



... the best of the best of the Northwest.

**WALLA WALLA CITY COUNCIL**  
**Work Session Agenda**  
November 3, 2025 - 4:00 p.m.

Members of the public are invited to view the live video stream of the electronic meeting from the City's website at <https://www.wallawallawa.gov/government/city-council>, may attend by clicking here: <https://us02web.zoom.us/j/86571780183> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 865 7178 0183#.

Individuals who need auxiliary aids for effective communication are encouraged to make their needs and preferences known by contacting the Human Resources Department at 509-527-4475.

Mission: Dedicated to enhancing the quality of life in Walla Walla.

**1. CALL TO ORDER**

**2. ACTIVE AGENDA**

- A.** 60 Min. Combined Planning Commission / City Council Work Session — Comprehensive Plan Status Update and Next Steps
- B.** 60 Min. The Walla Walla Library Renovation Project Team will provide an update on the Walla Walla Public Library renovation project.
  - Kate Weiland, Building Work LLC
  - Rebecca Zanatta
  - Amy Watkins
  - Heather VanTassell
  - Elizabeth Chamberlain

**3. OTHER BUSINESS**

**4. MEETING ENDS**

**Values: Service, Integrity, Collaboration, Equity, Leadership, and Community**

The City of Walla Walla complies with Title VI, ADA, and other applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, religion, veteran status, sexual orientation, gender identity, or sex.



ar-5748

60 Min.

**City Council - Work Session**

**Meeting Date:** 11/03/2025

**Item Title:** Comprehensive Plan - Community Engagement Results and Update

**Submitted For:** Lisa Wasson-Seilo, Development Services Department

**Add'l Contributors:**

**Project No:**

**Funding/BARS No.:**

**Financial Comments:**

N/A

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**Information**

**HISTORY:**

During this November 3, 2025 combined Planning Commission - City Council work session, Development Services staff will provide a status update on the comprehensive plan update project, community engagement activities and results to date, and information on next steps.

As a "fully planning city" under the Growth Management Act (GMA), the City of Walla Walla is required to update its comprehensive plan by December 31, 2026, per RCW 36.70A.130(5). A comprehensive plan is a 20-year planning document that articulates the community's vision through a series of goals, policies, and actions that ultimately inform city code and development regulations. Comprehensive plans provide communities with direction, informing decisions on development, municipal budgets, and long-range public investment. The last comprehensive plan update was completed in 2018, adopted by Ordinance 2018-15.

This update enhances the 2018 Comprehensive Plan to incorporate several new state requirements, including recently adopted amendments to statewide goals on housing and climate change and more. The process also provides an opportunity to evaluate whether the Plan continues to reflect the values and priorities of the Walla Walla community.

The City received a grant from the Washington State Department of Commerce to complete our comprehensive plan update, and we hired planning consultant, SCJ Alliance, to support us in this work. The scope of work for this project includes six phases — project management, existing conditions, community engagement, comprehensive plan outline and policy framework, final comprehensive plan, and plan adoption.

A new requirement for this update is developing a Climate Resilience Element. Washington State House Bill 1181 was signed into law in 2023 and added a climate goal to the Growth Management Act (GMA), requiring local comprehensive plans to have a climate element. Climate elements must maximize economic, environmental, and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. The City received a grant from the Department of Commerce, and we hired Cascadia Consulting Group to support us in developing a Climate Resilience Element.

**POLICY ISSUES:**

For discussion only at this time.

**PLAN COMPLIANCE:**

COMPREHENSIVE PLAN:

This update project directly relates to the comprehensive plan and thus aligns with all current comprehensive plan goals and policies.

**ALTERNATIVES:**

For discussion only.

**CITY MANAGER COMMENTS:**

Approved for a joint City Council-Planning Commission discussion.

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**Attachments**

Memo to PC-CC - Joint Work Session

Summer Open House Engagement Summary

Fall Open House Engagement Summary

Growth Management Act Amendments - 1995-2025

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## MEMORANDUM

**TO:** City of Walla Walla Planning Commission and City Council  
**FROM:** Development Services Deputy Director, Emily Arteche, AICP  
**DATE:** November 3, 2025  
**RE:** 2025 Comprehensive Plan Update- Joint PC/CC Work Session

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### **Introduction:**

The upcoming joint work session between the Planning Commission and City Council will focus on the status of the City of Walla Walla Comprehensive Plan Update –2046. This update enhances the 2018 Comprehensive Plan to incorporate several new state requirements, including recently adopted amendments to statewide goals on housing and climate change and more. The process also provides an opportunity to evaluate whether the Plan continues to reflect the values and priorities of the Walla Walla community.

### **Background:**

Since the last update in 2018, the city has worked to align its long-range planning efforts with evolving community needs and legislative changes. Attached is a summary of Growth Management Act (GMA) amendments from 1995–2025, highlighting 58 bills passed since the last adoption that are expected to influence local planning policy. This volume of legislation underscores the importance of a comprehensive and responsive update.

### **Public Engagement:**

The public engagement program is well underway. To date, staff have hosted two public open houses, conducted community surveys, and delivered civic engagement presentations to nonprofits and service clubs. Staff will present an overview the engagement efforts and share initial community feedback including emerging these of housing and the environment and climate. Summaries of public input from the July 10 and October 15 open houses are attached, providing some insight as to what's been expressed by participants. Additional analysis of these comments will be conducted to ensure that community input is meaningfully reflected in the development of goals and policies.

### **Next Steps:**

At the meeting, staff will also present a draft outline of next steps, including the anticipated start of legislative review in the first quarter of 2025.



# Summer Open House Engagement Summary

## Introduction

**Event:** City of Walla Walla Comp  
Plan Update: Open House

**Date/Time:** Thursday, July 10<sup>th</sup>,  
from 4:30-6:30 pm

**Location:** Walla Walla Public Library  
238 E Alder Street  
Walla Walla, WA 9362



The City of Walla Walla held an open house on Thursday, July 10 from 4:30 pm to 6:30 pm at the Walla Walla Public Library, to share the comprehensive plan periodic update process with the community. The event provided an opportunity for the public to learn how the comprehensive plan guides decisions on growth, housing, transportation, land use, and other critical issues for the next 20 years. Survey and event flyers were made available in both English and Spanish to ease participation barriers and ensure broad participation from the community.





Attendees had the chance to watch a presentation about the update process and learn more about the timeline and opportunities for future involvement. This event was an important early opportunity to gather public feedback about community priorities. Participants were encouraged to share their ideas, concerns, and hopes for the future of Walla Walla. Three engagement activities were available to help collect input and better understand the values and vision of residents.

## Activities

### Activity One: Penny Poll – Community Priorities



Attendees participated in a "penny poll" to express what they value most for the future of Walla Walla. Nine jars were labeled with different aspects of the community, and each person was given three pennies to allocate toward the areas they felt were most important to focus on throughout the comprehensive plan update. This interactive activity gave residents a simple and visual way to prioritize local issues and opportunities. The distribution of pennies helped highlight which topics matter most to the community and will inform how the comprehensive plan update reflects local needs and aspirations.

The categories included: **Social Service, Climate Impacts and Wildfire Risks, Thriving Businesses, Infrastructure, Parks and Recreation, Environmental Protection, Facilities and Utilities, Transportation, and Affordable Housing and Housing Availability.**





## Community Priorities (Based on Number of Coins)

- 1) **Affordable Housing & Availability:** 62 coins
  - a. *Note: Concern about skyrocketing housing prices; question raised about whether real estate speculation is contributing.*
- 2) **Social Services:** 34 coins
- 3) **Thriving Businesses:** 28 coins
  - a. *Note: Suggestion to repurpose an old business building for indoor recreational activities across all age groups (e.g., pétanque, cornhole, pickleball, bowling).*
- 4) **Environmental Protection:** 25 coins
- 5) **Climate Impacts and Wildfire Risks:** 23 coins
- 6) **Parks and Recreation:** 23 coins
- 7) **Infrastructure:** 20 coins
- 8) **Transportation:** 17 coins
- 9) **Facilities and Utilities:** 8 coins

There was a total of **243 votes cast** which means there were about **81 participants in 2 hours**.

The penny poll results from the July 10 Open House show that affordable housing is the community's top concern by a significant margin. Residents expressed frustration over rapidly rising housing prices and questioned whether real estate speculation is contributing to the trend. Social services, thriving businesses, and environmental protection also ranked highly, reflecting strong interest in community well-being and long-term resilience. One suggestion called for repurposing an old business building into an indoor recreational space for all ages. Additional feedback included concern for animal welfare and a desire for inclusive, accessible community services and infrastructure.





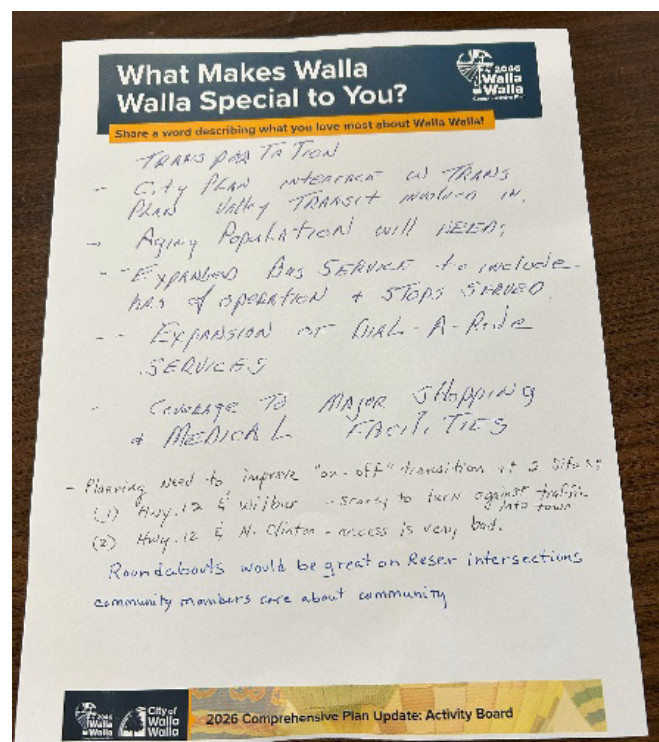




## Activity Three: What Makes Walla Walla Special To You?

In addition to the interactive displays and penny poll, participants were invited to provide open-ended feedback by responding to the prompt: "Share a word describing what you love most about Walla Walla!" While some shared simple reflections, many used this opportunity to ask questions, offer specific suggestions, or highlight aspects of the community they value.

Responses were grouped by topic, with the full list provided at the end of this summary to help guide future planning decisions. The three main themes that emerged are:



## Top 3 Themes

- 1) **Expand affordable and diverse housing** by increasing supply, protecting existing affordable options, and offering choices that meet the needs of different income levels and life stages.
- 2) **Encourage mixed-use development** that blends housing with retail or services while maintaining neighborhood character.
- 3) **Improve transportation access and safety** through expanded transit service, safer highway connections, and better intersection design.



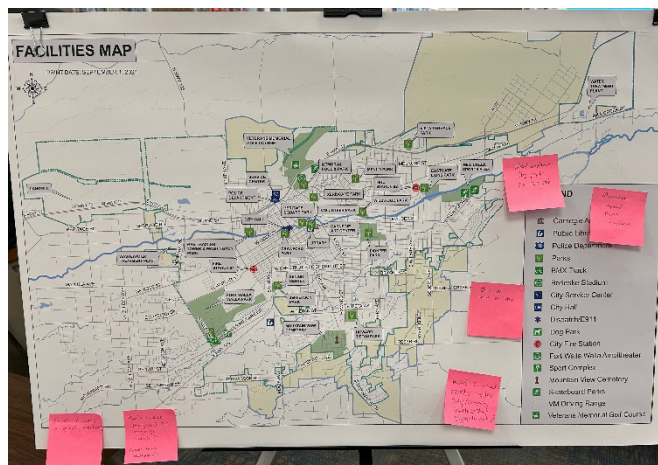
# Feedback Summary

At the open house event, community members shared their input through sticky notes placed on maps and displays, interactive stations, and open-ended prompts. All comments were reviewed and grouped by topic to reflect the full range of community perspectives. A summary of feedback, sorted by comprehensive plan category, is provided below.

A complete record of all submitted comments, presented in participants' original wording, is included in Appendix A: Community Feedback.

## Capital Facilities

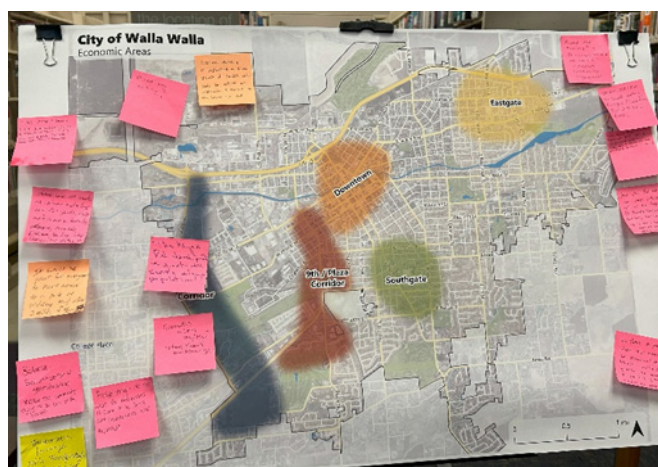
Community members expressed appreciation for existing investments, especially the sports complex, and proposed new capital projects to enhance services and amenities. Suggestions included developing an events center in partnership with the county, adding another park on the east side of the city, establishing a municipal animal impound facility, and ensuring water system infrastructure is accurately represented on maps.



*"Sports Complex a great addition!"*

## Economic Development

Participants emphasized the importance of diversifying Walla Walla's economy beyond tourism and hospitality, supporting local businesses, and increasing access to services. Concerns about car dependency, mixed-use zoning, equitable development, and shelter for unhoused residents surfaced throughout. Many comments highlighted the need for walkable neighborhoods, indoor recreation spaces, and leveraging underutilized buildings for community benefit.



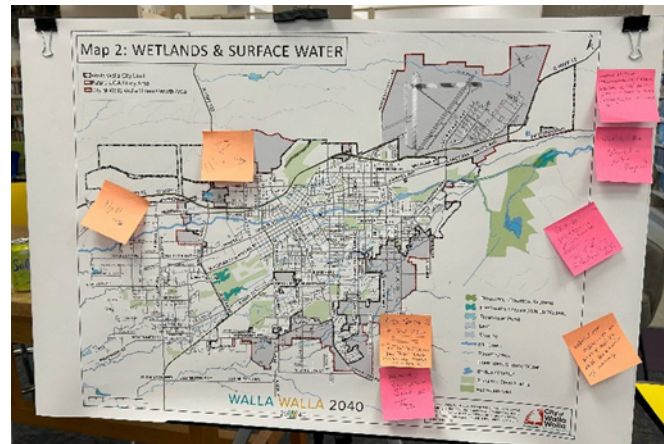
*"Balance: Beautification & gentrification. \*Allow the community there to be part of the process."*





## Environment / Shoreline / Climate Element

Comments focused on urban tree canopy, equitable greening efforts, and questions around environmental planning tools like the Shoreline Master Program. Residents supported public-private partnerships for tree planting and expressed interest in integrating recreational and environmental enhancements, such as adding food trucks or sports areas at key sites. Some called for clarification on stream setback policies and Urban Growth Area (UGA) boundaries.



*"No more development south of town."*

## Housing

Housing concerns expressed by participants were wide-ranging and indicated a sense of urgency. Community members called for more affordable housing, especially for workers, seniors, and the unhoused. They suggested density increases, protections against corporate ownership, use of public or vacant buildings, and a diversity of housing types to accommodate residents. There were also questions about who is driving new development and whether it reflects local income levels. Several participants stressed the importance of planning for infrastructure alongside housing growth.

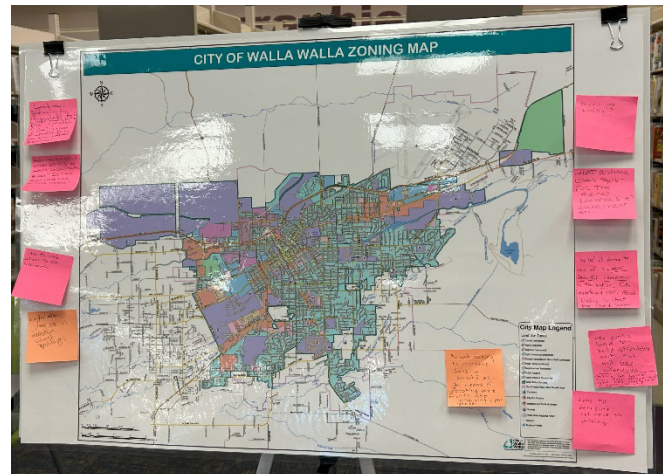


*"Use empty buildings for affordable housing."*



## Land Use

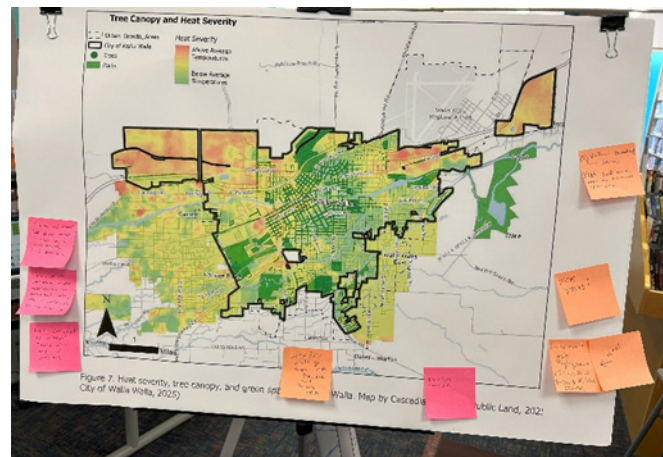
Land use comments showed concern about sprawl, equity, and planning transparency. Suggestions included expanding the UGA responsibly, preventing southside overdevelopment, encouraging infill, and considering land use impacts on transportation and affordability. Several comments advocated for mixed-use zoning, adaptive reuse of vacant buildings, and use of public land for permanent affordable housing.



*"Zone to decrease reliance on driving."*

## Parks and Recreation

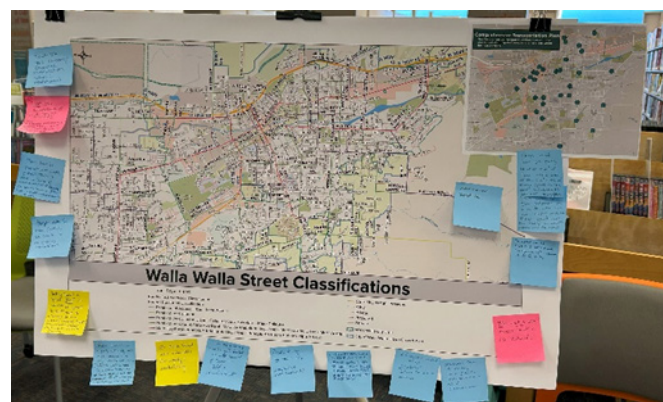
Feedback in this category centered on the need for more parks and inclusive recreation opportunities—particularly for teens who are not drawn to traditional sports. Several participants voiced support for improving access to parks and trails, ideally within walking distance from neighborhoods, as a basic amenity for all residents.



*"More parks!"*

## Transportation

Transportation feedback reflected concerns about safety, access, and system efficiency. Suggestions included more sidewalks, roundabouts, bus and Dial-a-Ride service improvements, and better education on how to use traffic circles. Speeding, poor striping, and intersection design were also cited as community priorities. Equity was a recurring theme, with comments highlighting gaps in service for lower-income areas and calling for more trees and infrastructure investment across all neighborhoods.



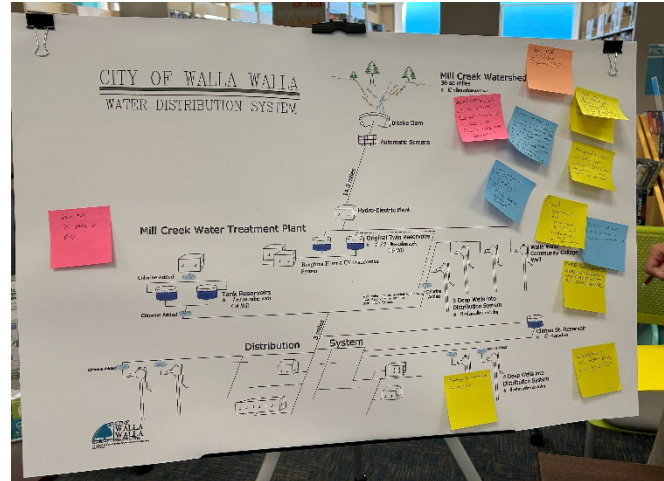
*"Love the roundabouts at high traffic areas."*





## Utilities

Residents voiced strong support for the local water system and aquifer recharge efforts, with several expressing pride in existing projects. Suggestions included reducing residential water pressure, investing in system resilience, and planning for long-term water availability. There were also calls to preserve farmland, avoid waste, and ensure utility infrastructure keeps pace with development.



