

---

**SUBSTITUTE HOUSE BILL 2785**

---

**State of Washington**

**52nd Legislature**

**1992 Regular Session**

**By** House Committee on Trade & Economic Development (originally sponsored by Representatives Riley, Forner, Cantwell, Betrozoff, Sheldon, Rayburn, P. Johnson, Kremen, Brough, Paris, Wynne, Carlson, Miller, Winsley, Basich, Hochstatter, Wood, Edmondson and Mitchell)

Read first time 02/07/92.

1 AN ACT Relating to siting of major industrial developments; and  
2 adding a new section to chapter 36.70A RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW  
5 to read as follows:

6 A county required or choosing to plan under RCW 36.70A.040 may  
7 establish, in consultation with cities, a process for reviewing  
8 proposals to authorize siting of major industrial developments outside  
9 urban growth areas.

10 (1) "Major industrial development" means a manufacturing or  
11 commercial use that (a) requires a parcel of land devoid of critical  
12 areas and so large that no appropriate parcels are available within an  
13 urban growth area; (b) because of the characteristics or requirements  
14 of the use, it should be located in an area of relatively low

1 population density; or (c) requires a location near agricultural land,  
2 forest land, or mineral resource land.

3 (2) A major industrial development may be approved outside an urban  
4 growth area in a county planning under this chapter if criteria  
5 including, but not limited to the following, are met:

6 (a) New infrastructure is provided for and impact fees are  
7 established consistent with the requirements of RCW 82.02.060;

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

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

12 (d) Environmental protection has been addressed and provided for;

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

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

17 (g) The plan for the major industrial development is consistent  
18 with the county's development regulations established for protection of  
19 critical areas.

20 (3) Final approval of an application for a major industrial  
21 development shall be considered an adopted amendment to the  
22 comprehensive plan adopted pursuant to RCW 36.70A.070 designating the  
23 major industrial development site on the land use map as an urban  
24 growth area.