
SENATE BILL 6030

State of Washington

61st Legislature

2009 Regular Session

By Senators Swecker, McCaslin, and Stevens

Read first time 02/16/09. Referred to Committee on Government Operations & Elections.

1 AN ACT Relating to fully contained communities under the growth
2 management act; amending RCW 36.70A.350; and declaring an emergency.

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

4 **Sec. 1.** RCW 36.70A.350 and 1991 sp.s. c 32 s 16 are each amended
5 to read as follows:

6 A county required or choosing to plan under RCW 36.70A.040 may
7 establish a process as part of its urban growth areas, that are
8 designated under RCW 36.70A.110, for reviewing proposals to authorize
9 new fully contained communities located outside of the initially
10 designated urban growth areas.

11 (1) A new fully contained community may be approved in a county
12 planning under this chapter if criteria including but not limited to
13 the following are met:

14 (a) ~~((New infrastructure is provided for and impact fees are~~
15 ~~established consistent with the requirements of RCW 82.02.050))~~ The
16 county demonstrates that on-site and off-site infrastructure impacts
17 have been fully considered and mitigated, if necessary;

18 (b) Transit-oriented site planning and traffic demand management
19 programs are implemented;

1 (c) Buffers are provided between the new fully contained
2 communities and adjacent urban development;

3 (d) A mix of uses is provided to offer jobs, housing, and services
4 to the residents of the new community;

5 (e) Affordable housing is provided within the new community for a
6 broad range of income levels;

7 (f) Environmental protection has been addressed and provided for;

8 (g) Development regulations are established to ensure urban growth
9 will not occur in adjacent nonurban areas;

10 (h) Provision is made to mitigate impacts on designated
11 agricultural lands, forest lands, and mineral resource lands;

12 (i) The plan for the new fully contained community is consistent
13 with the development regulations established for the protection of
14 critical areas by the county pursuant to RCW 36.70A.170.

15 (2) New fully contained communities may be approved outside
16 established urban growth areas only if a county reserves a portion of
17 the twenty-year population projection and offsets the urban growth area
18 accordingly for allocation to new fully contained communities that meet
19 the requirements of this chapter. Any county electing to establish a
20 new community reserve shall do so no more often than once every five
21 years as a part of the designation or review of urban growth areas
22 required by this chapter. The new community reserve shall be allocated
23 on a project-by-project basis, only after specific project approval
24 procedures have been adopted pursuant to this chapter as a development
25 regulation. When a new community reserve is established, urban growth
26 areas designated pursuant to this chapter shall accommodate the
27 unreserved portion of the twenty-year population projection.

28 Final approval of an application for a new fully contained
29 community shall be considered an adopted amendment to the comprehensive
30 plan prepared pursuant to RCW 36.70A.070 designating the new fully
31 contained community as an urban growth area.

32 NEW SECTION. **Sec. 2.** This act is necessary for the immediate
33 preservation of the public peace, health, or safety, or support of the
34 state government and its existing public institutions, and takes effect
35 immediately.

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