*So proud of our water system & replenishing the aquifer."*



# Appendix A: Community Feedback

## Capital Facilities

- Sports complex a great addition!
- Need a true events center city/ county partnership opportunity?
- Show ASR wells on map
- Municipal impound facility for animals
- Need another Dos park on east side

## Economic Development

- Economic diversity is imperative to future growth and success. We won't be reliant on hospitality & tourism to the level we are.
- This map shows why Walla Walla is a car-centric city. Not walkable to take care of daily needs.
- Where can we create an indoor activities area for youth, adults, and seniors. Activities petanque, corn hole, pickleball, bowling, roller skating, ice skating, ect.
- Growth along Myra? Where should new homes go?
- Balance: Beautification + gentrification. Allow the community there to be a part of the process.
- Prospecting- Do not wait for businesses to come to us. Seek out opportunities and expansion.
- Mixed use zoning? Decrease reliance on cars and increase community engagement.
- Do not continue to build south of Prospect/ Taumarsen move it to the east!
- This fails the popsicle test. That is can a child walk to a store, buy a popsicle and go home before it melts.
- how can the town be more interconnected on the large scale. *(comment cut off in picture)*
- Is there a point when the goal of economic/biiz district shifts from growth to maintaining or perhaps for profit to growing... *(comment cut off in picture)*
- Include heat mitigation and non-car transportation in any expansion/ design.
- Indoor shelters. More shelters
- Tax breaks for small developers/less than 6 units *("seconded" by another participant)*
- Schools? New for
- health or people is important in planning
- Want everyone involved.
- Empty building why? Shelters! (see canada)



- I have questions about large vacant building. Is it possible to make them into homeless centers? They would be covered, heated, cooled, a place to give support.
- I feel all of these concerns would include a togetherness based community
- Why not have the ability to mix retail and housing. For example, multi story building with retail on the ground level. The only place I have seen that is on Rose where there is Mama Momacelli Bakery.
- I like that the added unit is in good proportion with the house. Sometimes the added unit... *(comment cut off in picture)*

## Environment/Shoreline/Climate Element

- Increase canopy.
- Enhanced golf program at vets and events of the course. *("seconded" by another participant)*
- why does clala go into UGA on east and the South UGA
- public - private partnerships to plant trees/vegetation on business-owned property, esp. if public right of way is lacking.
- Engage with home/land owners to partner to plant trees on private property. Avoid gentrification.
- Indoor basketball, Ice skating. Add food truck area to mill creek sportsplex. *(comment was on the board at the environmental table)*
- What is the Shoreline master program?
- Why is the Yellowhaek creek setback 50' and every other stream (Mill Creek included) 35'?

## Housing

- Housing: more development south N.E. Middle housing has ownership problems. Corporations own. Less autonomy. More multi fam housing
- More housing density- enough affordable housing for all who work here.
- More housing units overall including for the working, poor, and the homeless.
- Affordable housing developed on with a long term plan to keep housing affordable
- Multi family housing in all neighborhoods tastefully developed!!
- More places for homeless
- What's being planned to address rising rents? Is there a cap + incentives to achieve this?
- What protections exist to keep housing (esp affordable) locally owned? STRs, LTRs, corporate owners ect.
- If extended affordable housing where would go. *(comment was on the east side of the map)*
- Use empty buildings for affordable housing
- Groups of 6? Tiny houses for seniors reduce loneliness. Centralized kitchen and conference room. Increase/maintain independence after downsizing family home.





- What's the plan for this planned community? (*comment was pointing at map near pine & myra*)
- Who is buying the new housing in the developments when the medium income is 58,000 and these new homes start around 350,000. Investors? Equity firms? Do we really need more housing developments?
- We need affordable housing so people (customers)(workers) can afford to live and purchase here. And have great lives!
- Affordable housing
- Protect manufactured home parks
- Townhouse style middle income
- Single Level townhouse style low income seniors
- We need affordable housing for all residents. Solve scarcity problem.
- more multifamily units, including in existing neighborhoods
- We need more affordable housing + make sure intro.. Is built out to support new development. (roads, sewers..) (*comment cut off*)

## Land Use

- Add Kendall Rd to the UGA. That is what should have been done 10 years ago.
- No more development south of town.
- Watershed and logging- where are we at with this? We would love a townhall type opportunity.
- Who will provide affordable housing- the part industrial development.
- Mixed use zoning?
- Land use planning is important. As is new housing priorities. Please consider "like" types of dwellings in an area whenever possible!
- How much open land exists in heavy industrial zones? Is it adequate for future needs?
- This zoning leads to car dependency
- Upper story development in downtown vacant buildings.
- Adjust zoning to increase housing density as a means of creating more affordable units and preserving open space.
- zone to decrease reliance on driving.
- Use public land to build affordable units that will stay affordable. Parking lot across from post office that never has more than 3 cars in it?
- Walla Walla is home to one of the most beautiful cemeteries in the nation! City maintained well. Much history in that tree shaded place.
- What possible uses exist for the former landfill site? Solar farm? Ect.
- Mixed zoning use
- How often is the UGA expanded/updated?



# Parks and Recreation

- Park space designed to engage teens? (other than skate park)
- more parks!
- Park designed to attract teens who are not athletes
- It would be great for everyone to have access to a park or walking trail within 3 miles of their home.

# Transportation

- Aging population will need: Expanded bus service to include hrs of operation + stops served. Expansion of Dial - A- Ride services. Coverage to major shopping + medical facilities
- Planning needs to improve "on-off" transitions at 2 sites: 1) Hwy 12 & Wilber - scary to turn against traffic into town. 2) Hwy 12 & N. Clinton - Access very bad
- Roundabouts would be great on Reser intersections community members care about community.
- City Plan interface with Trans Plan Valley Transit involved in.
- South 3rd and Orchard/Cherokee inter section needs a roundabout.
- Love the roundabouts at high-traffic areas.
- Please prioritize sidewalks on every residential street.
- More trees in commercial areas please. This is also an issue of environmental equity as lower income folks live in more commercial areas
- People seem to need further education on navigating roundabouts.
- Valley transit is great BUT it would be great to NOT have to always go through transit center, transferring through there makes trips unnecessarily lengthy.
- Public transit is a gap, especially off major arteries/in more residential areas. Type diversity could increase (bus, dial a ride, ect.) Are there opportunities to ID community priorities for new stops?
- All streets should have sidewalks for safety & walkability.
- We are growing. Traffic gets backed up at Howard & Reser - add a roundabout.
- People driving too fast in city. Wellington Ave + Middle Waitsburg Rd.
- Install flashing walk at Penrose and Isaacs. Provide regular info to public about traffic circles. (How to Use!) Budget for residential street paving.
- Sidewalks needed along Blue St. Between Francis + Melrose.
- People are driving too fast - dangerous need cameras.
- Bike routes with slower traffic. (see Portland)
- Developer should have paid for crossing (over Pan or ??) highway 12 at Division
- Sidewalks on school ave
- Strips around town got poorly re-striped the last few weeks and the hard work and money spent on the roads and sidewalks just went down the drain with the poor judgement on a couple who ran the striping machine. Please spend our tax money on quality people and machines.



- The Myra Rd development is great - will service a large population !!
- transportation: encourage public transportation be efficient local.
- Road designs have made WW less ambient and relaxed (poplar, rose)

## Utilities

- Show ASR in procos on map
- Thank you for recharging the aquifer!
- education on watershed/fire tactics
- Forget green lawns! Decrease residential water pressure to the national average.
- So proud of our water system + replenishing the aquifer.
- Find reserves for concerned groups, ie. Watershed & forest practices.
- Las house on 857 Wellington - ponding- check during heavy rain event.
- Awesome job with your IRRP projects nice job plugging the leaks!
- system resilience as a priority for water is important + should continue as a focus. Forest mgmt in the west requires fire + the extent to which it can be introduced intentionally is preferred collab w/ CTUIR, Landowners, + anyone at highest risk of impact.
- We need to close the entire water system to loss & have the option for new water at the end. *(comment cut off)*
- Don't want to see anymore farmland converted to housing. Who is buying the new houses?
- Show ASR on the water system map.





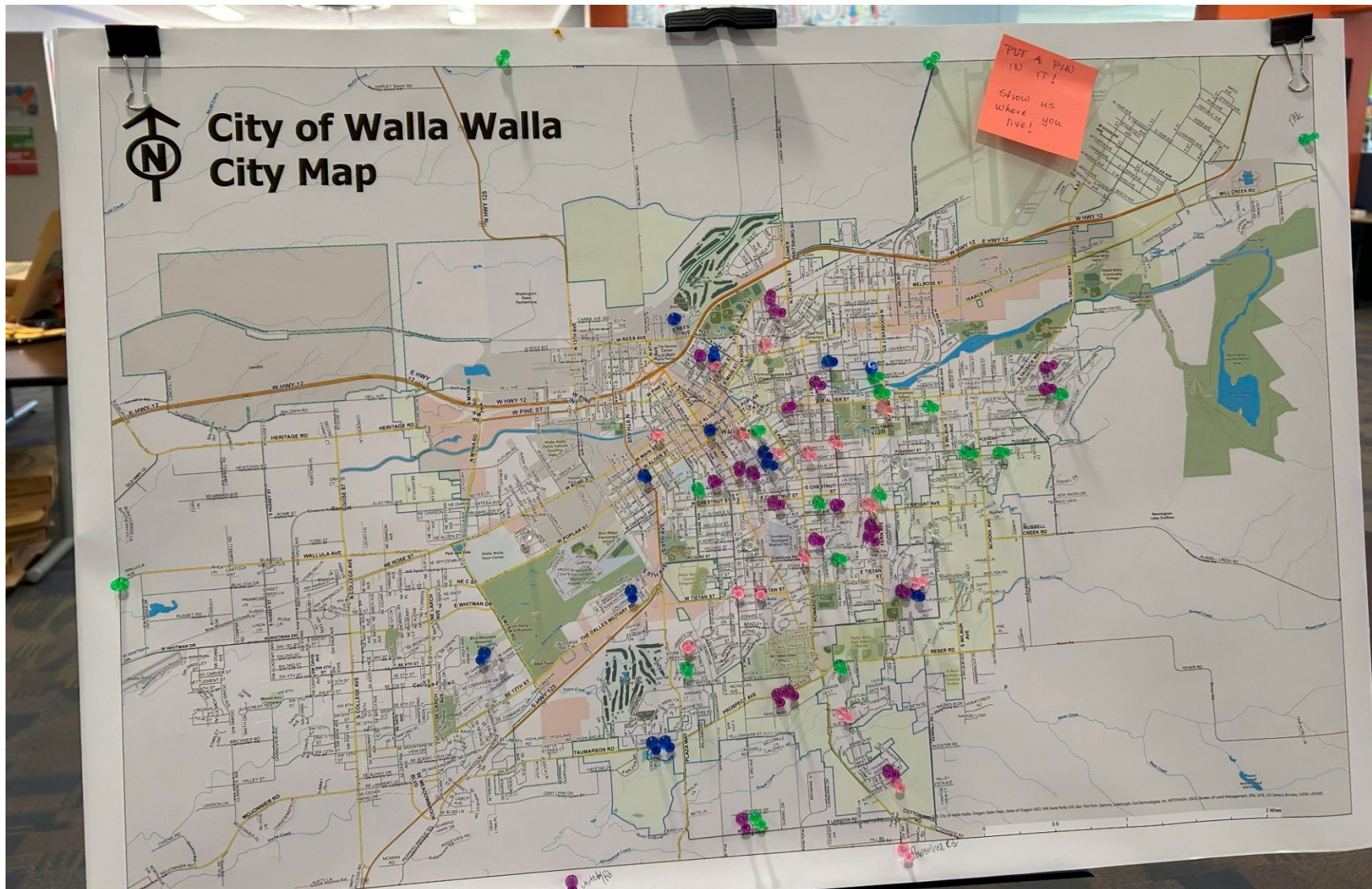
# Appendix B: Community Map Displays



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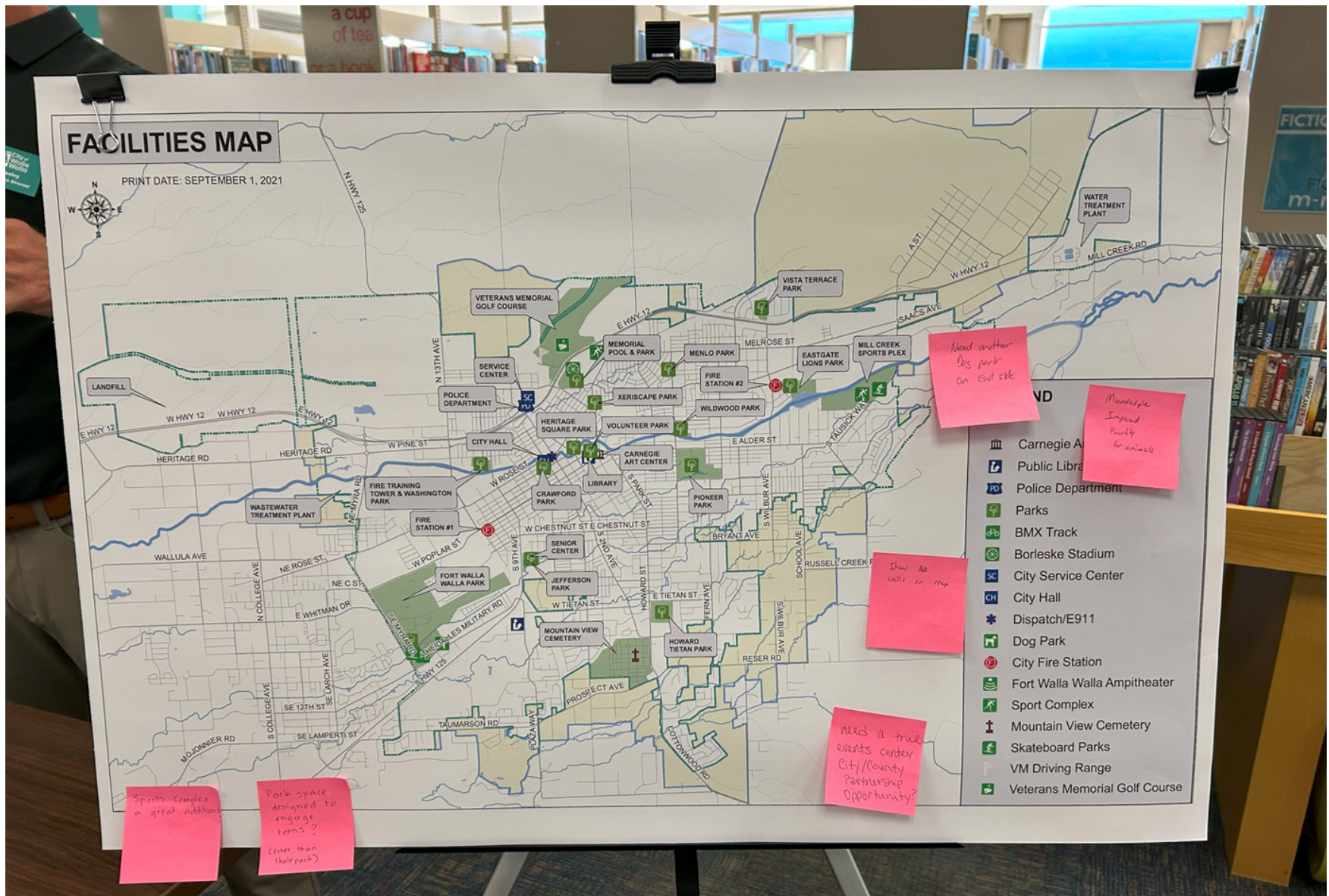




