

UGA Land Swapping Law

[RCW 36.70A.130](#)(3)(c); [RCW 36.70A.110](#)(8)

[ESSB 5593](#) (2022), [SSB 5834](#) (2024)

Bar Holdings' proposal fails the highlighted requirements.

2022 Law

RCW 36.70A.130(3)(c):

(3)(a) Each county that designates urban growth areas under RCW **36.70A.110** shall review, according to the schedules established in subsections (4) and (5) of this section, its designated urban growth area or areas, patterns of development occurring within the urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding 20-year period. The review required by this subsection may be combined with the review and evaluation required by RCW **36.70A.215**.

(c) If, during the county's review under (a) of this subsection, the county determines revision of the urban growth area is not required to accommodate the urban growth projected to occur in the county for the succeeding 20-year period, but does determine that **patterns of development have created pressure in areas that exceed available, developable lands** within the urban growth area, the urban growth area or areas may be revised to accommodate identified patterns of development and likely future development pressure for the succeeding 20-year period if the following requirements are met:

(i) The revised urban growth area may not result in an increase in the **total surface areas** of the urban growth area or areas;

...

(viii) The revised urban growth area is contiguous, does not include holes or gaps, **and will not increase pressures to urbanize rural or natural resource lands.**

2024 Law

RCW 36.70A.110(8)

(8) If, during the county's annual review under RCW 36.70A.130(2)(a), the county determines revision of the urban growth area is not required to accommodate the population projection for the county made by the office of financial management for the succeeding 20-year period, but does determine that **patterns of development have created pressure for development in areas exceeding the amount of available developable lands** within the urban growth area, then the county may revise the urban growth area or areas based on identified patterns of development and likely future development pressure if the following requirements are met:

(a) The revised urban growth area would not result in **a net increase in** the total acreage or **development capacity** of the urban growth area or areas;

...

(d) Less than 15 percent of the areas added to the urban growth area are critical areas other than critical aquifer recharge areas. Critical aquifer recharge areas must have been previously designated by the county and be maintained per county development regulations within the expanded urban growth area and **the revised urban growth area must not result in a net increase in critical aquifer recharge areas** within the urban growth area;

...

(h) The revised urban growth area is contiguous, does not include holes or gaps, and **will not increase pressures to urbanize rural or natural resource lands...**