
Local Government Committee

HB 1053

Brief Description: Requiring notice to property owners when a county, city, or town modifies its zoning requirements.

Sponsors: Representative Angel.

Brief Summary of Bill

- Requires counties, cities, and towns that are considering proposals to modify zoning requirements to provide written notice of the proposal to the owners of the property for which the rezone would apply.
- Specifies that the required notice must be provided prior to any hearing at which the rezone will be considered.

Hearing Date: 1/22/13

Staff: Ethan Moreno (786-7386).

Background:

State land use and planning statutes affecting local governments include various provisions for public participation and notification. For example, counties and cities planning under the Growth Management Act (GMA) are required to adopt procedures that are reasonably calculated to notify property owners and others affected by or interested in amendments to comprehensive plans and development regulations. "Development regulations" as the term is defined in the GMA, includes zoning ordinances.

Reasonable notice provisions required by the GMA include, but are not limited to, publishing notice in a newspaper of general circulation or in other publications, posting the property for site specific proposals, notifying individuals or interest groups with a known interest in a certain proposal or type of proposal, and sending notices to mailing lists.

Summary of Bill:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Counties, cities, and towns that are considering proposals to modify zoning requirements must ensure that, prior to any hearing at which the rezone will be considered, written notice of the proposal is provided to the owners of the real property for which the rezone would apply.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.