

Industrial Park @TransAlta

December 29, 2009

Mr. Bob Johnson
Director
Community Development
Lewis County
2025 NE Kresky Avenue
Chehalis, WA 98532

Re: Application for Comprehensive Plan and County Code Amendments
And Designation Industrial Land Bank under RCW 36.70A.368

Dear Bob:

This letter and the attached materials constitute an application from the Industrial Park at TransAlta ("IPAT") to designate a portion of the TransAlta site as an Industrial Land Bank ("ILB") under the provisions of RCW 36.70A.368. To accomplish this, we propose amendments to the Lewis County Comprehensive Plan, the Lewis County Code, and the County's land use and zoning maps.

I. Background

When mining operations were suspended in 2006, TransAlta committed to donating at least 1,000 acres of the TransAlta site to the Lewis County Economic Development Council for use in attracting industrial and manufacturing jobs to Lewis County. With strong legislative support and strong support from Lewis County, we proposed an amendment to the Growth Management Act to allow development of this site consistent with the GMA. This provision was adopted by the Legislature in 2007 and codified at RCW 36.70A.368. (Attached) IPAT, a Washington non-profit corporation, was formed to operate the ILB.

The ILB would consist of approximately 4,400 acres. Designation of the ILB and the availability of large building sites will be attractive to those industrial, manufacturing, and commercial uses that must be located on sites of at least 100 acres. Encouraging such businesses to locate in Lewis County is especially important with the County's average wage levels at historic lows and an unemployment rate reaching 14.1% in November 2009.

To provide further background information, we are including "The TransAlta Mining Site Industrial Park Feasibility Analysis" (July 2009) prepared by Huitt-Zollars and BST Associates. (Attached)

Quality Skills Training
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IPAT Industrial Park at TransAlta
1611 North National Avenue, Chehalis, WA 98532
360.748.0114 www.industrialpat.com

II. Proposed Amendments

Three categories of amendments are proposed. First, amendments to the Lewis County Comprehensive Plan are proposed to establish the policies for allowing and reviewing ILBs under RCW 36.70A.368. The proposed Comprehensive Plan amendments are provided in Attachment 3. Proposed amendments to the Comprehensive Plan include amendments to the Economic Development Element, the Land Use Element, and the Capital Facilities/Utilities Element.

Second, amendments to chapter 17.20 of the Lewis County Code are proposed to implement the Comprehensive Plan and establish specific application and review procedures for ILBs under RCW 36.70A.368. The proposed Code amendments are attached. The proposed amendments to 17.20 LCC include amendments adding ILBs under RCW 36.70A.368 to general provisions of this chapter, a new section setting out ILB designation requirements, and application requirements for specific projects that seek to locate in the ILB.

Finally, designation of the ILB site is proposed. The materials required by LCC 17.20.030 are included. These materials also confirm that the site meets the designation requirements of proposed LCC 17.30.xxx – “Designation of industrial land bank – reclaimed surface coal mining site.” Specifically, the site is on lands (a) formerly used or designated for surface coal mining and supporting uses; (b) that consist of an aggregation of land of one thousand (1,000) or more acres, which is not required to be contiguous; and (c) that are suitable for manufacturing, industrial, or commercial businesses. Also, the application materials include plans for extending or otherwise supplying needed infrastructure to the ILB.

III. Application Materials Required by LCC 17.20.030

The specific application materials required by LCC 17.20.030 are attached. Most of the materials speak for themselves. However, a few comments are necessary. The designation of an ILB under RCW 36.70A.368 is not driven by a specific, identified end user. Rather, the creation of an ILB is intended to attract end users. Consequently, at this stage of the process the land use plan map (LCC 17.20.030(3)(h)) is conceptual. Similarly, the phasing plan (LCC 17.20.030(4)) is a projected phasing plan subject to the market and subject to the site needs of specific end users.

IV. SEPA

We are providing a SEPA checklist. (Attached) Pursuant to RCW 36.70A.368(3)(c), environmental review of the proposed ILB designation is a programmatic review. The review of the proposed amendments to the Comprehensive Plan and Code are also programmatic. Due to the nature of the proposed amendments and designation, we agree to a Determination of Significance and we request that the proposal proceed to scoping of the Environmental Impact Statement.

V. Additional Application Materials

A CARL application form (attached) and a Comprehensive Plan Amendment form (attached), and the appropriate application fees, are also included.

If you have any questions, please contact the undersigned, Bill Lotto, at (360) 748-0114 or Andy Lane, at (206) 254-4409.

Regards,

A handwritten signature in black ink, appearing to read "William Lotto". The signature is fluid and cursive, with a large initial "W" and "L".

**William Lotto
General Manager
Industrial Park at TransAlta**