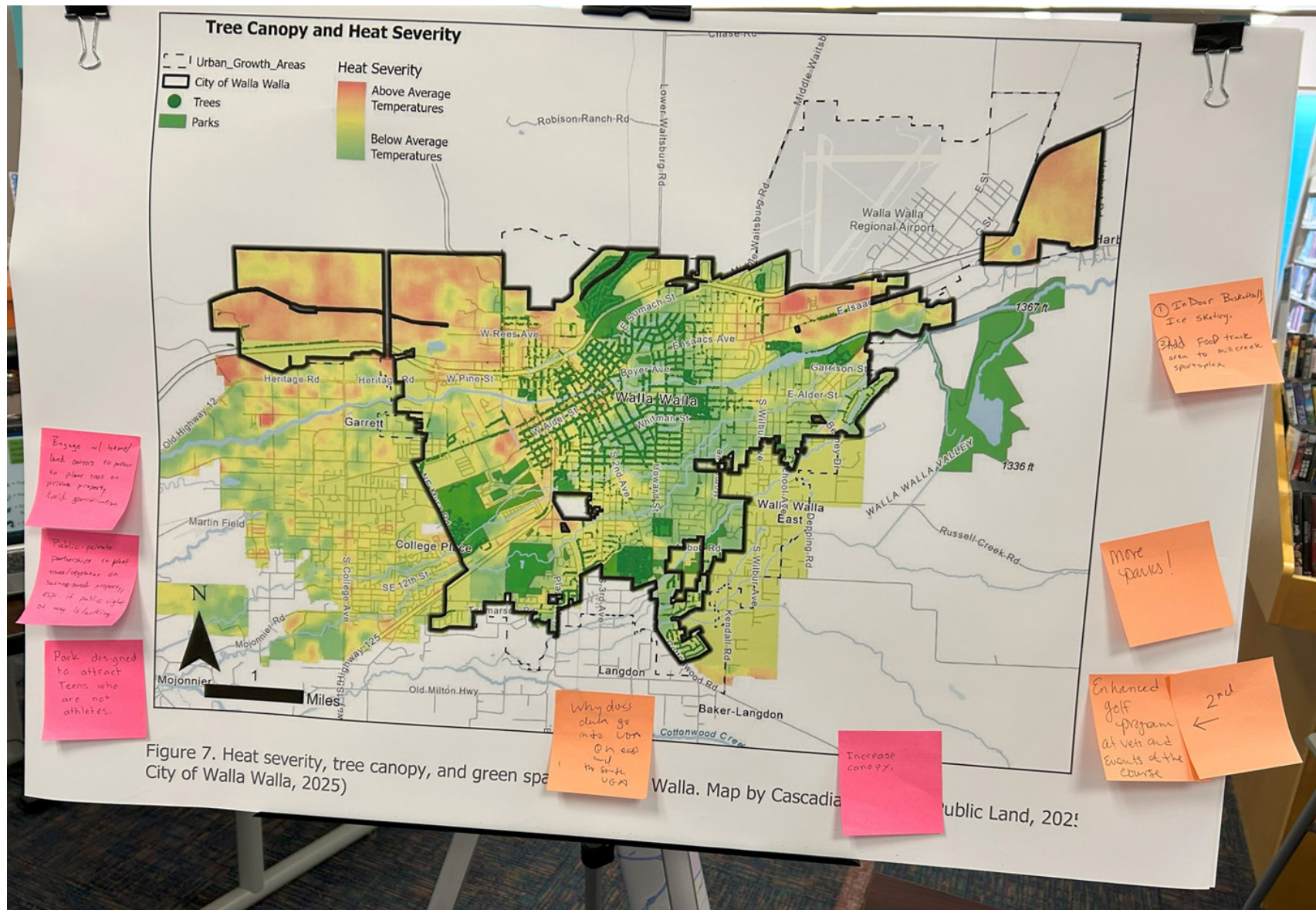






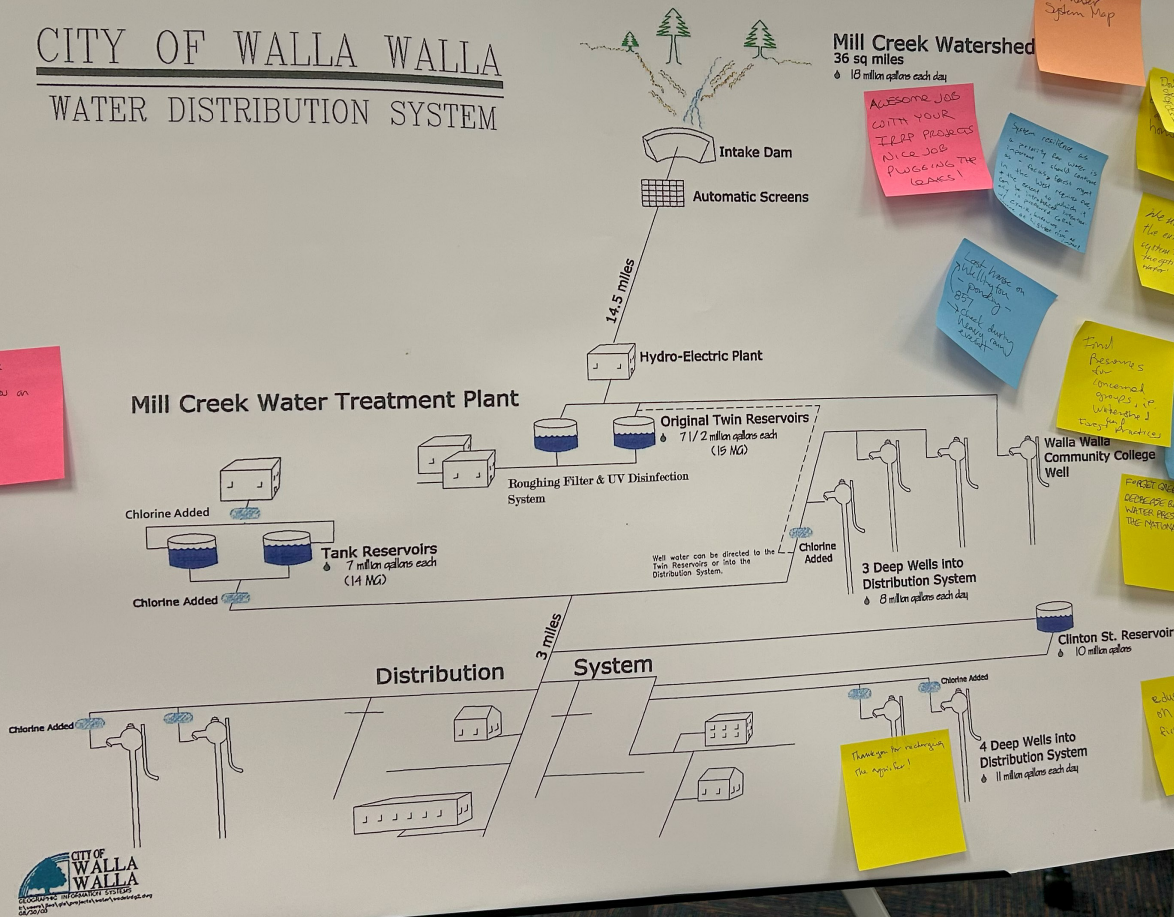








CITY OF WALLA WALLA  
WATER DISTRIBUTION SYSTEM

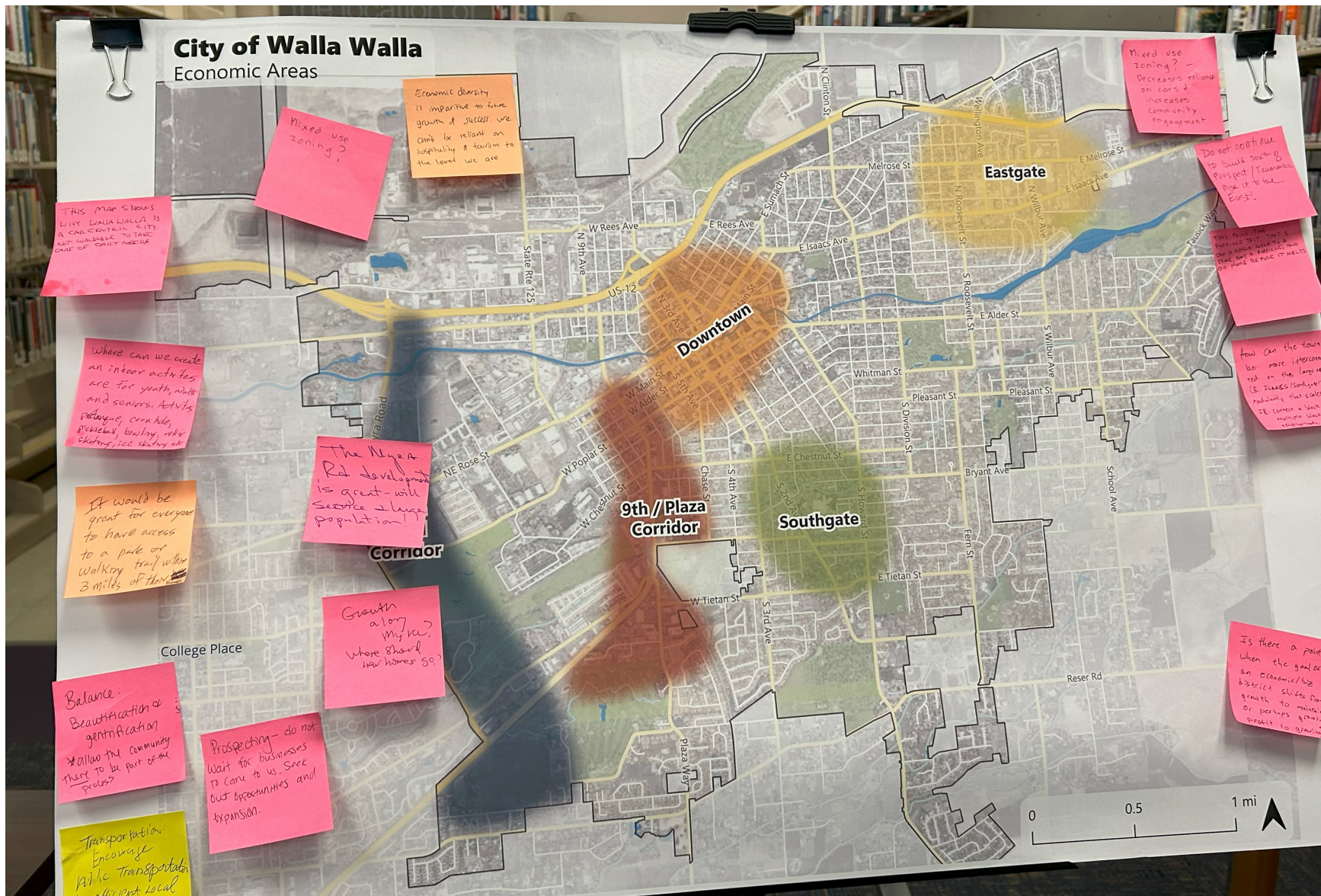


Walla Walla 2046 Comprehensive Plan Update

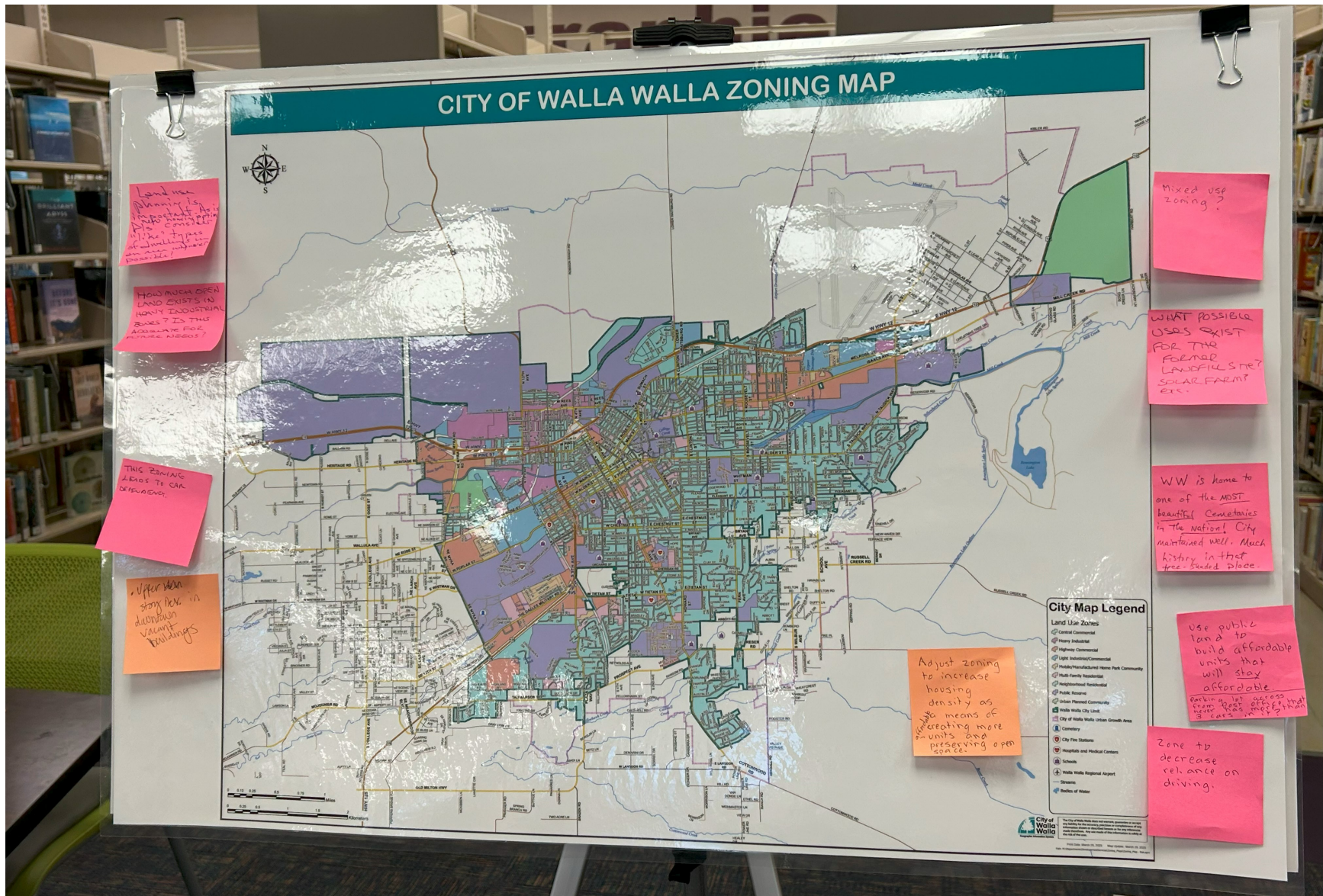
Open House Engagement Summary | Page 20



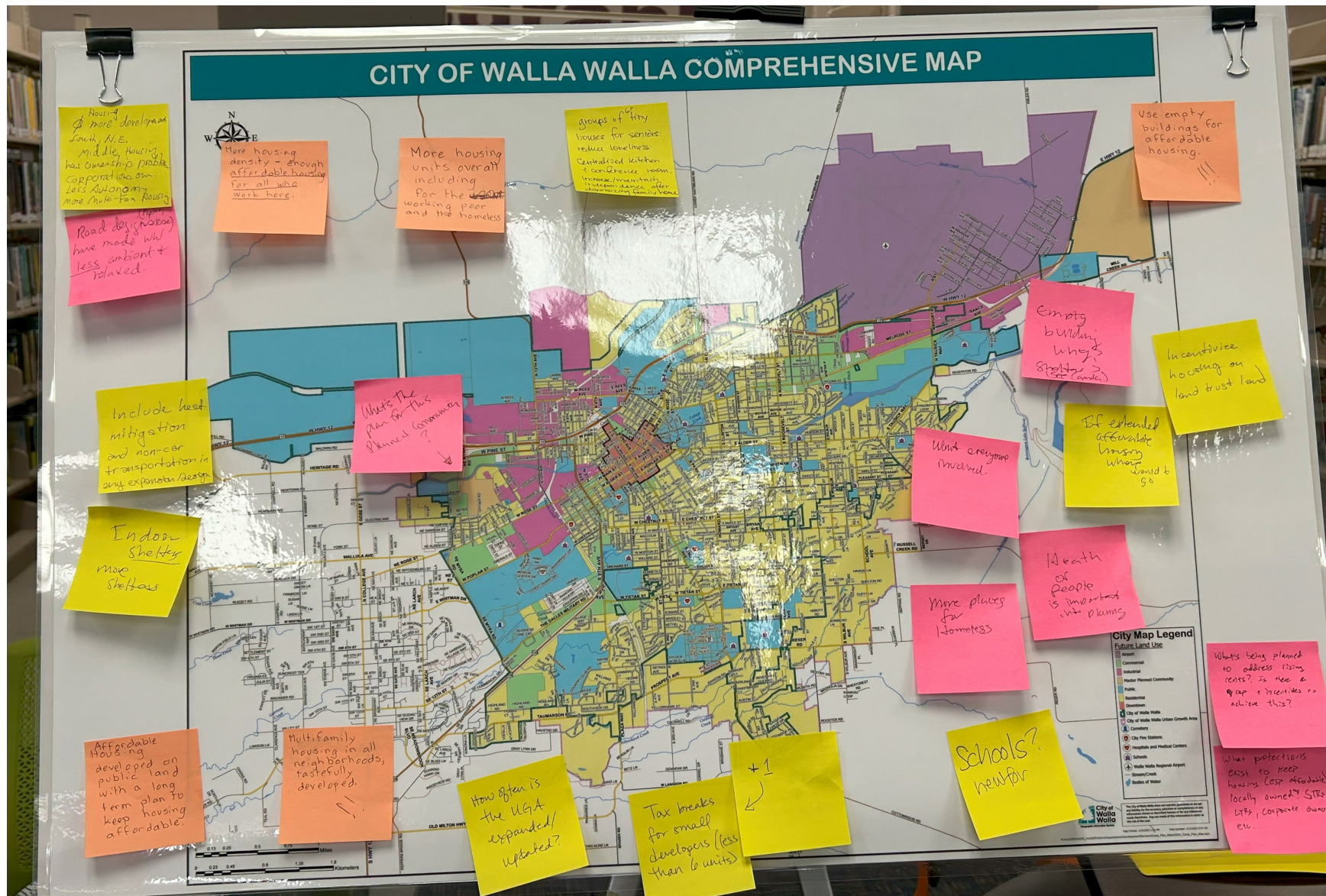














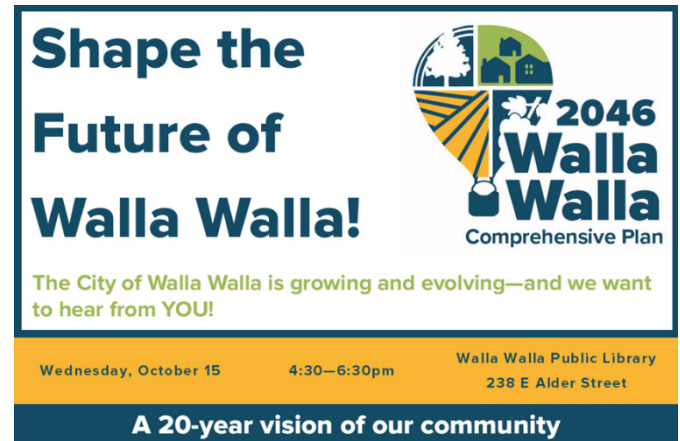
# Fall Open House Engagement Summary

## Introduction

**Event:** City of Walla Walla Comp Plan Update: Fall Open House

**Date/Time:** Wednesday, Oct. 15<sup>th</sup>,  
from 4:30-6:30 pm

**Location:** Walla Walla Public Library  
238 E Alder Street  
Walla Walla, WA 9362



The City of Walla Walla held an open house on Wednesday, October 15 from 4:30 pm to 6:30 pm at the Walla Walla Public Library, to share the comprehensive plan periodic update process with the community. The event provided an opportunity for the public to learn how the comprehensive plan guides decisions on growth, housing, transportation, land use, and other critical issues for the next 20 years. All event materials were made available in both English and Spanish to ease participation barriers and ensure broad participation from the community.

Attendees had the chance to hear a presentation about the update process and learn more about the timeline and opportunities for future involvement. This event was an important early opportunity to gather public feedback about community priorities. Participants were encouraged to share their ideas, concerns, and hopes for the future of Walla Walla. Three engagement activities were available to help collect input and better understand the values and vision of residents.

## Community Priorities

Community feedback from the Fall Open House revealed clear priorities. When both the penny poll results and written comments were considered together, housing affordability, transportation access, and parks and recreation emerged as the top three themes. These priorities highlight a shared community focus on improving affordability, mobility, and overall quality of life in Walla Walla.





## Overall Top Three Themes:

1. Housing Affordability and Availability
2. Transportation Access and Safety
3. Parks, Recreation, and Open Space

## Activities

### Activity One: Penny Poll – Community Priorities



Attendees participated in a "penny poll" to express what they value most for the future of Walla Walla. Nine jars were labeled with different aspects of the community, and each participant was given nine pennies to allocate toward the areas they felt were most important to focus on throughout the comprehensive plan update. This interactive activity gave residents a simple and visual way to prioritize local issues and opportunities. The distribution of pennies helped highlight which topics matter most to the community and will inform how the comprehensive plan update reflects local needs and aspirations.

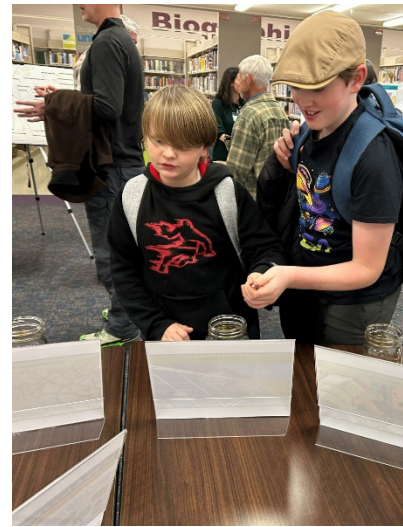
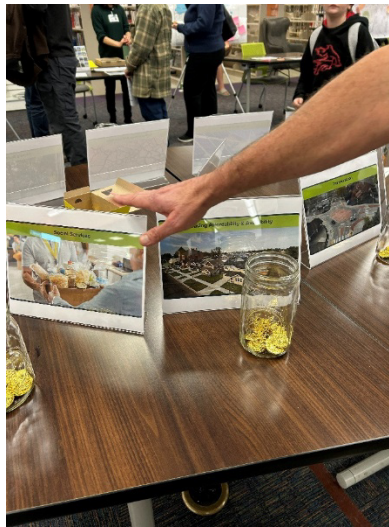
### Community Priorities (Based on Number of Coins)

4. **Housing Affordability and Availability** – 25 coins
5. **Parks and Recreation** – 20 coins
6. **Climate Impacts and Wildfire Risks** – 19 coins
7. **Environmental Protection** – 18 coins
8. **Social Services** – 14 coins
9. **Transportation** – 13 coins
10. **Facilities and Utilities** – 13 coins
11. **Thriving Businesses** – 13 coins
12. **Infrastructure** – 12 coins



A total of **147 coins** were distributed during the activity, suggesting participation from **approximately 16 residents** over the course of the event.

The penny poll results show that housing affordability remains a leading community concern, with residents emphasizing the importance of accessible, attainable housing for all income levels. Parks, recreation, and environmental topics also ranked highly, highlighting the value residents place on outdoor spaces, natural resources, and climate resilience. The close grouping of several mid-ranking categories suggests that participants see many community needs as interconnected rather than isolated.

