FORMATTING NOTE:
In initiatives, legislative bills and other proposed measures, language that is to be deleted from current statutes is represented by a "strikethrough" character and language that is to be added is underlined. Because these special characters cannot be formatted in all Internet browsers, a different set of symbols is used for presenting these proposals on-line. The symbols are as follows:

- Text that is surrounded by (({- text here -})) is text that will be DELETED FROM the existing statute if the proposed measure is approved.
- Text that is surrounded by {+ text here +} is text that will be ADDED TO the existing statute if the proposed measure is approved.
- {+ NEW SECTION+} (found at the beginning of a section or paragraph) indicates that ALL of the text in that section will become law if the proposed measure is approved.

*   *   *

INITIATIVE 721

AN ACT Relating to restricting the size of new retail stores or the expansion of existing retail stores to no more than ninety thousand square feet without obtaining approval by the voters from the local jurisdiction at the next general election; and adding new sections to chapter 19.27 RCW.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF WASHINGTON:

{+ NEW SECTION. +} Sec. 1. A new section is added to chapter 19.27 RCW to read as follows:
(1) Neighborhood retail stores are an important ingredient in a cohesive balance between economics, environment, and lifestyle within the community to maintain the public's health, safety, and general welfare.
(2) Large retail stores may present additional challenges that impact existing neighborhood stores by changing land use patterns, thereby causing neighborhood stores to either close or move.
(3) Large retail stores located outside the peripheral of urban centers increase vehicular trips, thereby increasing the impact on the environment and results in higher levels of pollution and traffic congestion.
(4) Neighborhood retail stores provide convenient shopping to the residents of a community, thereby reducing vehicular traffic.
(5) Large retail stores outside the downtown core area are a catalyst for urban sprawl creating the need for highway-related development, thereby resulting in additional public costs to the affected governments such as highway improvements, sewer, water, fire protection, police, and emergency services.
(6) Large retail stores not only have a quantitative loss to the economic vitality of cities but also qualitative costs, thereby causing a loss of vital and healthy downtowns, farmlands, and natural open spaces.
(7) Revenue generated by locally-owned and/or operated stores recirculates within the community, and revenue generated by large retail stores often goes directly to out-of-town headquarters.
(8) Any losses of a city's tax base due to competition from large retail stores outside the city's limits will thereby adversely affect the city's downtown property values and historical districts.
(9) The development of retail stores over ninety thousand square

feet requires special scrutiny due to the regional impact that it has on neighboring communities.

(10) Because of the factors in subsections (1) through (9) of this section, new retail stores or expansions of existing retail stores shall be restricted to no more than ninety thousand square feet without a vote of the people.

{+ NEW SECTION. +} Sec. 2. A new section is added to chapter 19.27 RCW to read as follows:

The definitions in this section apply throughout this act unless the context clearly requires otherwise.

(1) "New retail stores or the expansion of existing retail stores" includes all retail stores and/or expansions which have not filed a completed application for permits.

(2) "Local jurisdiction" means the city and unincorporated county in which the planned retail store or planned expansion of an existing retail store resides.

{+ NEW SECTION. +} Sec. 3. A new section is added to chapter 19.27 RCW to read as follows:

All retail stores that have filed completed applications for permits are exempt as of the effective date of this act.

--- END ---