

## ~~Government Reform and Land~~ Use Committee

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### BILL ANALYSIS HB 3099

**Title of the Bill:** Revising the definition of "major industrial development" for the purpose of growth management planning.

**What this Bill Does:** Authorizes counties planning under the GMA to site manufacturing or industrial parks outside urban growth areas in specified circumstances.

**Sponsors:** Representatives DeBolt and Kessler.

**Hearing Date:** 2/4/98

**Fiscal Note:** Not Requested.

**Analysis Prepared By:** Joan Elgee, 786-7135

#### BACKGROUND:

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Under the Growth Management Act (GMA), counties meeting specified growth criteria must adopt comprehensive plans that include a land use element, a rural element, a transportation element, and several other elements. A county that does not meet the growth criteria may choose to plan under the GMA. Each county that plans under the GMA must designate an urban growth area sufficient to permit the urban growth expected to occur over the next 20 years. Counties must encourage urban growth within the urban growth areas, and may allow growth outside of the urban growth areas only if it is not urban in nature. Limited intensive rural development, including development of existing industrial areas, is allowed outside urban growth areas in the rural element and does not constitute urban growth.

The GMA contains several exceptions to the general prohibition of urban growth outside urban growth areas:

- **Fully contained communities** meeting certain criteria are permitted.
- **Master planned resorts**, which are self-contained and fully integrated planned unit developments in a setting of significant natural amenities, may be authorized if specified conditions are met.
- **Specific major industrial developments** may be sited outside urban growth

areas if criteria are met. A major industrial development is a specific manufacturing, industrial, or commercial business that either (1) requires a parcel of land so large that no suitable parcels exist within urban growth areas, or (2) is a natural resource-based industry requiring a location near resource land upon which it is dependent.

· **Industrial land banks** are permitted on a pilot basis. In 1996, the Legislature authorized Clark County to designate up to two banks of master planned locations for major industrial activity outside urban growth areas. In 1997, legislation was enacted (ESB 5915) expanding this authority to include Whatcom County.

The Department of Community, Trade, and Economic Development works with local governments, private sector organizations, and others to diversify the economy by focusing on targeted sectors. The sectors may include software, biotechnology, microelectronics, and others.

## **SUMMARY:**

The authorization in the Growth Management Act for specific major industrial developments outside urban growth areas is expanded.

In addition to allowing siting of a specific business, a county may allow siting of a manufacturing or industrial park or combination of parks. The location must be in proximity to significant, existing transportation infrastructure improvements, must include more than 200 gross acres, and must be targeted and controlled by the county's comprehensive plan for the location of businesses in the targeted sectors included in the state's diversification strategy.

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