

SB 534 STAFF MEASURE SUMMARY

Senate Committee On Housing

Prepared By: C. Ross, LPRO Analyst

Meeting Dates: 3/11, 4/8

WHAT THE MEASURE DOES:

Prohibits cities from banning single-family dwellings where allowed by zoning within urban growth boundaries unless: water, sewer, or street services are inadequate; the lot is too small or too steep; or a land use regulation exists based on a statewide land use planning goal related to natural resource conservation of scenic areas and open spaces.

ISSUES DISCUSSED:

- Desire to maintain ability to build more-affordable detached homes on historically narrow lots that predate zoning
- Currently building larger homes across multiple historically narrow lots
- Middle housing
- Local control

EFFECT OF AMENDMENT:

[-2 amendment dated 03.21.19] Replaces the measure. Requires local governments to allow development of at least one unit on each platted lot zoned for a single-family dwelling that is within the urban growth boundary of a city of more than 25,000, unless: water, sewer or streets are inadequate; or slope is 25% or more; or within 100-year floodplain; or constrained by regulations based on statewide goals related to natural disasters and hazards, or natural resources, areas or open spaces, excluding historic resources. Locates language within statutes that govern comprehensive land use planning, instead of within statutes that govern city planning and zoning.

[-3 amendment dated 04.04.19] Same as the -2 amendment, with effective date of June 30, 2022.

BACKGROUND: