

City/County relief bill
SMA amendment excerpts

CERTIFICATION OF ENROLLMENT

ENGROSSED SUBSTITUTE HOUSE BILL 1478

62nd Legislature
2011 Regular Session

Passed by the House April 22, 2011
Yeas 90 Nays 6

Speaker of the House of Representatives

Passed by the Senate April 22, 2011
Yeas 33 Nays 13

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Barbara Baker, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1478** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

Secretary of State
State of Washington

36 **Sec. 13.** RCW 90.58.080 and 2007 c 170 s 1 are each amended to read
37 as follows:

1 (1) Local governments shall develop or amend a master program for
2 regulation of uses of the shorelines of the state consistent with the
3 required elements of the guidelines adopted by the department in
4 accordance with the schedule established by this section.

5 (2)(a) Subject to the provisions of subsections (5) and (6) of this
6 section, each local government subject to this chapter shall develop or
7 amend its master program for the regulation of uses of shorelines
8 within its jurisdiction according to the following schedule:

9 (i) On or before December 1, 2005, for the city of Port Townsend,
10 the city of Bellingham, the city of Everett, Snohomish county, and
11 Whatcom county;

12 (ii) On or before December 1, 2009, for King county and the cities
13 within King county greater in population than ten thousand;

14 (iii) Except as provided by (a)(i) and (ii) of this subsection, on
15 or before December 1, 2011, for Clallam, Clark, Jefferson, King,
16 Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties and the
17 cities within those counties;

18 (iv) On or before December 1, 2012, for Cowlitz, Island, Lewis,
19 Mason, San Juan, Skagit, and Skamania counties and the cities within
20 those counties;

21 (v) On or before December 1, 2013, for Benton, Chelan, Douglas,
22 Grant, Kittitas, Spokane, and Yakima counties and the cities within
23 those counties; and

24 (vi) On or before December 1, 2014, for Adams, Asotin, Columbia,
25 Ferry, Franklin, Garfield, Grays Harbor, Klickitat, Lincoln, Okanogan,
26 Pacific, Pend Oreille, Stevens, Wahkiakum, Walla Walla, and Whitman
27 counties and the cities within those counties.

28 (b) Nothing in this subsection (2) shall preclude a local
29 government from developing or amending its master program prior to the
30 dates established by this subsection (2).

31 (3)(a) Following approval by the department of a new or amended
32 master program, local governments required to develop or amend master
33 programs on or before December 1, 2009, as provided by subsection
34 (2)(a)(i) and (ii) of this section, shall be deemed to have complied
35 with the schedule established by subsection (2)(a)(iii) of this section
36 and shall not be required to complete master program amendments until
37 ~~((seven years after))~~ the applicable dates established by subsection
38 ~~((2)(a)(iii))~~ (4)(b) of this section. Any jurisdiction listed in

1 subsection (2)(a)(i) of this section that has a new or amended master
2 program approved by the department on or after March 1, 2002, but
3 before July 27, 2003, shall not be required to complete master program
4 amendments until (~~(seven years after)~~) the applicable date provided by
5 subsection (~~((2)(a)(iii))~~) (4)(b) of this section.

6 (b) Following approval by the department of a new or amended master
7 program, local governments choosing to develop or amend master programs
8 on or before December 1, 2009, shall be deemed to have complied with
9 the schedule established by subsection (2)(a)(iii) through (vi) of this
10 section and shall not be required to complete master program amendments
11 until (~~(seven years after)~~) the applicable dates established by
12 subsection (~~((2)(a)(iii) through (vi))~~) (4)(b) of this section.

13 (4)(a) Following the updates required by subsection (2) of this
14 section, local governments shall conduct a review of their master
15 programs at least once every (~~(seven))~~ eight years (~~(after the~~
16 applicable dates established by subsection (2)(a)(iii) through (vi) of
17 this section)) as required by (b) of this subsection. Following the
18 review required by this subsection (4), local governments shall, if
19 necessary, revise their master programs. The purpose of the review is:

20 (~~((a))~~) (i) To assure that the master program complies with
21 applicable law and guidelines in effect at the time of the review; and

22 (~~((b))~~) (ii) To assure consistency of the master program with the
23 local government's comprehensive plan and development regulations
24 adopted under chapter 36.70A RCW, if applicable, and other local
25 requirements.

26 (b) Counties and cities shall take action to review and, if
27 necessary, revise their master programs as required by (a) of this
28 subsection as follows:

29 (i) On or before June 30, 2019, and every eight years thereafter,
30 for King, Pierce, and Snohomish counties and the cities within those
31 counties;

32 (ii) On or before June 30, 2020, and every eight years thereafter,
33 for Clallam, Clark, Island, Jefferson, Kitsap, Mason, San Juan, Skagit,
34 Thurston, and Whatcom counties and the cities within those counties;

35 (iii) On or before June 30, 2021, and every eight years thereafter,
36 for Benton, Chelan, Cowlitz, Douglas, Grant, Kittitas, Lewis, Skamania,
37 Spokane, and Yakima counties and the cities within those counties; and

1 (iv) On or before June 30, 2022, and every eight years thereafter,
2 for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Grays
3 Harbor, Klickitat, Lincoln, Okanogan, Pacific, Pend Oreille, Stevens,
4 Wahkiakum, Walla Walla, and Whitman counties and the cities within
5 those counties.

