
SENATE BILL 5496

State of Washington

62nd Legislature

2011 Regular Session

By Senators Schoesler, Sheldon, Honeyford, and Carrell

Read first time 01/27/11. Referred to Committee on Financial Institutions, Housing & Insurance.

1 AN ACT Relating to siting new mobile home parks and manufactured
2 housing communities; reenacting and amending RCW 82.02.090; adding a
3 new section to chapter 36.70A RCW; and adding a new section to chapter
4 43.21C RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW
7 to read as follows:

8 (1)(a) A county planning under RCW 36.70A.040 may establish, in
9 consultation with cities, a process for authorizing the siting of new
10 mobile home parks and manufactured housing communities outside of urban
11 growth areas designated under RCW 36.70A.110.

12 (b) For purposes of this section, "mobile home park" or
13 "manufactured housing community" has the same meaning as defined in RCW
14 59.20.030.

15 (2) A county considering an application to site a new mobile home
16 park or manufactured housing community outside of an urban growth area
17 may approve the siting if the following criteria are met:

18 (a) The proposed site is adjacent to or in close proximity to an
19 urban growth area;

1 (b) Affordable housing will be provided within the mobile home park
2 or manufactured housing community for a range of income levels;

3 (c) Appropriate infrastructure and services for the site are
4 available or have been provided for;

5 (d) Environmental protection issues for the site, including air and
6 water quality issues, have been provided for;

7 (e) Development regulations have been established to ensure that
8 urban growth will not occur in adjacent nonurban areas;

9 (f) Provisions to mitigate adverse impacts on designated
10 agricultural lands, forest lands, and mineral resource lands have been
11 made; and

12 (g) The siting of the mobile home park or manufactured housing
13 community does not conflict with development regulations adopted by the
14 county to protect critical areas.

15 (3) Final approval of an application to site a mobile home park or
16 manufactured housing community as provided in this section does not
17 constitute an adopted amendment to the comprehensive plan adopted under
18 RCW 36.70A.070.

19 **Sec. 2.** RCW 82.02.090 and 2010 c 86 s 1 are each reenacted and
20 amended to read as follows:

21 Unless the context clearly requires otherwise, the following
22 definitions shall apply in RCW 82.02.050 through 82.02.090:

23 (1) "Development activity" means any construction or expansion of
24 a building, structure, or use, any change in use of a building or
25 structure, or any changes in the use of land, that creates additional
26 demand and need for public facilities. "Development activity" does not
27 include (a) buildings or structures constructed by a regional transit
28 authority or (b) the authorized siting of a mobile home park or
29 manufactured housing community under section 1 of this act.

30 (2) "Development approval" means any written authorization from a
31 county, city, or town which authorizes the commencement of development
32 activity.

33 (3) "Impact fee" means a payment of money imposed upon development
34 as a condition of development approval to pay for public facilities
35 needed to serve new growth and development, and that is reasonably
36 related to the new development that creates additional demand and need
37 for public facilities, that is a proportionate share of the cost of the

1 public facilities, and that is used for facilities that reasonably
2 benefit the new development. "Impact fee" does not include a
3 reasonable permit or application fee.

4 (4) "Owner" means the owner of record of real property, although
5 when real property is being purchased under a real estate contract, the
6 purchaser shall be considered the owner of the real property if the
7 contract is recorded.

8 (5) "Project improvements" mean site improvements and facilities
9 that are planned and designed to provide service for a particular
10 development project and that are necessary for the use and convenience
11 of the occupants or users of the project, and are not system
12 improvements. No improvement or facility included in a capital
13 facilities plan approved by the governing body of the county, city, or
14 town shall be considered a project improvement.

15 (6) "Proportionate share" means that portion of the cost of public
16 facility improvements that are reasonably related to the service
17 demands and needs of new development.

18 (7) "Public facilities" means the following capital facilities
19 owned or operated by government entities: (a) Public streets and
20 roads; (b) publicly owned parks, open space, and recreation facilities;
21 (c) school facilities; and (d) fire protection facilities.

22 (8) "Service area" means a geographic area defined by a county,
23 city, town, or intergovernmental agreement in which a defined set of
24 public facilities provide service to development within the area.
25 Service areas shall be designated on the basis of sound planning or
26 engineering principles.

27 (9) "System improvements" mean public facilities that are included
28 in the capital facilities plan and are designed to provide service to
29 service areas within the community at large, in contrast to project
30 improvements.

31 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.21C RCW
32 to read as follows:

33 The authorized siting of a mobile home park or manufactured housing
34 community under section 1 of this act is exempted from compliance with
35 this chapter.

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