

# SENATE BILL REPORT

## SHB 2325

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As of February 22, 2006

**Title:** An act relating to the development of affordable housing through flexible short subdivision.

**Brief Description:** Encouraging the development of affordable housing.

**Sponsors:** House Committee on Local Government (originally sponsored by Representatives Simpson, Tom, B. Sullivan, Springer, Sells, Holmquist, McCune, O'Brien, Pettigrew, Ahern, DeBolt, Jarrett, Appleton, Miloscia, Ormsby, Dunn, Priest, Roach, Dunshee, Woods, Hunter and Ericks).

**Brief History:** Passed House: 2/13/06, 97-1.

**Committee Activity:** Government Operations & Elections: 2/22/06.

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### SENATE COMMITTEE ON GOVERNMENT OPERATIONS & ELECTIONS

**Staff:** Genevieve Pisarski (786-7488)

**Background:** Local governments must adopt regulations and procedures governing the approval of proposed divisions of land. Generally, these are either "subdivisions" or "short subdivisions." Subdivisions are five or more lots, tracts, or parcels; short subdivisions are four or fewer. By ordinance, a local government planning under the Growth Management Act (GMA) may increase to a maximum of nine the number of lots, tracts, or parcels that may be contained in a short subdivision within the boundary of an urban growth area (UGA).

**Summary of Bill:** Subject to specified conditions, cities, towns, and counties planning under the GMA must have zoning ordinances that permit a single lot to be divided into two or more lots which will be recognized as legal and conforming for purposes of development. The original lot must be at least twice the minimum lot size required under existing zoning regulations. The averaged area of all resulting lots must not be less than the legally required minimum lot size. The lot or parcel must be located in a residentially zoned district within an UGA. All of the resulting lots must have adequate access to a public street.

Subject to specified conditions, cities, towns, and counties planning under the GMA must have zoning ordinances that permit the adjustment of boundary lines between abutting lots under the same ownership to allow the creation of one or more lots of nonconforming size or dimension that are recognized as legal and conforming for purposes of development. The adjustment of the boundary line must not create additional lots. The averaged area of all resulting lots must not be less than the legally required minimum lot size. The lot or parcel must be located in a residentially zoned district within an UGA. All of the resulting lots must have adequate access to a public street.

A city, town, or county not planning under the GMA has the option of adopting such zoning ordinances, but is not required to do so.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Committee/Commission/Task Force Created:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.