6 (5) In meeting the update requirements of subsection (2) of this
7 section, local governments are encouraged to begin the process of
8 developing or amending their master programs early and are eligible for
9 grants from the department as provided by RCW 90.58.250, subject to
10 available funding. Except for those local governments listed in
11 subsection (2)(a)(i) and (ii) of this section, the deadline for
12 completion of the new or amended master programs shall be two years
13 after the date the grant is approved by the department. Subsequent
14 master program review dates shall not be altered by the provisions of
15 this subsection.

16 (6) In meeting the update requirements of subsection (2) of this
17 section, the following shall apply:

18 (a) Grants to local governments for developing and amending master
19 programs pursuant to the schedule established by this section shall be
20 provided at least two years before the adoption dates specified in
21 subsection (2) of this section. To the extent possible, the department
22 shall allocate grants within the amount appropriated for such purposes
23 to provide reasonable and adequate funding to local governments that
24 have indicated their intent to develop or amend master programs during
25 the biennium according to the schedule established by subsection (2) of
26 this section. Any local government that applies for but does not
27 receive funding to comply with the provisions of subsection (2) of this
28 section may delay the development or amendment of its master program
29 until the following biennium.

30 (b) Local governments with delayed compliance dates as provided in
31 (a) of this subsection shall be the first priority for funding in
32 subsequent biennia, and the development or amendment compliance
33 deadline for those local governments shall be two years after the date
34 of grant approval.

35 (c) Failure of the local government to apply in a timely manner for
36 a master program development or amendment grant in accordance with the
37 requirements of the department shall not be considered a delay
38 resulting from the provisions of (a) of this subsection.

1 (7) (~~Notwithstanding the provisions~~) In meeting the update
2 requirements of subsection (2) of this section, all local governments
3 subject to the requirements of this chapter that have not developed or
4 amended master programs on or after March 1, 2002, shall, no later than
5 December 1, 2014, develop or amend their master programs to comply with
6 guidelines adopted by the department after January 1, 2003.

7 (8) In meeting the update requirements of subsection (2) of this
8 section, local governments may be provided an additional year beyond
9 the deadlines in this section to complete their master program or
10 amendment. The department shall grant the request if it determines
11 that the local government is likely to adopt or amend its master
12 program within the additional year.

13 **Sec. 14.** RCW 90.58.090 and 2003 c 321 s 3 are each amended to read
14 as follows:

15 (1) A master program, segment of a master program, or an amendment
16 to a master program shall become effective when approved by the
17 department. Within the time period provided in RCW 90.58.080, each
18 local government shall have submitted a master program, either totally
19 or by segments, for all shorelines of the state within its jurisdiction
20 to the department for review and approval.

21 The department shall strive to achieve final action on a submitted
22 master program within one hundred eighty days of receipt and shall post
23 an annual assessment related to this performance benchmark on the
24 agency web site.

25 (2) Upon receipt of a proposed master program or amendment, the
26 department shall:

27 (a) Provide notice to and opportunity for written comment by all
28 interested parties of record as a part of the local government review
29 process for the proposal and to all persons, groups, and agencies that
30 have requested in writing notice of proposed master programs or
31 amendments generally or for a specific area, subject matter, or issue.
32 The comment period shall be at least thirty days, unless the department
33 determines that the level of complexity or controversy involved
34 supports a shorter period;

35 (b) In the department's discretion, conduct a public hearing during
36 the thirty-day comment period in the jurisdiction proposing the master
37 program or amendment;

CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 1783

62nd Legislature
2011 Regular Session

Passed by the House April 14, 2011
Yeas 65 Nays 32

Speaker of the House of Representatives

Passed by the Senate April 7, 2011
Yeas 47 Nays 2

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Barbara Baker, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1783** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

SUBSTITUTE HOUSE BILL 1783

AS AMENDED BY THE SENATE

Passed Legislature - 2011 Regular Session

State of Washington 62nd Legislature 2011 Regular Session

By House Local Government (originally sponsored by Representatives Pedersen, Upthegrove, Takko, Blake, Rodne, Smith, Carlyle, Fitzgibbon, Springer, Angel, and Kenney)

READ FIRST TIME 02/17/11.

1 AN ACT Relating to houseboats and houseboat moorages; amending RCW
2 90.58.270; and creating a new section.

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

4 NEW SECTION. **Sec. 1.** The legislature recognizes that existing
5 floating homes, as part of our state's existing houseboat communities,
6 are an important cultural amenity and element of our maritime history.
7 These surviving floating home communities are a linkage to the past,
8 when our waterways were the focus of commerce, transport, and
9 development. In order to ensure the vitality and long-term survival of
10 these existing floating home communities, consistent with the
11 legislature's goal of allowing their continued use, improvement, and
12 replacement without undue burden, the legislature finds that it is
13 necessary to clarify their legal status.

14 **Sec. 2.** RCW 90.58.270 and 1971 ex.s. c 286 s 27 are each amended
15 to read as follows:

16 (1) Nothing in this statute shall constitute authority for
17 requiring or ordering the removal of any structures, improvements,
18 docks, fills, or developments placed in navigable waters prior to

1 December 4, 1969, and the consent and authorization of the state of
2 Washington to the impairment of public rights of navigation, and
3 corollary rights incidental thereto, caused by the retention and
4 maintenance of said structures, improvements, docks, fills or
5 developments are hereby granted: PROVIDED, That the consent herein
6 given shall not relate to any structures, improvements, docks, fills,
7 or developments placed on tidelands, shorelands, or beds underlying
8 said waters which are in trespass or in violation of state statutes.

9 (2) Nothing in this section shall be construed as altering or
10 abridging any private right of action, other than a private right which
11 is based upon the impairment of public rights consented to in
12 subsection (1) hereof.

13 (3) Nothing in this section shall be construed as altering or
14 abridging the authority of the state or local governments to suppress
15 or abate nuisances or to abate pollution.

16 (4) Subsection (1) of this section shall apply to any case pending
17 in the courts of this state on June 1, 1971 relating to the removal of
18 structures, improvements, docks, fills, or developments based on the
19 impairment of public navigational rights.

20 (5)(a) A floating home permitted or legally established prior to
21 January 1, 2011, must be classified as a conforming preferred use.

22 (b) For the purposes of this subsection:

23 (i) "Conforming preferred use" means that applicable development
24 and shoreline master program regulations may only impose reasonable
25 conditions and mitigation that will not effectively preclude
26 maintenance, repair, replacement, and remodeling of existing floating
27 homes and floating home moorages by rendering these actions
28 impracticable.

29 (ii) "Floating home" means a single-family dwelling unit
30 constructed on a float, that is moored, anchored, or otherwise secured
31 in waters, and is not a vessel, even though it may be capable of being
32 towed.

--- END ---

SMA Appeals fix bill

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 5192

62nd Legislature
2011 Regular Session

Passed by the Senate April 15, 2011
YEAS 46 NAYS 2

President of the Senate

Passed by the House April 6, 2011
YEAS 97 NAYS 0

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Thomas Hoemann, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5192** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

Secretary of State
State of Washington

SUBSTITUTE SENATE BILL 5192

AS AMENDED BY THE HOUSE

Passed Legislature - 2011 Regular Session

State of Washington

62nd Legislature

2011 Regular Session

By Senate Government Operations, Tribal Relations & Elections
(originally sponsored by Senators Nelson, Swecker, and Chase; by
request of Department of Ecology)

READ FIRST TIME 02/10/11.

1 AN ACT Relating to provisions for notifications and appeals
2 timelines under the shoreline management act; amending RCW 36.70A.290,
3 90.58.090, 90.58.140, and 90.58.180; and reenacting and amending RCW
4 90.58.190.

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

6 **Sec. 1.** RCW 36.70A.290 and 2010 c 211 s 8 are each amended to read
7 as follows:

8 (1) All requests for review to the growth management hearings board
9 shall be initiated by filing a petition that includes a detailed
10 statement of issues presented for resolution by the board. The board
11 shall render written decisions articulating the basis for its holdings.
12 The board shall not issue advisory opinions on issues not presented to
13 the board in the statement of issues, as modified by any prehearing
14 order.

15 (2) All petitions relating to whether or not an adopted
16 comprehensive plan, development regulation, or permanent amendment
17 thereto, is in compliance with the goals and requirements of this
18 chapter or chapter 90.58 or 43.21C RCW must be filed within sixty days

1 after publication (~~by the legislative bodies of the county or city~~)
2 as provided in (a) through (c) of this subsection.

3 (a) Except as provided in (c) of this subsection, the date of
4 publication for a city shall be the date the city publishes the
5 ordinance, or summary of the ordinance, adopting the comprehensive plan
6 or development regulations, or amendment thereto, as is required to be
7 published.

8 (b) Promptly after adoption, a county shall publish a notice that
9 it has adopted the comprehensive plan or development regulations, or
10 amendment thereto.

11 Except as provided in (c) of this subsection, for purposes of this
12 section the date of publication for a county shall be the date the
13 county publishes the notice that it has adopted the comprehensive plan
14 or development regulations, or amendment thereto.

15 (c) For local governments planning under RCW 36.70A.040, promptly
16 after approval or disapproval of a local government's shoreline master
17 program or amendment thereto by the department of ecology as provided
18 in RCW 90.58.090, the (~~local government~~) department of ecology shall
19 publish a notice that the shoreline master program or amendment thereto
20 has been approved or disapproved (~~by the department of ecology~~). For
21 purposes of this section, the date of publication for the adoption or
22 amendment of a shoreline master program is the date the (~~local~~
23 ~~government~~) department of ecology publishes notice that the shoreline
24 master program or amendment thereto has been approved or disapproved
25 (~~by the department of ecology~~).

26 (3) Unless the board dismisses the petition as frivolous or finds
27 that the person filing the petition lacks standing, or the parties have
28 filed an agreement to have the case heard in superior court as provided
29 in RCW 36.70A.295, the board shall, within ten days of receipt of the
30 petition, set a time for hearing the matter.

31 (4) The board shall base its decision on the record developed by
32 the city, county, or the state and supplemented with additional
33 evidence if the board determines that such additional evidence would be
34 necessary or of substantial assistance to the board in reaching its
35 decision.

36 (5) The board, shall consolidate, when appropriate, all petitions
37 involving the review of the same comprehensive plan or the same
38 development regulation or regulations.

1 **Sec. 2.** RCW 90.58.090 and 2003 c 321 s 3 are each amended to read
2 as follows:

3 (1) A master program, segment of a master program, or an amendment
4 to a master program shall become effective when approved by the
5 department as provided in subsection (7) of this section. Within the
6 time period provided in RCW 90.58.080, each local government shall have
7 submitted a master program, either totally or by segments, for all
8 shorelines of the state within its jurisdiction to the department for
9 review and approval.

