

SENATE BILL REPORT

EHB 2219

As Reported By Senate Committee On:
Government Operations & Elections, March 31, 2005

Title: An act relating to urban industrial land banks.

Brief Description: Expanding eligibility for urban industrial land banks.

Sponsors: Representatives Hunt, DeBolt, Williams and Alexander.

Brief History: Passed House: 3/15/05, 96-0.

Committee Activity: Government Operations & Elections: 3/29/05, 3/31/05 [DP, DNP, w/oRec].

SENATE COMMITTEE ON GOVERNMENT OPERATIONS & ELECTIONS

Majority Report: Do pass.

Signed by Senators Kastama, Chair; Berkey, Vice Chair; Fairley, Kline, McCaslin and Pridemore.

Minority Report: Do not pass.

Signed by Senators Benton and Mulliken.

Minority Report: That it be referred without recommendation.

Signed by Senator Roach, Ranking Minority Member.

Staff: Genevieve Pisarski (786-7488)

Background: Under the Growth Management Act (GMA), counties must encourage urban growth within urban growth areas (UGAs). The GMA contains several exceptions to the general prohibition against urban growth outside UGAs, one of which grants certain counties the authority to designate an industrial land bank outside of a UGA for up to two master planned locations.

The option to establish industrial land banks was the result of 1995 legislation to provide a more expeditious process for counties to identify locations for major industrial activity in advance of specific proposals and, thus, facilitate the siting of potential development projects. The counties' authority to establish industrial land banks terminates on two different dates, either December 31, 2002, or December 31, 2007, depending on established population, geographic, and unemployment criteria for the county.

To be included in the group of counties whose authority expires on December 31, 2007, a county must meet one of several sets of criteria that include detailed requirements related to population, geographic location, and unemployment statistics. These eligibility criteria allow the inclusion of counties that meet one of the following sets of conditions:

- has a population greater than 250,000 and is part of a metropolitan area that includes a city in another state subject to the same population requirement;

- has a population greater than 140,000 and is adjacent to another country;
- has a population greater than 40,000 but less than 75,000 and meet other specified criteria regarding unemployment statistics and geographic requirements;
- is east of the Cascade divide and borders another state to the south or is located wholly south of Interstate 90 and borders the Columbia River to the east; or
- has an average population density of less than 100 persons per square mile and is bordered by the Pacific Ocean and by Hood Canal.

Summary of Bill: A county that has a population fewer than 250,000, is bordered by Puget Sound on its northern boundary, and is bisected by Interstate 5 is also eligible to create an urban industrial land bank until December 31, 2007.

Appropriation: None.

Fiscal Note: Not requested.

Committee/Commission/Task Force Created: No.

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

Testimony For: These criteria will allow Thurston County to be included and site some projects that it wants.

Testimony Against: None.

Who Testified: PRO: Rep. Hunt, prime sponsor.