally, shoreline master programs are to continue to be amended or adopted under the procedures of the SMA (Chapter 90.58 RCW).

RCW 36.70A.481: Construction

Nothing in RCW 36.70A.480 (shorelines of the state) is to be construed to authorize a county or city to adopt regulations applicable to shorelands as defined in RCW 90.58.030 that are inconsistent with the provisions of Chapter 90.58 RCW. (ESHB 1724 amendments)

## **Growth Management Act Amendments 1995-2023**

*Item 3.*

RCW 36.70A.490: Growth Management Planning and Environmental Review Fund – Established  
Moneys in the fund are required to be used to make grants to local governments for the purposes set forth in RCW 43.21C.031. (ESHB 1724 amendments)

RCW 36.70A.500: Growth Management Planning and Environmental Review Fund – Awarding of grants –  
Procedures

Procedures are established for dispersing funds. (ESHB 1724 amendments)

Chapter 36.70B RCW: Regulatory reform - Regulatory reform amendments are made to streamline permitting  
procedures in the state. (ESHB 1724 amendments)



# Community Development Department

Item 3.

**Emily Arteche, Director**  
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## MEMORANDUM

To: Community Development Committee  
From: Emily Arteche, Director CD  
Date: September 18, 2023  
Subject: Comprehensive Plan – Land Use Element Policy Review

### Background

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The land use chapter (sometimes referred to as an “element”) is the core of the Comprehensive Plan and must incorporate updated growth targets and show how the city is planning to grow and change over the planning horizon of 20 years. It also must be compliant with all the legislative changes made since the previous Comprehensive Plan completed over 8 years ago in 2015. Approximately 46 bills related to the Comprehensive Plan were passed during the time span. A complete list of legislation is attached as **Exhibit 1** to your packet and available for viewing, <https://deptofcommerce.app.box.com/s/41vk2hbhsder8movy8kmyl/bwac6v7ik>

### Analysis

The city’s existing land use element includes policies in to eight different focus areas. On July 17, 2023, staff and city consultants presented draft policies from the Urban Growth Area, Annexation Proposals, Annexation Implementation Plan, and Floodplain Land Use sections for the Planning Commission to review and discuss. On August 7, 2023, staff presented revised policies from the Balanced, Healthy Development Pattern, Residential Land Use, Commercial and Industrial Land Use, and Institutional and Utilities Land Use. The Commission completed work on the draft Land Use Element on the August 21, 2023, with draft land use goals. The Planning Commission recommendation is included as **Exhibit 2**.

A part of the review processes this element was expanded to include Community Character Element policies on Design Character and Quality, Historic and Cultural Resources. The merger of the two elements was discussed and agreed upon by the Planning Commission as an enhancement to the new 2044 Plan. A copy of the 2044 Plan reorganization outline is attached, **Exhibit 3**.

The goal of revisions is to improve clarity, remove duplicative language, update terminology, and reflect recent changes to the Growth Management Act and other laws. Existing policies that are regulatory in nature (for example, those that include specific requirements for annexation proposals) were identified as suitable implementation regulations to be added to the Snoqualmie Municipal Code as a future implementation action. The attached MS Excel Land Use workbook, **Exhibit 4** includes 11 different spreadsheets used by staff and city consultants during the review process. The workbook helps

demonstrates the evolution of goals and policies, i.e., when policies were combined, moved, updated to support new housing requirements, modified to address public comment, eliminated to reflect current conditions and/or adapted to fit the 2050 Vision. This element is rewritten and will fit into a Plan that is being reorganized.



#	Text
Land Use - 1	Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.
Land Use - 2	Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.
Land Use - 3	Pursue annexations that implement the future land use map designations.
Land Use - 4	Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.
Land Use - 5	Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.
Land Use - 6	Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.
Land Use - 7	Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.
Land Use - 8	Provide needed institutional and utility land uses within the community with minimal land use conflicts.

**GOAL LU 1:** Snoqualmie's urban growth area is sufficiently sized and configured to accommodate projected growth, and maintains long term compatibility between a range of land uses.

**GOAL LU 2:** A generally compact development pattern of physically connected, distinct, complete neighborhoods that provide for a balanced mix of land uses essential to the daily life of Snoqualmie citizens, employees and surrounding rural area residents.

**GOAL LU 3:** Development and conservation within the 100-year floodplain is managed to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.