10 (2) Upon receipt of a proposed master program or amendment, the
11 department shall:

12 (a) Provide notice to and opportunity for written comment by all
13 interested parties of record as a part of the local government review
14 process for the proposal and to all persons, groups, and agencies that
15 have requested in writing notice of proposed master programs or
16 amendments generally or for a specific area, subject matter, or issue.
17 The comment period shall be at least thirty days, unless the department
18 determines that the level of complexity or controversy involved
19 supports a shorter period;

20 (b) In the department's discretion, conduct a public hearing during
21 the thirty-day comment period in the jurisdiction proposing the master
22 program or amendment;

23 (c) Within fifteen days after the close of public comment, request
24 the local government to review the issues identified by the public,
25 interested parties, groups, and agencies and provide a written response
26 as to how the proposal addresses the identified issues;

27 (d) Within thirty days after receipt of the local government
28 response pursuant to (c) of this subsection, make written findings and
29 conclusions regarding the consistency of the proposal with the policy
30 of RCW 90.58.020 and the applicable guidelines, provide a response to
31 the issues identified in (c) of this subsection, and either approve the
32 proposal as submitted, recommend specific changes necessary to make the
33 proposal approvable, or deny approval of the proposal in those
34 instances where no alteration of the proposal appears likely to be
35 consistent with the policy of RCW 90.58.020 and the applicable
36 guidelines. The written findings and conclusions shall be provided to
37 the local government, and made available to all interested persons,
38 parties, groups, and agencies of record on the proposal;

1 (e) If the department recommends changes to the proposed master
2 program or amendment, within thirty days after the department mails the
3 written findings and conclusions to the local government, the local
4 government may:

5 (i) Agree to the proposed changes (~~((The receipt by the department~~
6 ~~of the written notice of agreement constitutes final action by the~~
7 ~~department approving the amendment))~~ by written notice to the
8 department; or

9 (ii) Submit an alternative proposal. If, in the opinion of the
10 department, the alternative is consistent with the purpose and intent
11 of the changes originally submitted by the department and with this
12 chapter it shall approve the changes and provide ((written)) notice to
13 all recipients of the written findings and conclusions. If the
14 department determines the proposal is not consistent with the purpose
15 and intent of the changes proposed by the department, the department
16 may resubmit the proposal for public and agency review pursuant to this
17 section or reject the proposal.

18 (3) The department shall approve the segment of a master program
19 relating to shorelines unless it determines that the submitted segments
20 are not consistent with the policy of RCW 90.58.020 and the applicable
21 guidelines.

22 (4) The department shall approve the segment of a master program
23 relating to critical areas as defined by RCW 36.70A.030(5) provided the
24 master program segment is consistent with RCW 90.58.020 and applicable
25 shoreline guidelines, and if the segment provides a level of protection
26 of critical areas at least equal to that provided by the local
27 government's critical areas ordinances adopted and thereafter amended
28 pursuant to RCW 36.70A.060(2).

29 (5) The department shall approve those segments of the master
30 program relating to shorelines of statewide significance only after
31 determining the program provides the optimum implementation of the
32 policy of this chapter to satisfy the statewide interest. If the
33 department does not approve a segment of a local government master
34 program relating to a shoreline of statewide significance, the
35 department may develop and by rule adopt an alternative to the local
36 government's proposal.

37 (6) In the event a local government has not complied with the
38 requirements of RCW 90.58.070 it may thereafter upon written notice to

1 the department elect to adopt a master program for the shorelines
2 within its jurisdiction, in which event it shall comply with the
3 provisions established by this chapter for the adoption of a master
4 program for such shorelines.

5 Upon approval of such master program by the department it shall
6 supersede such master program as may have been adopted by the
7 department for such shorelines.

8 (7) A master program or amendment to a master program takes effect
9 when and in such form as approved or adopted by the department. The
10 effective date is fourteen days from the date of the department's
11 written notice of final action to the local government stating the
12 department has approved or rejected the proposal. For master programs
13 adopted by rule, the effective date is governed by RCW 34.05.380. The
14 department's written notice to the local government must conspicuously
15 and plainly state that it is the department's final decision and that
16 there will be no further modifications to the proposal.

17 (a) Shoreline master programs that were adopted by the department
18 prior to July 22, 1995, in accordance with the provisions of this
19 section then in effect, shall be deemed approved by the department in
20 accordance with the provisions of this section that became effective on
21 that date.

22 (b) The department shall maintain a record of each master program,
23 the action taken on any proposal for adoption or amendment of the
24 master program, and any appeal of the department's action. The
25 department's approved document of record constitutes the official
26 master program.

27 (8) Promptly after approval or disapproval of a local government's
28 shoreline master program or amendment, the department shall publish a
29 notice consistent with RCW 36.70A.290 that the shoreline master program
30 or amendment has been approved or disapproved. This notice must be
31 filed for all shoreline master programs or amendments. If the notice
32 is for a local government that does not plan under RCW 36.70A.040, the
33 department must, on the day the notice is published, notify the
34 legislative authority of the applicable local government by telephone
35 or electronic means, followed by written communication as necessary, to
36 ensure that the local government has received the full written decision
37 of the approval or disapproval.

1 **Sec. 3.** RCW 90.58.140 and 2010 c 210 s 36 are each amended to read
2 as follows:

3 (1) A development shall not be undertaken on the shorelines of the
4 state unless it is consistent with the policy of this chapter and,
5 after adoption or approval, as appropriate, the applicable guidelines,
6 rules, or master program.

