
SENATE BILL 5110

State of Washington

64th Legislature

2015 Regular Session

By Senator Brown

Read first time 01/14/15. Referred to Committee on Government Operations & State Security.

1 AN ACT Relating to school siting; and adding a new section to
2 chapter 36.70A RCW.

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

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

6 (1) Any county with a population of at least one hundred fifty
7 thousand and no more than two hundred thousand that abuts at least
8 five other counties that is required or chooses to plan under RCW
9 36.70A.040 shall permit schools outside of urban growth areas when
10 the following criteria are met:

11 (a) The school is needed to meet student capacity needs in an
12 identified service area which serves students residing in whole or in
13 part outside of an urban growth area, as demonstrated by a capital
14 facilities plan adopted by a locally elected school board of
15 directors;

16 (b) An inventory of developable land has been conducted and
17 findings have been made that vacant land suitable to site the school
18 is unavailable within the urban growth boundary and relevant service
19 area, taking into consideration school service area needs, locally
20 adopted educational program requirements, and, to the extent there is
21 vacant land available within the urban growth boundary, the current

1 zoning and the financial feasibility of using public dollars to
2 secure such land;

3 (c) New infrastructure is provided for and impact fees, if
4 applicable, are established consistent with the requirements of RCW
5 82.02.050;

6 (d) Transit-oriented site planning and traffic demand management
7 programs are implemented;

8 (e) Buffers are provided between the school development and
9 adjacent nonurban uses;

10 (f) Environmental protection has been addressed and provided for;

11 (g) Development regulations are established to ensure urban
12 growth will not occur in adjacent nonurban areas;

13 (h) Provision is made to mitigate impacts on designated
14 agricultural lands, forest lands, and mineral resource lands if the
15 proposed site is located adjacent to such lands; and

16 (i) The plan for the new school is consistent with the
17 development regulations established for the protection of critical
18 areas by the county pursuant to RCW 36.70A.170.

19 (2) Any county subject to this section shall ensure that:

20 (a) The comprehensive plan specifically identifies policies,
21 consistent with this section, to guide the development of schools
22 located outside of the urban growth boundary;

23 (b) The comprehensive plan and development regulations include
24 restrictions that preclude new urban or suburban land uses in the
25 vicinity of the new school, except in areas otherwise designated for
26 urban growth under RCW 36.70A.110;

27 (c) The county ensures that the school development plan is
28 consistent with the development regulations established for critical
29 areas; and

30 (d) On-site and off-site infrastructure and service impacts are
31 fully considered and mitigated.

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