

# FINAL BILL REPORT

## SHB 2676

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### FULL VETO

**Brief Description:** Concerning economic development related projects.

By House Committee on Trade & Economic Development  
(originally sponsored by Representatives Sheldon, Forner, Cantwell, Rasmussen, Ferguson, Wynne, Jacobsen and Carlson).

House Committee on Trade & Economic Development  
Senate Committee on Governmental Operations

**Background:** Counties and cities in Washington State have inherent constitutional authority to plan for land use. In addition, four state statutes authorize or require planning.

A majority of counties and cities are planning under the Growth Management Act (GMA). The comprehensive plans required under this act are intended to enable local governments to accommodate expected growth within their jurisdictions. The comprehensive plans are to be consistent with the plans of adjacent jurisdictions and coordinated regarding regional issues.

The GMA mandates urban growth areas in counties planning under the GMA. Urban development is prohibited outside urban growth areas except for new fully contained communities and master planned resorts.

**Summary:** Counties and cities, as part of their planning process, may identify economic development related projects of regional or state significance. The county or city may request that the other governments in the region jointly plan for the project. The county or city may seek state technical or financial assistance to help offset the impacts of the project, particularly infrastructure impacts.

Counties planning under the Growth Management Act may establish a process, in conjunction with cities, for reviewing proposals to site major industrial developments outside urban growth areas. A major industrial development is defined as a manufacturing or commercial use that requires a parcel of land so large that no appropriate parcel is available in an urban growth area or that requires location near natural resource lands.

The criteria for siting a major industrial development in rural areas include providing for: (1) new infrastructure and impact fees; (2) transportation needs; (3) buffers between the development and rural areas, providing environmental protection; (4) mitigation of adverse impacts on designated natural resource lands; and (5) protection of critical areas.

An approved major industrial development may become a separate urban growth area.

***Votes on Final Passage:***

House	98	0	
Senate	40	19	(Senate amended)
House	67	30	(House concurred)

FULL VETO (See VETO MESSAGE)