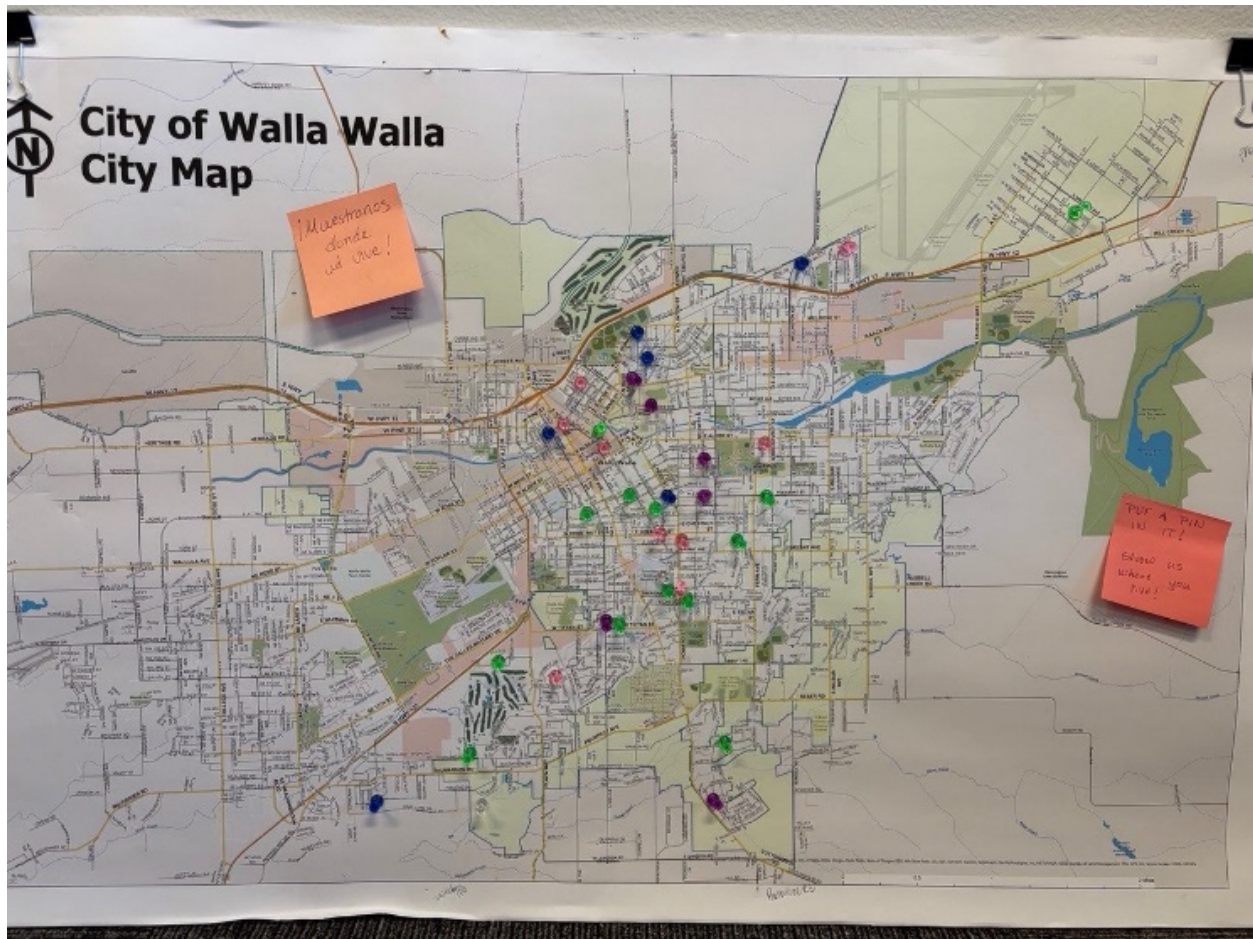


## Activity Two: Community Map Displays

Along the perimeter of the event space, a series of large-format maps displayed key information about the Walla Walla community. Topics included economic activity areas, zoning, the comprehensive land use map, wetlands and surface water, the water distribution system, tree canopy and urban heat severity, the transportation plan, community facilities, and street classifications. Participants were encouraged to engage directly with the maps by adding sticky notes with comments, questions, and ideas. One particularly popular feature invited attendees to “Put a pin in it!” by placing a marker on a city map to show where they live, helping to visualize the geographic distribution of community input. Participants indicated they lived throughout Walla Walla, with representation from all parts of the city. There was a slightly higher concentration of participants from the downtown area and nearby neighborhoods.

Engagement at this station was strong, with many thoughtful sticky notes submitted by the end of the event. All feedback gathered from the map displays has been collected and organized by topic. These comments are included at the end of this summary document to inform the Comprehensive Plan update and ensure that community voices are reflected in each thematic area.





Photos of all the displays with comments are attached at the end of this document summary as **Appendix B – Community Map Displays**.

## Feedback Summary

At the open house event, community members shared their input through sticky notes placed on maps and displays, interactive stations, and open-ended prompts. All comments were reviewed and grouped by topic to reflect the full range of community perspectives. A summary of feedback, sorted by comprehensive plan category, is provided below.

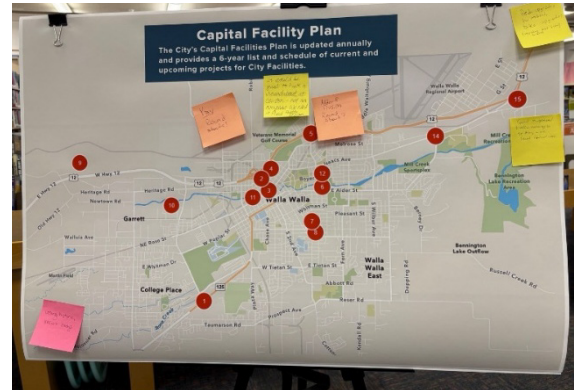
A complete record of all submitted comments, presented in participants' original wording, is included in **Appendix A – Community Feedback**.





## Capital Facilities

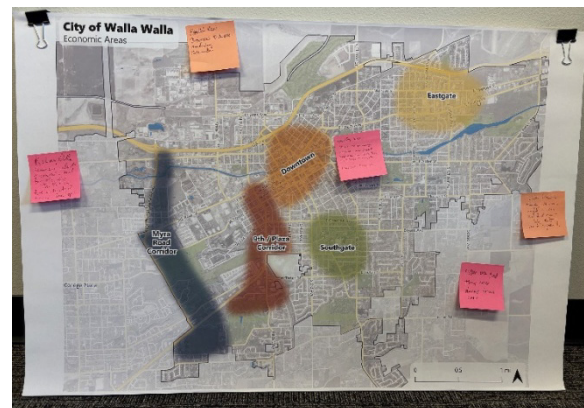
Community members emphasized the need for affordable and flexible housing options, with many suggesting small-scale, community-oriented solutions such as tiny home villages and modular units. There was also interest in creating spaces that combine housing, entrepreneurship, and neighborhood amenities, including ideas for year-round food truck pods and incubator-style villages. Several comments highlighted the value of improving the East Isaacs corridor to attract visitors and support local businesses.



*"Look into 'the end of the lines' success portal idea with a prototype incubator village!"*

## Economic Development

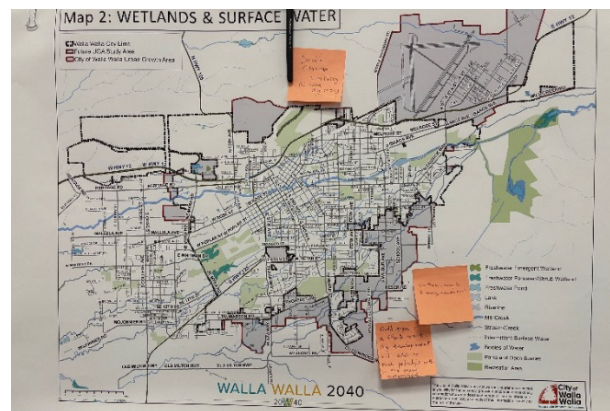
Feedback focused on supporting both community well-being and local business vitality. Participants suggested initiatives that combine economic opportunity with social impact, such as mentoring programs for unhoused residents and strategies to reduce downtown vacancies. There was also interest in aligning agricultural and tourism efforts to showcase local products and heritage.



*"Can there be a vacancy tax to encourage renting store fronts?"*

## Environment/ Shoreline/Climate Element

Participants expressed a strong interest in protecting floodplains, maintaining agricultural areas, and supporting environmentally sustainable practices. Several comments focused on reducing pollution, electrifying lawn equipment, and respecting watershed boundaries to minimize development impacts. Attendees also marked agreement with Climate Resilience policies that promote low-impact development, water efficiency, and habitat protection, indicating broad support for conservation and climate adaptation priorities.

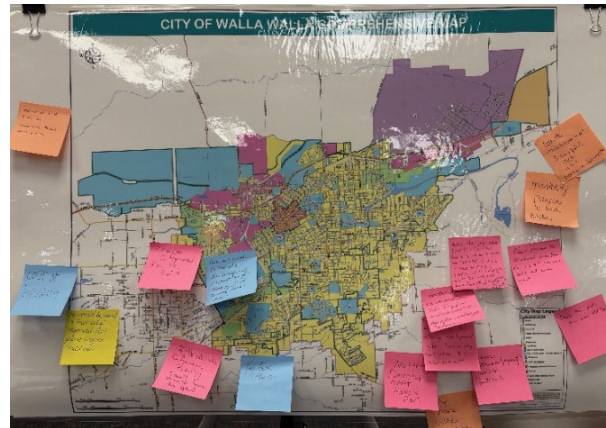


*"South area is a flood zone - any development will add to flood potential within the entire watershed."*



## Housing

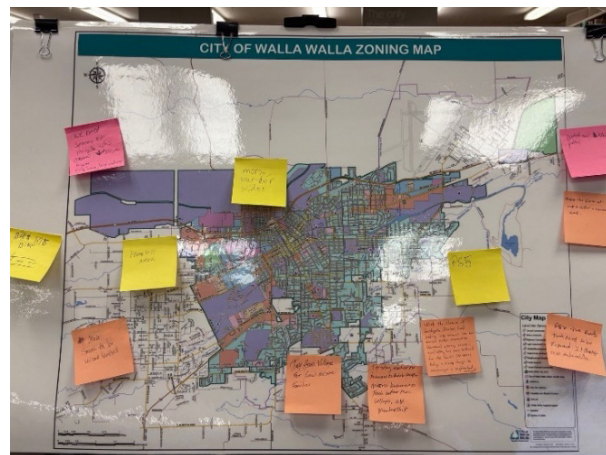
Comments centered on housing affordability, future growth areas, and the need for practical solutions to meet demand. Participants raised questions about how development in the South-Southeast area will align with infrastructure planning and expressed concern about the rising cost of housing. There was also interest in making it easier for residents to add accessory dwelling units (ADUs) through pre-approved design plans.



*"It would be great to have city-approved ADU plans anyone could use."*

## Land Use

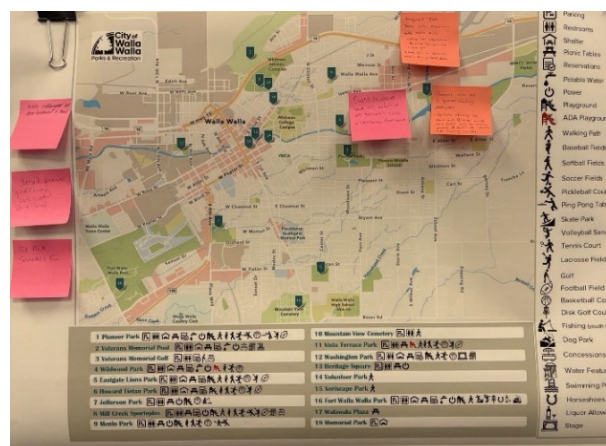
Participants voiced a strong preference for focusing growth within existing urban areas rather than expanding outward. Many comments called for removing the Cottonwood area from the Urban Growth Area (UGA) and prioritizing infill development, neighborhood-scale amenities, and mixed uses. Others raised issues of grocery access in South Walla Walla and the need for land use policies that support affordable housing and local employment opportunities.



*"Please remove the Cottonwood area from the UGA! We need infill, not urban sprawl."*

## Parks and Recreation

Feedback reflected broad community enthusiasm for recreation opportunities and open space. Many participants suggested creating new parks, trails, and bike facilities, with multiple comments supporting a park at the Cottonwood site and stronger trail connections along Mill Creek. Ideas also included developing cycling and mountain biking features, protecting existing hiking paths, and expanding amenities such as ice rinks and water slides to serve residents of all ages.



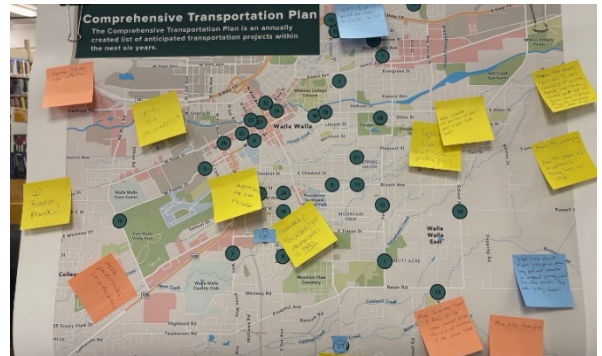
*"Make Cottonwood Rd development a park!"*





## Transportation

Community members shared a mix of practical concerns and forward-looking ideas about the city's transportation network. Many comments focused on the need to repair existing roads and ensure new development aligns with infrastructure improvements. Roundabouts received strong support, along with calls for more bike lanes, pedestrian upgrades, and improved connections for public transit and rideshare services. Participants also highlighted the importance of traffic calming, EV charging, and better safety for cyclists and pedestrians.

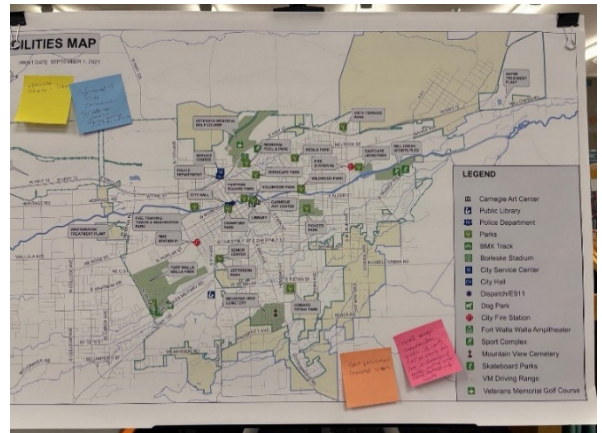


*"Ped upgrades to match bike upgrades (upgrading bad sidewalks)."*

## Utilities

Participants emphasized the importance of focusing infrastructure investments within city limits before extending service to surrounding areas. Several comments highlighted the need to complete sewer and water systems that would enable infill development and better use of existing vacant lots. The feedback reflected a broader desire to manage growth efficiently while maintaining reliable public utilities.

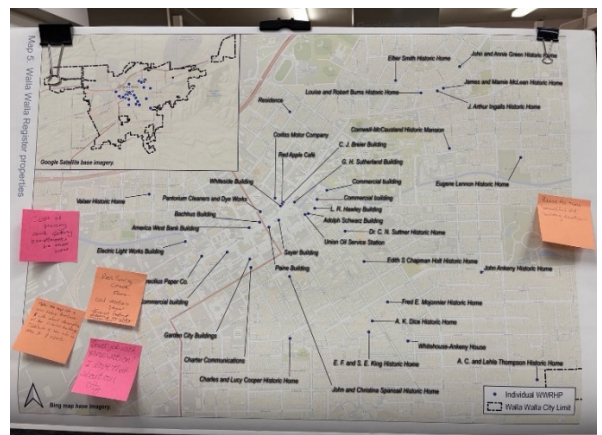
*"Complete sewage infrastructure within City limits first so empty lots can be developed before putting infrastructure outside city limits."*



## Historic Preservation

Community members expressed pride in Walla Walla's historic character and encouraged continued preservation and reuse of existing structures. Several participants proposed creating educational materials to share the city's history, such as brochures and maps highlighting notable buildings. Others emphasized the importance of restoring and occupying vacant historic properties to maintain downtown vitality and celebrate the city's heritage.

*"Make this map into a WW history brochure & with short descriptions of the historical buildings."*



## Other

These comments did not align with a single topic area but reflected a variety of individual perspectives and observations. Several participants discussed enforcement of local ordinances, while others emphasized the role of businesses in providing rehabilitation and job training opportunities. Feedback also reflected individual interest in city economic development efforts.

*"Targeting marked for businesses to rehab people. Mixed businesses teach better than colleges. Use mentorship."*





# Appendix A: Community Feedback

## Capital Facilities

- We need spaces for people who (make less than \$50k?) a year tiny home/ RU/ modular
- Tiny home village - the end of the line
- Year-round food truck pod! Maybe using Farmer's market pavilion
- Tiny house villages
- Look into "the end of the lines" success portal idea with a prototype incubator village
- Tiny house village for low income families
- Beautify East Isaacs to encourage visitation and support businesses like Bike Barn, Livit, Green Lantern, etc. Lampposts, trees, etc

## Economic Development

- Mentoring programs to teach homeless
- Can there be a vacancy tax to encourage renting store fronts?
- Ross Spring Creek Farm- Old Milton Hwy should reflect produce neighborhood tourism.

## Environment/Shoreline/Climate Element

- Don't change anything no more ag. Areas
- South area is a flood zone - any development will add to flood potential within the entire watershed
- Eliminate gas "so-called" leaf blowers. Reduce pollution and noise!
- Mandate electrifying all lawn equipment. No more 2-stroke engines.
- Grass is great, but its excessive at times - cost + carbon footprint
- Flood areas need to be respected. Don't develop in the water-sheds.
- No developments on South side w/o traffic improvement + aquifer recharge studies
- **1 checkmark next to CR 3.5** – Encourage new development and retrofits to pursue green building standards and explore incentives that prioritize low-impact development, sustainable design, climate-conscious materials, and environmentally friendly landscaping, especially for climate-impacted multifamily and low-income housing communities.
- **1 checkmark next to CR 3.6** – Continue efforts to enhance water use efficiency and upgrade water and wastewater infrastructure to better adapt to future climate conditions.





- **1 checkmark next to CR 4.1** – Prioritize the protection and restoration of critical habitats such as floodplains, wetlands, and riparian ecosystems and other critical areas to reduce the severity of climate impacts, support long-term ecosystem health, and improve climate adaptability.
- **1 checkmark next to CR 4.5** – Promote local and regional conservation, open space, and land management planning efforts that explicitly consider and address climate change risks

## Historic Preservation

- Make this map into a WW history brochure & with short descriptions of the historical buildings.
- Distribute @ WW info on Main St. & airport.
- Great job with preservation! I love that about our city.
- Please fill those beautiful old building downtown!
- Using historic, vacant bldgs

## Housing

- How do you see housing in the South-South East move to SR 125 & US 12 in the future? Where will improvement be needed? Are they tied to Capital Facilities and STIP?
- Cost of housing and selling employees to move here
- Cost of housing
- It would be great to have city approved ADU plans anyone could use

## Land Use

- Make the block at 228 E Poplar a commercial zone.
- With the closure of Southgate market (and taking into account the new market under construction Downtown) grocery access & availability has been reduced for the South & SW areas. Perhaps a zoning change to encourage a neighborhood market?
- Please remove the Cottonwood area from the UGA! We need infill, not urban sprawl.
- Remove Cottonwood from the U6
- I think the Cottonwood property should be removed from the UGA.
- Can we work to develop the neighborhood properties for housing, parks, (illegible), etc.
- Remove Cottonwood property from UGA. Build North.
- Don't piecemeal annexed areas
- Homeless area
- More space for low income families
- Establish new businesses to the area manufacturing. Intermodel.
- I'd like to see more infill to come- solidation- we don't need sprawl.



# Parks and Recreation

- Make Cottonwood Rd development a park
- Don't pave parking lot at Fort WW
- Ice rink sounded fun
- Promote WW as a gravel cycling destination
- Augment BMX park with mountain bike skills area: drop line progression; skinnies for balance; rock roll. Dutwie Hill in Issaquah, Family Man in Hood River
- Railway starting on Main and Palouse would be a great rails to trails, jumping off point to North side cycling routes
- Buy unused parking lots and turn them into pocket parks
- Develop trails, public areas along Mill Creek
- No Cottonwood development make a park
- More wader (water?) slides
- Protect our hiking paths
- Big bike (with drawing of a bike on a road)

# Transportation

- FIX the roads that need to be repaired. It damages our auto-mobils
- Improve transportation routes prior to allowing development rather than a long time after the development
- Repair our road they cause damage to our cars
- Make Tamarason, Prospect & Reeser all the same named road. They are all sections of the same road.
- Yay roundabouts!
- It would be great to have a roundabout at Clinton - not an overpass. We need it fixed faster, cheaper.
- Alder & Division Round about?
- Ped upgrades to match bike upgrades (upgrading bad sidewalks)
- Speed mitigation/ traffic calming to go along with speed reductions
- Reduce signals w/o detection
- (heart) Roundabouts!
- Love the roundabouts
- More pedestrian consideration
- Trigger light for bikes 9th & Chestnut
- Cherokee/ Orchard/ 3rd intersection is BAD
- Must construct West onramp on Clinton to (12)
- Bike lane Cottonwood Rd
- More rideshare services. I was shocked at a wine event how many wasted people got in their cars & drove. Also for airport runs, older people, etc
- Ensure sidewalks are available in areas where we have bike lanes
- Separated bike/ multi-use paths, pls!
- More EV charging. Also tell people W2 is walkable! They have no idea!



