


## Periodic Update Checklist for Fully-Planning Cities

**Notice:** This checklist has been updated with the new 2024 GMA legislation. Rows that include new 2023 and 2024 legislative changes or updated Commerce guidance are shown in light orange , and all statutory changes adopted since 2015 are emphasized in **highlighted** text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA are summarized in [this document](#) on Commerce's [GMA Laws and Rules webpage](#).

\_\_\_\_\_  
City

\_\_\_\_\_  
Andrew Hattori

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Staff contact, phone + email

**Overview:** This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required under [RCW 36.70A.130 \(5\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

## Checklist Instructions

Please use the most recent versions of your comprehensive plan and development regulations to fill out each item in the checklist and answer the following questions:

**Is this item addressed in your current plan or development regulations?** If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

**Is amendment needed to meet current statute?** Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

**Use the "Notes" column** to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

**Submit your checklist!** This will be the first deliverable under your [periodic update grant](#).

**PlanView system and instructions:** Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov) Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process, please visit Commerce's [Growth Management Act Laws and Rules webpage](#).

## Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources.

Or contact:

Suzanne Austin, AICP  
Senior Planner  
Growth Management Services  
WA Department of Commerce  
509.407.7955  
[Suzanne.Austin@commerce.wa.gov](mailto:Suzanne.Austin@commerce.wa.gov)

Or, [your assigned regional planner](#)

## Checklist Navigation

Section I: Comprehensive Plan	Section II: Development Regulations	Appendices
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# Section I: Comprehensive Plan

## Land Use Element

Consistent with countywide planning policies (CWPPs) and [RCW 36.70A.070\(1\)](#), amended in 2023

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<b>Notice:</b> 2021-2022 legislation <a href="#">ESSB 5593</a> includes changes to <a href="#">RCW 36.70A.130</a> regarding UGA size, patterns of development, suitability and infrastructure.  Coordinate these efforts with your county.	No	Yes	Update to include new County projections.	Completed: <input type="checkbox"/> Date:
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. <a href="#">RCW 36.70A.210</a> <a href="#">WAC 365-196-305</a>  Coordinate these efforts with your county.	Yes. Appendix A.	Yes	Incorporate in Land Use Element instead of the reference to Appendix A.	Completed: <input type="checkbox"/> Date:
b. A future land use map showing city limits and UGA boundaries. <a href="#">RCW 36.70A.070(1)</a> amended in 2023 and <a href="#">RCW 36.70A.110(6)</a> , <a href="#">WAC 365-196-400(2)(d)</a> , <a href="#">WAC 365-196-405(2)(i)(ii)</a>	Yes. Land Use Element Figure LU-6.	Yes	Update to incorporate changes since 2018.	Completed: <input type="checkbox"/> Date:
c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023) and <a href="#">WAC 365-196-405(2)(j)</a> .  Additional resources: <a href="#">Commerce's Climate guidance</a> , <a href="#">Transportation Efficient Communities' guidance</a> , and the WA Department of Health <a href="#">Washington State Plan for Healthy Communities</a> and <a href="#">Active Community Environment Toolkit</a>	No	Yes	Add to Land Use Element	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of countywide population and housing needs. <a href="#">RCW 36.70A.115</a> , <a href="#">RCW 43.62.035</a> and <a href="#">WAC 365-196-405(f)</a>	Yes. Various sections.	Yes	Update to include new County projections.	Completed: <input type="checkbox"/> Date:
e. Estimates of population densities and building intensities based on future land uses and housing needs. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023), <a href="#">WAC 365-196-405(2)(i)</a> <ul style="list-style-type: none"> <li>For cities required to plan under the Buildable Lands Program, <a href="#">RCW 36.70A.215</a> amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See <a href="#">Commerce's Buildable Lands Program page</a>.</li> </ul>	Yes. Land Use Element Section D. Analysis and Forecasts.	Yes	Update to include new County projections.	Completed: <input type="checkbox"/> Date:
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023), <a href="#">WAC 365-196-405(1)(c)</a> ; <a href="#">WAC 365-196-485(1)(d)</a>	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools and other public uses. <a href="#">RCW 36.70A.150</a> and <a href="#">WAC 365-196-340</a>	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. <a href="#">RCW 36.70A.070(1)</a> amended in 2023, <a href="#">RCW 36.70A.160</a> and <a href="#">WAC 365-196-335</a>	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:
i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. <a href="#">RCW 36.70A.510</a> , <a href="#">RCW 36.70.547</a>  Note: The plan (and associated regulations) must be filed with the <a href="#">Aviation Division of WSDOT</a> . <a href="#">WAC 365-196-455</a>	N/A	N/A	N/A	Completed: <input checked="" type="checkbox"/> Date: 12/31/24
j. Where applicable, a review of drainage, flooding and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. <a href="#">RCW 36.70A.070(1)</a> (amended in 2023) and <a href="#">WAC 365-196-405(2)(e)</a>  Note: <a href="#">RCW 90.56.010(27)</a> defines waters of the state.  Additional resources: <a href="#">Commerce's climate guidance</a> , <a href="#">Protect Puget Sound Watersheds</a> , <a href="#">Building Cities in the Rain</a> , <a href="#">Ecology Stormwater Manuals</a> , <a href="#">Puget Sound Partnership Action Agenda</a>	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.  <a href="#">RCW 36.70A.030(6)</a> , <a href="#">RCW 36.70A.172</a> , <a href="#">WAC 365-190-080</a> . Best Available Science: see <a href="#">WAC 365-195-900 through -925</a>	Yes. Natural Systems Element Various Sections.	Yes	Update to include BAS.	Completed: <input type="checkbox"/> Date:
l. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. <a href="#">RCW 36.70A.060(4)</a> , <a href="#">RCW 36.70A.170</a>	Yes. Natural Systems Element Sections C.1. and C.2.	No	The City of Toppenish does not contain any lands designated as agricultural or forest lands of long-term commercial significance. This language will be retained in the update.	Completed: <input type="checkbox"/> Date:
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. <a href="#">RCW 36.70A.530(3)</a> , <a href="#">WAC 365-196-475</a>	N/A	N/A	N/A	Completed: <input checked="" type="checkbox"/> Date: 12/31/24
n. <b>New section <a href="#">RCW 36.70A.142</a> (2022), <a href="#">HB 1799</a>:</b> Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in <a href="#">RCW 70A.205.040(3)</a> . See also <a href="#">RCW 36.70.330</a> . For applicability, see <a href="#">RCW 70A.205.540</a> .	No	Yes	Add to Development Regulations.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. <a href="#">RCW 36.70A.070(1)</a> amended in 2023.	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. <a href="#">RCW 36.70A.070(1)</a> amended in 2023.  See also: <a href="#">International Wildland-Urban Interface Code</a>	No	Yes	Add to Land Use Element.	Completed: <input type="checkbox"/> Date:



