

2 EHB 2498 - S COMM AMD

3 By Committee on State & Local Government

4 ADOPTED AS AMENDED 03/06/02

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

7 "Sec. 1. RCW 36.70A.367 and 2001 c 326 s 1 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~~) planning
11 under RCW 36.70A.040 that meets the criteria in subsection (9) or (10)
12 of this section may establish, in consultation with cities consistent
13 with provisions of RCW 36.70A.210, a process for designating a bank of
14 no 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 (i) An interlocal agreement related to infrastructure cost sharing
2 and revenue sharing between the county and interested cities are
3 established;

4 (j) Provisions are established for determining the availability of
5 alternate sites within urban growth areas and the long-term annexation
6 feasibility of land sites outside of urban growth areas; and

7 (k) Development regulations require the industrial land bank site
8 to be used primarily for locating industrial and manufacturing
9 businesses and specify that the gross floor area of all commercial and
10 service buildings or facilities locating within the industrial land
11 bank shall not exceed ten percent of the total gross floor area of
12 buildings or facilities in the industrial land bank. The commercial
13 and service businesses operated within the ten percent gross floor area
14 limit shall be necessary to the primary industrial or manufacturing
15 businesses within the industrial land bank. The intent of this
16 provision for commercial or service use is to meet the needs of
17 employees, clients, customers, vendors, and others having business at
18 the industrial site and as an adjunct to the industry to attract and
19 retain a quality work force and to further other public objectives,
20 such as trip reduction. Such uses would not be promoted to attract
21 additional clientele from the surrounding area. The commercial and
22 service businesses should be established concurrently with or
23 subsequent to the industrial or manufacturing businesses.

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

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

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

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

38 (7)(a) The authority of a county meeting the criteria of subsection
39 (9) of this section to engage in the process of including or excluding

1 master planned locations from the urban industrial land bank shall
2 terminate on December 31, (~~(1999)~~) 2007. However, any location
3 included in the urban industrial land bank on or before December 31,
4 (~~(1999)~~) 2007, shall be available for major industrial development as
5 long as the criteria of subsection (2) of this section are met. A
6 county that has established or proposes to establish an industrial land
7 bank pursuant to this section shall review the need for an industrial
8 land bank within the county, including a review of the availability of
9 land for industrial and manufacturing uses within the urban growth
10 area, during the review and evaluation of comprehensive plans and
11 development regulations required by RCW 36.70A.130.

12 (b) The authority of a county meeting the criteria of subsection
13 (10) of this section to engage in the process of including or excluding
14 master planned locations from the urban industrial land bank terminates
15 on December 31, 2002. However, any location included in the urban
16 industrial land bank on December 31, 2002, shall be available for major
17 industrial development as long as the criteria of subsection (2) of
18 this section are met.

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

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

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

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

38 (c) Has a population greater than forty thousand but less than
39 seventy-five thousand and has an average level of unemployment for the

1 preceding three years that exceeds the average state unemployment for
2 those years by twenty percent; and

3 (i) Is bordered by the Pacific Ocean; (~~or~~)

4 (ii) Is located in the Interstate 5 or Interstate 90 corridor; or

5 (iii) Is bordered by Hood Canal; or

6 (d) Is east of the Cascade divide; and

7 (i) Borders another state to the south; or

8 (ii) Is located wholly south of Interstate 90 and borders the
9 Columbia river to the east.

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

13 (a) Has a population greater than forty thousand but fewer than
14 eighty thousand;

15 (b) Has an average level of unemployment for the preceding three
16 years that exceeds the average state unemployment for those years by
17 twenty percent; and

18 (c) Is located in the Interstate 5 or Interstate 90 corridor.

19 (11) Any location included in an industrial land bank pursuant to
20 section 2, chapter 289, Laws of 1998, section 1, chapter 402, Laws of
21 1997, and section 2, chapter 167, Laws of 1996 shall remain available
22 for major industrial development according to this section as long as
23 the criteria of subsection (2) of this section continue to be
24 satisfied."

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28 On page 1, line 3 of the title, after "circumstances;" strike the
29 remainder of the title and insert "and amending RCW 36.70A.367."

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