

1 **SHB 1997 - H AMD 0058 ADOPTED 3/13/01**

2 By Representative Alexander

3 Strike everything after the enacting clause and insert the  
4 following:

5 "Sec. 1. RCW 36.70A.367 and 1998 c 289 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 meets the criteria in subsection (9) or subsection (10)  
10 of this section may establish, in consultation with cities consistent  
11 with provisions of RCW 36.70A.210, a process for designating a bank of  
12 no more than two master planned locations for major industrial activity  
13 outside urban growth areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

15 (7) (a) The authority of a county meeting the criteria of  
16 subsection (9) of this section to engage in the process of including or  
17 excluding master planned locations from the urban industrial land bank  
18 shall terminate on December 31, 1999. However, any location included  
19 in the urban industrial land bank on December 31, 1999, shall  
20 ((remain)) be available for major industrial development as long as the  
21 criteria of subsection (2) of this section ((continue to be)) are met.

22 (b) The authority of a county meeting the criteria of subsection  
23 (10) of this section to engage in the process of including or excluding  
24 master planned locations from the urban industrial land bank shall  
25 terminate on December 31, 2002. However, any location included in the  
26 urban industrial land bank on December 31, 2002, shall be available for  
27 major industrial development as long as the criteria of subsection (2)  
28 of this section are met.

29 (8) For the purposes of this section, "major industrial  
30 development" means a master planned location suitable for manufacturing  
31 or industrial businesses that: (a) Requires a parcel of land so large  
32 that no suitable parcels are available within an urban growth area; or  
33 (b) is a natural resource-based industry requiring a location near  
34 agricultural land, forest land, or mineral resource land upon which it  
35 is dependent; or (c) requires a location with characteristics such as  
36 proximity to transportation facilities or related industries such that  
37 there is no suitable location in an urban growth area. The major

1 industrial development may not be for the purpose of retail commercial  
2 development or multitenant office parks.

3 (9) This section (~~(applies)~~) and the termination date specified in  
4 subsection (7)(a) of this section apply to a county that at the time  
5 the process is established under subsection (1) of this section:

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

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

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

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

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

17 (10) This section and the termination date specified in subsection  
18 (7)(b) of this section apply to a county that at the time the process  
19 is established under subsection (1) of this section:

20 (a) Has a population greater than forty thousand but fewer than  
21 eighty thousand;

22 (b) Has an average level of unemployment for the preceding three  
23 years that exceeds the average state unemployment for those years by  
24 twenty percent; and

25 (c) Is located in the Interstate 5 or Interstate 90 corridor."

Correct the title.

**EFFECT:** (1) Authorizes a county, until December 31, 2002, to establish industrial land banks according to specified criteria if the county: (a) has a population greater than forty thousand but fewer than eighty thousand; (b) has an average level of unemployment for the preceding three years that exceeds the average state unemployment for those years by 20 percent; and (c) is located in the Interstate 5 or Interstate 90 corridor. (2) Includes technical changes for provisions addressing the prior pilot project authority for eligible counties to establish industrial land banks.