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SENATE BILL 5615

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State of Washington                      65th Legislature                      2017 Regular Session

By Senators Sheldon, Padden, Fortunato, Hobbs, Warnick, and Wilson

Read first time 01/31/17. Referred to Committee on Local Government.

1            AN ACT Relating to the development of new manufactured housing  
2 communities outside of urban growth areas under the growth management  
3 act; amending RCW 36.70A.350; and creating a new section.

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

5            NEW SECTION.    **Sec. 1.**    The legislature finds that a state of  
6 emergency exists within Washington state with regard to a shortage of  
7 rental housing in many parts of the state. As a result, it is the  
8 intent of the legislature to establish a pilot program to authorize  
9 counties to allow new manufactured housing communities in areas  
10 outside of urban growth areas, for the purpose of providing  
11 affordable housing, if the areas are currently served by utilities  
12 sufficient to allow the communities to function without additional  
13 utility resources.

14            **Sec. 2.**    RCW 36.70A.350 and 1991 sp.s. c 32 s 16 are each amended  
15 to read as follows:

16            A county required or choosing to plan under RCW 36.70A.040 may  
17 establish a process as part of its urban growth areas, that are  
18 designated under RCW 36.70A.110, for reviewing proposals to authorize  
19 new fully contained communities or manufactured housing communities  
20 located outside of the initially designated urban growth areas.

1 (1) A new fully contained community or manufactured housing  
2 community may be approved in a county planning under this chapter if  
3 criteria including, but not limited to, the following are met:

4 (a) New infrastructure is provided for and impact fees are  
5 established consistent with the requirements of RCW 82.02.050;

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

8 (c) Buffers are provided between the new (~~fully contained~~)  
9 communities and adjacent urban development;

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

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

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

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

17 (h) Provision is made to mitigate impacts on designated  
18 agricultural lands, forestlands, and mineral resource lands;

19 (i) The plan for the new (~~fully contained~~) community is  
20 consistent with the development regulations established for the  
21 protection of critical areas by the county pursuant to RCW  
22 36.70A.170.

23 (2)(a) New fully contained communities may be approved outside  
24 established urban growth areas only if a county reserves a portion of  
25 the twenty-year population projection and offsets the urban growth  
26 area accordingly for allocation to new fully contained communities  
27 that meet the requirements of this chapter. Any county electing to  
28 establish a new community reserve shall do so no more often than once  
29 every five years as a part of the designation or review of urban  
30 growth areas required by this chapter. The new community reserve  
31 shall be allocated on a project-by-project basis, only after specific  
32 project approval procedures have been adopted pursuant to this  
33 chapter as a development regulation. When a new community reserve is  
34 established, urban growth areas designated pursuant to this chapter  
35 shall accommodate the unreserved portion of the twenty-year  
36 population projection. This subsection (2)(a) does not apply to  
37 proposals for new manufactured housing communities under this  
38 section.

39 (b) Final approval of an application for a new fully contained  
40 community or manufactured housing community shall be considered an

1 adopted amendment to the comprehensive plan prepared pursuant to RCW  
2 36.70A.070 designating the new fully contained community or  
3 manufactured housing community as an urban growth area.

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