**GOAL LU 4:** High quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of a diverse population.

**GOAL LU 5:** A local economy that meets our citizens' everyday commercial needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.

**GOAL LU 6:** Needed institutional and utility land uses are accommodated within the community with minimal land use conflicts.

**GOAL LU 7:** Annexations support phasing of growth to meet 20-year targets and further the goals, objectives and policies of the City's Comprehensive Plan

**GOAL LU 8:** Sub-area planning prior to annexation effectively manages growth and development within the urban growth area, and assures consistency with comprehensive plan goals, objectives and policies.

Maintain Snoqualmie's unique character and attractiveness with new development that complements the existing built and natural environment and allows a rich tourist and commercial center to thrive.	Feature and preserve the story of Snoqualmie's history and identity using buildings, districts, and landscape (with sustainable development) that fosters civic pride.	Pursue annexations that implement the future land use map designations.	Encourage a compact development pattern of physically connected, distinct, complete neighborhoods that provide a balanced mix of land uses essential to the daily life of Snoqualmie residents, employees, and surrounding rural area residents.	Manage development and conservation within the 100-year floodplain to protect existing and new development from flood hazards and to promote enjoyment of the natural and scenic character of the Snoqualmie River shoreline.	Plan for and encourage high-quality residential areas that provide dwelling units of various type, density, and costs to meet the needs and interests of every economic segment of the community, including low-, very low-, and extremely low-income households.	Develop a local economy that meets residents' everyday needs, supports a vibrant tourism industry, provides living-wage jobs, enhances community distinctiveness, and maintains a sufficient and sustainable tax base for the City.	Provide needed institutional and utility land uses within the community with minimal land use conflicts.
Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.	Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.	Allow and encourage a range of -housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.		Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.	Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.		Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.	Consider local heritage when naming City streets and facilities.	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.			Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.
Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.	Regularly evaluate the supply of vacant land and land suitable for re-development.	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.	Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.			
Consider appropriate lighting standards that minimize light pollution without impacts to public safety.	Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.  Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.  As applicable, limit incompatible uses adjacent to Tribal reservation lands.		Support the transformation of redevelopable lands into viable uses that support the needs of the community.	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.   Support programs that address potential displacement of commercial uses in the floodway.			
			Ensure that land regulations promote a healthy and safe built environment. Promote appropriate infill redevelopment that maintains or enhances neighborhood character.				

#	Text
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.
Development Pattern-3	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.
Specific Land Uses-1	Allow and encourage a range of housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.
Specific Land Uses-6	Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.
Design Character and Quality-3	Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.
Historic and Cultural Resources-1	Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.
Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.

Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.
Historic and Cultural Resources-5	Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.
Historic and Cultural Resources-6	Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.
Annexation-2	Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.
Floodplain-1	Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.
Floodplain-4	Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.
Floodplain-5	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.

#	Text	Related Existing Policy	LDC Comments
Development Pattern-1	Promote a range of uses that help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	7.2.1	
Development Pattern-2	Encourage development patterns that feature housing, jobs, services, and transit stops in close proximity to each other.	7.2.2	This and the previous policy were originally combined into one and have been separated out for clarity
Development Pattern-3	Consider appropriate land use designations and zoning districts for undeveloped land, including Snoqualmie Hills West, that implement the goals and policies of this plan.	7.2.10	This encourages the City to look at the future land use map in areas including the PAA and consider zones that implement these designations and whether the future land use designations would need to change.
Development Pattern-4	Encourage commercial nodes to feature gathering spaces as well as civic, cultural, residential and recreational uses within walking distance of one another.	7.2.4	This revised policy originally referred to neighborhood centers, a specific planning concept that is not used in city plans or code in the degree of detail outlined here. That term was replaced with commercial nodes.
Development Pattern-5	Support the transformation of redevelopable lands into viable uses that support the needs of the community.	7.5.6	
Development Pattern-6	Ensure that land regulations promote a healthy and safe built environment.	7.2.6	
Development Pattern-7	Promote appropriate infill redevelopment that maintains or enhances neighborhood character.	5.1.5	Moved from Community Character policies.
Specific Land Uses-1	Allow and encourage a range of -housing types and price ranges that are affordable to all economic segments of the City and make it possible for people to live and work in Snoqualmie.	7.4.1	Supportive of new housing requirements (further changes to come in housing element).
Specific Land Uses-2	Allow for sufficient service, hospitality, and office uses in retail-focused areas.	7.5.2	
Specific Land Uses-3	Promote neighborhood-scale retail and service businesses within mixed-use developments.	7.5.3	
Specific Land Uses-4	Allow institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	7.6.2	
Specific Land Uses-5	Ensure the impacts to surrounding areas from Essential Public Facilities are appropriately mitigated.	7.6.3	
Specific Land Uses-6	Allow power generation facilities, sewage and water treatment plants, other public or private utilities, parks and open space uses, and other accessory commercial uses in areas designated Utility Park.	7.6.4	
Specific Land Uses-7	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	7.5.1	

