

SENATE BILL REPORT

SSB 5567

As Passed Senate, March 8, 1995

Title: An act relating to providing for the preservation of single-family residential neighborhoods.

Brief Description: Providing for preservation of single-family residential neighborhoods.

Sponsors: Senate Committee on Government Operations (originally sponsored by Senator Heavey).

Brief History:

Committee Activity: Government Operations: 2/28/95, 3/1/95 [DPS].
Passed Senate, 3/8/95, 46-2.

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Majority Report: That Substitute Senate Bill No. 5567 be substituted therefor, and the substitute bill do pass.

Signed by Senators Haugen, Chair; Sheldon, Vice Chair; Drew, Hale, Heavey and Winsley.

Staff: Rod McAulay (786-7754)

Background: Counties and cities required to plan under the Growth Management Act are required to adopt a comprehensive plan. One of several elements in the comprehensive plan is a housing element which must:

- * recognize the vitality and character of established residential neighborhoods;
- * include a statement of goals, policies and objectives for the preservation, improvement and development of housing; and
- * identify sufficient land for housing.

There is concern that these requirements not only do not adequately protect single-family residential neighborhoods, but increase pressure to rezone established single-family neighborhoods to allow development of apartment buildings and commercial uses.

Summary of Bill: A comprehensive plan adopted pursuant to the Growth Management Act must include a housing element. The housing element must:

- * ensure the vitality and character of established residential neighborhoods; and
- * include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family housing.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: This legislation will help protect single-family neighborhoods against pressures for higher densities.

Testimony Against: Multiple use should be allowed within a neighborhood.

Testified: Senator Heavey, prime sponsor (pro); Scott Merriman, WA Environmental Council (con).

House Amendment(s): The requirement that the housing element of a comprehensive plan include mandatory provisions for the preservation, improvement and development of housing is extended to expressly include accessory apartments and the leasing of rooms in single-family residences.