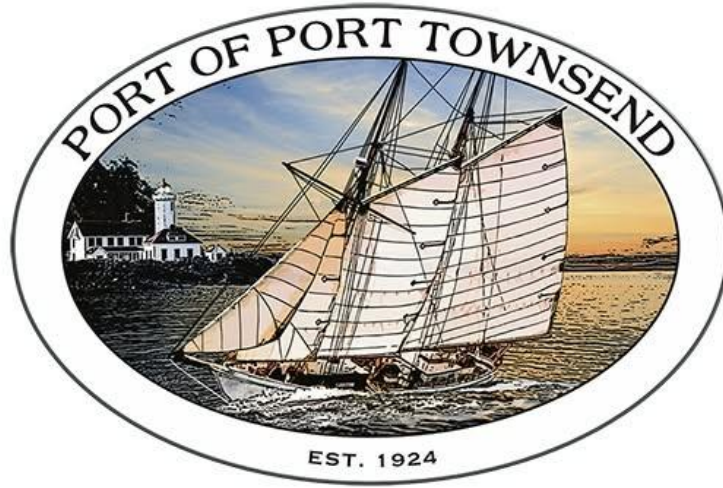




Port Commission Meeting

Industrial Development District Findings

October 14, 2026

Industrial Development Districts and Chapter 53.25 RCW

QUESTION

Do conditions exist that provide a rational basis to conclude that “marginal lands” are present within the proposed countywide IDD?

1

Review established plans, programs, and studies

2

Compare documented conditions with RCW 53.25.030

3

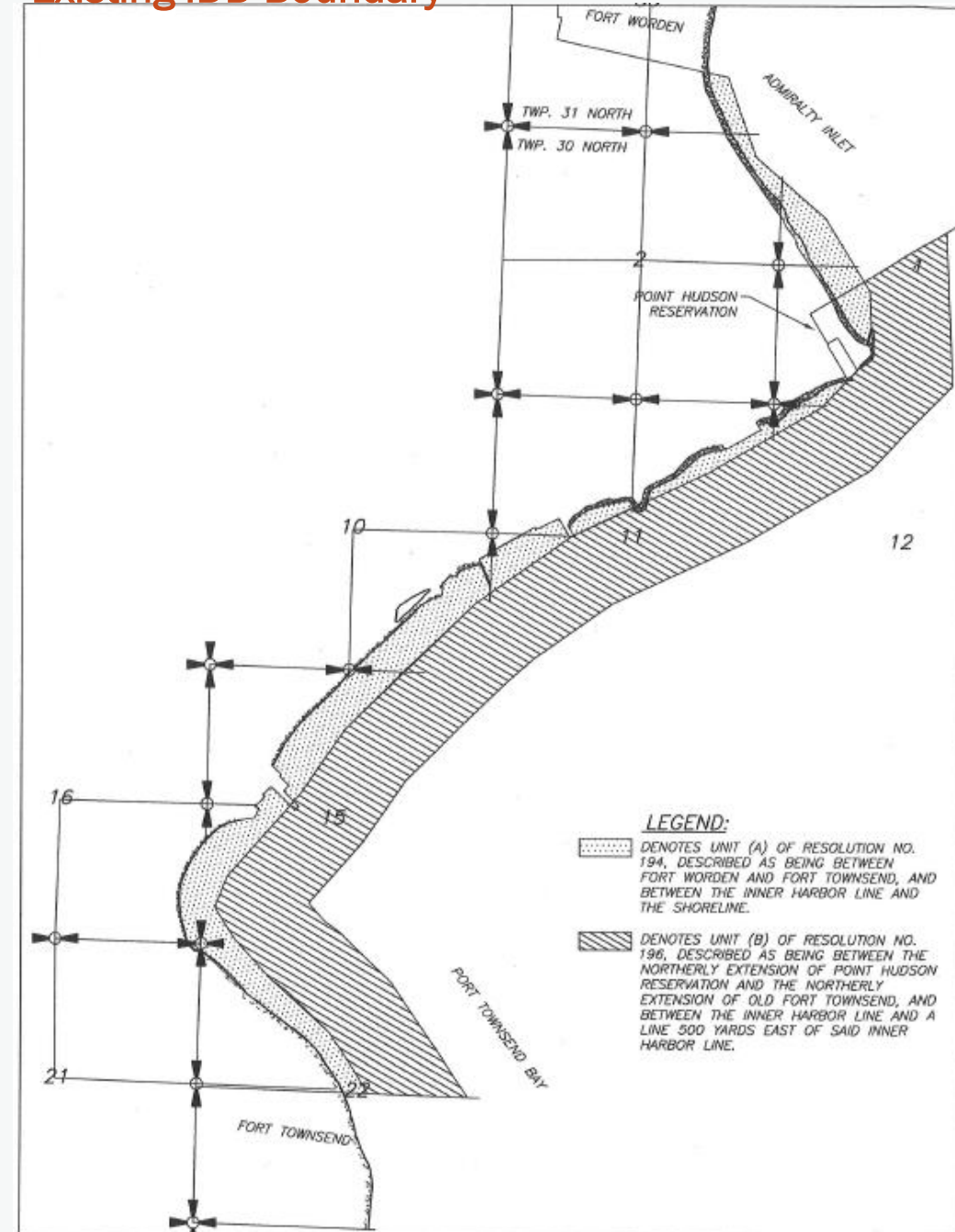
Identify findings supporting Commission action

Building from existing IDDs

Existing IDD: Resolutions No. 194 and No. 196 cover multiple shoreline and harbor-related units.

Proposed IDD: Coextensive with the Port District and includes the historic IDD areas and lands elsewhere in Jefferson County.

Existing IDD Boundary



Five statutory criteria are supported by the record

- ❖ Any one or more qualifying conditions may support establishment of an IDD.
- ❖ Compared existing planning documents with the statutory criteria.
- ❖ Criteria were selected based on strength of evidence.

1

Economic dislocation, deterioration, or disuse

4

Inadequate streets, open spaces, and utilities

5

Areas subject to being submerged by water

7

Lack of proper utilization of potentially valuable land

10

Nonindustrial lands necessary to industrial development

Evidence for the five supported statutory criteria

1 DETERIORATION / DISUSE



Deferred maintenance and aging facilities

4 INFRASTRUCTURE GAPS



Inadequate roads and utilities

5 SUBMERGENCE RISK



Waterfront flooding and sea-level rise

7 UNDERUTILIZED LAND



Underdeveloped airport industrial land

10 FUTURE INDUSTRIAL LAND



Airport land needed for industrial growth

Results

The record supports a finding of marginal lands within the proposed countywide IDD.

Basis for the findings

Existing plans, programs, and studies support five statutory criteria: 1, 4, 5, 7, and 10 under RCW 53.25.030.

Potential outcome

A countywide IDD could support strategic investment throughout the Port District.