#	Text	Related Existing Policy	LDC Comments
Regional Planning-1	Support inclusive community planning that identifies the needs of diverse communities, protects cultural resources, and embraces cohesion in the face of change.	VISION 2050	This language is adapted from VISION 2050.
Regional Planning-2	Evaluate areas for potential residential and commercial displacement, including the floodplain, and use a range of strategies to mitigate displacement impacts.	VISION 2050	
Regional Planning-3	As applicable, limit incompatible uses adjacent to Tribal reservation lands.	VISION 2050	
Design Character and Quality-1	Strive to maintain existing view corridors, including the Snoqualmie River and other natural features, while minimizing sensitive areas impacts.	5.1.2	Modified existing policy
Design Character and Quality-2	Protect the scenic nature of the I-90 corridor and the upper Snoqualmie Valley through partnerships like the Mountains to Sound Greenway Trust.	5.1.3	Modified existing policy
Design Character and Quality-3	Maintain the City's federally-recognized historic preservation program for the downtown and Meadowbrook commercial districts and ensure site and building changes are consistent with historic character through appropriate design standards and other regulations.	5.1.6	Modified existing policy
Design Character and Quality-4	Support historic design review through the Snoqualmie Historic Design Review Board and/or in partnership with the King County Landmarks Commission.	5.1.7	Modified existing policy
Design Character and Quality-5	Consider appropriate lighting standards that minimize light pollution without impacts to public safety.	5.1.8	Modified existing policy
Historic and Cultural Resources-1	Work individually and cooperatively to identify and evaluate important aspects of historical and cultural heritage and adopt appropriate regulations or other strategies to protect these resources.	5.2.1	
Historic and Cultural Resources-2	Support the preservation of Snoqualmie Valley history, facilities, and culture by working with and supporting the efforts of heritage organizations, agencies, and tribes.	5.2.3	Modified - less specific regarding organizations
Historic and Cultural Resources-3	Consider local heritage when naming City streets and facilities.	5.2.4	
Historic and Cultural Resources-4	Maintain an inter-local agreement with King County for historic preservation assistance and inventory as well as landmark designation purposes.	5.2.5	
Historic and Cultural Resources-5	Work with property owners and developers to implement adaptive reuse strategies that preserve the character and viability of the city's historic sites, buildings, districts, landscape features, murals, and neighborhoods.	5.2.7	Modified existing policy
Historic and Cultural Resources-6	Pursue grants and technical assistance as available to assist property owners with the preservation and rehabilitation of storefronts and buildings in the historic districts to preserve and restore their historic appearance and economic viability.	5.2.8	

Existing Policy #	Existing Section	Text	Action
7.2.1	Balanced, Healthy Development Pattern	Zone to allow and encourage mixed-use areas that integrate residential, commercial, office and public uses so that housing, jobs, daily needs and other activities are within easy walking distance of each-other.	Revise
7.2.2	Balanced, Healthy Development Pattern	Direct development of higher-density housing to areas in close proximity to shops, public facilities and transit stops to help create place and identity, reduce commuting expenses, reduce greenhouse gas emissions and encourage physical activity.	Revise
7.2.3	Balanced, Healthy Development Pattern	Encourage land assembly allowing for feasible and attractive housing or mixed housing/commercial developments, and facilitate matching compatible owners that can work jointly to consolidate and sell or develop such land.	Remove
7.2.4	Balanced, Healthy Development Pattern	Maintain a town and neighborhood center focus for the Historic Snoqualmie and Snoqualmie Ridge neighborhoods that combines commercial, civic, cultural, residential and recreational uses.	Revise
7.2.5	Balanced, Healthy Development Pattern	Ensure land use and zoning changes do not result in significant adverse impacts to adjacent properties and require appropriate landscape buffers or mitigation to minimize the potential for incompatibility between existing and proposed uses.	Remove
7.2.6	Balanced, Healthy Development Pattern	Limit the siting and operation of adult entertainment businesses to the maximum degree constitutionally permissible to ensure such uses have a minimal impact on schools, churches, parks, public buildings, residential districts, and businesses.	Revise
7.2.7	Balanced, Healthy Development Pattern	Provide an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.	Move - Parks, Recreation, Open Space, and Trails Plan
7.2.8	Balanced, Healthy Development Pattern	Restrict the allowance of drive-through and formula fast food restaurants in retail business districts in close proximity to schools.	Remove
7.2.9	Balanced, Healthy Development Pattern	Encourage site design and parking standards that support other Comprehensive Plan objectives, such as impervious surface reductions, increased landscaping, better transit linkages and greater pedestrian and bicycle orientation.	Remove