- What to do about 4-door pickups + other long personal vehicles in diagonal parking places (e.g. Main Street). They make cycling unsafe!
- More bike lanes/ paths

## Utilities

- Complete sewage infrastructure within City limits first so empty lots can be developed before putting infrastructure outside city limits.

## Other

- Homeless sleeping in library
- PS5
- Rodney Outlaw cares about economic devel. for the city- the part is for individual econ. develop.
- Enforcement of City Ordinance eg. Chalk man, homeless, smoking & drugs on city sidewalk
- Targeting marked for businesses to rehab people. Mixed businesses teach better than colleges. Use mentorship





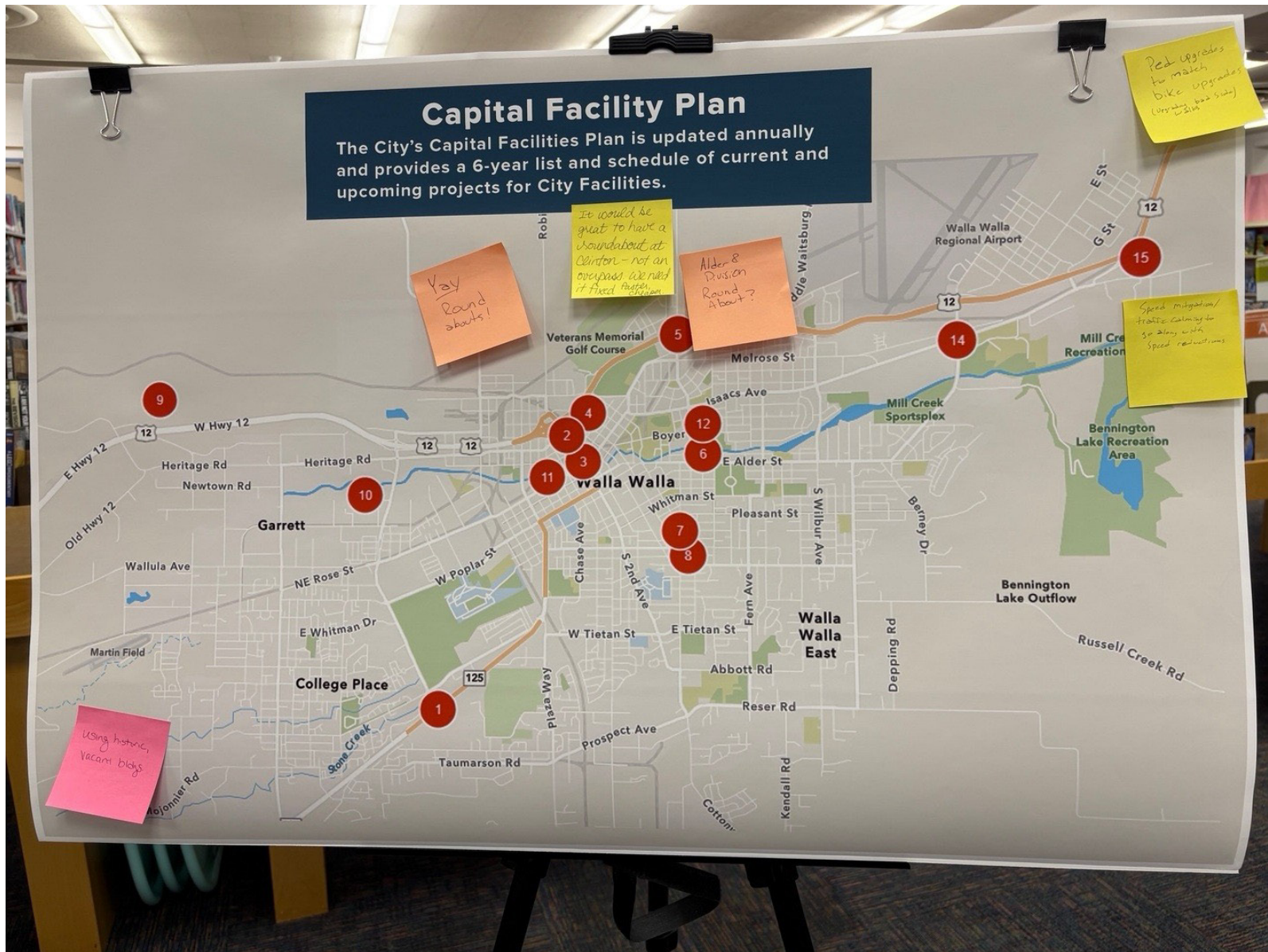
# Appendix B: Community Map Displays



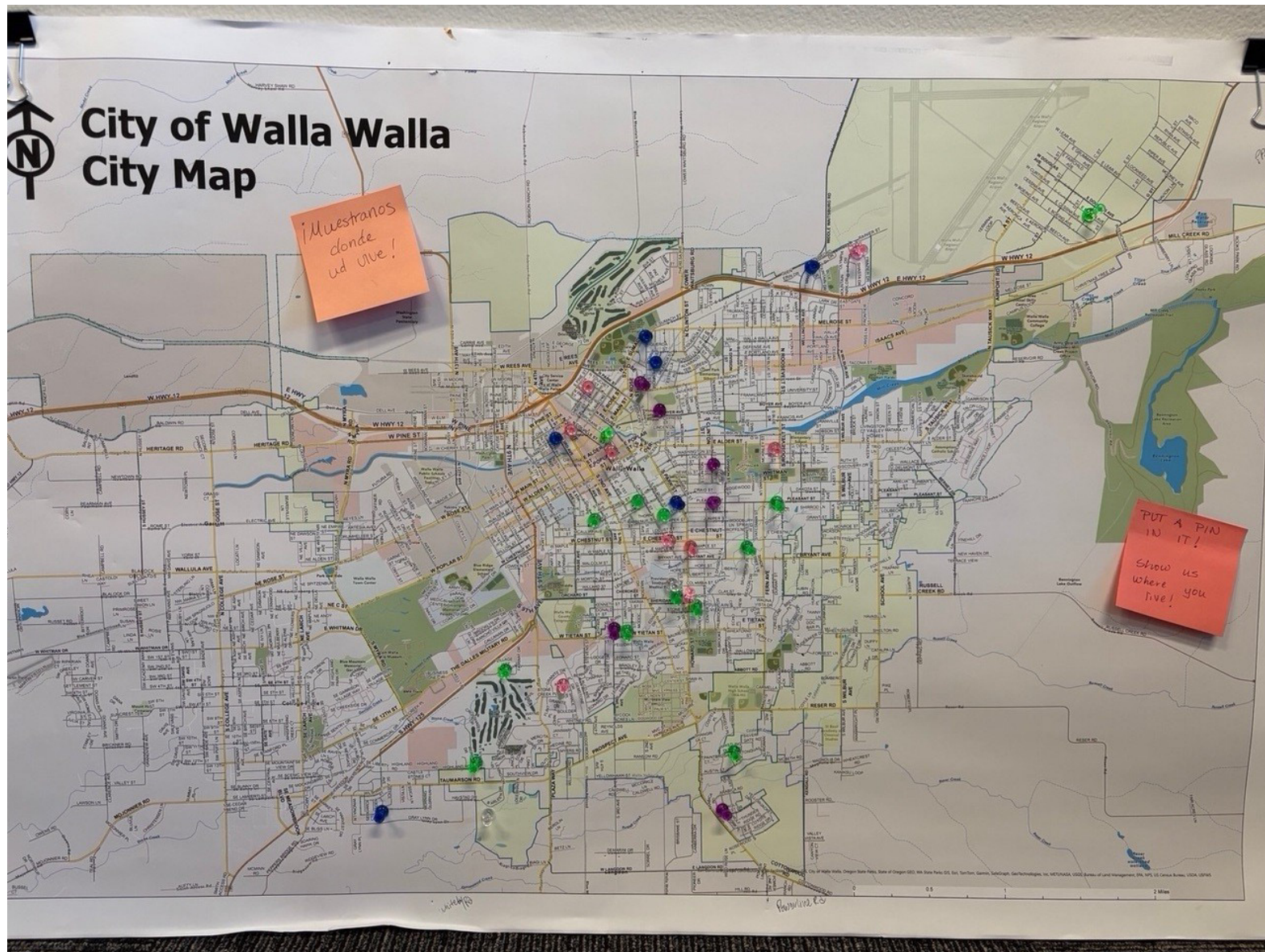
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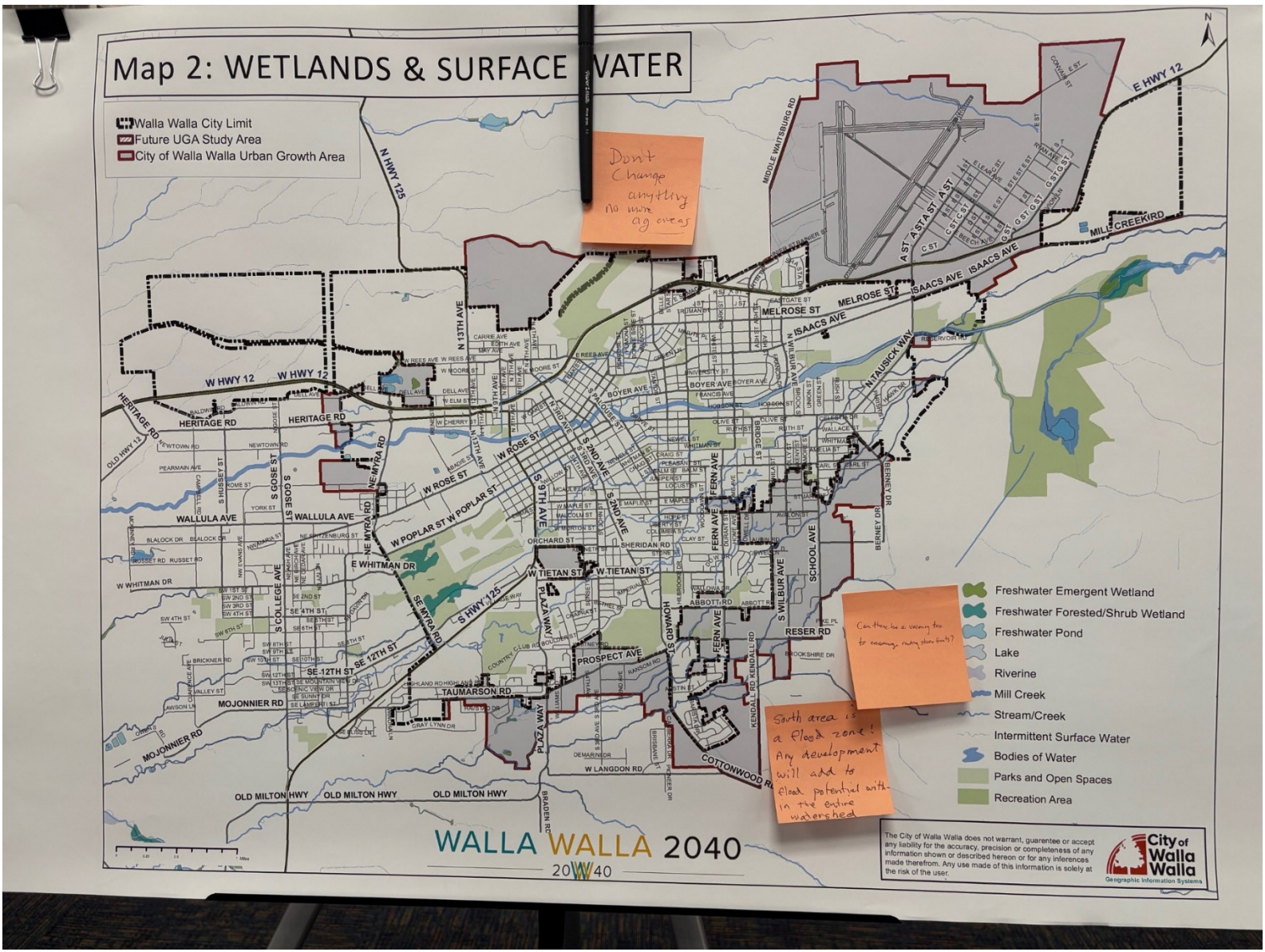




