

# DLCD LEGISLATIVE CONCEPT – HB 2255



## New Planning Tools for Employment Lands

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### **Current Status and Problem**

Cities and counties plan for industrial, office and retail uses based on an employment opportunities analysis (EOA). An EOA is often complex, expensive, and highly subjective. This has led to frequent legal challenges, high costs, and high uncertainty.

### **The Solutions**

HB 2255 provides several new tools for communities to plan for employment lands. The first innovation in HB 2255 is the authorization for the creation of industrial reserves. These are lands are planned to meet a community's long-range needs for industrial growth, for ten to twenty years into the future. In the meantime, the lands must remain in agricultural or forest use until they are needed for development. To assure that land prices are controlled so that they do not interfere with the ability to develop for industrial uses, the future use is strictly limited to industrial uses.

The second element of HB 2255 is a new, permit-based, siting process for very large

new industrial uses. This tool would be used rarely, only once or twice every two years, to site new uses that will employ large numbers of people and that cannot be located within an existing urban area. The siting process would be used only if both city and county governments request that it be used, and only for lands adjacent to an urban growth boundary. If the criteria are met, and there is local support, review of state and local permits would be completed within a 180-day period -- giving the company a yes or no answer in a relatively short period of time.

The siting process will provide for broad public input, and assure that required public services are planned in advance, along with agreements regarding how those services will be paid for.

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### **For More Information:**

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