Existing Policy #	Existing Section	Text	Action
7.2.10	Balanced, Healthy Development Pattern	Once initial development under an approved Mixed Use Final Plan is complete, revise Mixed Use zoning to district classifications consistent with the existing use, to regulate future use and development.	Revise
7.4.1	Residential Land Use	Maintain land use designations and zoning to allow and encourage a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Snoqualmie.	Revise
7.4.2	Residential Land Use	Define residential density according to Table 1.1, and maintain zoning that promotes new residential subdivisions containing an integrated mix of lot sizes to promote housing diversity and avoid streetscape monotony.	Remove
7.4.3	Residential Land Use	Limit the height and scale of multifamily buildings to three stories, but consider additional height for special needs or affordable housing, where viewshed impacts can be mitigated.	Remove
7.4.4	Residential Land Use	Use multiple family housing as a transition between uses so that higher density apartment and townhouse projects are located closer to commercial and industrial land uses, and lower density duplex, triplex, garden apartments and townhouses are located closer to single family areas.	Remove
7.4.5	Residential Land Use	Provide for residential streets that maintain property values and encourage walking by supporting pedestrian safety and comfort, through standards that require on-street parking and sidewalks separated by planter strips with street trees.	Move - Transportation Element
7.4.6	Residential Land Use	Allow day care homes in all residential zones and allow day care centers in single family zones through the conditional use process, subject to state licensing and other requirements.	Remove
7.5.1	Commercial Land Use	Provide sufficient areas with appropriate zoning to provide the full continuum of goods and services needed to serve the local population.	Revise
7.5.2	Commercial Land Use	Concentrate retail uses in the historic downtown and the Snoqualmie Ridge neighborhood center, while also allowing for service, hospitality and office uses.	Revise
7.5.3	Commercial Land Use	Allow and encourage neighborhood scale retail and service business uses within large-scale master-planned residential and mixed-use developments.	Revise

Existing Policy #	Existing Section	Text	Action
7.5.4	Commercial Land Use	Require industrial development be designed to minimize environmental impacts, complement views, retain significant trees, and buffer impact-generating activities from other less intense uses.	Remove
7.5.5	Commercial Land Use	Locate commercial areas along major arterials to ensure adequate visibility and convenient access, but prohibit individual driveway access for separate commercial uses along SR 202 and the Snoqualmie Parkway.	Remove
7.5.6	Commercial Land Use	Support the transformation of underutilized lands such as brownfields and greyfields to viable mixed-use or commercial/industrial employment areas as appropriate.	Revise
7.6.1	Institutional & Utilities Land Use	Allow public and private elementary, middle, and high schools as a conditional use in all zoning districts, except the Parks and Open Space and Utility Park districts.	Remove
7.6.2	Institutional & Utilities Land Use	Allow for institutional uses in Mixed Use and Planned Commercial/Industrial districts, and specify certain institutional uses, such as museums, interpretive centers, and community recreation centers as appropriate for designated Parks and Open Space areas.	Revise
7.6.3	Institutional & Utilities Land Use	Allow the siting of Essential Public Facilities through the issuance of an Unclassified Use Permit, and ensure that they appropriately mitigate potential impacts on adjoining properties and neighborhoods.	Revise
7.6.4	Institutional & Utilities Land Use	Allow power generation facilities and accessory uses, sewage and water treatment plants, other public or private utilities and parks and open space uses in areas designated Utility Park, as well as visitor-related commercial services as a conditional use.	Revise
7.6.5	Institutional & Utilities Land Use	Ensure that the existing rural, undeveloped character of the Snoqualmie Falls watershed is adequately protected with any future development in the Puget Western - Snoqualmie Falls Utility Park area.	Remove
7.6.6	Institutional & Utilities Land Use	Require major communication utility development to provide setbacks, screening and landscaping to minimize visual impacts on adjacent properties, and provide an appearance as compatible as possible with the uses permitted in the zone.	Remove