7 (2) A substantial development shall not be undertaken on shorelines
8 of the state without first obtaining a permit from the government
9 entity having administrative jurisdiction under this chapter.

10 A permit shall be granted:

11 (a) From June 1, 1971, until such time as an applicable master
12 program has become effective, only when the development proposed is
13 consistent with: (i) The policy of RCW 90.58.020; and (ii) after their
14 adoption, the guidelines and rules of the department; and (iii) so far
15 as can be ascertained, the master program being developed for the area;

16 (b) After adoption or approval, as appropriate, by the department
17 of an applicable master program, only when the development proposed is
18 consistent with the applicable master program and this chapter.

19 (3) The local government shall establish a program, consistent with
20 rules adopted by the department, for the administration and enforcement
21 of the permit system provided in this section. The administration of
22 the system so established shall be performed exclusively by the local
23 government.

24 (4) Except as otherwise specifically provided in subsection (11) of
25 this section, the local government shall require notification of the
26 public of all applications for permits governed by any permit system
27 established pursuant to subsection (3) of this section by ensuring that
28 notice of the application is given by at least one of the following
29 methods:

30 (a) Mailing of the notice to the latest recorded real property
31 owners as shown by the records of the county assessor within at least
32 three hundred feet of the boundary of the property upon which the
33 substantial development is proposed;

34 (b) Posting of the notice in a conspicuous manner on the property
35 upon which the project is to be constructed; or

36 (c) Any other manner deemed appropriate by local authorities to
37 accomplish the objectives of reasonable notice to adjacent landowners
38 and the public.

1 The notices shall include a statement that any person desiring to
2 submit written comments concerning an application, or desiring to
3 receive notification of the final decision concerning an application as
4 expeditiously as possible after the issuance of the decision, may
5 submit the comments or requests for decisions to the local government
6 within thirty days of the last date the notice is to be published
7 pursuant to this subsection. The local government shall forward, in a
8 timely manner following the issuance of a decision, a copy of the
9 decision to each person who submits a request for the decision.

10 If a hearing is to be held on an application, notices of such a
11 hearing shall include a statement that any person may submit oral or
12 written comments on an application at the hearing.

13 (5) The system shall include provisions to assure that construction
14 pursuant to a permit will not begin or be authorized until twenty-one
15 days from the date (~~(of receipt)~~) the permit decision was filed as
16 provided in subsection (6) of this section; or until all review
17 proceedings are terminated if the proceedings were initiated within
18 twenty-one days from the date of (~~(receipt)~~) filing as defined in
19 subsection (6) of this section except as follows:

20 (a) In the case of any permit issued to the state of Washington,
21 department of transportation, for the construction and modification of
22 SR 90 (I-90) on or adjacent to Lake Washington, the construction may
23 begin after thirty days from the date of filing, and the permits are
24 valid until December 31, 1995;

25 (b) Construction may be commenced no sooner than thirty days after
26 the date of the appeal of the board's decision is filed if a permit is
27 granted by the local government and (i) the granting of the permit is
28 appealed to the shorelines hearings board within twenty-one days of the
29 date of (~~(receipt)~~) filing, (ii) the hearings board approves the
30 granting of the permit by the local government or approves a portion of
31 the substantial development for which the local government issued the
32 permit, and (iii) an appeal for judicial review of the hearings board
33 decision is filed pursuant to chapter 34.05 RCW. The appellant may
34 request, within ten days of the filing of the appeal with the court, a
35 hearing before the court to determine whether construction pursuant to
36 the permit approved by the hearings board or to a revised permit issued
37 pursuant to the order of the hearings board should not commence. If,
38 at the conclusion of the hearing, the court finds that construction

1 pursuant to such a permit would involve a significant, irreversible
2 damaging of the environment, the court shall prohibit the permittee
3 from commencing the construction pursuant to the approved or revised
4 permit until all review proceedings are final. Construction pursuant
5 to a permit revised at the direction of the hearings board may begin
6 only on that portion of the substantial development for which the local
7 government had originally issued the permit, and construction pursuant
8 to such a revised permit on other portions of the substantial
9 development may not begin until after all review proceedings are
10 terminated. In such a hearing before the court, the burden of proving
11 whether the construction may involve significant irreversible damage to
12 the environment and demonstrating whether such construction would or
13 would not be appropriate is on the appellant;

14 (c) If the permit is for a substantial development meeting the
15 requirements of subsection (11) of this section, construction pursuant
16 to that permit may not begin or be authorized until twenty-one days
17 from the date (~~of receipt~~) the permit decision was filed as provided
18 in subsection (6) of this section.

19 If a permittee begins construction pursuant to (~~subsections~~) (a),
20 (b), or (c) of this subsection, the construction is begun at the
21 permittee's own risk. If, as a result of judicial review, the courts
22 order the removal of any portion of the construction or the restoration
23 of any portion of the environment involved or require the alteration of
24 any portion of a substantial development constructed pursuant to a
25 permit, the permittee is barred from recovering damages or costs
26 involved in adhering to such requirements from the local government
27 that granted the permit, the hearings board, or any appellant or
28 intervener.

29 (6) Any decision on an application for a permit under the authority
30 of this section, whether it is an approval or a denial, shall,
31 concurrently with the transmittal of the ruling to the applicant, be
32 (~~transmitted to~~) filed with the department and the attorney general.
33 This shall be accomplished by return receipt requested mail. A
34 petition for review of such a decision must be commenced within twenty-
35 one days from the date of (~~receipt~~) filing of the decision.

