

2 **HB 2091** - S COMM AMD

3 By Committee on Government Operations

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

7 "Sec. 1. RCW 36.70A.367 and 1996 c 167 s 2 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 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 city~~  
13 ~~in another state with a population greater than two hundred fifty~~  
14 ~~thousand)) may establish, in consultation with cities consistent with  
15 provisions of RCW 36.70A.210, a process for designating ((a))  
16 industrial land banks of no more than two (~~master planned locations~~  
17 ~~for major industrial activity outside)) noncontiguous locations, which  
18 may include multiple development sites, as permissible urban growth  
19 outside of urban growth areas. The industrial land bank location must  
20 be characterized by: (a) Some existing industrial or commercial  
21 development or must be adjacent to an area characterized by such  
22 development; or (b) a unique physical or locational characteristic that  
23 supports its designation as an industrial land bank.~~~~

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

35 (3) In order to designate an industrial land bank, the county must  
36 make findings that: (a) An inventory has been conducted and there is

1 no suitable location available for the industrial land bank within an  
2 existing urban growth area; (b) the establishment of the industrial  
3 land bank is important to achieving documented economic development  
4 goals, policies, or plans of the county or state; and (c) the necessary  
5 infrastructure to support the industrial land bank is available or can  
6 be provided by private or public sources in a reasonable manner and  
7 time frame.

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

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

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

16 (c) Buffers are provided between the ((major)) industrial  
17 ((development)) land bank and adjacent nonurban areas;

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

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

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

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

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

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

32 ~~(4))~~ (5) Final approval of ((inclusion of a master planned  
33 location in the urban)) an industrial land bank shall be ((considered))  
34 through adoption of the comprehensive plan or an adopted amendment to  
35 the comprehensive plan adopted pursuant to RCW 36.70A.070, except that  
36 RCW 36.70A.130(2) does not apply so that inclusion or exclusion of  
37 ((master planned)) industrial land bank locations may be considered at  
38 any time.

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

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

8       ~~((7) The authority of a county to engage in the process of~~  
9 ~~including or excluding master planned locations from the urban~~  
10 ~~industrial land bank shall terminate on December 31, 1998. However,~~  
11 ~~any location included in the urban industrial land bank on December 31,~~  
12 ~~1998, shall remain available for major industrial development as long~~  
13 ~~as the criteria of subsection (2) of this section continue to be met.~~

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

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26 On page 1, line 1 of the title, after "banks;" strike the remainder  
27 of the title and insert "and amending RCW 36.70A.367."

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