

6534-S

Sponsor(s): Senate Committee on Land Use & Planning (originally sponsored by Senators Hargrove and Mulliken)

Brief Description: Designating processes and siting of industrial land banks.

**SB 6534-S - DIGEST**

(DIGEST AS ENACTED)

Designates processes and siting of industrial land banks.

Declares that a master planned location for major industrial developments outside an urban growth area may be included in the urban industrial land bank for the county if criteria including, but not limited to, the following are met through the completion of a comprehensive planning process that ensures that: (1) Development regulations are adopted to ensure that urban growth will not occur in adjacent nonurban areas;

(2) The master plan for the major industrial developments is consistent with the county's development regulations adopted for protection of critical areas;

(3) An inventory of developable land has been conducted as provided in RCW 36.70A.365;

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

(5) Development regulations are adopted to require the industrial land bank site to be used primarily for locating industrial and manufacturing businesses and specify that the gross floor area of all commercial and service buildings or facilities locating within the industrial land bank shall not exceed ten percent of the total gross floor area of buildings or facilities in the industrial land bank.

Provides that an "industrial land bank" means up to two master planned locations, each consisting of a parcel or parcels of contiguous land, sufficiently large so as not to be readily available within the urban growth area of a city, or otherwise meeting the criteria contained in (a) of this subsection, suitable for manufacturing, industrial, or commercial businesses and designated by the county through the comprehensive planning process specifically for major industrial use.