36 (a) With regard to a permit other than a permit governed by
37 subsection (10) of this section, "date of (~~receipt~~" as used herein
38 ~~refers to the date that the applicant receives written notice from the~~

1 ~~department that the department has received the decision. With regard~~
2 ~~to a permit for a variance or a conditional use, "date of receipt"~~
3 ~~means the date a local government or applicant receives the written~~
4 ~~decision of the department rendered on the permit pursuant to~~
5 ~~subsection (10) of this section. For the purposes of this subsection,~~
6 ~~the term "date of receipt" has the same meaning as provided in RCW~~
7 ~~43.21B.001)) filing" as used in this section refers to the date of~~
8 ~~actual receipt by the department of the local government's decision.~~

9 (b) With regard to a permit for a variance or a conditional use
10 governed by subsection (10) of this section, "date of filing" means the
11 date the decision of the department is transmitted by the department to
12 the local government.

13 (c) When a local government simultaneously transmits to the
14 department its decision on a shoreline substantial development with its
15 approval of either a shoreline conditional use permit or variance, or
16 both, "date of filing" has the same meaning as defined in (b) of this
17 subsection.

18 (d) The department shall notify in writing the local government and
19 the applicant of the date of filing by telephone or electronic means,
20 followed by written communication as necessary, to ensure that the
21 applicant has received the full written decision.

22 (7) Applicants for permits under this section have the burden of
23 proving that a proposed substantial development is consistent with the
24 criteria that must be met before a permit is granted. In any review of
25 the granting or denial of an application for a permit as provided in
26 RCW 90.58.180 (1) and (2), the person requesting the review has the
27 burden of proof.

28 (8) Any permit may, after a hearing with adequate notice to the
29 permittee and the public, be rescinded by the issuing authority upon
30 the finding that a permittee has not complied with conditions of a
31 permit. If the department is of the opinion that noncompliance exists,
32 the department shall provide written notice to the local government and
33 the permittee. If the department is of the opinion that the
34 noncompliance continues to exist thirty days after the date of the
35 notice, and the local government has taken no action to rescind the
36 permit, the department may petition the hearings board for a rescission
37 of the permit upon written notice of the petition to the local

1 government and the permittee if the request by the department is made
2 to the hearings board within fifteen days of the termination of the
3 thirty-day notice to the local government.

4 (9) The holder of a certification from the governor pursuant to
5 chapter 80.50 RCW shall not be required to obtain a permit under this
6 section.

7 (10) Any permit for a variance or a conditional use issued with
8 approval by a local government under their approved master program(~~s~~)
9 must be submitted to the department for its approval or disapproval.

10 (11)(a) An application for a substantial development permit for a
11 limited utility extension or for the construction of a bulkhead or
12 other measures to protect a single family residence and its appurtenant
13 structures from shoreline erosion shall be subject to the following
14 procedures:

15 (i) The public comment period under subsection (4) of this section
16 shall be twenty days. The notice provided under subsection (4) of this
17 section shall state the manner in which the public may obtain a copy of
18 the local government decision on the application no later than two days
19 following its issuance;

20 (ii) The local government shall issue its decision to grant or deny
21 the permit within twenty-one days of the last day of the comment period
22 specified in (a)(i) of this subsection; and

23 (iii) If there is an appeal of the decision to grant or deny the
24 permit to the local government legislative authority, the appeal shall
25 be finally determined by the legislative authority within thirty days.

26 (b) For purposes of this section, a limited utility extension means
27 the extension of a utility service that:

28 (i) Is categorically exempt under chapter 43.21C RCW for one or
29 more of the following: Natural gas, electricity, telephone, water, or
30 sewer;

31 (ii) Will serve an existing use in compliance with this chapter;
32 and

33 (iii) Will not extend more than twenty-five hundred linear feet
34 within the shorelines of the state.

35 **Sec. 4.** RCW 90.58.180 and 2010 c 210 s 37 are each amended to read
36 as follows:

37 (1) Any person aggrieved by the granting, denying, or rescinding of

1 a permit on shorelines of the state pursuant to RCW 90.58.140 may(~~(7~~
2 ~~except as otherwise provided in chapter 43.21L RCW,~~) seek review from
3 the shorelines hearings board by filing a petition for review within
4 twenty-one days of the date of (~~receipt~~) filing of the decision as
5 (~~provided for~~) defined in RCW 90.58.140(6).

6 Within seven days of the filing of any petition for review with the
7 board as provided in this section pertaining to a final decision of a
8 local government, the petitioner shall serve copies of the petition on
9 the department, the office of the attorney general, and the local
10 government. The department and the attorney general may intervene to
11 protect the public interest and ensure that the provisions of this
12 chapter are complied with at any time within fifteen days from the date
13 of the receipt by the department or the attorney general of a copy of
14 the petition for review filed pursuant to this section. The shorelines
15 hearings board shall schedule review proceedings on the petition for
16 review without regard as to whether the period for the department or
17 the attorney general to intervene has or has not expired.

18 (2) The department or the attorney general may obtain review of any
19 final decision granting a permit, or granting or denying an application
20 for a permit issued by a local government by filing a written petition
21 with the shorelines hearings board and the appropriate local government
22 within twenty-one days from the date (~~of receipt~~) the final decision
23 was filed as provided in RCW 90.58.140(6).

