
SENATE BILL 6432

State of Washington

56th Legislature

2000 Regular Session

By Senators B. Sheldon, Horn, Haugen, Winsley, Sheahan, T. Sheldon, McAuliffe, Jacobsen and Gardner

Read first time 01/17/2000. Referred to Committee on State & 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 include existing national historic towns that may constitute urban
9 growth outside of urban growth areas as limited by this section. An
10 existing national historic town means a town or district that was
11 designated a national historic landmark by the national park service on
12 or before July 1, 1990, and which on that date contained a mix of
13 residential, commercial, or industrial uses.

14 An existing national historic town may be authorized by a county
15 only if:

16 (1) The comprehensive plan specifically identifies policies to
17 guide the preservation, redevelopment, infill, and development of the
18 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 or on July 1, 1990. Portions of the town may
10 include urban densities if they reflect density patterns that existed
11 at times during 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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