# Housing Element

New legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce's housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<b>Notice:</b> For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the <a href="#">Expanded Housing Checklist</a> located on the <a href="#">Updating GMA Housing Elements webpage</a> .				
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> <li>the preservation, improvement and development of housing <a href="#">RCW 36.70A.070(2)(b)</a>;</li> <li>moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, <a href="#">RCW 36.70A.070(2)(b)</a> and <a href="#">WAC 365-196-410(2)(a)</a>; and</li> <li>Consideration of housing locations in relation to employment locations and the role of ADUs. <a href="#">RCW 36.70A.070(2)(d)</a> new in 2021</li> </ul> <p><b>Notice:</b> These items were separately listed in the previous version of the checklist. No content was changed.</p>	Partially. Various Sections in the Housing Element.	Yes	Update to include all housing requirements.	Completed: <input type="checkbox"/> Date:
<p>b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. <a href="#">RCW 36.70A.070(2)(a)</a> amended in 2021, <a href="#">WAC 365-196-410(2)(b)</a> and (c)</p>	Partially. Housing Element Section B. Housing Needs Assessment.	Yes	Update to include new housing projections by income band identified in the HAPT.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing. <a href="#">RCW 36.70A.070(2)</a> amended in 2021, <a href="#">WAC 365-196-410</a> and (f).	No	Yes	Update to include new housing projections by income band identified in the HAPT.	Completed: <input type="checkbox"/> Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. <a href="#">RCW 36.70A.070(2)(d)</a> amended in 2021, <a href="#">WAC 365-196-010(g)(ii)</a> , <a href="#">WAC 365-196-300(f)</a> , <a href="#">WAC 365-196-410</a> and see Commerce's Housing Action Plan (HAP) guidance: <a href="#">Guidance for Developing a Housing Action Plan</a> .	No	Yes	Update to include new housing projections by income band identified in the HAPT.	Completed: <input type="checkbox"/> Date:
e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: <ul style="list-style-type: none"> <li>• Zoning that may have a discriminatory effect;</li> <li>• Disinvestment; and</li> <li>• Infrastructure availability</li> </ul> <a href="#">RCW 36.70A.070 (2)(e)</a> new in 2021	No	Yes	Include required language.	Completed: <input type="checkbox"/> Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. <a href="#">RCW 36.70A.070(2)(f)</a> new in 2021	No	Yes	Include required language.	Completed: <input type="checkbox"/> Date:

<p>g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</p> <p><u>RCW 36.70A.070(2)(g)</u> new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</p> <p><u>RCW 36.70A.070(2)(h)</u> new in 2021</p> <p>See also: <a href="#">Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work</a></p>	No	Yes	Include required language.	Completed: <input type="checkbox"/> Date:
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## Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#) amended in 2023. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. <a href="#">RCW 36.70A.120</a>	Yes. Capital Facilities Element – Various Sections	Yes	Update to include the specific language required by RCW 36.70A.120.	Completed: <input type="checkbox"/> Date:
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. <a href="#">RCW 36.70A.070(3)(a)</a> amended in 2023 and <a href="#">WAC 365-196-415(1)(a)</a>	Yes. Capital Facilities Element Table 2.	Yes	Update to include changes since 2018, including green infrastructure as applicable.	Completed: <input type="checkbox"/> Date:
c. A forecast of needed capital facilities. <a href="#">RCW 36.70A.070(3)(b)</a> and <a href="#">WAC 365-196-415(1)(b)</a>  Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes. Capital Facilities Element – Various Sections	Yes	Update to include forecasts based on new county population projections.	Completed: <input type="checkbox"/> Date:
d. Proposed locations and capacities of expanded or new capital facilities. <a href="#">RCW 36.70A.070(3)(c)</a> and <a href="#">WAC 365-196-415 (1)(c) and (3)(c)</a>  <a href="#">Infrastructure investments should consider equity and plan for any potential displacement impacts.</a>	Yes. Capital Facilities Element – Various Sections	Yes	Update to include new project locations, as applicable.	Completed: <input type="checkbox"/> Date:
e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. <a href="#">RCW 36.70A.070(3)(d)</a> , <a href="#">RCW 36.70A.120</a> , <a href="#">WAC 365-196-415(1)(d)</a>	Yes. Capital Facilities Element – Section 5	Yes	Update to include new projects.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the <a href="#">land use element</a> if probable funding falls short of meeting existing needs. <a href="#">RCW 36.70A.070(3)(e)</a> , <a href="#">WAC 365-196-415(2)(d)</a>  <b>Note:</b> park and recreation facilities shall be included in the capital facilities plan element.	Yes. Capital Facilities Element Section A. 2.	Yes	Update to include a specific Policy rather than listing in the background.	Completed: <input type="checkbox"/> Date:
g. If impact fees are collected: identification of public facilities on which money is to be spent. <a href="#">RCW 82.02.050(5)</a> and <a href="#">WAC 365-196-850(3)</a>	N/A	N/A	The city does not collect impact fees.	Completed: <input type="checkbox"/> Date:
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. <a href="#">RCW 36.70A.070 (3) amended in 2023</a>	Yes	Yes	Update to include additional entities and/or facilities.	Completed: <input type="checkbox"/> Date:

