

By Representative Cairnes

1 **ESB 5915** - H COMM AMD

2 By Committee on Government Reform & Land Use

3 Strike all material after the enacting clause and insert the
4 following:

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

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

21 (2)(~~(A master planned location for major industrial~~
22 ~~developments outside an urban growth area may be included in the~~
23 ~~urban)~~) Industrial land bank- means a location designated for one
24 or more manufacturing, industrial, commercial, or high-technology
25 businesses that requires characteristics such as size or proximity
26 to transportation facilities, natural resources, or related
27 industries, such that the county finds there is no suitable
28 location in((an)) existing urban growth areas within the county.
29 The industrial land bank shall not be for the purpose of retail
30 commercial development or multiple tenant office parks.

31 (3) In order to designate an industrial land bank, the county
32 must make findings that: (a) An inventory has been conducted and
33 there is no suitable location available for the industrial land

1 bank within((an))existing urban growth areas within the county; (b)
2 the establishment of the industrial land bank is important to
3 achieving documented economic development goals, policies, or plans
4 of the county or state; and (c) the necessary infrastructure to
5 support the industrial land bank is available or can be provided by
6 private or public sources in a reasonable manner and time frame.

7 (4) Development in an industrial land bank((for the county if
8 criteria including, but not limited to, the following are met))
9 must((address)) meet the following:

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

12 (b) ((Transit oriented site planning))Transportation impacts
13 are mitigated and traffic demand management programs are
14 implemented((where appropriate));

15 (c) Improvements or strategies to accomodate the impacts of
16 development in the industrial land bank will be made concurrent
17 with development- as defined in RCW 36.70A.070(6);

18 ((+e))(d) Buffers are provided between the((major))
19 industrial ((development)) land bank and adjacent nonurban areas;

20 ((+d))(e) Environmental((protection)) impacts including
21 impacts to air and water quality((has)) have been ((addressed and
22 provided for)) mitigated in accordance with RCW 43.21C and/or RCW
23 36.70A;

24 ((+e))(f) Development regulations are established to ensure
25 that urban growth will not occur in adjacent nonurban areas; and

26 ((+g) The plan for the major industrial development is
27 consistent with the county's development regulations established
28 for protection of critical areas; and))

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

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

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

37 (3) In selecting master planned locations for inclusion in the
38 urban industrial land bank, priority shall be given to locations

1 that are adjacent to, or in close proximity to an urban growth
2 area)).

3 ~~((4))~~(5) Final approval of ~~((inclusion of a master planned~~
4 ~~location in the urban))~~ an industrial land bank shall
5 be ~~((considered))~~ through adoption of the comprehensive plan or an
6 adopted amendment to the comprehensive plan adopted pursuant to RCW
7 36.70A.070, except that RCW 36.70A.130(2) does not apply so that
8 inclusion or exclusion of ~~((master planned))~~ industrial land bank
9 locations may be considered at any time.

10 ~~((5))~~ (6) Once ~~((a master planned location))~~ an industrial
11 land bank has been ~~((included in the urban industrial land bank,~~
12 ~~manufacturing and industrial))~~ approved, businesses that the local
13 jurisdiction determines qualify ~~((as major industrial development))~~
14 under ~~((RCW 36.70A.365))~~ subsection (2) of this section may be
15 located there.

16 ~~((6))~~ (7) Nothing in this section may be construed to alter
17 the requirements for a county to comply with chapter 43.21C RCW.

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

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

1 **EFFECT:** Adds language to allow counties to establish
2 industrial land banks as permissible urban growth outside of
3 urban growth areas in addition to the county's ability to
4 establish an urban growth area outside of a city as set forth
5 in RCW 36.70A.110 (sets forth that urban growth area may
6 include territory outside of a city under certain
7 circumstances); removes language requirement that industrial
8 land bank location be characterized by existing industrial or
9 commercial development or a unique physical or locational
10 characteristic; requires development in an industrial land
11 bank to meet rather than address certain enumerated criteria;
12 specifies that a county must find no suitable location for
13 industrial land bank within existing urban growth areas within
14 the county; specifies that transportation impacts must be
15 mitigated rather than addressed; requires improvements or
16 strategies to accomodate impacts of development in the
17 industrial land bank to be made concurrent with development as
18 defined under the GMA; requires counties to mitigate rather
19 than address environmental impacts; removes requirement that
20 plan for industrial development be consistent with the
21 county's development regulations established for protection of
22 critical areas.