

# SENATE BILL REPORT

## SB 5567

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As Reported By Senate Committee On:  
Government Operations, March 1, 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:** Senator Heavey.

**Brief History:**

**Committee Activity:** Government Operations: 2/28/95, 3/1/95 [DPS].

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### 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 Substitute 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.

**Substitute Bill Compared to Original Bill:** The original bill required the housing element of a comprehensive plan adopted pursuant to the GMA to identify sufficient land for housing without requiring the rezoning of established single-family neighborhoods.

**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).