
HOUSE BILL 2078

State of Washington 63rd Legislature 2013 2nd Special Session

By Representatives Orcutt and DeBolt

Read first time 06/17/13. Referred to Committee on Local Government.

1 AN ACT Relating to clarification of the requirements for payment of
2 infrastructure for fully contained communities; and amending RCW
3 36.70A.350.

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

5 **Sec. 1.** RCW 36.70A.350 and 1991 sp.s. c 32 s 16 are each amended
6 to read as follows:

7 A county required or choosing to plan under RCW 36.70A.040 may
8 establish a process as part of its urban growth areas, that are
9 designated under RCW 36.70A.110, for reviewing proposals to authorize
10 new fully contained communities located outside of the initially
11 designated urban growth areas.

12 (1) A new fully contained community may be approved in a county
13 planning under this chapter if criteria including but not limited to
14 the following are met:

15 (a) New infrastructure is provided for through the fully contained
16 community permitting and planning process and impact fees ((are)) may
17 be established consistent with the requirements of RCW 82.02.050 that
18 apply only to the fully contained community and support system
19 improvements reasonably related to the development;

1 (b) Transit-oriented site planning and traffic demand management
2 programs are implemented;

3 (c) Buffers are provided between the new fully contained
4 communities and adjacent urban development;

5 (d) A mix of uses is provided to offer jobs, housing, and services
6 to the residents of the new community;

7 (e) Affordable housing is provided within the new community for a
8 broad range of income levels;

9 (f) Environmental protection has been addressed and provided for;

10 (g) Development regulations are established to ensure urban growth
11 will not occur in adjacent nonurban areas;

12 (h) Provision is made to mitigate impacts on designated
13 agricultural lands, forest lands, and mineral resource lands;

14 (i) The plan for the new fully contained community is consistent
15 with the development regulations established for the protection of
16 critical areas by the county pursuant to RCW 36.70A.170.

17 (2) New fully contained communities may be approved outside
18 established urban growth areas only if a county reserves a portion of
19 the twenty-year population projection and offsets the urban growth area
20 accordingly for allocation to new fully contained communities that meet
21 the requirements of this chapter. Any county electing to establish a
22 new community reserve shall do so no more often than once every five
23 years as a part of the designation or review of urban growth areas
24 required by this chapter. The new community reserve shall be allocated
25 on a project-by-project basis, only after specific project approval
26 procedures have been adopted pursuant to this chapter as a development
27 regulation. When a new community reserve is established, urban growth
28 areas designated pursuant to this chapter shall accommodate the
29 unreserved portion of the twenty-year population projection.

30 Final approval of an application for a new fully contained
31 community shall be considered an adopted amendment to the comprehensive
32 plan prepared pursuant to RCW 36.70A.070 designating the new fully
33 contained community as an urban growth area.

--- END ---