## Utilities Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(4\)](#) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications.  <a href="#">RCW 36.70A.070(4)(a) amended in 2023</a> and <a href="#">WAC 365-196-420</a>	No	Yes	Add to new Utilities Element.	Completed: <input type="checkbox"/> Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. <a href="#">RCW 36.70A.070 (4)(b) new in 2023</a>	No	Yes	Add to new Utilities Element.	Completed: <input type="checkbox"/> Date:

# Transportation Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(6\)](#) amended in 2023 by HB 1181. See also the new [climate element](#) below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. <a href="#">RCW 36.70A.070(6)(a)(iii)(A) amended in 2023</a> and <a href="#">WAC 365-196-430(2)(c)</a>	Yes. Transportation Element Section B. Existing Conditions – Transportation Systems	Yes	Update to include required inventories	Completed: <input type="checkbox"/> Date:
c. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice.  <a href="#">RCW 36.70A.070(6)(a)(iii)(B) and (C) amended in 2023</a> , <a href="#">WAC 365-196-430</a>	Yes. Transportation Element Section C.2. Level of Service	Yes	Update to include multimodal.	Completed: <input type="checkbox"/> Date:
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. <a href="#">RCW 36.70A.070(6)(a)(iii)(D) amended in 2023</a> , <a href="#">WAC 365-196-430</a>	No	Yes	Include language in Transportation Element.	Completed: <input type="checkbox"/> Date:
d. A forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel. <a href="#">RCW 36.70A.070(6)(a)(i)</a> , <a href="#">RCW 36.70A.070 (6)(a)(iii)(E) amended in 2023</a> , <a href="#">WAC 365-196-430(2)(f)</a>	No	Yes	Include language in Transportation Element.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. <a href="#">RCW 36.70A.070(6)(a)(iii)(F)</a> amended in 2023, <a href="#">WAC 365-196-430(1)(c)(vi)</a> and <a href="#">RCW 47.06</a>	No	Yes	Include language in Transportation Element.	Completed: <input type="checkbox"/> Date:
f. A transition plan for transportation as required in <a href="#">Title II of ADA</a> . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. <a href="#">RCW 36.70A.070(6)(a)(iii)(G)</a> new in 2023.	No	Yes	Include language in Transportation Element.	Completed: <input type="checkbox"/> Date:
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. <a href="#">RCW 36.70A.070(6)(a)(vii)</a> amended in 2023, <a href="#">WAC 365-196-430(2)(j)</a>	No	Yes	Include language in Transportation Element.	Completed: <input type="checkbox"/> Date:
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. <a href="#">RCW 36.70A.070(6)(a)(vi)</a> and <a href="#">WAC 365-196-430(2)(i)(i)</a>	Yes. Transportation Element Section B.7.	Yes	Update to include any changes or implementation since 2018.	Completed: <input type="checkbox"/> Date:
i. An analysis of future funding capability to judge needs against probable funding resources. <a href="#">RCW 36.70A.070(6)(a)(iv)(A)</a> , <a href="#">WAC 365.196-430(2)(k)(iv)</a>	Yes. Transportation Element Section E.	Yes	Update to include any changes since 2018.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. <a href="#">RCW 36.70A.070(6)(a)(iv)(B)</a> and <a href="#">RCW 35.77.010</a> , <a href="#">WAC 365-196-430(2)(k)(ii)</a>	Yes. Transportation Element Table 5- 10.	Yes	Update to include new TIP.	Completed: <input type="checkbox"/> Date:
k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. <a href="#">RCW 36.70A.070(6)(a)(iv)(C)</a> amended in 2023, <a href="#">WAC 365-196-430(2)(l)(iii)</a>	No	Yes	Update to include required language.	Completed: <input type="checkbox"/> Date:
l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. <a href="#">RCW 36.70A.070(6)(a)(v)</a> ; <a href="#">WAC 365-196-430(1)€</a> and <a href="#">430(2)(a)(iii)</a>	Yes. Transportation Element Section A.3.	Yes	Update to include certification of the Transportation Element during this update cycle.	Completed: <input type="checkbox"/> Date:



## Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of <a href="#">RCW 90.58</a> and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of <a href="#">RCW 36.70A.070</a> , <a href="#">36.70A.040(4)</a> , <a href="#">35.63.125</a> , <a href="#">35A.63.105</a> , <a href="#">36.70A.480</a>				Completed: <input type="checkbox"/> Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to <a href="#">RCW 90.58.060</a> .  See <a href="#">Ecology's Shoreline planners' toolbox</a> for the SMP Checklist and other resources.				Completed: <input type="checkbox"/> Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by <a href="#">RCW 36.70A.030(5)</a> and have been designated as such by a local government pursuant to <a href="#">RCW 36.70A.060(2)</a>				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by <a href="#">RCW 90.58.030(2)(f)</a> , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to <a href="#">RCW 36.70A.060(2)</a> .				Completed: <input type="checkbox"/> Date:

## Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended in 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

a. A process or criteria for identifying and siting essential public facilities (EPFs). <a href="#">RCW 36.70A.200</a> and <a href="#">WAC 365-196-550(1)</a>  <b>Notes:</b> <a href="#">RCW 36.70A.200, amended 2021</a> regarding reentry and rehabilitation facilities. EPFs are defined in <a href="#">RCW 36.70A.200</a> .  Regional transit authority facilities are included in the list of essential public facilities.	Partially. Land Use Element Section 2, Policies 5.4, 5.5, 5.6. Capital Facilities Element Policy 4.6	Yes	Add required updated language.	Completed: <input type="checkbox"/> Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. <a href="#">RCW 36.70A.200(5)</a>  <b>Note:</b> If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. <a href="#">WAC 365-196-550(3)</a>	Partially. Land Use Element Section 2, Policies 5.4, 5.5, 5.6. Capital Facilities Element Policy 4.6	Yes	Add required updated language.	Completed: <input type="checkbox"/> Date:

## Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes. See Commerce's new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. <a href="#">RCW 36.70A.040(8)(a)</a> new in 2022, <a href="#">RCW 36.70A.190</a> new in 2022				Completed: <input type="checkbox"/> Date:
b. <i>Port elements</i> , if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with <a href="#">RCW 36.70A.040(8)</a> . <a href="#">RCW 36.70A.085</a> amended in 2022				Completed: <input type="checkbox"/> Date:
d. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). <a href="#">RCW 36.70A.110(1)</a> amended 2022, <a href="#">RCW 36.70A.040(8)</a>				Completed: <input type="checkbox"/> Date:

# Climate Change and Resiliency

New in 2023, see [HB 1181](#). WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resilience and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit [Commerce's Climate Program](#) webpage for further guidance, grants, tools and staff contacts. Per HB 1181, GHG reduction goals, policies, and programs not specifically identified in the [guidelines](#) must be based on scientifically credible projections and scenarios likely to result in equivalent harm avoidance, GHG emission reductions and/or per capita vehicle miles traveled (VMT) reductions.

