

SENATE BILL REPORT

SB 6483

As of January 22, 1996

Title: An act relating to industrial developments.

Brief Description: Revising the definition of "major industrial development" for the purpose of growth management planning.

Sponsors: Senators Bauer and Zarelli.

Brief History:

Committee Activity: Government Operations: 1/24/96.

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Staff: Rod McAulay (786-7754)

Background: Counties required or choosing to plan under the Growth Management Act are required to establish urban growth boundaries. Within the urban growth boundary, urban development and services will be encouraged, and non-urban land uses will be preserved in areas beyond the boundary. A major industrial development may be permitted, however, beyond an urban growth boundary if the project requires a parcel of land so large that no suitable parcels are available within an urban growth area, or the project is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land. Such a development must meet stated criteria, including provision of necessary infrastructure, adequate environmental protection, and regulations to ensure that urban growth will not occur in adjacent non-urban areas. There is concern that this exception is too restrictive.

Summary of Bill: A county may permit a major industrial development to be sited outside of an urban growth boundary, if the development is a manufacturing or industrial park (1) for which the master planned location is located in proximity to significant, existing transportation infrastructure; (2) that includes more than 200 acres; and (3) that is targeted and controlled by the county's comprehensive plan for the location of businesses in the targeted sectors included in the state of Washington's diversification strategy.

Appropriation: None.

Fiscal Note: Not requested.

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