

2 ESHB 1997 - S AMD 242

3 By Senators Gardner, Carlson and Zarelli

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

7 "Sec. 1. RCW 36.70A.367 and 1998 c 289 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, a county required or choosing to plan under RCW
11 36.70A.040 that meets the criteria in subsection (9) or (10) of this
12 section may establish, in consultation with cities consistent with
13 provisions of RCW 36.70A.210, a process for designating a bank of no
14 more than two master planned locations for major industrial activity
15 outside urban growth areas.

16 (2) A master planned location for major industrial developments
17 outside an urban growth area may be included in the urban industrial
18 land bank for the county if criteria including, but not limited to, the
19 following are met:

20 (a) New infrastructure is provided for and/or applicable impact
21 fees are paid;

22 (b) Transit-oriented site planning and traffic demand management
23 programs are implemented;

24 (c) Buffers are provided between the major industrial development
25 and adjacent nonurban areas;

26 (d) Environmental protection including air and water quality has
27 been addressed and provided for;

28 (e) Development regulations are established to ensure that urban
29 growth will not occur in adjacent nonurban areas;

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

32 (g) The plan for the major industrial development is consistent
33 with the county's development regulations established for protection of
34 critical areas; and

35 (h) An inventory of developable land has been conducted as provided
36 in RCW 36.70A.365.

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

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

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

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

15 (7)(a) The authority of a county meeting the criteria of subsection
16 (9) of this section to engage in the process of including or excluding
17 master planned locations from the urban industrial land bank shall
18 terminate on December 31, 1999. However, any location included in the
19 urban industrial land bank on December 31, 1999, shall ((remain)) be
20 available for major industrial development as long as the criteria of
21 subsection (2) of this section ((continue to be)) are met.

22 (b) The authority of a county meeting the criteria of subsection
23 (10) of this section to engage in the process of including or excluding
24 master planned locations from the urban industrial land bank terminates
25 on December 31, 2002. However, any location included in the urban
26 industrial land bank on December 31, 2002, shall be available for major
27 industrial development as long as the criteria of subsection (2) of
28 this section are met.

29 (8) For the purposes of this section, "major industrial
30 development" means a master planned location suitable for manufacturing
31 or industrial businesses that: (a) Requires a parcel of land so large
32 that no suitable parcels are available within an urban growth area; or
33 (b) is a natural resource-based industry requiring a location near
34 agricultural land, forest land, or mineral resource land upon which it
35 is dependent; or (c) requires a location with characteristics such as
36 proximity to transportation facilities or related industries such that
37 there is no suitable location in an urban growth area. The major
38 industrial development may not be for the purpose of retail commercial
39 development or multitenant office parks.

1 (9) This section (~~applies~~) and the termination date specified in
2 subsection (7)(a) of this section apply to a county that at the time
3 the process is established under subsection (1) of this section:

4 (a) Has a population greater than two hundred fifty thousand and is
5 part of a metropolitan area that includes a city in another state with
6 a population greater than two hundred fifty thousand;

7 (b) Has a population greater than one hundred forty thousand and is
8 adjacent to another country; or

9 (c) Has a population greater than forty thousand but less than
10 seventy-five thousand and has an average level of unemployment for the
11 preceding three years that exceeds the average state unemployment for
12 those years by twenty percent; and

13 (i) Is bordered by the Pacific Ocean; or

14 (ii) Is located in the Interstate 5 or Interstate 90 corridor.

15 (10) This section and the termination date specified in subsection
16 (7)(b) of this section apply to a county that at the time the process
17 is established under subsection (1) of this section:

18 (a)(i) Has a population greater than forty thousand but fewer than
19 eighty thousand;

20 (ii) Has an average level of unemployment for the preceding three
21 years that exceeds the average state unemployment for those years by
22 twenty percent; and

23 (iii) Is located in the Interstate 5 or Interstate 90 corridor;

24 (b) Has a population greater than one hundred sixty thousand but
25 fewer than three hundred thousand and shares a common border with
26 Canada; or

27 (c) Has a population greater than three hundred thousand but fewer
28 than four hundred thousand."

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32 On page 1, line 2 of the title, after "areas;" strike the remainder
33 of the title and insert "and amending RCW 36.70A.367."

EFFECT: Adds Whatcom and Clark Counties.

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