

5115-S2 AMS KILM BRUM 021

1 On page 14, after line 29, insert the following:

2 "SEC. 5. RCW 39.102.070 and 2006 c 181 s 205 are each amended to
3 read as follows:

4 The use of local infrastructure financing under this chapter is
5 subject to the following conditions:

6 (1) No funds may be used to finance, design, acquire, construct,
7 equip, operate, maintain, remodel, repair, or reequip public facilities
8 funded with taxes collected under RCW 82.14.048;

9 (2)(a) Except as provided in (b) of this subsection no funds may be
10 used for public improvements other than projects identified within the
11 capital facilities, utilities, housing, or transportation element of a
12 comprehensive plan required under chapter 36.70A RCW;

13 (b) Funds may be used for public improvements that are historical
14 preservation activities as defined in RCW 39.89.020;

15 (3) The public improvements proposed to be financed in whole or in
16 part using local infrastructure financing are expected to encourage
17 private development within the revenue development area and to increase
18 the fair market value of real property within the revenue development
19 area;

20 (4) A sponsoring local government, participating local government,
21 or participating taxing district has entered or expects to enter into
22 a contract with a private developer relating to the development of
23 private improvements within the revenue development area or has
24 received a letter of intent from a private developer relating to the
25 developer's plans for the development of private improvements within
26 the revenue development area;

27 (5) Private development that is anticipated to occur within the
28 revenue development area, as a result of the public improvements, will
29 be consistent with the county-wide planning policy adopted by the
30 county under RCW 36.70A.210 and the local government's comprehensive
31 plan and development regulations adopted under chapter 36.70A RCW;

1 (6) The governing body of the sponsoring local government, and any
2 cosponsoring local government, must make a finding that local
3 infrastructure financing:

4 (a) Is not expected to be used for the purpose of relocating a
5 business from outside the revenue development area, but within this
6 state, into the revenue development area; (~~and~~)

7 (b) Will improve the viability of existing business entities within
8 the revenue development area; and

9 (c) Will be used in a manner that will not encourage sprawl and
10 will support development in or adjacent to areas with rich
11 transportation infrastructure including: state highways, arterials,
12 collectors and distributors and other road capacity sufficient to meet
13 the traffic needs and traffic congestion levels anticipated for the new
14 development; and public transit and park and ride lots sufficient to
15 meet the transport needs of a significant portion of the anticipated
16 workforce in the revenue development area, special needs services, and
17 other transportation services.

18 (7) The governing body of the sponsoring local government, and any
19 cosponsoring local government, finds that the public improvements
20 proposed to be financed in whole or in part using local infrastructure
21 financing are reasonably likely to:

22 (a) Increase private residential and commercial investment within
23 the revenue development area;

24 (b) Increase employment within the revenue development area;

25 (c) Improve the viability of any existing communities that are
26 based on mixed-use development within the revenue development area; and

27 (d) Generate, over the period of time that the local option sales
28 and use tax will be imposed under RCW 82.14.475, state excise tax
29 allocation revenues and state property tax allocation revenues derived
30 from the revenue development area that are equal to or greater than the
31 respective state contributions made under this chapter;

32 (8) The sponsoring local government may only use local
33 infrastructure financing in areas deemed in need of economic
34 development or redevelopment within boundaries of the sponsoring local
35 government."

36 Renumber the sections consecutively and correct any internal
37 references accordingly.

--- END ---

EFFECT: Requires local governments to find that LIFT financing will not encourage sprawl and will support development in or adjacent to transportation rich areas including sufficient roads and public transit services.

2SSB 5115 - S AMD **92**
By Senator Kilmer

PULLED 3/10/2007

On page 1, line 3 of the title, after "39.102.060,", insert "39.102.070,"

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EFFECT: Corrects the title.