

2 **HB 2091** - S AMD - 472

3 By Senators A. Anderson and Patterson

4 PULLED 4/18/97

5 Strike everything after the enacting clause and insert the
6 following:

7 "Sec. 1. RCW 36.70A.367 and 1996 c 167 s 2 are each amended to
8 read as follows:

9 (1) In addition to the major industrial development allowed under
10 RCW 36.70A.365 and in addition to the authority to establish an urban
11 growth area outside of a city allowed under RCW 36.70A.110, a county
12 required or choosing to plan under RCW 36.70A.040 ((that has a
13 population greater than two hundred fifty thousand and that is part of
14 a metropolitan area that includes a city in another state with a
15 population greater than two hundred fifty thousand)) may establish, in
16 consultation with cities consistent with procedures and provisions of
17 RCW 36.70A.210, a process for designating ((a bank of no more than two
18 master planned locations for major industrial activity outside)) and
19 determining the allowed uses within industrial land banks. The
20 industrial land banks shall consist of no more than two noncontiguous
21 locations, which may include multiple development sites outside urban
22 growth areas.

23 (2) ((A master planned location for major industrial developments
24 outside an urban growth area may be included in the urban industrial
25 land bank for the county if criteria including, but not limited to, the
26 following are met)) "Industrial land bank" means a location, with
27 characteristics such as size, or proximity to transportation
28 facilities, natural resources, or related industries, designated for
29 one or more manufacturing, industrial, commercial, or high-technology
30 businesses, and related office uses. The industrial land bank shall
31 not be for the purpose of retail commercial development or multiple
32 tenant office parks. An industrial land bank may be designated at (a)
33 a unique location or a location with unique physical characteristics,
34 or (b) a location already characterized by, or adjacent to, some
35 existing industrial or commercial development.

1 (3) In order to designate an industrial land bank characterized by
2 a unique location or unique physical characteristics, the county must
3 make findings that: (a) The location of the industrial land bank is
4 unique or is characterized by unique physical characteristics that
5 support its designation as an industrial land bank; and (b) the
6 necessary infrastructure to support the industrial land bank is
7 available or can be provided by private or public sources in a
8 reasonable manner and time frame.

9 (4) In order to designate an industrial land bank already
10 characterized by some existing industrial or commercial development,
11 the county must make findings that: (a) An inventory has been
12 conducted and there are no suitable locations available for the
13 industrial land bank within existing urban growth areas within the
14 county; (b) the establishment of the industrial land bank is important
15 to achieving documented economic development goals, policies, or plans
16 of the county or state; (c) the necessary infrastructure to support the
17 industrial land bank is available or can be provided by private or
18 public sources in a reasonable manner and time frame; and (d) the
19 industrial land bank location is characterized by some existing
20 industrial or commercial development or is adjacent to an area
21 characterized by such development.

22 (5) Final approval of an industrial land bank shall be through
23 adoption of the comprehensive plan or an adopted amendment to the
24 comprehensive plan, and development regulations that are consistent
25 with and implement the comprehensive plan, except that RCW
26 36.70A.130(2) does not apply so that inclusion or exclusion of
27 industrial land bank locations may be considered at any time.

28 (6) Nothing in this section may be construed to alter the
29 requirements for a county to comply with chapter 43.21C RCW.

30 Once an industrial land bank has been approved, development that
31 qualifies as an allowed use and that the county determines meets the
32 requirements of subsections (7) and (8) of this section may be located
33 there.

34 (7) Development in an industrial land bank characterized by unique
35 location or unique physical characteristics must meet the following:

36 (a) ((New)) Infrastructure is provided for and/or applicable impact
37 fees are paid;

38 (b) ((Transit-oriented site planning)) Transportation impacts are
39 mitigated and traffic demand management programs are implemented;

1 (c) Buffers are provided between the ((major)) industrial
2 ((development)) land bank and adjacent nonurban areas;

3 (d) Environmental ((protection)) impacts including impacts to air
4 and water quality ((has)) have been ((addressed and provided for))
5 mitigated in accordance with chapter 43.21C and/or 36.70A RCW;

6 (e) Comprehensive plan policies and development regulations are
7 established to ensure that urban growth will not occur in adjacent
8 nonurban areas;

9 (f) Provision is made to mitigate adverse impacts on designated
10 agricultural lands, forest lands, and mineral resource lands; and

11 (g) ~~((The plan for the major industrial development is consistent~~
12 ~~with the county's development regulations established for protection of~~
13 ~~critical areas; and~~

14 (h) ~~An inventory of developable land has been conducted as provided~~
15 ~~in RCW 36.70A.365.~~

16 ~~(3) In selecting master planned locations for inclusion in the~~
17 ~~urban industrial land bank, priority shall be given to locations that~~
18 ~~are adjacent to, or in close proximity to, an urban growth area.~~

19 ~~(4) Final approval of inclusion of a master planned location in the~~
20 ~~urban industrial land bank shall be considered an adopted amendment to~~
21 ~~the comprehensive plan adopted pursuant to RCW 36.70A.070, except that~~
22 ~~RCW 36.70A.130(2) does not apply so that inclusion or exclusion of~~
23 ~~master planned locations may be considered at any time.~~

24 ~~(5) Once a master planned location has been included in the urban~~
25 ~~industrial land bank, manufacturing and industrial businesses that~~
26 ~~qualify as major industrial development under RCW 36.70A.365 may be~~
27 ~~located there.~~

28 ~~(6) Nothing in this section may be construed to alter the~~
29 ~~requirements for a county to comply with chapter 43.21C RCW.~~

30 ~~(7) The authority of a county to engage in the process of including~~
31 ~~or excluding master planned locations from the urban industrial land~~
32 ~~bank shall terminate on December 31, 1998. However, any location~~
33 ~~included in the urban industrial land bank on December 31, 1998, shall~~
34 ~~remain available for major industrial development as long as the~~
35 ~~criteria of subsection (2) of this section continue to be met.~~

36 ~~(8) For the purposes of this section, "major industrial~~
37 ~~development" means a master planned location suitable for manufacturing~~
38 ~~or industrial businesses that: (a) Requires a parcel of land so large~~
39 ~~that no suitable parcels are available within an urban growth area; or~~

1 ~~(b) is a natural resource based industry requiring a location near~~
2 ~~agricultural land, forest land, or mineral resource land upon which it~~
3 ~~is dependent. The major industrial development may not be for the~~
4 ~~purpose of retail commercial development or multitenant office parks))~~
5 Development relates to the unique location or unique physical
6 characteristics that were the basis for designation of the industrial
7 land bank such as size, or proximity to transportation facilities,
8 natural resources, or related industries.

9 (8) Development in an industrial land bank already characterized by
10 some existing industrial or commercial development must meet the
11 following:

12 (a) Infrastructure is provided for and/or applicable impact fees
13 are paid;

14 (b) Transportation impacts are mitigated and traffic demand
15 management programs are implemented;

16 (c) Buffers are provided between the industrial land bank and
17 adjacent nonurban areas;

18 (d) Environmental impacts including impacts to air and water
19 quality have been mitigated in accordance with chapter 43.21C and/or
20 36.70A RCW;

21 (e) Comprehensive plan policies and development regulations are
22 established to ensure that urban growth will not occur in adjacent
23 nonurban areas; and

24 (f) Provision is made to mitigate adverse impacts on designated
25 agricultural lands, forest lands, and mineral resource lands."

26 **HB 2091** - S AMD - 472

27 By Senators A. Anderson and Patterson

28

29 On page 1, line 1 of the title, after "banks;" strike the remainder
30 of the title and insert "and amending RCW 36.70A.367."

--- END ---