24 (3) The review proceedings authorized in subsections (1) and (2) of
25 this section are subject to the provisions of chapter 34.05 RCW
26 pertaining to procedures in adjudicative proceedings. Judicial review
27 of such proceedings of the shorelines hearings board is governed by
28 chapter 34.05 RCW. The board shall issue its decision on the appeal
29 authorized under subsections (1) and (2) of this section within one
30 hundred eighty days after the date the petition is filed with the board
31 or a petition to intervene is filed by the department or the attorney
32 general, whichever is later. The time period may be extended by the
33 board for a period of thirty days upon a showing of good cause or may
34 be waived by the parties.

35 (4) Any person may appeal any rules, regulations, or guidelines
36 adopted or approved by the department within thirty days of the date of
37 the adoption or approval. The board shall make a final decision within
38 sixty days following the hearing held thereon.

1 (5) The board shall find the rule, regulation, or guideline to be
2 valid and enter a final decision to that effect unless it determines
3 that the rule, regulation, or guideline:

4 (a) Is clearly erroneous in light of the policy of this chapter; or

5 (b) Constitutes an implementation of this chapter in violation of
6 constitutional or statutory provisions; or

7 (c) Is arbitrary and capricious; or

8 (d) Was developed without fully considering and evaluating all
9 material submitted to the department during public review and comment;
10 or

11 (e) Was not adopted in accordance with required procedures.

12 (6) If the board makes a determination under subsection (5)(a)
13 through (e) of this section, it shall enter a final decision declaring
14 the rule, regulation, or guideline invalid, remanding the rule,
15 regulation, or guideline to the department with a statement of the
16 reasons in support of the determination, and directing the department
17 to adopt, after a thorough consultation with the affected local
18 government and any other interested party, a new rule, regulation, or
19 guideline consistent with the board's decision.

20 (7) A decision of the board on the validity of a rule, regulation,
21 or guideline shall be subject to review in superior court, if
22 authorized pursuant to chapter 34.05 RCW. A petition for review of the
23 decision of the shorelines hearings board on a rule, regulation, or
24 guideline shall be filed within thirty days after the date of final
25 decision by the shorelines hearings board.

26 **Sec. 5.** RCW 90.58.190 and 2010 c 211 s 14 and 2010 c 210 s 38 are
27 each reenacted and amended to read as follows:

28 (1) The appeal of the department's decision to adopt a master
29 program or amendment pursuant to RCW 90.58.070(2) or 90.58.090(5) is
30 governed by RCW 34.05.510 through 34.05.598.

31 (2)(a) The department's final decision to approve or reject a
32 proposed master program or master program amendment by a local
33 government planning under RCW 36.70A.040 shall be appealed to the
34 growth management hearings board by filing a petition (~~within sixty~~
35 ~~days from the date of the department's written notice to the local~~
36 ~~government of the department's final decision to approve or reject a~~
37 ~~proposed master program or master program amendment,~~) as provided in

1 RCW 36.70A.290. (~~The department's written notice must conspicuously~~
2 ~~and plainly state that it is the department's final decision and that~~
3 ~~there will be no further modifications under RCW 90.58.090(2).)~~)

4 (b) If the appeal to the growth management hearings board concerns
5 shorelines, the growth management hearings board shall review the
6 proposed master program or amendment solely for compliance with the
7 requirements of this chapter, the policy of RCW 90.58.020 and the
8 applicable guidelines, the internal consistency provisions of RCW
9 36.70A.070, 36.70A.040(4), 35.63.125, and 35A.63.105, and chapter
10 43.21C RCW as it relates to the adoption of master programs and
11 amendments under chapter 90.58 RCW.

12 (c) If the appeal to the growth management hearings board concerns
13 a shoreline of statewide significance, the board shall uphold the
14 decision by the department unless the board, by clear and convincing
15 evidence, determines that the decision of the department is
16 inconsistent with the policy of RCW 90.58.020 and the applicable
17 guidelines.

18 (d) The appellant has the burden of proof in all appeals to the
19 growth management hearings board under this subsection.

20 (e) Any party aggrieved by a final decision of the growth
21 management hearings board under this subsection may appeal the decision
22 to superior court as provided in RCW 36.70A.300.

23 (3)(a) The department's final decision to approve or reject a
24 proposed master program or master program amendment by a local
25 government not planning under RCW 36.70A.040 shall be appealed to the
26 shorelines hearings board by filing a petition within thirty days of
27 the date (~~of the department's written notice to the local government~~
28 ~~of the department's final decision to approve or reject a proposed~~
29 ~~master program or master program amendment. The department's written~~
30 ~~notice must conspicuously and plainly state that it is the department's~~
31 ~~final decision and that there will be no further modifications under~~
32 ~~RCW 90.58.090(2).)~~ that the department publishes notice of its final
33 decision under RCW 90.58.090(8).

34 (b) In an appeal relating to shorelines, the shorelines hearings
35 board shall review the proposed master program or master program
36 amendment and, after full consideration of the presentations of the
37 local government and the department, shall determine the validity of

1 the local government's master program or amendment in light of the
2 policy of RCW 90.58.020 and the applicable guidelines.

3 (c) In an appeal relating to shorelines of statewide significance,
4 the shorelines hearings board shall uphold the decision by the
5 department unless the board determines, by clear and convincing
6 evidence that the decision of the department is inconsistent with the
7 policy of RCW 90.58.020 and the applicable guidelines.

8 (d) Review by the shorelines hearings board shall be considered an
9 adjudicative proceeding under chapter 34.05 RCW, the administrative
10 procedure act. The aggrieved local government shall have the burden of
11 proof in all such reviews.