All fully planning jurisdictions must have a resilience sub-element as part of their broader climate element. The following counties and their cities with a population greater than 6,000 as of April 1, 2021 must also have a greenhouse gas emissions reduction sub-element. Please also review the [Appendix](#) for requirements due in the upcoming periodic update.

- December 31, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle – the transportation and climate elements.

Jurisdictions may submit their greenhouse gas emissions reduction sub-element to Commerce for approval per [RCW 36.70A.096](#). Please contact Commerce for submittal requirements if you think your jurisdiction will request approval.

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<b>Resiliency sub-element: items <a href="#">a</a> through <a href="#">d</a> are required for all fully planning jurisdictions</b>				
a. Specific goals, policies and programs that identify, protect and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration. <a href="#">RCW 36.70A.070(9)</a> new in 2023				Completed: <input type="checkbox"/> Date:
b. Specific goals, policies and programs that identify, protect and enhance community resiliency to climate change impacts, including social, economic and built environment factors that support adaptation to climate impacts consistent with environmental justice. <a href="#">RCW 36.70A.070(9)</a> new in 2023				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Specific goals, policies and programs that address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire and other effects of changes to temperature and precipitation patterns. <a href="#">RCW 36.70A.070(9)</a> new in 2023</p> <p><b>Note:</b> include a goal and supportive policy for each climate-exacerbated hazard that is relevant to your jurisdiction.</p>				Completed: <input type="checkbox"/> Date:
<p>d. Prioritize actions (pursuant to a-c) that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. <a href="#">RCW 36.70A.070(9)</a> new in 2023</p>				Completed: <input type="checkbox"/> Date:
<p><b>Greenhouse Gas (GHG) Emissions Reduction sub-element: items <a href="#">e</a> through <a href="#">i</a> are only required for jurisdictions identified above</b></p>				
<p>e. Greenhouse gas emissions reduction sub-elements must include goals and policies to reduce emissions and per capita vehicle miles traveled. <a href="#">RCW 36.70A.070(9)</a> new in 2023</p> <p><b>Note:</b> Commerce <a href="#">recommends</a> that jurisdictions use 2022 as a baseline year for their GHG inventories and set incremental targets that lead to achieving Washington’s economy-wide target of net zero emissions in 2050 set forth in <a href="#">RCW 70A.45.020(1)</a>. Commerce also recommends that jurisdictions should, at a minimum, include goals and policies within the following sectors: Transportation; Buildings &amp; Energy; and, Zoning &amp; Development. The <a href="#">rulemaking</a> process is underway.</p>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by transportation within the jurisdiction. <u>RCW 36.70A.070(9)</u> new in 2023	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
g. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in overall GHG emissions generated by land use within the jurisdiction. <u>RCW 36.70A.070(9)</u> new in 2023	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
h. Identified actions that the jurisdiction will take during the planning cycle that will result in reductions in per capita vehicle miles traveled (VMT) within the jurisdiction. <u>RCW 36.70A.070(9)</u> new in 2023	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
i. Prioritize GHG and VMT reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice. <u>RCW 36.70A.070(9)</u> new in 2023	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:

## Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
<b>Economic Development</b> Although included in <a href="#">RCW 36.70A.070</a> “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. <a href="#">RCW 36.70A.070(7)</a> amended in 2017	No	Will be updated pending funding.	Completed: <input type="checkbox"/> Date:
<b>Parks and Recreation</b> Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. <a href="#">RCW 36.70A.070(8)</a> amended in 2023  Although included in <a href="#">RCW 36.70A.070</a> “mandatory elements” a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.	No	Will be updated pending funding.	Completed: <input type="checkbox"/> Date:

## Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans	No		Completed: <input type="checkbox"/> Date:
Conservation	No		Completed: <input type="checkbox"/> Date:
Recreation	No		Completed: <input type="checkbox"/> Date:
Solar Energy	No		Completed: <input type="checkbox"/> Date:



## Consistency is required by the GMA

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. <a href="#">RCW 36.70A.100</a> and <a href="#">210</a> , <a href="#">WAC 365-196-305</a> ; <a href="#">400(2)(c)</a> ; <a href="#">510</a> and <a href="#">520</a>	Yes. Various Sections.	Yes	Update to incorporate any changes in the CWPP's that have occurred since 2018.	Completed: <input type="checkbox"/> Date:
b. All plan elements must be consistent with each other. <a href="#">RCW 36.70A.070 (preamble)</a> and <a href="#">WAC 365-197-040</a>	Yes. Various Sections.	Yes	Update sections for consistency.	Completed: <input type="checkbox"/> Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. <a href="#">RCW 36.70A.100</a> and <a href="#">WAC 365-196-520</a>	Yes. Various Sections.	Yes	Update for consistency.	Completed: <input type="checkbox"/> Date:

