

2 **SHB 3099** - S COMM AMD

3 By Committee on Government Operations

4 ADOPTED 3/6/98

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

7 "NEW SECTION. **Sec. 1.** The legislature finds that to fulfill the
8 economic development goal of this chapter, it is beneficial to expand
9 the limited authorization for pilot projects for identifying locations
10 for major industrial activity in advance of specific proposals by an
11 applicant. The legislature further finds that land bank availability
12 may provide economically disadvantaged counties the opportunity to
13 attract new industrial activity by offering expeditious siting and
14 therefore promote a community's economic health and vitality. The
15 purpose of this act is to authorize and evaluate additional pilot
16 projects for major industrial activity in economically disadvantaged
17 counties.

18 **Sec. 2.** RCW 36.70A.367 and 1997 c 402 s 1 are each amended to read
19 as follows:

20 (1) In addition to the major industrial development allowed under
21 RCW 36.70A.365, a county required or choosing to plan under RCW
22 36.70A.040 that (~~has a population greater than two hundred fifty~~
23 ~~thousand and that is part of a metropolitan area that includes a city~~
24 ~~in another state with a population greater than two hundred fifty~~
25 ~~thousand or a county that has a population greater than one hundred~~
26 ~~forty thousand and is adjacent to another country)) meets the criteria
27 in subsection (9) of this section may establish, in consultation with
28 cities consistent with provisions of RCW 36.70A.210, a process for
29 designating a bank of no more than two master planned locations for
30 major industrial activity outside urban growth areas.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

32 (7) The authority of a county to engage in the process of including
33 or excluding master planned locations from the urban industrial land
34 bank shall terminate on December 31, (~~1998~~) 1999. However, any
35 location included in the urban industrial land bank on December 31,
36 (~~1998~~) 1999, shall remain available for major industrial development
37 as long as the criteria of subsection (2) of this section continue to
38 be met.

1 (8) For the purposes of this section, "major industrial
2 development" means a master planned location suitable for manufacturing
3 or industrial businesses that: (a) Requires a parcel of land so large
4 that no suitable parcels are available within an urban growth area; or
5 (b) is a natural resource-based industry requiring a location near
6 agricultural land, forest land, or mineral resource land upon which it
7 is dependent; or (c) requires a location with characteristics such as
8 proximity to transportation facilities or related industries such that
9 there is no suitable location in an urban growth area. The major
10 industrial development may not be for the purpose of retail commercial
11 development or multitenant office parks.

12 (9) This section applies to a county that at the time the process
13 is established under subsection (1) of this section:

14 (a) Has a population greater than two hundred fifty thousand and is
15 part of a metropolitan area that includes a city in another state with
16 a population greater than two hundred fifty thousand;

17 (b) Has a population greater than one hundred forty thousand and is
18 adjacent to another country; or

19 (c) Has a population greater than forty thousand but less than
20 seventy-five thousand and has an average level of unemployment for the
21 preceding three years that exceeds the average state unemployment for
22 those years by twenty percent; and

23 (i) Is bordered by the Pacific Ocean; or

24 (ii) Is located in the Interstate 5 or Interstate 90 corridor."

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28 On page 1, line 1 of the title, after "developments;" strike the
29 remainder of the title and insert "amending RCW 36.70A.367; and
30 creating a new section."

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