

2 **HB 2467** - S COMM AMD
3 By Committee on Government Operations

4 ADOPTED 2/29/96

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

7 NEW SECTION. **Sec. 1.** In 1995 the legislature addressed the
8 demand for siting of major industrial facilities by passage of
9 Engrossed Senate Bill No. 5019, implementing a process for siting such
10 activities outside urban growth areas. The legislature recognizes that
11 the 1995 act requires consideration of numerous factors necessary to
12 ensure that the community can reasonably accommodate a major industrial
13 development outside an urban growth area.

14 The legislature finds that the existing case-by-case procedure for
15 evaluating and approving such a site under the 1995 act may operate to
16 a community's economic disadvantage when a firm, for business reasons,
17 must make a business location decision expeditiously. The legislature
18 therefore finds that it would be useful to authorize, on a limited
19 basis, and evaluate a process for identifying locations for major
20 industrial activity in advance of specific proposals by an applicant.

21 It is the purpose of this act (1) to authorize a pilot project
22 under which a bank of major industrial development locations outside
23 urban growth areas is created for use in expeditiously siting such a
24 development; (2) to evaluate the impact of this process on the county's
25 compliance with chapter 36.70A RCW; and (3) to encourage consolidation
26 and planning, and environmental review procedures under chapter 36.70B
27 RCW.

28 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A RCW
29 to read as follows:

30 (1) In addition to the major industrial development allowed under
31 RCW 36.70A.365, a county required or choosing to plan under RCW
32 36.70A.040 that has a population greater than two hundred fifty
33 thousand and that is part of a metropolitan area that includes a city
34 in another state with a population greater than two hundred fifty
35 thousand may establish, in consultation with cities consistent with

1 provisions of RCW 36.70A.210, a process for designating a bank of no
2 more than two master planned locations for major industrial activity
3 outside urban growth areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 (8) For the purposes of this section, "major industrial
8 development" means a master planned location suitable for manufacturing
9 or industrial businesses that: (a) Requires a parcel of land so large
10 that no suitable parcels are available within an urban growth area; or
11 (b) is a natural resource-based industry requiring a location near
12 agricultural land, forest land, or mineral resource land upon which it
13 is dependent. The major industrial development may not be for the
14 purpose of retail commercial development or multitenant office parks.

15 NEW SECTION. **Sec. 3.** This act is necessary for the immediate
16 preservation of the public peace, health, or safety, or support of the
17 state government and its existing public institutions, and shall take
18 effect immediately."

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22 On page 1, line 1 of the title, after "developments;" strike the
23 remainder of the title and insert "adding a new section to chapter
24 36.70A RCW; creating a new section; and declaring an emergency."

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