#	Text	Related Existing Policy	LDC Comments
Implementation Action-1	<p>Move policies 7.7.1 - 7.7.6 regarding Annexation Criteria to the Snoqualmie Municipal code, including:</p> <ul style="list-style-type: none"> <li>• Are consistent with the Comprehensive Plan</li> <li>• Will logically extend or make more uniform City boundaries for more unified area-wide planning</li> <li>• Show that there are adequate municipal services exist to serve the area, or include a reasonable service plan</li> <li>• Make providing public services geographically and economically feasible</li> <li>• Include a proposed land use plan and transportation study;</li> <li>• Would benefit the City by increasing employment opportunities, improving road connections, diversifying housing choices, or offering unique park or open space opportunities.</li> <li>• Includes established subdivisions.</li> </ul>	7.7.1 - 7.7.6	
Implementation Action-2	<p>Move policies 7.8.1 - 7.8.8 regarding required features of Annexation Implementation Plans to Snoqualmie Municipal Code, including:</p> <ul style="list-style-type: none"> <li>• Proposed land uses and primary road network and connections</li> <li>• Primary sewer, water, and stormwater utility systems, and whether the annexation requires an update to the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans.</li> <li>• Provision for amendment in response to environmental review, changes over time in housing and employment needs, neighboring land uses, and evolving City and King County policies.</li> <li>• Buffers to adjacent rural and resource areas from more intensive land uses, where applicable.</li> <li>• A required study of all applicable sensitive areas.</li> <li>• Requirement that all development approvals conform substantially to the annexation implementation plan</li> <li>• Requirement that in the Mixed Use Zone, an approved mixed use final plan will be the controlling document for subsequent property development approvals.</li> <li>• Option for granting exceptions to annexation implementation plan requirements for annexations intended to provide facilities to serve the public health and safety needs of residents of the City and its urban growth area.</li> <li>• Allow for a deferral of the Annexation Implementation Plan when that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties.</li> <li>• A legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future needs, including parks and open space, schools, fire protection services, and roads.</li> </ul>	7.8.1 - 7.8.8	
Annexation-1	Enter into interlocal agreements with King County for annexations when feasible, including the application of contingent zoning to potential annexation areas.	New	

#	Text	Related Existing Policy	LDC Comments
Annexation-2	Annexations should be reflective of the community's vision for growth, diversify the City's tax base, increase sales tax revenue, and be servable by public water and sewer, as well as the transportation network, including consideration of public transit.	7.1.3	
Floodplain-1	Within the floodplain, but outside the floodway, allow for infill and redevelopment in residential zones featuring a range of housing options, including Accessory Dwelling Units, within walking distance of the historic downtown commercial core.	7.3.1, 7.3.2	Modified based on feedback from Snoqualmie Tribe.
Floodplain-2	Protect development from flood hazards through the application of residential lot coverage and impervious surface standards.	7.3.3	
Floodplain-3	Support commercial uses compatible in scale and character to existing single-family uses in residentially-zoned districts within the floodway.	7.3.4	This supports the floodway overlay zone.
Floodplain-4	Work with governmental agencies to acquire riverfront properties within the floodway and to naturalize them in order to allow for incorporation into a resilient river corridor.	7.3.5	Modified based on feedback from Snoqualmie Tribe.
Floodplain-5	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.	7.3.7	
Floodplain-6	Support programs that address potential displacement of commercial uses in the floodway.	New proposed policy based on recommendations of HSP/Middle Housing Analysis.	
Growth Area-1	Present docket items addressing Urban Growth Area adjustments to accommodate uses needed to serve the community.	7.1.5	
Land Capacity-1	Regularly evaluate the supply of vacant land and land suitable for re-development.	7.1.2	

