

1 **ESB 5915 - H AMD ADOPTED 4/18/97**

2 By Representative Reams

3 Strike everything 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 to  
6 read as follows:

7 (1) In addition to the major industrial development allowed under  
8 RCW 36.70A.365, a county required or choosing to plan under RCW  
9 36.70A.040 that has a population greater than two hundred fifty  
10 thousand and that is part of a metropolitan area that includes a city  
11 in another state with a population greater than two hundred fifty  
12 thousand or a county that has a population greater than one hundred  
13 forty thousand and is adjacent to another country may establish, in  
14 consultation with cities consistent with provisions of RCW 36.70A.210,  
15 a process for designating a bank of no more than two master planned  
16 locations for major industrial activity outside urban growth areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

34 **EFFECT:** Restores current law for major industrial development;  
expands number of counties that may establish industrial land  
banks to counties with a population of at least 140,000 and  
adjacent to another country; Requires major industrial development  
to be in proximity to transportation facilities or related  
industries.