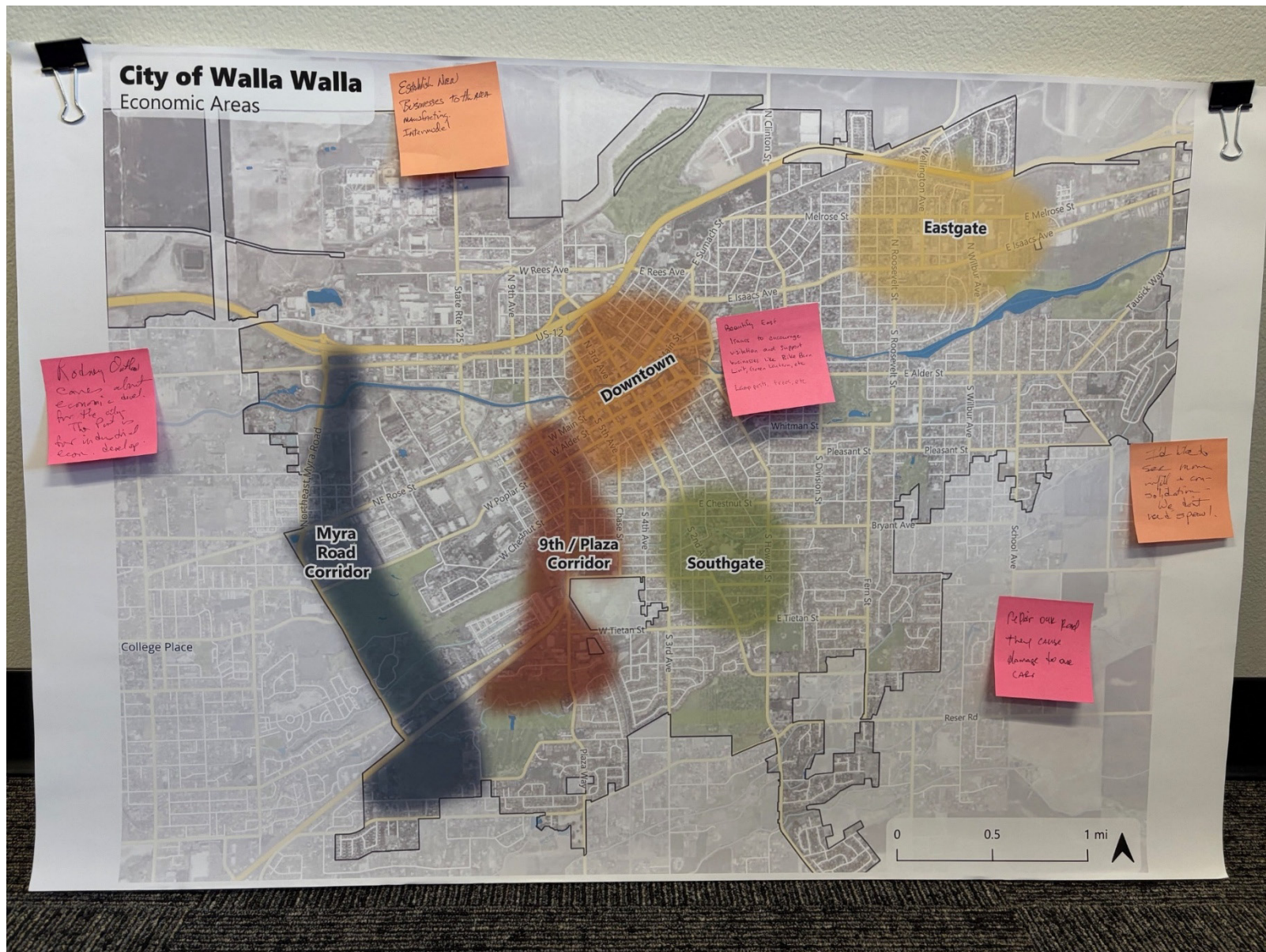




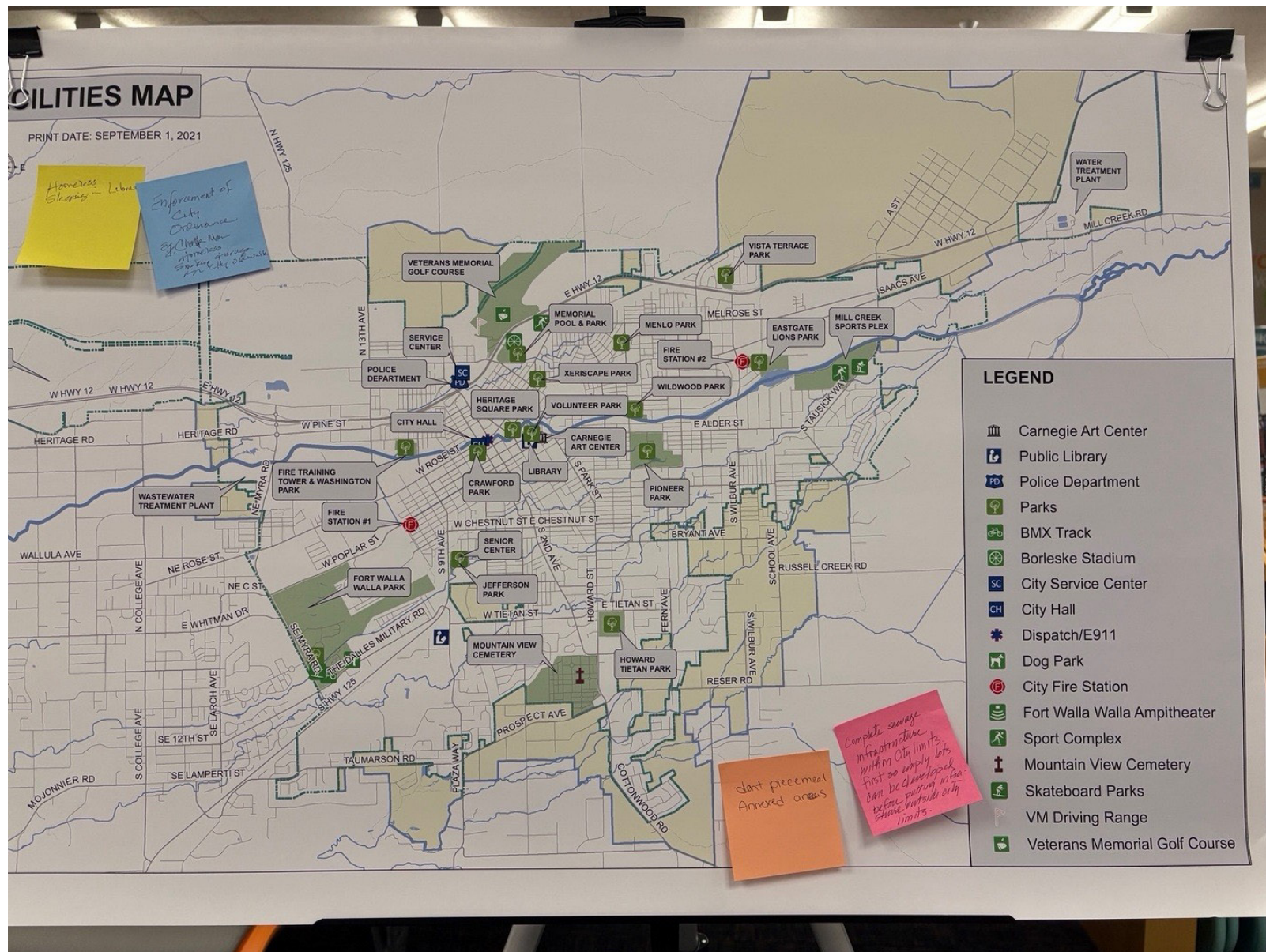








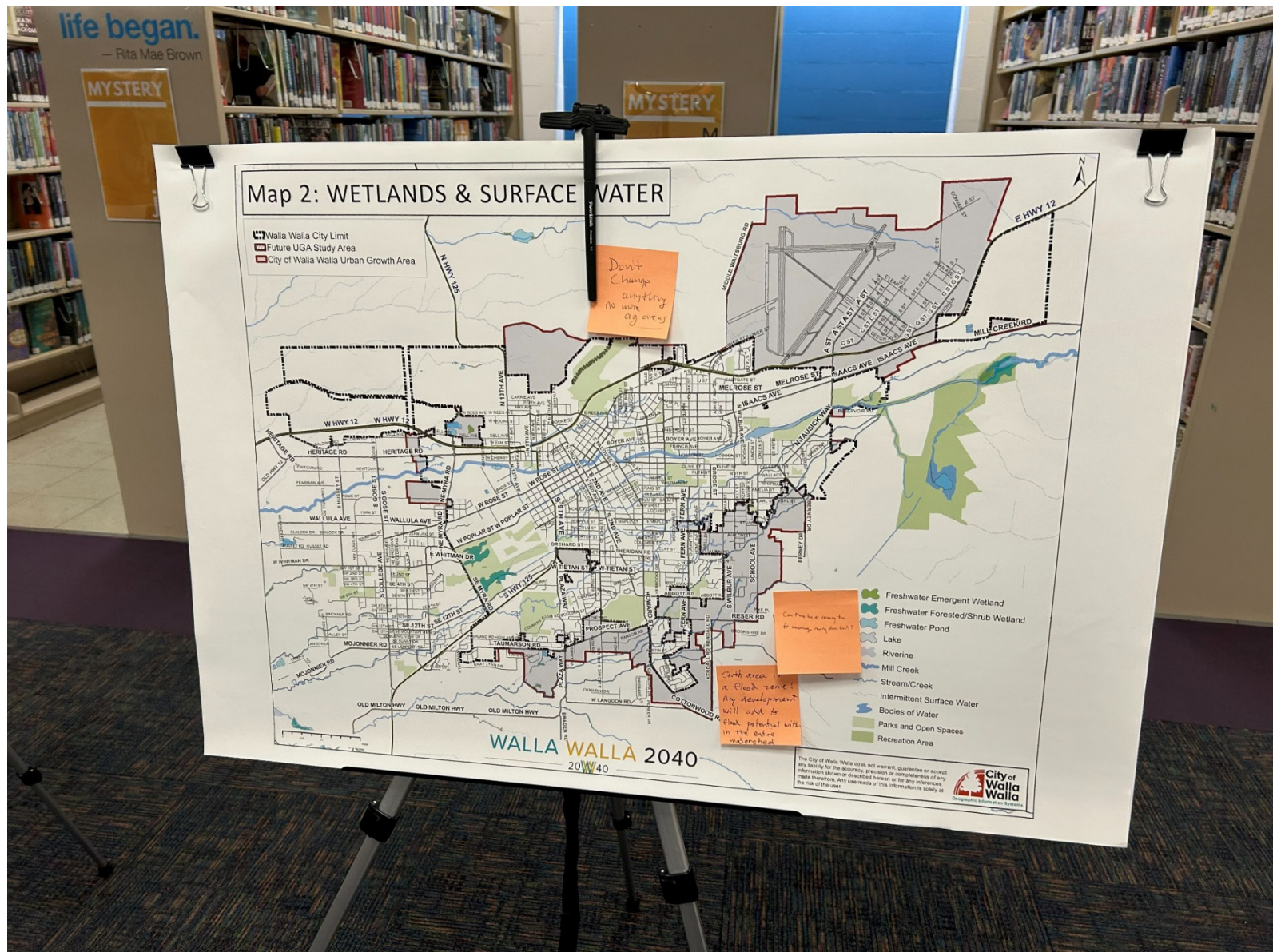




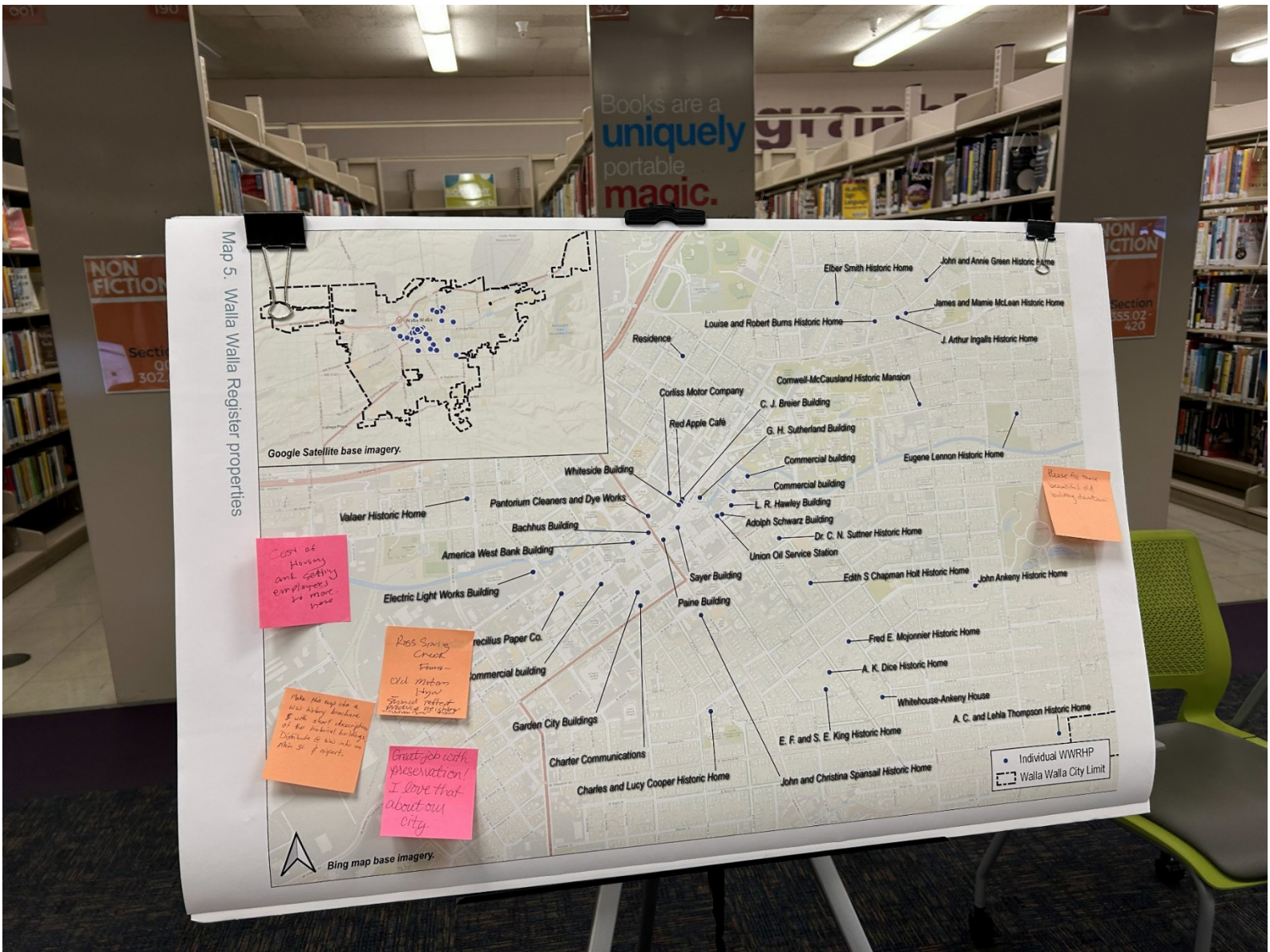








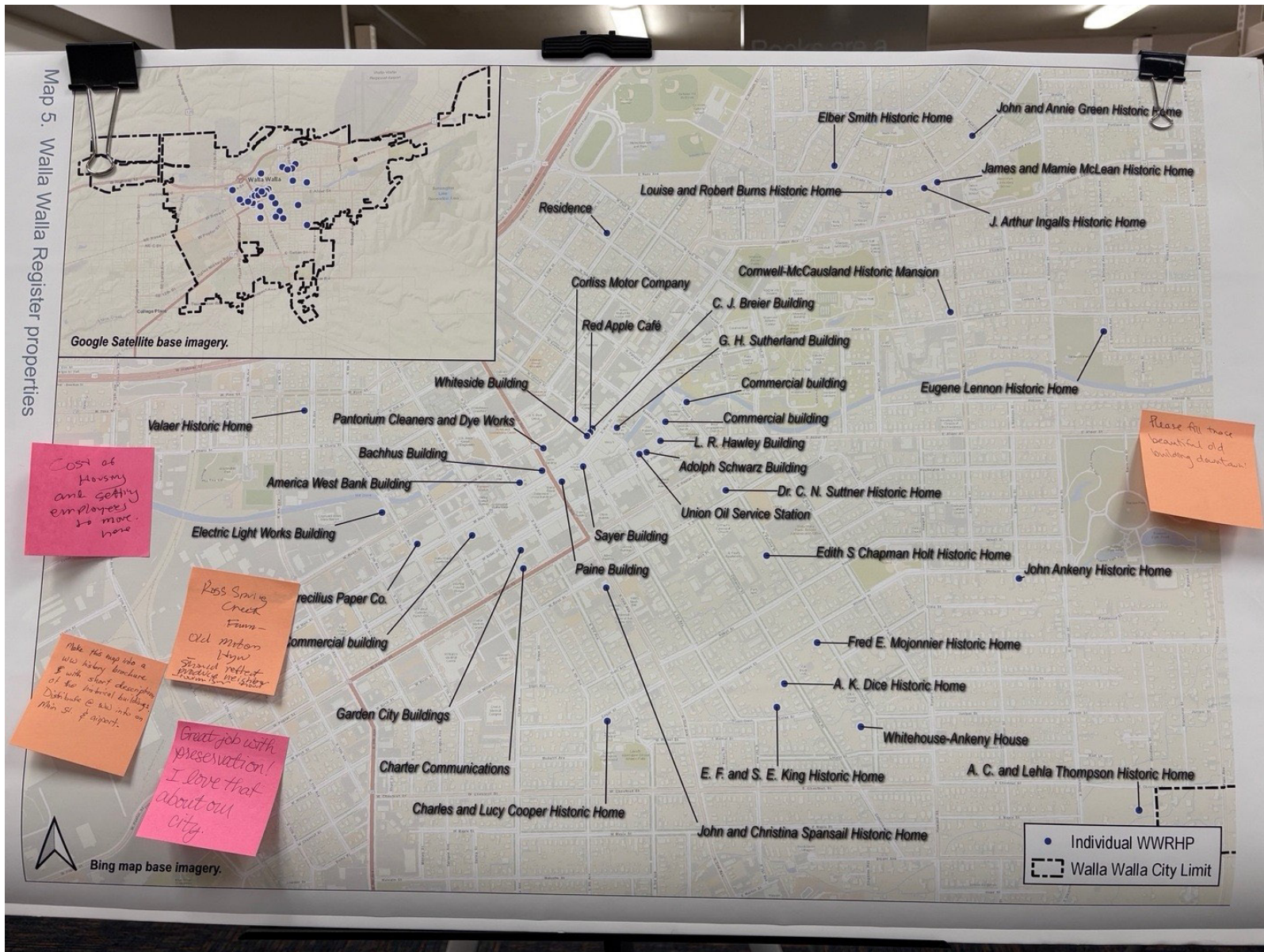
























## Growth Management Act Amendments 1995-2025

Since its enactment in 1990, the Legislature has amended the Washington State Growth Management Act (GMA) numerous times.

Commerce offers the following summary of annual amendments to the GMA to help local governments evaluate whether their comprehensive plans and development regulations comply with the GMA. This list summarizes amendments to Chapter 36.70A RCW as well as related statutory amendments, enacted by the Washington State Legislature from 1995 to 2025.

Please note, this summary does not provide a complete interpretation of all GMA amendments. This summary is not a definitive legal guide for all planning requirements; other related statutes may also inform implementation of the GMA.

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### 2025 Legislative Session

Bill Number and Year	Description	RCW	Impacted Parties
HB 1039 (2025)	<a href="#">HB 1039</a> allows the extension of urban services such as water and sewer onto tribal lands that are adjacent to the urban growth area, provided an intergovernmental agreement is reached. Implementation: Intergovernmental agreements must be established by Dec. 31, 2028.	<a href="#">RCW 36.70A.110</a> <a href="#">RCW 36.70A.830</a>	Counties, cities, tribes
SB 5148 (2025)	<a href="#">SB 5148</a> provides cities and counties the option to request Commerce review and approve their housing elements and development regulations. Commerce also must select 10 cities or counties each year for review of their housing elements and any associated housing development regulations. Approval is based on consistency with laws and regulations specified in the bill. If Commerce determines that a city or county under review is not in compliance with the requirements, the jurisdiction has several opportunities to revise their housing element and regulations before it is considered non-compliant. How it works: <ul style="list-style-type: none"><li>Commerce publishes objective standards and maintains compliance status.</li></ul>	<a href="#">RCW 43.21C.495</a> <a href="#">RCW 36.70A.835</a>	Counties, cities

## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
	<ul style="list-style-type: none"> <li>Up to 10 jurisdictions per year may be selected for detailed</li> <li>Non-compliant jurisdictions cannot deny affordable or moderate-income projects that meet density, critical areas, and shoreline criteria.</li> </ul>		
SB 5184 (2025)	<p><a href="#">SB 5184</a> reduces or eliminates parking requirements for cities with a population of 30,000 or more. This act repeals <a href="#">RCW 36.70A.620</a> for those jurisdictions but does not apply to areas within a one-mile radius of Seattle-Tacoma International Airport. The bill provides an option for cities to request certification from Commerce for substantially similar regulations, variances or exemptions, as appropriate.</p> <p>Limits:</p> <ul style="list-style-type: none"> <li>≤ 0.5 off-street stalls per multifamily unit.</li> <li>≤ 1 stall per single-family unit.</li> <li>≤ 2 stalls per 1,000 square feet commercial space.</li> <li>No parking may be required for housing units under 1,200 square feet, commercial spaces under 3,000 square feet, affordable housing, senior housing, childcare centers, ground level non-residential space in mixed-use buildings or for buildings changing use.</li> </ul> <p>Implementation:</p> <ul style="list-style-type: none"> <li>Does not apply to cities of less than 30,000 in population.</li> <li>Jurisdictions of 30,000-50,000 must adopt by July 2028.</li> <li>Jurisdictions of 50,000 or more must adopt by December 2026.</li> </ul>	<p><a href="#">RCW 35.21</a></p> <p><a href="#">RCW 35A.21.445</a></p> <p><a href="#">RCW 36.01</a></p> <p><a href="#">RCW 19.27</a></p> <p>Repeals: RCW 36.70A.620</p>	Cities
SB 5471 (2025)	<p><a href="#">SB 5471</a> authorizes counties to allow up to four units of middle housing per lot in unincorporated urban growth areas (UGAs), certain limited areas of more intensive rural development (LAMIRDs) where existing sewer service is available and fully contained communities (FCCs). There is no due date. It is optional.</p>	<p><a href="#">RCW 43.21C.495</a></p> <p><a href="#">RCW 36.70A.280</a></p> <p><a href="#">RCW 36.70A.536</a></p>	Counties
SB 5509 (2025)	<p>Under <a href="#">SB 5509</a> cities and towns must allow childcare centers, and the conversion of existing buildings for use as childcare centers, as a permitted use in all zones except industrial, light industrial and open space. Cities may impose reasonable restrictions, including pickup and drop-off areas.</p> <p>Implementation: 2027 jurisdictions due to adopt with next periodic update. All other jurisdictions due by July 27, 2027.</p>	<p><a href="#">RCW 35.21</a></p> <p><a href="#">RCW 35A.21.460</a></p>	Cities, towns



## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
SB 5559 (2025)	<p><a href="#">SB 5559</a> expanded on the 2024 law that authorized unit lot subdivisions, which may divide a standard-size lot into portions for sale, such as selling an ADU and surrounding property. This bill provides the framework for how a unit lot subdivision is reviewed and processed, including timelines.</p> <p>Requirements:</p> <ul style="list-style-type: none"> <li>Fully planning cities and towns must adopt unit lot subdivision standards by July 27, 2027.</li> <li>Adopted procedures must include a set of notes on the legal document used to record the lot split to educate a property owner.</li> <li>Cities may not require pre-decision hearings.</li> <li>Must allow the unit lot subdivision process to run concurrently with other permit applications.</li> </ul> <p>Implementation: 2027 jurisdictions due with next periodic update. All other jurisdictions due by July 27, 2027.</p>	<p><a href="#">RCW 58.17.020</a></p> <p><a href="#">RCW 58.17.060</a></p>	Cities, towns
SB 5587 (2025)	<p><a href="#">SB 5587</a> amends reporting requirements for the Washington Center for Real Estate Research (WCRER). New analyses related to existing housing vs housing needs by income band for each county, assessment of progress in closing any housing gaps, and progress in addressing permanent supporting housing, emergency housing and shelter needs.</p> <p>The bill also created a new screening option for the Public Works Board – whether or not a proposal will encourage infill development or increase affordable housing.</p>	<p><a href="#">RCW 36.70A.610</a></p> <p><a href="#">RCW 43.155.070</a></p>	WCRER, counties, cities
HB 1491 (2025)	<p><a href="#">HB 1491</a> requires cities to designate “station areas” around certain public transit stops for higher-density development. Commerce will develop a model code for station areas and approve exceptions to the program.</p> <p>Requirements:</p> <ul style="list-style-type: none"> <li>For light rail, commuter rail or trolley station areas, cities must define a half-mile area around the station and allow development with a minimum floor area ratio of 3.5.</li> <li>For bus rapid transit routes, cities must define a quarter-mile station area around each station and allow development with a minimum floor area ratio of 2.5.</li> <li>Cities must offer a multifamily property tax exemption (MFTE) program in all station areas. Station areas are subject to mandatory affordable</li> </ul>	<p><a href="#">RCW 43.21C.229</a></p> <p><a href="#">RCW 82.02.060</a></p> <p><a href="#">RCW 82.02.090</a></p> <p><a href="#">RCW 36.70A</a></p> <p><a href="#">RCW 47.12</a></p> <p><a href="#">RCW 64.38</a></p> <p><a href="#">RCW 64.90</a></p> <p><a href="#">RCW 64.34</a></p> <p><a href="#">RCW 64.32</a></p> <p><a href="#">RCW 84.14</a></p>	

## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
	<p>housing targets for low-income and workforce housing.</p> <ul style="list-style-type: none"> <li>Cities may not require off-street parking for mixed-use or residential development within a station area, except under certain circumstances.</li> </ul> <p>Implementation: In the Puget Sound region, station areas must be adopted by December 2029. All others, no later than six months after its first comprehensive plan update due after December 31, 2024 and/or their implementation progress report.</p>		
HB 1096 (2025)	<p><a href="#">HB 1096</a> increases housing options through a one-time administrative lot split which may be processed concurrently with the review of a residential building permit. Each new lot must meet minimum lot size.</p> <p>Standards:</p> <ul style="list-style-type: none"> <li>Creates one new residential lot via administrative approval.</li> <li>May condition approval on frontage improvements or right-of-way dedications.</li> <li>New lots must meet local size and density requirements; follow all development regulations for subsequent building permits.</li> </ul> <p>Implementation: 2027 jurisdictions due with next periodic update. All other jurisdictions are due by July 27, 2027.</p>	<p><a href="#">RCW 36.70A.635</a></p> <p><a href="#">RCW 58.17</a></p>	
HB 1183 (2025)	<p><a href="#">HB 1183</a> provides building and construction considerations, including minimum standards for new construction or the retrofit of existing buildings to housing and for projects using passive house construction standards.</p> <p>Local regulations:</p> <ul style="list-style-type: none"> <li>Must allow additional setbacks and roof heights (for insulation and solar panels) and interior measurement of gross floor area.</li> <li>Must not require facade modulation and upper-level setbacks for affordable housing, passive housing, conversion of existing buildings to housing; modular construction, and mass timber construction.</li> <li>Must not require off-street parking for affordable housing, passive housing, modular construction or mass timber construction, unless a study shows safety concerns or certain conditions along county roads.</li> </ul>	<p><a href="#">RCW 35.21.990</a></p> <p><a href="#">RCW 35A.21.440</a></p> <p><a href="#">RCW 36.70A.620</a></p> <p><a href="#">RCW 36.70A.810</a></p> <p><a href="#">RCW 36.70A.812</a></p>	Counties, cities



## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
	<ul style="list-style-type: none"> <li>Must meet updated requirements in <a href="#">RCW 36.70A.620</a>, unless the community is over 30,000 residents, in which case, RCW 36.70A.620 is repealed.</li> <li>Must not require affordable units to be larger than as described in the bill, unless developed under <a href="#">RCW 36.70A.540</a>.</li> </ul> <p>Implementation: Due six months after the next periodic update or implementation progress report, whichever is sooner.</p>		
HB 1353 (2025)	<p><a href="#">HB 1353</a> authorizes cities to adopt programs that allow architects to certify that ADU plans meet building codes. If the permit application is deemed complete and is self-certified, then the city may consider the application in compliance with building, electric, plumbing, mechanical, and fire code requirements.</p> <p>Participating cities must set rules, use a standard form, audit submissions, and report to Commerce. Architects who fail audits are barred from self-certification.</p> <p>Requirements:</p> <ul style="list-style-type: none"> <li>Only registered architects may self-certify code compliance.</li> <li>Participating cities must adopt rules, use a standardized certification form, audit a sample of plans, and report audit results to Commerce.</li> <li>Commerce maintains a list of architects suspended from self-certification.</li> </ul>	<a href="#">RCW 36.70A</a>	Cities
HB 1494 (2025)	<p><a href="#">HB 1494</a> implements recommendations from Commerce's <a href="#">2023 Legislative report</a> to improve the multifamily property tax exemption (MFTE) program. The bill extends the 20-year rental program to 70 cities, and adds Snohomish, Clark and Kitsap to the list of counties eligible to adopt MFTE programs in unincorporated areas.</p> <p>It requires jurisdictions to follow anti-displacement requirements in their MFTE program and strengthens the tools for jurisdictions to enforce compliance from participants.</p> <p>Commerce will update MFTE guidance by spring 2026. Find existing guidance on <a href="#">Commerce's MFTE webpage</a>.</p>	<a href="#">RCW 84.14</a>	Counties, cities
HB 1757 (2025)	<p><a href="#">HB 1757</a> changed the timeline requirements for updating local codes to support the use of existing buildings for residential purposes in commercial, mixed-use and residential zones.</p>	<a href="#">RCW 35A.21.440</a>  <a href="#">RCW 35.21.990</a>	Counties, cities

## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
	<p>The bill also adds a new restriction on permit types. A change of use permit cannot be required when the use of an existing structure is changed to provide housing. There are exceptions to these standards when buildings cannot meet life safety standards.</p> <p>Implementation: The deadline to update local codes is June 30, 2026. If local governments do not update their local regulations by the deadline, RCWs <a href="#">35A.21.440</a> and <a href="#">35.21.990</a> will supersede local regulations.</p>		
HB 1935 (2025)	<p><a href="#">HB 1935</a> clarifies that <i>building permits</i> are not considered “project permits” under the GMA.</p> <ul style="list-style-type: none"> <li>It amends the statutory definitions in RCW <a href="#">36.70B.020</a> and RCW <a href="#">36.70B.140</a> to explicitly exclude building permits from the category of project permits, which are subject to specific review procedures and timelines.</li> <li>The aim is to eliminate confusion stemming from <a href="#">SB 5290</a> (2023), which had intended this exclusion but did not do so clearly enough. HB 1935 serves as a necessary technical correction.</li> </ul>	<p><a href="#">RCW 36.70B.020</a></p> <p><a href="#">RCW 36.70B.140</a></p>	Counties, cities
SB 5558 (2025)	<p><a href="#">SB 5558</a> extended the periodic update due date of the comprehensive plan and development regulations from June 30 to Dec. 31, 2026, for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla and Yakima counties and their cities.</p> <p>The bill also amended adoption dates for design review (<a href="#">RCW 36.70A.630</a>), middle housing (<a href="#">RCW 36.70A.635</a>) and accessory dwelling units (<a href="#">RCW 36.70A.680</a>) to be completed at the same time as respective comprehensive plan updates for any updates due in 2025 through 2027.</p> <p>Implementation:</p> <ul style="list-style-type: none"> <li>Periodic updates due in 2025 must address middle housing, ADUs and design regulations in December 2025.</li> <li>The deadline for periodic updates due in 2026 is extended to Dec. 31, 2026, and design review, middle housing and ADU regulations are due at that time.</li> <li>The deadline for 2027 jurisdictions remains June 30, 2027, and design review, middle housing and ADU regulations are due at that time.</li> </ul>	<p><a href="#">RCW 36.70A.130</a></p> <p><a href="#">RCW 36.70A.630</a></p> <p><a href="#">RCW 36.70A.635</a></p> <p><a href="#">RCW 36.70A.680</a></p>	Counties
SB 5611 (2025)	<p>Under <a href="#">SB 5611</a> multifamily housing can use binding site plans, an existing tool more common in commercial projects, to divide land. The bill also clarifies how long</p>	<p><a href="#">RCW 58.17</a></p> <p><a href="#">RCW 64.90.025</a></p>	Cities



## Growth Management Act Amendments 1995-2025

Bill Number and Year	Description	RCW	Impacted Parties
	cities have to act on permit applications and bans hidden deadline extensions. Effective: July 27, 2025, except for Section 3, which takes effect Jan. 1, 2028.	<a href="#">RCW 36.70B.080</a>	
HB 1135 (2025)	<a href="#">HB 1135</a> closes a potential loophole in enforcement of the GMA. When a city or county repeals a non-compliant rule, the Growth Management Hearings Board must confirm that the remaining plan or regulatory framework complies with the GMA, not just that the repealing of a non-compliant action occurred.	<a href="#">RCW 36.70A.330</a>	Cities, counties

### 2024 Legislative Session

RCW, Bill Number, Brief Description for 2024 Legislative Session	Impacted Parties
<b>RCW 36.70A.110</b> <b><i>SSB 5834 relating to urban growth areas.</i></b> Authorizes a county to revise its urban growth area (UGA) or areas during its annual review of proposed amendments to its comprehensive plan if the revised UGA meets certain criteria. Requires a county to engage in meaningful consultation with any federally recognized Indian tribe that may be potentially affected by the proposed UGA revision.	Counties
<b>RCW 36.70A</b> <b><i>ESHB 1998 requiring policies to allow co-living housing.</i></b> Requires cities and counties to allow co-living housing as a permitted use on any lot within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. Co-living housing provides rental housing with private rooms that share common kitchen facilities. This housing type was historically common but now is prohibited and/or has regulations making it difficult to develop. As a result, cities and counties may not impose requirements on co-living housing, such as room dimensional standards larger than that required by the state building code; providing a mix of unit sizes or number of bedrooms; and including other uses. A city or county may not have development regulations for co-living housing that are more restrictive than those required for other types of multifamily residential uses in the same zone.	Cities and counties
<b>RCW 36.70A.030 and 36.70A.620</b> <b><i>HB 2321 concerning middle housing requirements and definition of a transit stop.</i></b> HB 2321 is in part a trailer bill to HB 1110 (passed in 2023) to make HB 1110's implementation more effective including revising definitions, clarifying applicability to critical areas, clarifying number of required middle housing types for cities 25,000 and less, clarifying off-street parking for lots exactly 6,000 square feet, and addressing (potential) lot splits.  House Bill 2321 also addresses different definitions of transit stop in chapter 36.70A RCW by consolidating different definitions of "Major transit stop" into one definition, and by amending requirements that currently apply to "transit stops," defined by frequency of	Cities and counties

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2024 Legislative Session	Impacted Parties
<p>service, to “Major transit stops” instead (which excludes a frequency of service standard in the definition). These amendments bring more consistency to how parking requirements in proximity to transit are to be applied.</p>	
<p><b>RCW 36.70A</b>  <b><i>SB 6015 creates additional restrictions on what a city and county can require in their parking standards to facilitate the construction of infill housing.</i></b>            SB 6015 applies to cities and counties planning under the GMA and places limitations on imposing parking standards for residential uses. SB 6015 imposes limits on a local jurisdictions’ ability to require garages/carports, must allow tandem parking to count towards parking requirements, some allowance for continued use of nonconforming gravel spaces, maximum dimension requirements for parking spaces are imposed, parking spaces that consist of grass block pavers are allowed.</p> <p>Existing parking spaces do not have to meet the requirements of the bill to be resized or modified, except for compliance with the American with Disabilities Act.            Existing paved lots being resurfaced do not need to resize the spaces if it will be “more costly” or require “significant reconfiguration” of the location of parking spaces.            The requirements do not apply within one-mile radius commercial airport in Washington least 9,000,000 annual enplanements (i.e. Seattle-Tacoma International Airport)</p> <p>There is no compliance deadline specified in the bill. Absent a separate implementation timeline, implementation must occur at the next periodic update deadline.</p>	<p>Cities and counties</p>
<p><b>RCW 36.70A.070</b>  <b><i>SB 6140 makes minor changes to the provisions for Limited Areas of More Intensive Rural Development (LAMIRD).</i></b>            Exempts existing retail or food service spaces located in a Type I LAMIRD from the current 5000 square foot limit but must not exceed a footprint greater than 10,000 square feet if the limited area is located at least ten miles from an existing urban growth area and provides an essential rural retail service.</p> <p>New retail or food service spaces located in a Type I LAMIRD are exempt from the current 2,500 square foot limit but must not exceed a footprint greater than 10,000 square feet if the limited area is located at least ten miles from an existing urban growth area and provides an essential rural retail service.</p> <p>Essential rural retail services include grocery, pharmacy, hardware, automotive parts, and similar uses that sell or provide products necessary for health and safety, such as food, medication, sanitation supplies, and products to maintain habitability and mobility.</p>	<p>Cities and counties</p>
<p><b>RCW 36.70A.130(5)(b)</b>  <b><i>HB 2296 extends the comprehensive plan revision schedule for select local governments.</i></b>            HB 2296 changes the GMA to extend the periodic update due date of June 30, 2025 to December 31, 2025, allowing Cities and counties due in 2025 (Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, and Whatcom counties and the cities within) an additional six months to complete the extensive work recently added to the GMA, including new housing and climate legislation. The bill also states that after the current periodic update cycle, the due date would return to a June 30th due date, starting in 2035.</p>	<p>Specified counties</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2024 Legislative Session	Impacted Parties
<b>RCW 42.30</b> <b><i>HB 1105 concerning public notice requirements.</i></b> HB 1105 requires that any required public notice must specify the opening and closing date of the public comment period, including the last date and time that written comments may be submitted.	All agencies conducting public notice
<b>RCW 36.70A</b> <b><i>SB 6175 concerning tax incentives for the conversion of commercial property to multifamily affordable housing.</i></b> Allows a city to establish a retail sales and use tax deferral program for the conversion of underutilized commercial property to affordable housing.	Cities

### 2023 Legislative Session

RCW, Bill Number, Brief Description for 2023 Legislative Session	Impact Parties
<b>RCW 36.70A.060</b> <b><i>SB 5374 – Relating to the adoption of county critical area ordinances by small cities.</i></b> 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.	Cities and counties
<b>RCW 36.70A.130</b> <b><i>SB 5457 – Relating to implementing growth management task force legislative recommendations regarding small cities.</i></b> 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: <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 of over 100,000</li> <li>• Experienced a population growth rate of fewer than 10 percent in the preceding 10 years</li> <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>	Cities and towns
<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</i></b> 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. The bill places certain restrictions on local governments, including: <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> </ul>	Cities and counties

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2023 Legislative Session	Impact Parties
<ul style="list-style-type: none"> <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>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>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> <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>	Cities and counties
<p><b>Ch. 36.70B RCW (Local Project Review Act)</b>  <b><i>SB 5290 – Consolidating local permit review.</i></b></p> <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</li> </ul>	Cities and counties



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2023 Legislative Session	Impact Parties
<p>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.</p> <ul style="list-style-type: none"> <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>  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>	<p>Cities and counties</p>
<p><b>Ch. 90.58 RCW (Shoreline Management Act)</b>  <b><i>HB 1544 – SMP review schedules</i></b>  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>Cities and counties</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>  <b><i>HB 1216 – Clean Energy Siting</i></b>  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</p>	<p>Cities and counties</p>

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2023 Legislative Session	Impact Parties
<p>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>	
<p><b>RCW 36.70A710 and .740</b>  <b><i>SB 5353 – Relating to the Voluntary Stewardship Program</i></b>  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> <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>	Counties
<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>  <b><i>HB 1042 – The creation of additional housing units in existing buildings</i></b>  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>	Cities



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2023 Legislative Session	Impact Parties
<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>	
<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>  <b><i>SB 5258 – Increasing the supply and affordability of condominium units and townhouses as an option for homeownership</i></b>  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	Impacted Parties
<p><b>RCW 36.70A.130</b>  <b><i>HB 1241 – Relating to planning under the GMA.</i></b>  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>Cities and counties</p>
<p><b>RCW 36.70A.040 - .210</b>  <b><i>HB 1717 – Relating to tribal participation in GMA planning.</i></b></p>	<p>Counties, Cities, regional planning</p>

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2022 Legislative Session	Impacted Parties
<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 Cities and counties 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>authorities, and tribes.</p>
<p><b>RCW 36.70A.540</b>  <b><i>HB 2001 – Relating to expanding the ability to build tiny houses.</i></b>  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>	<p>Cities and counties</p>
<p><b>RCW 36.70A.067</b>  <b><i>SB 5042 – Relating to the effective date of certain actions taken under the GMA.</i></b>  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>	<p>Counties</p>
<p><b>RCW 36.70A.070</b>  <b><i>SB 5275 – Relating to enhancing opportunity in LAMIRDs</i></b>  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> </ul>	<p>Counties</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2022 Legislative Session	Impacted Parties
<ul style="list-style-type: none"> <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>	
<p><b>RCW 36.70A.130</b>  <b><i>SB 5593 – Relating to UGA boundaries</i></b>  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.  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>	<p>Counties, cities, and service providers.</p>
<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>  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 administrative and judicial appeals under SEPA, except for nonproject actions having a probable significant adverse impact on fish habitat.   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. 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> </ul>	

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2022 Legislative Session	Impacted Parties
<ul style="list-style-type: none"> <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><i>HB 1799 – Relating to organic materials management</i></b>  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 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.</p>	<p>Cities and counties</p>

### 2021 Legislative Session

RCW, Bill Number, Brief Description for 2021 Legislative Session	Impacted Parties
<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</i></b>  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>Cities and counties</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2021 Legislative Session	Impacted Parties
<p>The housing element of comprehensive plans is updated to require GMA planning Cities and counties 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 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>  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>	<p>Cities and counties</p>

## Growth Management Act Amendments 1995-2025

### 2020 Legislative Session

RCW, Bill Number, Brief Description for 2020 Legislative Session	Impacted Parties
<p><b>RCW 36.70A.130</b>  <b><i>HB 2342 – Relating to aligning the timing of comprehensive plan updates required by the GMA with the timing of shoreline master program updates required by the Shoreline Management Act (SMA).</i></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 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 eight years thereafter: Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima.</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, 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>Cities and counties</p>
<p><b>RCW 36.70A.600 through .620, and RCW 36.70A.030</b>  <b><i>HB 2343 – Relating to urban housing supply.</i></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 to increase residential building capacity.</li> <li>• The date by which cities must take certain planning actions to increase residential building capacity 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</i></li> </ul>	<p>Cities</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2020 Legislative Session	Impacted Parties
<p><i>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></p> <ul style="list-style-type: none"> <li>The GMA definition of "permanent supportive housing" is modified.</li> </ul>	
<p><b>RCW 36.70A.696 - .699</b>  <b><i>SB 6617 – Relating to accessory dwelling unit regulation.</i></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> <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> </li> </ul>	Cities
<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 GMA.</i></b></p> <p>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 exclusion does not apply to mental health facilities. Those facilities remain essential public facilities. It applies only to facilities for pretrial detention. It applies retroactively as well as prospectively.</p>	Cities and counties
<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.</i></b></p> <p>This bill is Governor’s 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.</i></b></p>	Cities and counties

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2020 Legislative Session	Impacted Parties
<p>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>	
<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.</i></b></p> <p>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>	<p>Cities and counties</p>

### 2019 Legislative Session

RCW, Bill Number, Brief Description for 2019 Legislative Session	Impacted Parties
<p><b>RCW 36.70A.545; RCW 35A.63.300; RCW 35.63.280</b>  <b><i>HB 1377 – Relating to affordable housing development on religious organization property</i></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>	<p>Cities and counties</p>
<p><b>RCW 36.70A.600 through 620; and RCW 36.70A.030</b>  <b><i>HB 1923 – Relating to increasing urban residential building capacity.</i></b></p> <p>This is a multifaceted bill designed to increase residential capacity in larger cities.</p> <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</li> </ul>	<p>Cities</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2019 Legislative Session	Impacted Parties
<p>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.</p> <ul style="list-style-type: none"> <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.</i></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>	<p>Cities and counties, and certain entities also identified in this bill.</p>
<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.</i></b>  The Environmental and 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>	<p>Counties, cities, and members of the public.</p>

## Growth Management Act Amendments 1995-2025

### 2018 Legislative Session

RCW, Bill Number, Brief Description for 2018 Legislative Session	Impacted Parties
<b>RCW 36.70A.590</b> <b><i>SB 6091 - Relating to ensuring that water is available to support development.</i></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.	Cities and counties

### 2017 Legislative Session

RCW, Bill Number, Brief Description for 2017 Legislative Session	Impacted Parties
<b>RCW 36.70A.211 and .212</b> <b><i>HB 1017 – Relating to the siting of schools and school facilities.</i></b> <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> <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> </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>	Pierce County
<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.</i></b> <ul style="list-style-type: none"> <li>Declares that the GMA does not preclude counties from certifying homeowners, or their family members or tenants, to inspect their on-site sewage systems (OSS).</li> </ul>	Cities and counties. Property owners



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2017 Legislative Session	Impacted Parties
<ul style="list-style-type: none"> <li>Declares that counties are not relived of the obligation to protect water quality under the GMA.</li> </ul>	(pertaining to self-inspection of septic systems)
<p><b>RCW 36.70A.030, .060, .070, and .108</b>  <b><i>SB 5517 – Concerning rail dependent uses for purposes of the GMA and related development regulations.</i></b>  <b>Governor vetoed Commerce reporting requirements.</b></p> <ul style="list-style-type: none"> <li>Added definitions of “freight rail dependent uses” and “short line railroad” to 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>Authorized 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>	Clark, Okanogan
<p><b>RCW 36.70A.110</b>  <b><i>HB 1683 – Addressing sewer service within urban growth areas.</i></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>	Cities and counties. Utility districts and Property owners.
<p><b>HB 2243 - Concerning the siting of schools and school facilities.</b></p> <ul style="list-style-type: none"> <li>Provides that the 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>	Cities and counties
<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></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 GMA'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> </ul>	Buildable Lands Counties: Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties.  Note: Portions of the bill only

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2017 Legislative Session	Impacted Parties
<ul style="list-style-type: none"> <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>	affect newly added Whatcom County.
<p><b>RCW 36.70A, .070</b>  <b>SSB 5790 – Concerning the economic development element of the GMA.</b>  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>	Cities and counties
<p><b>SB 5806 - Concerning preliminary work to develop a process for planning for a new interstate 5 bridge spanning the Columbia river.</b>  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>	Cities and Counties

### 2016 Legislative Session

No GMA Amendments for 2016 Legislative Session	Impacted Parties
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### 2015 Legislative Session

RCW, Bill Number, Brief Description for 2015 Legislative Session	Impacted Parties
<p><b>RCW 36.70A.035</b>  <b>SB 5238 – Concerning public water systems’ public participation notice provisions.</b>  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.</p>	Counties, Cities
<p><b>RCW 37.70A.070 ~ ESB 5923 – Promoting economic recovery in the construction industry</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> </ul>	Counties, cities, and towns that collect impact fees



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for 2015 Legislative Session	Impacted Parties
<ul style="list-style-type: none"> <li>• Delays the starting of the six-year frame for satisfying transportation concurrency provisions of the GMA 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> </ul>	

### Legislative Session 2014

RCW, Bill Number, Brief Description for Legislative Session 2014	Impacted Parties
<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> <ul style="list-style-type: none"> <li>• Allows a county that elected to fully plan under the 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 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).</li> <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>	Counties, Cities
<p><b>RCW 36.70A.367</b>  <b>HB 1360 – Extending the deadline to designate one or more Industrial land banks.</b>            Extends the deadline for certain counties planning under the GMA 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.</p>	Counties, Cities
<p><b>RCW 36.70A.460</b>  <b>2SHB 2251 – Fish barrier removals.</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> <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> </ul>	Counties

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2014	Impacted Parties
<ul style="list-style-type: none"> <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>	

### Legislative Session 2013

RCW, Bill Number, Brief Description for Legislative Session 2013	Impacted Parties
<b>RCW 36.70A.340</b> <b>SHB 1883– Simplifying and updating statutes related to fuel tax administration.</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.	Counties, Cities
<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 GMA.</b> 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> <p>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.</p>	Counties; Cities; state agencies, commissions, and governing boards
<b>RCWs 35.91, 35.91.020, 43.21C, 82.02.020</b> <b>ESHB 1717– Up-front environmental planning.</b> <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</li> </ul>	Counties, Cities



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2013	Impacted Parties
making the 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> 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> 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> <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> <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	Impacted Parties
<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> Eliminates a requirement obligating jurisdictions that fully plan under the 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
<b>RCW 90.58.190</b> <b>EHB 2671 – Clarifying procedures for appealing department of ecology final action on a local shoreline mater program by ensuring consistency with existing procedural provisions of the GMA, chapter 36.70A RCW, the administrative procedure act, chapter 34.50 RCW, and the state environmental policy act, chapter 43.21C RCW.</b>	Counties, Cities

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2012	Impacted Parties
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.	
<b>RCW 36.70A.030</b> <b>SB 5292 – Exempting irrigation and drainage ditches from the definition of critical areas.</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.	Counties, Cities
<b>RCW 36.70A, 36.70A.130</b> <b>SB 5995 – Authorizing urban growth area boundary modifications for industrial land.</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.	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)
<b>RCW 43.21C</b> <b>B 6082 – Regarding the preservation and conservation of agricultural resource lands.</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.	Counties, Cities planning under the GMA are to designate and protect agricultural lands of long term commercial significance.
<b>RCW 36.70A.490, RCW 36.70A.500</b> <b>2ESSB 6406 – Modifying programs that provide for the protection of the state's natural resources.</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 GMA. 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.	Counties, Cities

### Legislative Session 2011

RCW, Bill Number, Brief Description for Legislative Session 2011	Impacted Parties
<b>RCW 36.70A, 36.70A.130, 36.70A.280</b> <b>ESHB 1886 - Implementing Recommendations of the Ruckelshaus Center process.</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	All counties must decide if they are going to opt-in by January 22, 2012.