Existing Section	Existing Policy #	Text	Action
Urban Growth Area	7.1.1	Maintain a sufficient supply of suitable land in the applicable land use designations within the City and urban growth area to ensure residential development capacity meets or exceeds the City's twenty-year housing projections.	Remove
Urban Growth Area	7.1.2	Regularly evaluate the supply and suitability of vacant and re-developable land in the City's Urban Growth Area for capacity to accommodate the full range of urban land uses needed to support projected growth in the City and surrounding rural area, including medical, governmental, institutional, commercial, service, retail and other non-residential uses as appropriate.	Revise
Urban Growth Area	7.1.3	Assess the adequacy of the designated Urban Growth Area for non-residential uses through policies addressing topics including but not limited to: community vision for a self-contained community meeting most resident needs locally; a diverse tax base not excessively dependent on property tax revenue; the ability to provide public services at adopted levels of service; and the impact of sales taxes lost to other communities due to the lack of an adequate land base.	Revise
Urban Growth Area	7.1.4	Consider accessibility to major transportation corridors in determining the location of proposed additions to the Urban Growth Area, or the feasibility of providing such access through new publicly or privately constructed transportation facilities.	Remove
Urban Growth Area	7.1.5	Present docket items for the King County Comprehensive Plan update cycles addressing Urban Growth Area adjustments based on the existing designated Urban Growth Area capacity to accommodate the full range of urban uses needed to serve the community, in accordance with the City Comprehensive Plan.	Revise
Annexation Proposals	7.7.1	Require annexation proposals to be consistent with the Comprehensive Plan, and to meet all of the following criteria:	Implementation Item
Annexation Proposals	7.7.1.A	The annexation will logically extend City boundaries for more unified area-wide planning, or make existing City boundaries more uniform by eliminating irregular boundary lines and unincorporated islands of land;	Implementation Item
Annexation Proposals	7.7.1.B	Adequate municipal services exist to serve the area, or a reasonable service plan, including funding, is in place;	Implementation Item

Existing Section	Existing Policy #	Text	Action
Annexation Proposals	7.7.1.C	The proposed annexation boundaries make providing public services geographically and economically feasible;	Implementation Item
Annexation Proposals	7.7.1.D	The proposal includes a proposed land use plan and transportation study;	Implementation Item
Annexation Proposals	7.7.1.E	The proposal includes a legally binding commitment to provide as part of development, or to fairly and equitably share on a pro-rata basis, the cost of future public and institutional needs such as: parks and open space, schools, fire protection services, roads, utilities and public facilities.	Implementation Item
Annexation Proposals	7.7.2	When in the public interest, consider annexation proposals when required for municipal facilities or public utilities, they will provide municipal services necessary for public health and safety, or to include property in common ownership that is partially within corporate limits and annexation is desired by the owner.	Implementation Item
Annexation Proposals	7.7.3	Consider annexation proposals when it would benefit the City, such as allowing for development of employment uses providing family wage jobs; improving circulation through new road connections; providing for increased housing choices; or offering unique park or open space opportunities.	Implementation Item
Annexation Proposals	7.7.4	Prior to annexation, require the preparation and approval by City Council of an Annexation Implementation Plan for all, or an appropriate portion, of the applicable planning subarea to serve as a general land use and policy guide for annexation area development.	Implementation Item
Annexation Proposals	7.7.5	Prior to annexation, require the preparation of a pre-annexation zoning regulation, pursuant to the provisions of RCW 35A.14.330 and 340 that is consistent with the comprehensive plan land use designation for the property.	Implementation Item
Annexation Proposals	7.7.6	Ensure annexation of individual properties conform substantially to the policies of the approved annexation implementation plan, and the applicable policies of the comprehensive plan.	Implementation Item
Annexation Implementation Plans	7.8.1	Require an annexation implementation plan to portray, at a minimum, proposed land uses; primary road network and connections; and primary utility systems, including locations for sewer mains and lift stations, major storm water facilities, water mains, pump stations and reservoirs.	Implementation Item

