
ENGROSSED SUBSTITUTE SENATE BILL 6432

State of Washington

56th Legislature

2000 Regular Session

By Senate Committee on State & Local Government (originally sponsored by Senators B. Sheldon, Horn, Haugen, Winsley, Sheahan, T. Sheldon, McAuliffe, Jacobsen and Gardner)

Read first time 02/04/2000.

1 AN ACT Relating to designating the preservation and development of
2 national historic towns outside of urban growth areas; and adding a new
3 section to chapter 36.70A RCW.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW
6 to read as follows:

7 Counties that are required or choose to plan under RCW 36.70A.040
8 may designate national historic towns that may constitute urban growth
9 outside of urban growth areas as limited by this section. A national
10 historic town means a town or district that has been designated a
11 national historic landmark by the United States secretary of the
12 interior based on its significant historic urban features, and which
13 historically contained a mix of residential and commercial or
14 industrial uses.

15 A national historic town may be designated under this chapter by a
16 county only if:

17 (1) The comprehensive plan specifically identifies policies to
18 guide the preservation, redevelopment, infill, and development of the
19 town;

1 (2) The comprehensive plan and development regulations specify a
2 mix of residential, commercial, industrial, tourism-recreation,
3 waterfront, or other historical uses, along with other uses,
4 infrastructure, and services which promote the economic sustainability
5 of the town and its historic character. To promote historic
6 preservation, redevelopment, and an economically sustainable community,
7 the town also may include the types of uses that existed at times
8 during its history and is not limited to those present at the time of
9 the historic designation. Portions of the town may include urban
10 densities if they reflect density patterns that existed at times during
11 its history;

12 (3) The boundaries of the town include all of the area contained in
13 the national historic landmark designation, along with any additional
14 limited areas determined by the county as appropriate for transitional
15 uses and buffering. Provisions for transitional uses and buffering
16 must be compatible with the town's historic character and must protect
17 the rural character under the requirements of this chapter within and
18 beyond the additional limited areas, including assuring visual
19 compatibility. The comprehensive plan and development regulations must
20 include restrictions that preclude new urban or suburban land uses in
21 the vicinity of the town, except in areas otherwise designated for
22 urban growth under this chapter;

23 (4) The development regulations provide for architectural controls
24 and review procedures applicable to the rehabilitation, redevelopment,
25 infill, or new development to promote the historic character of the
26 town;

27 (5) The county finds that the national historic town is consistent
28 with the development regulations established for critical areas; and

29 (6) On-site and off-site infrastructure impacts are fully
30 considered and mitigated concurrent with development.

31 A county may allocate a portion of its twenty-year population
32 projection, prepared by the office of financial management, to the
33 national historic town corresponding to the projected number of
34 permanent residents within the national historic town.

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