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2011	Impacted Parties
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.	Does not apply to incorporated cities or towns.
<b>RCW 36.70A.080</b> <b>ESSB 5253 - Concerning tax increment financing for landscape conservation and local infrastructure.</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.	King, Pierce, and Snohomish Counties, and the Cities within.
<b>RCW 36.70A.130, 36.70A.215</b> <b>ESHB 1478 Delaying or modifying certain regulatory and statutory requirements affecting cities and counties.</b> Extends timeframes within which local government entities must comply with requirements pertaining to reviews, revisions, and evaluations under the GMA. The comprehensive plan and development regulation/critical areas ordinance review and revision schedule of the GMA is modified to require Cities and counties to take such action every eight years, rather than every seven years, and to reallocate review and revision years for some jurisdictions.  An additional two years for meeting the review and requirements is granted to smaller and slow growing Cities and counties. The date by which the initial review and revision requirements must be completed for the first bloc of Cities and counties 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 Cities and counties one year before the applicable review and revision deadline.  Also included are extensions for the timelines for expending and encumbering impact fees; and shoreline master programs.	Counties, Cities
<b>RCW 36.70A.290</b> <b>SSB 5192 - Concerning provisions for notifications and appeals timelines under the Shoreline Management Act (SMA).</b> Makes numerous technical changes to effective date provisions for shoreline master programs and to notification and timing requirements governing appeals under the SMA.	Cities and counties
<b>RCW 36.70A.340</b> <b>SSB 5797 - Eliminating the urban arterial trust account.</b> Merges the Urban Arterial Trust Account into the Transportation Improvement Account.	None

## Growth Management Act Amendments 1995-2025

### Legislative Session 2010

RCW, Bill Number, Brief Description for Legislative Session 2010	Impacted Parties
<p><b>RCW 36.70A.480</b>  <b>EHB 1653 - Clarifying the Integration of Shoreline Management Act (SMA) policies with the GMA.</b>  Modifies provisions in the GMA pertaining to the integration of the GMA and the SMA. 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.</p> <p>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.</p>	<p>All Cities and counties with shorelines.</p>
<p><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>  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.</p>	<p>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 230,00 or less may elect to adopt subarea development elements.</p>
<p><b>Referenced throughout the RCW</b>  <b>E2SHB 2658</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</p>	<p>None.</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2010	Impacted Parties
from the "Department of Community, Trade, and Economic Development" to the "Department of Commerce."	
<b>RCW 36.70C.020</b> <b>HB 2740 - Regarding the definition of Land Use Decision in the Land Use Petition Act</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.	A county or city processing motions for reconsideration under LUPA.
<b>RCW 36.70A</b> <b>SHB 2935 - Regarding Environmental and Land Use Hearings Boards</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.	None.
<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> 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.	None.
<b>RCW 36.70A.200</b> <b>SB 6279 - Clarifying Regional Transit Authority Facilities as Essential Public Facilities.</b> Adds regional transit authority facilities to the list of essential public facilities delineated under the GMA.	A county or city planning under GMA.
<b>RCW 36.70A.5601</b> <b>SSB 6520 - Extending time to complete recommendations under RCW 36.70A.5601 conducted by the William D. Ruckelshaus Center</b> Extends a provision that temporarily prohibits Cities and counties from amending or adopting certain changes to critical areas ordinances (CAOs) by one additional year to July 1, 2011. Specifies that Cities and counties 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.	A county or city that intends to amend or adopt a CAO affecting agricultural lands.
<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> 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).	See below first column Brief Description on SSB 6611 for Cities/Counties Affected for this bill.

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2010	Impacted Parties
<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>	

### Legislative Session 2009

RCW, Bill Number, Brief Description for Legislative Session 2009	Impacted Parties
<p><b>RCW 36.70A</b>  <b>2SHB 1481 - Regarding Electric Vehicles, add section or chapter</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>  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 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>	<p>Cities of Seattle and Tacoma.</p>
<p><b>RCW 36.70A.030</b>  <b>EHB 2242 – Creating a Department of Commerce, amend section</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>	<p>None.</p>
<p><b>RCW 36.70A.110</b>  <b>EHB 1967 – One hundred year floodplains</b></p>	<p>Cities and counties west of Cascade</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2009	Impacted Parties
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.	Crest, if expanding urban growth areas into 100-year floodplains.
<b>RCW 36.70A.110, .115, .210</b> <b>SHB 1825 –Identifying specific facilities planning requirements under the GMA, amend section</b> Each city within a county fully planning under the GMA 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.	Cities and counties fully planning under the GMA.
<b>EHB 1464 – Concerning affordable housing incentive programs.</b> Clarifies provisions governing affordable housing incentive programs that may be enacted or expanded in jurisdictions planning under the GMA.	Cities and counties fully planning under the GMA. (optional)

### Legislative Session 2008

RCW, Bill Number, Brief Description for Legislative Session 2008	Impacted Parties
<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 GMA; amending 36.70A.280; adding a new section to chapter 36.70A RCW</b> Requires the Department of Community, Trade and Economic Development (CTED) to develop and provide Cities and counties 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.	None.

### Legislative Session 2007

RCW, Bill Number, Brief Description for Legislative Session 2007	Impacted Parties
<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> Allows any qualifying island city to designate one or more aquifer conservation zone to conserve and protect potable water sources.	Any qualifying island city that meets specified criteria.

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2007	Impacted Parties
<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>	
<p><b>RCW 36.70A (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>The process for transferring authority to approve or disapprove forest practices applications is repealed. A new mechanism with new dates is established. Some Cities and counties are required to adopt forest practices approval ordinances by the end of 2008, while the other Cities and counties 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 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 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 Cities and counties 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</p>	<p>Cities and counties meeting qualifying criteria.</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2007	Impacted Parties
the current requirements and notifying both the DNR and the DOE at least 60 days before adoption of the necessary ordinances.	
<p><b>RCW 36.70A</b>  <b>SSB 5248: Preserving the viability of agricultural lands.</b>            Cities and counties 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>Cities and counties 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, Cities and counties 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>	All cities and counties, if proposing critical areas ordinance amendments.
<p><b>RCW 36.70A</b>  <b>SB 6014: Authorizing industrial development on reclaimed surface coal mine sites.</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>	Lewis County

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2007	Impacted Parties
<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><b>36.70A.367</b>  <b>SHB 1965: Authorizing major industrial development within industrial land banks.</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 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>Counties meeting qualifying criteria.</p>

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2007	Impacted Parties
<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>            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.</p>	<p>All cities and counties.</p>



## Growth Management Act Amendments 1995-2025

### Legislative Session 2006

RCW, Bill Number, Brief Description for Legislative Session 2006	Impacted Parties
<p><b>RCW 36.70A</b>  <b>ESHB 2984: Authorizing cities, towns, and counties to implement affordable housing incentive programs.</b>  The amendment 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>	<p>Cities and counties fully planning under the GMA (optional).</p>
<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>  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>	<p>Cities and counties meeting qualifying criteria.</p>
<p><b>RCW 36.70A.117</b>  <b>SHB 2917: Identifying Accessory Uses on Agricultural Lands.</b>  Revises 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>Provides Cities and counties 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.</p> <p>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)</p>	<p>Cities and counties with designated agricultural lands of long-term commercial significance.</p>

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2006	Impacted Parties
<p>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>	

### Legislative Session 2005

RCW, Bill Number, Brief Description for Legislative Session 2005	Impacted Parties
<p><b>RCW 36.70A</b>  <b>2SHB 1565: Addressing transportation concurrency strategies.</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>	RTPOs
<p><b>RCW 36.70A.130</b>  <b>ESHB 2171: Allowing Cities and counties one additional year to comply with certain requirements of RCW 36.70A.130.</b>  Cities and counties 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>Except as otherwise provided, only those Cities and counties in compliance with the statutory review and revision schedule of the GMA, and those Cities and counties 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 Cities and counties 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>	Cities and counties meeting qualifying criteria.

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2005	Impacted Parties
<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> <ul style="list-style-type: none"> <li>• Authorizes 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>• Establishes 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>• Specifies 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>          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>          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 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>	Cities and counties fully planning under the GMA.



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2005	Impacted Parties
<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>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>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 recreational or tourist use and is not available to adjacent non-recreational or non-tourist use parcels.</p>	<p>Counties with qualifying LAMIRDs.</p>

## Growth Management Act Amendments 1995-2025

### Legislative Session 2004

RCW, Bill Number, Brief Description for Legislative Session 2004	Impacted Parties
<p><b>RCW 36.70A</b>  <b>ESSB 6401: Protecting military installations from encroachment of incompatible land uses.</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 Cities and counties 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>	<p>Cities and counties with land adjacent to military installations.</p>
<p><b>RCW 35.61.160</b>  <b>SB 6593: Prohibiting Discrimination Against Consumers' Choices in Housing.</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>	<p>All Cities and counties.</p>
<p><b>RCW 36.70A.170</b>  <b>SB 6488: Ordering a study of the designation of agricultural lands in four counties.</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>	<p>King, Lewis, Chelan, and Yakima counties are studied.</p>
<p><b>RCW 36.70A .070</b>  <b>ESHB 2905: Modifying provisions for type 1 limited areas of more intensive rural development.</b>  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.  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>Counties that have designated Type 1 LAMIRDs.</p>
<p><b>RCW 36.70A.106</b>  <b>SHB 2781: Changing provisions relating to expedited state agency review of development regulations.</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 Cities and counties (optional).</p>

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2004	Impacted Parties
<p><b>RCW 36.70A.110</b>  <b>SSB 6367: Protecting the integrity of national historical reserves in the UGA planning process.</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>  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>  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>
<p><b>RCW 36.70B.080</b>  <b>HB 2811: Modifying local government permit processing provisions.</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>  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>  A joint select legislative task force is established to make recommendations regarding permitting processes by January 1, 2006, after evaluating local development</p>	<p>None.</p>



## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2004	Impacted Parties
<p>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>	

### Legislative Session 2003

RCW, Bill Number, Brief Description for Legislative Session 2003	Impacted Parties
<p><b>RCW 36.70A</b>  <b>SSB 5602: Concerning the accommodation of housing and employment growth under local comprehensive plans</b>            Cities and counties 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>	Cities and counties fully planning under the GMA.
<p><b>RCW 36.70A.070</b>  <b>SSB 5786: Clarifying the scope of industrial uses allowed in rural areas under the GMA</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>	Counties with qualifying LAMIRDs.
<p><b>RCW 36.70A.110</b>  <b>SHB 1755: Creating alternative means for annexation of unincorporated islands of territory</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>	Snohomish, King, Pierce, Kitsap, Thurston, and Clark Counties and their cities.

## Growth Management Act Amendments 1995-2025

RCW, Bill Number, Brief Description for Legislative Session 2003	Impacted Parties
<p><b>RCW 36.70A.280</b>  <b>SB 5507: Clarifying who has standing regarding growth management hearings board hearings</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>Cities and counties fully planning under the GMA.</p>
<p><b>RCW 36.70A.367</b>  <b>SB 5651: Authorizing land banks in certain counties with low population densities</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>  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 (SMA) and GMA provisions</b>  The goals of the GMA, including the goals and policies of the 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’s or city’s adopted or thereafter amended critical areas ordinances.</p>	<p>Cities and counties subject to the SMA.</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>  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>

## Growth Management Act Amendments 1995-2025

### 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**

- Changed 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.
- Changed the Housing Element to require the inventory of housing needs to include the number of housing units necessary to manage projected population growth.
- Changed the Capital Facilities Element to require the inclusion of parks and recreation facilities.
- Required 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 changed 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**



## **Growth Management Act Amendments 1995-2025**

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**

## **Growth Management Act Amendments 1995-2025**

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**

## **Growth Management Act Amendments 1995-2025**

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 Cities and counties 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)



## **Growth Management Act Amendments 1995-2025**

### **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)

## **Growth Management Act Amendments 1995-2025**

**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 Cities and counties 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 Cities and counties 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 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**



## **Growth Management Act Amendments 1995-2025**

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 GMA 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 must 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)

## **Growth Management Act Amendments 1995-2025**

### **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” 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.

## **Growth Management Act Amendments 1995-2025**

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)

**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 to disperse funds. (ESHB 1724 amendments)

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





ar-5786

60 Min.

**City Council - Work Session**

**Meeting Date:** 11/03/2025

**Item Title:** Library Renovation Project Update

**Submitted For:** Heather VanTassell, Library

**Add'l Contributors:**

**Project No:**

**Funding/BARS No.:**

**Financial Comments:**

N/A

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**Information**

**HISTORY:**

On August 14, 2024 Council approved a professional services contract with BuildingWork for architecture and engineering design services to renovate the Walla Walla Public Library building. The project has now completed the design development phase. Kate Weiland and Kami Lemke from BuildingWork, LLC will present an update on the design and discuss the future of the project. Campaign counsel, Rebecca Zanatta and Amy Watkins, will provide a briefing on the status of the capital campaign.

**POLICY ISSUES:**

Update only.

**PLAN COMPLIANCE:**

**COMPREHENSIVE PLAN:**

Community Character Goal 6: Walla Walla adds new and attractive features to its historic qualities as it grows. Incorporating Walla Walla's unique identity and diverse culture in the library is a primary goal of the renovation project.

Capital Facilities and Utilities Goal 1: Walla Walla's capital facilities and utilities are well maintained and up-to-date to meet the demands of growth and economic development.

**ALTERNATIVES:**

None, update only.

**CITY MANAGER COMMENTS:**

Approved for work session discussion.

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**Attachments**

Presentation

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# Walla Walla Public Library

A Campaign to Revitalize the Walla Walla Public Library

Community Council Work Session

November 3, 2025

# Since May

- Naming Policy Approved
- Naming Opportunities Established
- 22 Community Engagement Events
- 6 Capital Campaign Committee Meetings
- Over 100 Cultivation and Fundraising Conversations

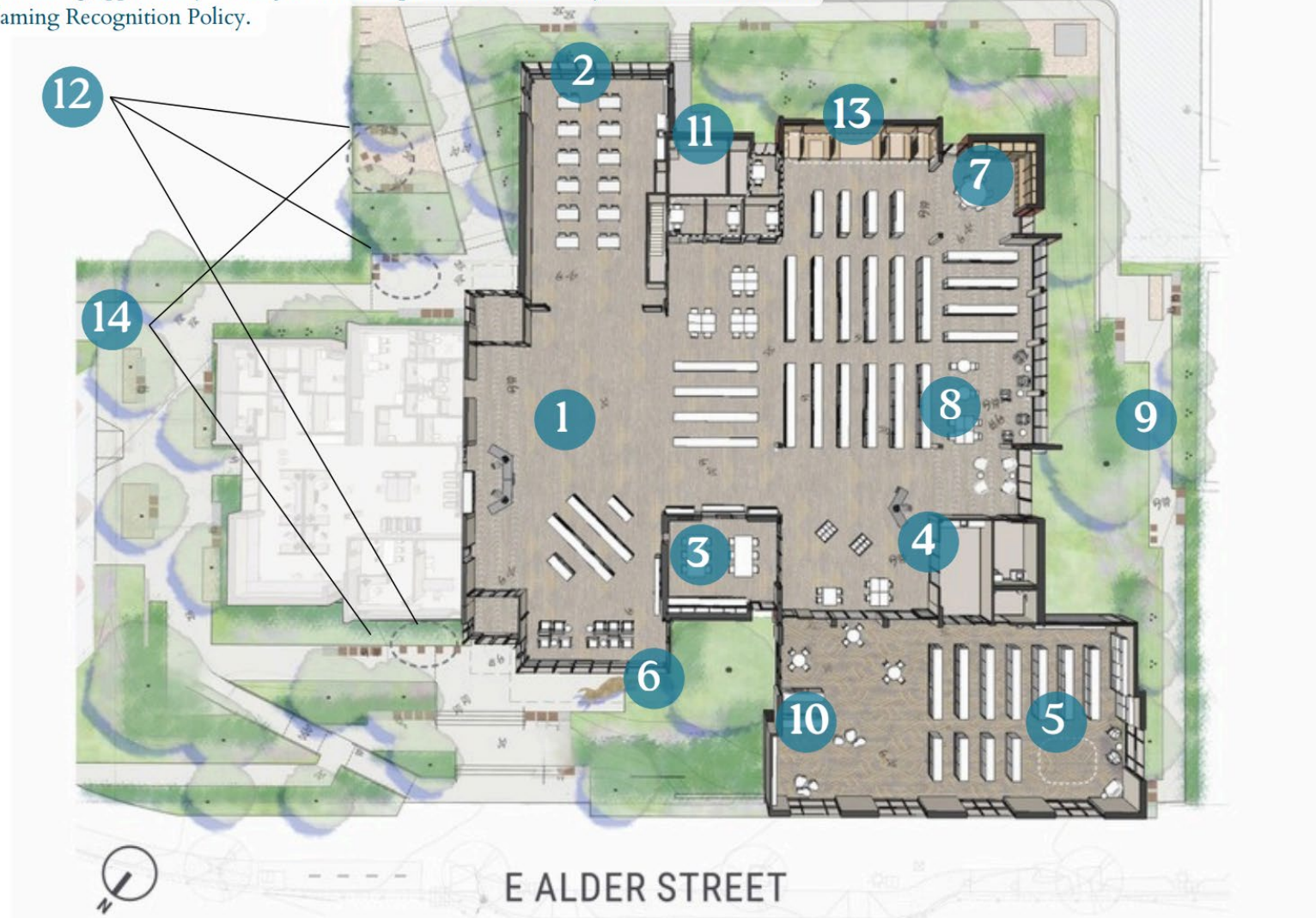


## A Campaign to Revitalize the Walla Walla Public Library

### Walla Walla Public Library Naming Opportunities



The following gift thresholds outline the minimum contributions required for specific naming opportunities both within and outside the newly renovated Library. The duration and terms of the naming opportunity are subject to the requirements of the City of Walla Walla Public Naming Recognition Policy.



# Campaign Fundraising Update

- Total Goal - \$16 million
- Raised to Date - \$11,753,600 million (73% to goal)
  - City / State - \$3,250,000
  - Foundations – \$274,000
  - Corporations \$25,000
  - Individual Donations - \$8,199,762
- Pending Asks – Nearly \$450,000
- Challenge Update - \$10,500 raised to date (\$2,000 to go)

# Campaign Fundraising: Next Steps

## - Public and Community Phase

- Segmented patron email
- City wide mailed Postcard
- Text program through City
- Valley Giving Guide (December)
- Public events to begin (January)
- Groundbreaking (March/ April 2026)
- Ribbon Cutting (2027)
- Ongoing marketing, communications, and fundraising (January – Ongoing)