12 (e) Whenever possible, the review by the shorelines hearings board
13 shall be heard within the county where the land subject to the proposed
14 master program or master program amendment is primarily located. The
15 department and any local government aggrieved by a final decision of
16 the hearings board may appeal the decision to superior court as
17 provided in chapter 34.05 RCW.

18 (4) A master program amendment shall become effective after the
19 approval of the department or after the decision of the shorelines
20 hearings board to uphold the master program or master program
21 amendment, provided that the board may remand the master program or
22 master program adjustment to the local government or the department for
23 modification prior to the final adoption of the master program or
24 master program amendment.

--- END ---

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 5451

62nd Legislature
2011 Regular Session

Passed by the Senate April 18, 2011
YEAS 48 NAYS 0

President of the Senate

Passed by the House April 5, 2011
YEAS 77 NAYS 19

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Thomas Hoemann, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5451** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

**Secretary of State
State of Washington**

SUBSTITUTE SENATE BILL 5451

AS AMENDED BY THE HOUSE

Passed Legislature - 2011 Regular Session

State of Washington 62nd Legislature 2011 Regular Session

By Senate Natural Resources & Marine Waters (originally sponsored by Senators Ranker, Ericksen, Pridemore, Harper, Carrell, Hobbs, Rockefeller, Tom, White, and Shin)

READ FIRST TIME 02/21/11.

1 AN ACT Relating to shoreline structures in a master program adopted
2 under the shoreline management act; adding a new section to chapter
3 90.58 RCW; and creating a new section.

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

5 NEW SECTION. **Sec. 1.** (1) The legislature recognizes that there is
6 concern from property owners regarding legal status of existing legally
7 developed shoreline structures under updated shoreline master programs.
8 Significant concern has been expressed by residential property owners
9 during shoreline master program updates regarding the legal status of
10 existing shoreline structures that may not meet current standards for
11 new development.

12 (2) Engrossed House Bill No. 1653, enacted as chapter 107, Laws of
13 2010 clarified the status of existing structures in the shoreline area
14 under the growth management act prior to the update of shoreline
15 regulations. It is in the public interest to clarify the legal status
16 of these structures that will apply after shoreline regulations are
17 updated.

18 (3) Updated shoreline master programs must include provisions to
19 ensure that expansion, redevelopment, and replacement of existing

1 structures will result in no net loss of the ecological function of the
2 shoreline. Classifying existing structures as legally conforming will
3 not create a risk of degrading shoreline natural resources.

4 NEW SECTION. **Sec. 2.** A new section is added to chapter 90.58 RCW
5 to read as follows:

6 (1) New or amended master programs approved by the department on or
7 after September 1, 2011, may include provisions authorizing:

8 (a) Residential structures and appurtenant structures that were
9 legally established and are used for a conforming use, but that do not
10 meet standards for the following to be considered a conforming
11 structure: Setbacks, buffers, or yards; area; bulk; height; or
12 density; and

13 (b) Redevelopment, expansion, change with the class of occupancy,
14 or replacement of the residential structure if it is consistent with
15 the master program, including requirements for no net loss of shoreline
16 ecological functions.

17 (2) For purposes of this section, "appurtenant structures" means
18 garages, sheds, and other legally established structures. "Appurtenant
19 structures" does not include bulkheads and other shoreline
20 modifications or over-water structures.

21 (3) Nothing in this section: (a) Restricts the ability of a master
22 program to limit redevelopment, expansion, or replacement of over-water
23 structures located in hazardous areas, such as floodplains and
24 geologically hazardous areas; or (b) affects the application of other
25 federal, state, or local government requirements to residential
26 structures.

--- END ---

(Excerpt)

1662-S2 AMS SWEC EPPS 091

(SHB relief bill)

2SHB 1662 - S AMD 295

By Senators Swecker, Ranker, Harper

SENATE
ADOPTED 04/07/2011

FAILED IN
THE HOUSE

1
2 Strike everything after the enacting clause and insert the
3 following:

4
5 "Sec. 1. RCW 90.58.140 and 2010 c 210 s 36 are each amended to
6 read as follows:

7 (1) A development shall not be undertaken on the shorelines of the
8 state unless it is consistent with the policy of this chapter and,
9 after adoption or approval, as appropriate, the applicable guidelines,
10 rules, or master program. . . .

30 (5) The system shall include provisions to assure that
31 construction pursuant to a permit will not begin or be authorized
32 until twenty-one days from the date of receipt as provided in
33 subsection (6) of this section; or until all review proceedings are
34 terminated if the proceedings were initiated within twenty-one days
1 from the date of receipt as defined in subsection (6) of this section
2 except as follows:

3 (a) (~~In the case of any permit issued to the state of Washington,~~
4 ~~department of transportation, for the construction and modification of~~
5 ~~SR 90 (I 90) on or adjacent to Lake Washington, the construction may~~
6 ~~begin after thirty days from the date of filing, and the permits are~~
7 ~~valid until December 31, 1995)) If an appeal is filed with the
8 shorelines hearings board, construction outside of the shoreland area
9 may be commenced in advance of final action on the appeal if the local
10 government makes a written finding that such work does not depend on
11 or require the work proposed within the shoreland area and is not
12 inconsistent with any requirements of the applicable master program.
13 Project construction that occurs under the authority of this section
14 is done at the proponent's risk with the project proponent being
15 responsible for meeting the requirements of the final permit decision
16 after appeal; . . .~~