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**SUBSTITUTE SENATE BILL 6432**

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**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. The comprehensive plan and development regulations  
16 must include restrictions that preclude new urban or suburban land uses  
17 in the vicinity of the town, except in areas otherwise designated for  
18 urban growth under this chapter;

19 (4) The development regulations provide for architectural controls  
20 and review procedures applicable to the rehabilitation, redevelopment,  
21 infill, or new development to promote the historic character of the  
22 town;

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

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

27 A county may allocate a portion of its twenty-year population  
28 projection, prepared by the office of financial management, to the  
29 national historic town corresponding to the projected number of  
30 permanent residents within the national historic town.

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