

SENATE BILL REPORT

SB 6421

As Reported By Senate Committee On:
Land Use & Planning, February 5, 2004

Title: An act relating to urban growth area planning.

Brief Description: Providing for maintaining buildable acreage in urban growth areas.

Sponsors: Senators Mulliken, McCaslin, T. Sheldon, Stevens and Murray.

Brief History:

Committee Activity: Land Use & Planning: 1/29/04, 2/5/04 [DP, DNP].

SENATE COMMITTEE ON LAND USE & PLANNING

Majority Report: Do pass.

Signed by Senators Mulliken, Chair; Morton, Murray and T. Sheldon.

Minority Report: Do not pass.

Signed by Senator Kline.

Staff: Genevieve Pisarski (786-7488)

Background: If a local government designates new critical areas within an urban growth area (UGA) or otherwise reduces development potential within the UGA, there is concern that the resulting reduction in amount of land available for building will drive up its price and adversely affect ability to provide affordable housing.

Summary of Bill: After January 1, 2004, a city or county that designates new critical areas within a UGA or otherwise reduces development potential of land designated for development within a UGA is required to determine the deficiency in respect to amount and quality of land and present the determination to the planning director of the county for action by the county. At least every five years, beginning on September 1, 2006, a county must increase the land within UGAs to offset the deficiency. The county comprehensive plan must be reviewed and amended to be consistent. This may be combined with but not delayed by existing requirements for comprehensive plan review under the Growth Management Act.

Appropriation: None.

Fiscal Note: Available.

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

Testimony For: GMA has placed a lock box on land. This proposal does not result in a net increase; it maintains a balance. It maintains the supply of buildable land, which helps to control the cost of housing.

Testimony Against: Authority and methods to address ability to use land within a UGA already exist. These include infill and redevelopment. Extension of UGAs requires more infrastructure, which places a burden on taxpayers, and diminishes quality of life.

Testified: Kristen Sawin, Assn. of WA Business (pro); John Mauro (con); Vivian Henderson, Kitsap Alliance of Property Owners (pro).

Signed In/Did Not Testify: Andrew Cook, Gary Cronce, Building Industry Assn. of WA (pro); Genesee Adkins, 1000 Friends of WA (con); Leonard Bauer, CTED (con).