## Public Participation

a. Plan ensures public participation in the comprehensive planning process. <a href="#">RCW 36.70A.020(11)</a> , <a href="#">.035</a> , and <a href="#">.140</a> , <a href="#">WAC 365-196-600(3)</a> provide possible public participation choices.	Yes	Yes	A new public participation plan was developed and adopted on <b>XX/XX/XXXX</b>	Yes
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> <li>The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in <a href="#">RCW 36.70A.130(2)</a>, <a href="#">WAC365-196-640</a></li> <li>The plan sets out a procedure for adopting emergency amendments and defines emergency. <a href="#">RCW 36.70A.130(2)(b)</a> and <a href="#">RCW 36.70A.390</a> new in 2021, (<a href="#">HB 1220</a> sections 3-5), <a href="#">WAC 365-196-650(4)</a></li> </ul>	Yes. Administrative Chapter 7.	No	No changes required.	Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. <a href="#">WAC 365-196-660</a> discusses a potential review of growth management implementation on a systematic basis.</p> <p><b>New 2021-2022 legislation HB 1241</b> provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. This legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in <a href="#">RCW 36.70A.130(9)</a> will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	No	Yes	Update Administration section to include monitoring criteria.	Completed: <input type="checkbox"/> Date:
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. <a href="#">RCW 36.70A.370</a>. For further guidance see the <a href="#">2018 Advisory Memo on the Unconstitutional Taking of Private Property</a></p>	Yes	No	Toppenish has regulatory policies and procedures in place to appropriately review and evaluate projects.	Completed: <input type="checkbox"/> Date:
<p>e. Encourage the involvement of citizens in the planning process, <i>including the participation of vulnerable populations and overburdened communities</i>, and ensure coordination between communities and jurisdictions to reconcile conflicts. <b>HB 1181 (2023)</b> revised <a href="#">RCW 36.70A.020 Planning Goals</a> for inclusion of vulnerable populations and overburdened communities. <a href="#">RCW 36.70A.035 Public Participation</a> was not amended under HB 1181.</p>	Yes	Yes	A new public participation plan was developed and adopted on <b>XX/XX/XXXX</b>	Completed: <input type="checkbox"/> Date:

## Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

### Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900 through 925](#).

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

### Zoning Code

Note: Please review the new 2023 housing laws in the [Washington State Housing Laws of 2019 through 2023](#) guidance, on Commerce's [Planning for Housing webpage](#) and [Appendix A](#) of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<b>Notice:</b> For more information about housing regulatory changes regarding supportive housing types, see <a href="#">Supportive Housing Types Review Checklist</a> on the <a href="#">Updating GMA Housing Elements webpage</a> . And for additional information on middle housing and ADU regulations, see the <a href="#">Middle Housing webpage</a> .				
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. <a href="#">(RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220))</a>  <b>Note:</b> Zoning must reflect sufficient land capacity for all income housing needs, including emergency housing and permanent supportive housing.	Partially. Zoning designations are consistent with Future Land Use designations.	Yes	Update to include housing needs assessment results by income bracket.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. <a href="#">RCW 35A.21.430</a> amended in 2021, <a href="#">RCW 35.21.683</a>, amended in 2021, (HB 1220 sections 3-5)</p> <p>“permanent supportive housing” is defined in <a href="#">RCW 36.70A.030</a>; “transitional housing” is defined in <a href="#">RCW 84.36.043(2)(c)</a></p>	No	Yes	Add to definitions TMC 17.08, and relevant zoning districts.	Completed: <input type="checkbox"/> Date:
<p>c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. <a href="#">RCW 35A.21.430</a> amended in 2021, <a href="#">RCW 35.21.683</a>, amended in 2021, (HB 1220 sections 3-5)</p> <p>Any limitations on emergency housing and emergency shelter must be connected to public health and safety and allow the siting of a sufficient number of units and beds necessary to meet projected needs (see <a href="#">Housing Element Book 2</a>, pages 41-48), new in 2023</p> <p>“emergency housing” is defined in <a href="#">RCW 36.70A.030</a></p>	No	Yes	Add to definitions TMC 17.08, and relevant zoning districts.	Completed: <input type="checkbox"/> Date:
<p>d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), <a href="#">RCW 35.21.682</a> new in 2021, <a href="#">RCW 35A.21.314</a> new in 2022, <a href="#">RCW 36.01.227</a> new in 2021</p>	Yes. TMC 17.08.160.	Yes	Update to remove limit on number of persons.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. <a href="#">RCW 36.70A.620</a> amended in 2020 and <a href="#">RCW 36.70A.600</a> amended in 2019	No	Yes	Update TMC 17.64 to include required parking limitations.	Completed: <input type="checkbox"/> Date:
f. Parking requirements must allow tandem, gravel or grass pavers, and new spaces must be at least 8 by 20 feet in size. Existing and non-conforming parking must be allowed to meet parking requirements for up to six spaces. <a href="#">SB 6015</a> , new in 2024, must be addressed with the periodic update.  <b>Note:</b> guidance coming fall 2024	No	Yes	Update TMC 17.64.040 and 17.64.070 to include parking space material and size requirements.	Completed: <input type="checkbox"/> Date:
g. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial <a href="#">RCW 36.70A.450</a> . Review <a href="#">RCW 43.216.010</a> for definition of family day care provider and <a href="#">WAC 365-196-865</a> for more information.	Yes. Multiple sections.	No	In-home day care providers are allowed in all residential and commercial zones.	Completed: <input type="checkbox"/> Date:
h. Manufactured housing is regulated the same as site built housing. <a href="#">RCW 35.21.684</a> amended in 2019, <a href="#">RCW 35.63.160</a> , <a href="#">RCW 35A.21.312</a> amended in 2019 and <a href="#">RCW 36.01.225</a> amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing.  See: <a href="#">National Manufactured Housing Construction and Safety Standards Act of 1974</a>	Yes. TMC 17.28.035(E).	No	Existing code provisions are consistent with the requirements.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>i. Accessory dwelling units (ADUs): cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls.</p> <p><a href="#">RCW 36.70A.680</a> amended in 2023, <a href="#">RCW 36.70A.681</a> amended in 2023, <a href="#">RCW 36.70A.696</a> amended in 2023, <a href="#">RCW 36.70A.697</a> amended in 2020, <a href="#">RCW 36.70A.698</a> amended in 2020, <a href="#">RCW 36.70A.699</a> amended in 2020</p> <p><b>Must be adopted by 6 months after the periodic update deadline, or be superseded by state law.</b></p> <p><b>Note:</b> see new Commerce <a href="#">ADU guidance</a> and <a href="#">ADU checklist</a>.</p>	No	Yes	Various TMC zoning sections will be amended to allow for ADUs per state requirements.	Completed: <input type="checkbox"/> Date:
<p>j. Middle housing: if your jurisdiction is one of the <a href="#">77 cities subject to middle housing</a>, regulations must allow the appropriate amount of middle housing units on a lot by 6 months after the periodic update deadline, or be superseded by state law. <a href="#">RCW 36.70A.635</a></p> <p>See Commerce’s model ordinances and user guide on the <a href="#">middle housing web page</a>.</p>	N/A	N/A	Toppenish is not subject to Middle Housing rules.	Completed: <input type="checkbox"/> Date:
<p>k. Co-living must be allowed as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development. <a href="#">HB 1998</a>, new in 2024, contains specific standards for size, density calculations, connection fees and parking.</p> <p><b>Must be adopted by December 31, 2025</b></p> <p><b>Note:</b> guidance will be available fall of 2024</p>	No	Yes	Update to include co-living housing requirements.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
l. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. <a href="#">RCW 36.70A.410</a> , <a href="#">RCW 70.128.140</a> and <a href="#">150</a> , <a href="#">RCW 49.60.222-225</a> and <a href="#">WAC 365-196-860</a>	No	No	No such regulations exist in the TMC.	Completed: <input type="checkbox"/> Date:
m. Affordable housing programs enacted or expanded under <a href="#">RCW 36.70A.540</a> amended in <a href="#">2022</a> comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. <a href="#">WAC 365-196-300</a> See also <a href="#">RCW 36.70A.545</a> and <a href="#">WAC 365-196-410(2)(e)(i)</a> “affordable housing” is defined in <a href="#">RCW 84.14.010</a> new in 2024 ( <a href="#">ESSB 6175</a> ) Review <a href="#">RCW 36.70A.620</a> amended in 2020, for minimum residential parking requirements.	No	Yes	Update TMC Title 17 to include affordable housing requirement.	Completed: <input type="checkbox"/> Date:
n. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. <a href="#">RCW 35.21.915</a> , amended in 2020	No	Yes	Update TMC Title 17 to include required uses.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multi-family residence located on real property owned or controlled by a religious organization. <a href="#">RCW 36.70A.545</a> , amended in 2019 (HB 1377).	No	Yes	Add allowed uses/density bonus and religious organization uses to TMC 17.56.030.	Completed: <input type="checkbox"/> Date:
p. Reduce restrictions for additional housing units within existing commercial, mixed-use and multi-family buildings by exempting the added units from density limits, parking and other regulatory requirements. <a href="#">RCW 35A.21.440</a> , new in 2023 and <a href="#">RCW 35.21.990</a> , new in 2023, (HB 1042)  <b>Note:</b> These requirements must be in effect within six months after the periodic update due date.	No	Yes	Add required language to applicable TMC commercial zones and TMC 17.64 – Off-Street Parking and Loading	Completed: <input type="checkbox"/> Date:
q. Must not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally. <a href="#">RCW 36.130.020</a> (2008)  <b>Note:</b> This applies to cities, counties, other local government entities and agencies.	No	No	There are no requirements that treat affordable housing different than general housing, except for the changes required by this periodic update.	Completed: <input type="checkbox"/> Date:
r. Regulations discourage incompatible uses around general aviation airports. <a href="#">RCW 36.70.547</a> and <a href="#">WAC 365-196-455</a> . Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see <a href="#">WSDOT's Aviation Land Use Compatibility Program</a> .	N/A	N/A	There are no general aviation airports within Toppenish or its UGA.	Completed: <input type="checkbox"/> Date:



