

Local Government & Housing Committee

HB 2408

Brief Description: Requiring notice to property owners when a county, city, or town modifies its zoning requirements.

Sponsors: Representatives Angel, Haler, Schmick, Short and Fagan.

<p>Brief Summary of Bill</p> <ul style="list-style-type: none"> • Requires local governments considering modifications of zoning requirements to notify, by mail, owners of real property to which the modification applies.
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Hearing Date: 1/11/10

Staff: Becca Kenna-Schenk (786-7291) and Ethan Moreno (786-7386).

Background:

State zoning and land use statutes affecting local governments include various provisions for public participation and notification. For example, counties and cities planning under the Growth Management Act (GMA) are required to adopt procedures that are reasonably calculated to notify property owners and others affected by or interested in amendments to a comprehensive plan and development regulations. The procedures may include, but are not limited to, publishing notice in a newspaper of general circulation or in other publications, posting property for site specific proposals, notifying individuals or interest groups with a known interest in a certain type of proposal, and sending notices to mailing lists.

Summary of Bill:

Local governments considering a proposal to modify zoning requirements must give notice of proposed zoning changes, by mail, to the owners of the real property to which the modification would apply.

The required notifications must:

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- be mailed prior to the adoption of any modification of zoning requirements;
- be mailed to the latest recorded real property owners as shown by the records of the county assessor;
- contain a clear and concise description of the proposal and an explanation of modifications affecting the real property owned by the notification recipient; and
- contain information, including date, time, and staff contact information, about any public meeting at which the proposal is scheduled to be addressed.

Appropriation: None.

Fiscal Note: Requested on 1/6/2010.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.