Existing Section	Existing Policy #	Text	Action
Annexation Implementation Plans	7.8.2	Require the annexation implementation plan include a review of the City's current Comprehensive Water, Sanitary Sewer, and Storm Drainage Plans, and include provision for any required updates to those plans.	Implementation Item
Annexation Implementation Plans	7.8.3	Allow that annexation implementation plans may be amended in the review process of more specific final plans based on environmental review, in response to changes over time in housing and employment needs, neighboring land uses and evolving City and King County policies.	Implementation Item
Annexation Implementation Plans	7.8.4	Require all development approvals to conform substantially to the annexation implementation plan. An approved mixed use final plan will be the controlling document for subsequent property development approvals in the Mixed Use Zone.	Implementation Item
Annexation Implementation Plans	7.8.5	Where the area proposed for annexation abuts designated King County rural or resource areas, require the land use plan to include buffers to adjacent rural and resource areas from more intensive land uses.	Implementation Item
Annexation Implementation Plans	7.8.6	When the proposed annexation area contains sensitive areas, require the annexation implementation plan to include a study of all applicable sensitive areas.	Implementation Item
Annexation Implementation Plans	7.8.7	Consider granting exceptions to annexation implementation plan requirements for annexations of a public health and safety nature, or providing facilities to serve residents of the City and its urban growth area.	Implementation Item
Annexation Implementation Plans	7.8.8	When a proposed annexation is not accompanied by a development proposal allowing for meaningful consideration of required Annexation Implementation Plan topics, consider deferring Annexation Implementation Plan preparation until after annexation, provided that the terms associated with such deferral are established in a pre-annexation agreement approved by City Council and executed by all affected parties.	Implementation Item
Annexation Implementation Plans	7.8.9	Require Mill, Snoqualmie Hills, and Snoqualmie Falls Planning Area annexation implementation plans to implement the requirements of specific Planning Areas as articulated in Table 1.3.	Remove

Existing Section	Existing Policy #	Text	Keep / Revise / Move / Combine / Remove
Floodplain Land Use	7.3.1	Limit creation of new single family residential lots in the floodplain to low density where roads and services are adjacent, but allow for small lot infill and redevelopment with attached townhomes and residential units above commercial uses in the floodplain where such uses can be served by alleys and are within walking distance of the historic downtown commercial core.	Revise
Floodplain Land Use	7.3.2	Encourage a range of housing options and settings by allowing for creation of new lots in the floodplain through subdivisions with various low density lot sizes as appropriate, depending on existing infrastructure, development pattern and proximity to the downtown core.	Revise
Floodplain Land Use	7.3.3	Help protect development from flood hazards through residential lot coverage standards and impervious surface standards for different land use designations.	Revise
Floodplain Land Use	7.3.4	Use the Floodway Overlay District (SMC 17.40) for residentially-zoned districts within the 100-year floodway to provide opportunity for commercial uses compatible in scale, character and impacts to existing single-family uses.	Revise
Floodplain Land Use	7.3.5	Work with the King County Flood Control District to target high risk, chronically affected and repetitive loss riverfront properties within the floodway for eventual acquisition.	Revise
Floodplain Land Use	7.3.6	Do not permit the construction of critical facilities or heavy industrial uses within the floodplain unless there is no feasible alternative. Require critical facilities permitted within the floodplain to be elevated or floodproofed consistent with FEMA technical guidance.	Remove
Floodplain Land Use	7.3.7	Continue to participate in the FEMA Flood Insurance Program and Community Rating System, and implement measures to improve the City's flood insurance rating to benefit floodplain property owners.	Keep
Floodplain Land Use	7.3.8	Require the first floor of new residential construction and construction involving substantial improvements to existing residential structures to be elevated to at least three feet above the base flood elevation.	Remove



						Item 4.																		
ID	Task Mode	Task Name	Duration	Start	Finish																			
						Mar	Qtr 2, 2023			Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3,		
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul		
1		<New Task>																						
2		Economic Development	107 days	Fri 4/14/23	Mon 9/11/23	<div>Economic Development</div>																		
18		Capital Facilities and Utilities	236 days	Mon 7/17/23	Mon 6/10/24	<div>Capital Facilities and Utilities</div>																		
29		Environment	81 days	Mon 12/4/23	Mon 3/25/24	<div>Environment</div>																		
36		Housing	81 days	Mon 10/2/23	Mon 1/22/24	<div>Housing</div>																		
45		Land Use	96 days	Mon 7/17/23	Mon 11/27/23	<div>Land Use</div>																		
54		Transportation	145 days	Tue 11/7/23	Mon 5/27/24	<div>Transportation</div>																		
Project: Comp Plan PM Date: Thu 8/24/23		Task		Inactive Summary		External Tasks																		
		Split		Manual Task		External Milestone																		
		Milestone		Duration-only		Deadline																		
		Summary		Manual Summary Rollup		Progress																		
		Project Summary		Manual Summary		Manual Progress																		
		Inactive Task		Start-only																				
		Inactive Milestone		Finish-only																				
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