	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
s. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. <a href="#">RCW 36.70A.530(3)</a> and <a href="#">WAC 365-196-475</a> . Visit <a href="#">Military One Source</a> to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	N/A	N/A	There are no DOD facilities within Toppenish or its UGA.	Completed: <input type="checkbox"/> Date:
t. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. <a href="#">RCW 36.70A.695</a>	N/A	N/A	Toppenish is not adjacent to any of the listed interstates.	Completed: <input type="checkbox"/> Date:
<b>Shoreline Master Program</b> Consistent with <a href="#">RCW 90.58</a> Shoreline Management Act of 1971				
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. <a href="#">RCW 36.70A.480</a>				Completed: <input type="checkbox"/> Date:
b. If updated to meet <a href="#">RCW 36.70A.480</a> (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. <a href="#">RCW 36.70A.480(4)</a> and <a href="#">RCW 90.58.090(4)</a>  See <a href="#">Ecology's shoreline planners' toolbox</a> for the SMP Checklist and other resources and <a href="#">Ecology's Shoreline Master Programs Handbook webpage</a>				Completed: <input type="checkbox"/> Date:

## Resource Lands

Defined in [RCW 36.70A.030\(3\), \(12\) and \(17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. <a href="#">RCW 36.70A.060(3)</a> , <a href="#">WAC 365-196-815</a> and <a href="#">WAC 365-190-020(6)</a> . Consider innovative zoning techniques to conserve agricultural lands of long-term significance <a href="#">RCW 36.70A.177(2)</a> . See also <a href="#">WAC 365-196-815(3)</a> for examples of innovative zoning techniques.	N/A	N/A	While there are existing agriculture use lands in the city of Toppenish, they are not designated as agricultural lands of long term significance.	Completed: <input type="checkbox"/> Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. <a href="#">RCW 36.70A.060(1)(a)</a> and <a href="#">WAC 365-190-040</a>  Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	N/A	N/A	There are no identified natural resource lands within Toppenish city limits or the UGA.	Completed: <input type="checkbox"/> Date:
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. <a href="#">RCW 36.70A.177(3)(b)</a>	N/A	N/A	While there are existing agriculture use lands in the city of Toppenish, they are not designated as agricultural lands of long term significance.	Completed: <input type="checkbox"/> Date:
d. Designate mineral lands and associated regulations as required by <a href="#">RCW 36.70A.131</a> and <a href="#">WAC 365-190-040(5)</a> . For more information review the <a href="#">WA State Dept. of Natural Resources (DNR)'s Geology Division site</a>	N/A	N/A	There are no mineral resource lands identified within Toppenish or its UGA	Completed: <input type="checkbox"/> Date:

## Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. <a href="#">RCW 36.70A.200 amended in 2023</a>, <a href="#">WAC 365-196-550(6)</a> lists process for siting EPFs. <a href="#">WAC 365-196-550(3)</a> details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit <a href="#">Commerce's Behavioral Health Facilities Program page</a> for information on establishing or expanding new capacity for behavioral health EPFs.</p> <p><b>Note:</b> RCW 36.70A.200 amended by <a href="#">SB 5536</a> to include EPFs for opioid treatment programs</p>	No	No	Add to TMC 17.56.	Completed: <input type="checkbox"/> Date:

## Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. <a href="#">RCW 36.70A.030(8)</a> , <a href="#">RCW 36.70A.040(4)</a>	Yes. TMC 16.08.010	No	The purpose statement of the subdivision code includes implementation of the desired goals of the Comprehensive Plan.	Completed: <input type="checkbox"/> Date:
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. <a href="#">RCW 58.17.110 amended in 2018</a></p> <ul style="list-style-type: none"> <li>Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students.</li> <li>Potable water supplies, sanitary wastes, and drainage ways. <a href="#">RCW 36.70A.590 amended 2018</a></li> <li>Open spaces, parks and recreation, and playgrounds</li> <li>Schools and school grounds</li> </ul> <p>Other items related to the public health, safety and general welfare, <a href="#">WAC 365-196-820(1)</a>.</p>	Partially. TMC 16.16.060.	Yes	Update TMC 16.06.040(A)(4) to include all required written findings requirements.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Preliminary subdivision approvals under <a href="#">RCW 58.17.140</a> and <a href="#">RCW 58.17.170</a> are valid for a period of five or seven years (previously five years).</p> <p><b>Note:</b> preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>	No	Yes	TMC 16.16.070(A) states that approved preliminary plats expire after one year from the date of council approval.	Completed: <input type="checkbox"/> Date:
<p>d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. <a href="#">RCW 58.17.060 (3)</a> new in 2023 by <a href="#">SB 5258 - section 11</a></p>	No	Yes	Add to TMC 16.12.	Completed: <input type="checkbox"/> Date:

## Stormwater

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. <a href="#">RCW 36.70A.070(1)</a> Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See <a href="#">Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington</a>.</p> <p>Adoption of a low impact development ordinance. See <a href="#">Puget Sound Partnership's 2012 Low Impact Development guidance</a> and Ecology's <a href="#">2013 Eastern Washington Low Impact Development guidance</a>.</p> <p>Additional Resources: <a href="#">Federal Grants to Protect Puget Sound Watersheds</a>, <a href="#">Building Cities in the Rain</a>, <a href="#">Ecology Stormwater Manuals</a>, <a href="#">Puget Sound Partnership Action Agenda</a></p>	No	Yes	Add to TMC Title 13	Completed: <input type="checkbox"/> Date:
<p>b. Provisions for corrective action for failing septic systems that pollute waters of the state. <a href="#">RCW 36.70A.070(1)</a>. See also: <a href="#">DOH Wastewater Management</a>, <a href="#">Ecology On-Site Sewage System Projects &amp; Funding</a></p>	N/A	N/A	Toppenish does not include waters of the state within the city limits or UGA.	Completed: <input type="checkbox"/> Date:

## Organic Materials Management Facilities

New in 2022, [HB 1799](#) added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
<p>New section <a href="#">RCW 36.70A.142</a>; new in 2022 legislation <a href="#">HB 1799</a>: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in <a href="#">RCW 70A.205.040(3)</a>.</p> <p>See also <a href="#">RCW 36.70.330</a>. For applicability, see <a href="#">RCW 70A.205.540</a></p>	No	Yes	Add required language to TMC 17.56	Completed: <input type="checkbox"/> Date:

## Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with <a href="#">RCW 82.02.050</a> amended in 2015, <a href="#">RCW 82.02.060</a> amended in 2023 by <a href="#">SB 5258</a> , <a href="#">.070</a> , <a href="#">.080</a> , <a href="#">.090</a> amended in 2018 and <a href="#">.100</a> .  <a href="#">WAC 365-196-850</a> provides guidance on how impact fees should be implemented and spent.	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with <a href="#">RCW 82.02.050(3)</a> amended in 2016	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:
c. If adopted, limitations on impact fees for early learning facilities. <a href="#">RCW 82.02.060</a> amended in 2021	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If adopted, exemption of impact fees for low-income and emergency housing development. <a href="#">RCW 82.02.060</a> amended in 2023. See also definition change in <a href="#">RCW 82.02.090(1)(b)</a> amended in 2018	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:
e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. <a href="#">RCW 36.70A.681</a> new in 2023 by <a href="#">HB 1337</a>	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:
f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. <a href="#">RCW 82.02.060</a> amended in 2023 by <a href="#">SB 5258</a>	N/A	N/A	Toppenish does not collect impact fees.	Completed: <input type="checkbox"/> Date:

## Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.

a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. <a href="#">RCW 36.70A.070(6)(b)</a> amended in 2023, <a href="#">WAC 365-196-840</a> .  <b>Note:</b> Concurrency is required for transportation, but may also be applied to park facilities, etc.	No	Yes	Add a Transportation Concurrency Ordinance to TMC Title 10.	Completed: <input type="checkbox"/> Date:
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. <a href="#">RCW 36.70A.070(6)(a)(iii)(B) and (D)</a>, <a href="#">RCW 36.70A.070(6)(b)</a> amended in 2023</p> <p>Levels of service can be established for automobiles, pedestrians and bicycles. See <a href="#">WAC 365-196-840(3)</a> on establishing an appropriate level of service.</p>	No	Yes	Include in new Concurrency Ordinance.	Completed: <input type="checkbox"/> Date:
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. <a href="#">RCW 36.70A.070(6)(a)(iii)(C)</a></p>	No	Yes	Include in new Concurrency Ordinance.	Completed: <input type="checkbox"/> Date:
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. <a href="#">RCW 36.70A.070(6)(a)(vi)</a> Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. <a href="#">WAC 365-196-840(4)</a> recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	No	Yes	Update TMC Title 10 or 10.26 to include TDM requirements.	Completed: <input type="checkbox"/> Date:
<p>e. If required by <a href="#">RCW 82.70</a>, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.</p>	Yes. TMC 2.70 – Commute Trip Reduction Plan	No	TMC 2.70 is consistent with applicable CTR policies.	Completed: <input type="checkbox"/> Date:



## Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce's new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. <a href="#">RCW 36.70A.040(8)(a)</a> new in 2022.				Completed: <input type="checkbox"/> Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. <a href="#">RCW 36.70A.210(3)(i)</a> new in 2022.				Completed: <input type="checkbox"/> Date:

## Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.350</a> and <a href="#">WAC 365-196-345</a>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.360</a> , <a href="#">RCW 36.70A.362</a> and <a href="#">WAC 365-196-460</a>	Yes. TMC 17.58	No	TMC 17.58 includes requirements for the Planned Development Zone. Consistency with the Comprehensive Plan is required.	Completed: <input type="checkbox"/> Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, <a href="#">RCW 36.70A.365</a> , <a href="#">RCW 36.70A.367</a> and <a href="#">WAC 365-196-465</a>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. <a href="#">RCW 36.70A.020(13)</a> , <a href="#">WAC 365-196-450</a>	Yes. TMC 17.63 – Historic Preservation District	No	TMC 17.63 includes process and procedures for the Toppenish Historic Preservation Ordinance.	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. <a href="#">WAC 365-196-445</a>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible	Yes. TMC 17.26 – Design Review District	No	TMC 17.26 includes guidelines that are clear and easy to understand.	Completed: <input type="checkbox"/> Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation.  May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone.  <a href="#">RCW 36.70A.630</a> new in 2023 by <a href="#">HB 1293</a>	Yes. Various sections.	No	Zoning district sections include development standards that can be used to determine what building design is permissible.	Completed: <input type="checkbox"/> Date:

## Project Review Procedures

In 2023, [SB 5290](#) substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Project review processes integrate permit and environmental review. <a href="#">RCW 36.70A.470</a>, <a href="#">RCW 36.70B</a> and <a href="#">RCW 43.21C</a>.</p> <p>Also: <a href="#">WAC 365-196-845</a>, <a href="#">WAC 197-11</a>(SEPA Rules), <a href="#">WAC 365-197</a> (Project Consistency Rule, Commerce, 2001) and <a href="#">Ecology SEPA Handbook</a>.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> <li>• Notice of application</li> <li>• Notice of complete application</li> <li>• One open-record public hearing</li> <li>• Combining public hearings &amp; decisions for multiple permits</li> <li>• Notice of decision</li> <li>• One closed-record appeal</li> </ul> <p>Note: new in 2023, see Commerce's new guidance for <a href="#">Local Project Review</a> and <a href="#">SB 5290</a></p>	Partially. TMC Title 14.	Yes	Title 14 includes most of the required procedural processes, but it needs to be updated for specificity and compliance with RCW standards.	Completed: <input type="checkbox"/> Date:

## Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). <a href="#">RCW 36.70A.130(2)</a> and <a href="#">WAC 365-196-640(3)</a>	N/A	N/A	Toppenish's amendment procedures are contained in the Administration Element of the Comprehensive Plan	Completed: <input type="checkbox"/> Date:
b. Regulations define <i>emergency</i> for an emergency plan amendment. <a href="#">RCW 36.70A.130(2)(b)</a> and <a href="#">WAC 365-196-640(4)</a>	N/A	N/A	Toppenish's amendment procedures are contained in the Administration Element of the Comprehensive Plan	Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No  If yes, cite section	Changes needed to meet current statute?  Yes/No	Notes	
c. Regulations include a docketing process for requesting and considering plan amendments. <a href="#">RCW 36.70A.130(2)</a> , <a href="#">RCW 36.70A.470</a> , and <a href="#">WAC 365-196-640(6)</a>	N/A	N/A	Toppenish's amendment procedures are contained in the Administration Element of the Comprehensive Plan	Completed: <input type="checkbox"/> Date:
d. A process has been established for early and continuous public notification and participation in the planning process. <a href="#">RCW 36.70A.020(11)</a> , <a href="#">RCW 36.70A.035</a> and <a href="#">RCW 36.70A.140</a> . See <a href="#">WAC 365-196-600</a> regarding public participation and <a href="#">WAC 365-196-610(2)</a> listing recommendations for meeting requirements.	Yes. TMC 14.10 – Public Notice Requirements	No	Public notice requirements are outlined in TMC 14.10.	Completed: <input type="checkbox"/> Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property <a href="#">RCW 36.70A.370</a> . See the <a href="#">2018 Advisory Memo on the Unconstitutional Taking of Private Property</a>	Yes. Various sections.	No	Regulatory processes in the TMC are designed to protect private property and not result in an unconstitutional taking of private property.	Completed: <input type="checkbox"/> Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in <a href="#">WAC 365-196-650(1)</a> .	Yes. TMC 17.80 – Penalties	No	TMC 17.80 includes a process for complaints and violations of the municipal code.	Completed: <input type="checkbox"/> Date:

## Appendix A: Housing unit minimums per population

See Commerce's [Middle Housing webpage](#) for more information and the [Middle Housing Fact Sheet](#) for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Zoning and development regulations allow at least two residential units per lot on all lots zoned predominantly for residential use, unless the lot is smaller than 1,000 square feet. <a href="#">RCW 36.70A.635 (1)</a> and <a href="#">(6) HB 1110</a>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:

Cities with a population between 25,000 and 75,000				
	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> <li>two residential units on each lot,</li> <li>four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:

## Cities with a population greater than 75,000

	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> <li>• four residential units on each lot,</li> <li>• six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet.</li> </ul>	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.	N/A	N/A	N/A	Completed: <input type="checkbox"/> Date:

## Appendix B: Element updates per HB 1181 – Climate Change and Resiliency

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: “X” indicates a GMA update requirement. One asterisk (\*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (\*\*) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.