

CERTIFICATION OF ENROLLMENT

ENGROSSED HOUSE BILL 2561

56th Legislature
2000 Regular Session

Passed by the House March 4, 2000
Yeas 96 Nays 0

Speaker of the House of Representatives

Speaker of the House of Representatives

Passed by the Senate February 29, 2000
Yeas 46 Nays 1

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

We, Timothy A. Martin and Cynthia Zehnder, Co-Chief Clerks of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED HOUSE BILL 2561** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

Chief Clerk

FILED

**Secretary of State
State of Washington**

ENGROSSED HOUSE BILL 2561

Passed Legislature - 2000 Regular Session

AS AMENDED BY THE SENATE

State of Washington 56th Legislature 2000 Regular Session

By Representatives Rockefeller, Woods, Mulliken, Scott, Lantz, Ogden, Constantine and Haigh

Read first time 01/17/2000. Referred to Committee on Local Government.

1 AN ACT Relating to authorizing 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 authorize and designate national historic towns that may constitute
9 urban growth outside of urban growth areas as limited by this section.
10 A national historic town means a town or district that has been
11 designated a national historic landmark by the United States secretary
12 of the interior pursuant to 16 U.S.C. 461 et seq., as amended, based on
13 its significant historic urban features, and which historically
14 contained a mix of residential and commercial or 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 existing natural and built environment under the requirements of
18 this chapter within and beyond the additional limited areas, including
19 visual compatibility. The comprehensive plan and development
20 regulations must include restrictions that preclude new urban or
21 suburban land uses in the vicinity of the town, including the
22 additional limited areas, except in areas otherwise designated for
23 urban growth under this chapter;

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

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

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

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

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