
HOUSE BILL 2060

State of Washington

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By Representatives Sheldon, Ballard, Riley, Chandler, Jones, Holm, Rayburn, Basich, Springer, Miller, Brumsickle, Stevens, Quall and Morton

Read first time 02/24/93. Referred to Committee on Trade, Economic Development & Housing.

1 AN ACT Relating to expanding economic development opportunities in
2 those counties planning under the growth management act that have a
3 ten-year growth rate less than twenty percent and that are not required
4 to engage in transportation-demand management; and adding new sections
5 to chapter 36.70A RCW.

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

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

9 (1) A county required or choosing to plan under RCW 36.70A.040,
10 except for those specified in subsection (4) of this section, may
11 establish, in consultation with cities and adjacent affected counties,
12 a process for reviewing proposals to authorize siting of major
13 industrial developments, extremely dangerous industries, or research
14 parks outside urban growth areas.

15 "Major industrial development" means a master planned location for
16 a specific manufacturing or industrial business that:

17 (a) Requires a parcel of land devoid of critical areas and so large
18 that no suitable parcels are available within an urban growth area; or

19 (b) is a natural resource-based industry requiring a location near

1 agricultural land, forest land, or mineral resource land upon which it
2 is dependent. The major industrial development shall not include
3 commercial or service industry businesses, including office parks, or
4 retail shopping developments.

5 "Extremely dangerous industry" means an industry involving
6 materials and processes of a highly toxic or noxious nature which
7 cannot be sited in a populated area.

8 "Research park" means a complex of offices and facilities in a
9 park-like setting constructed for the purpose of research and
10 development activities.

11 "Office park" means any complex of offices and facilities for which
12 the primary purpose is not research and development activities.

13 (2) A major industrial development, extremely dangerous industry,
14 or research park may be approved outside an urban growth area if
15 criteria including, but not limited to, the following are met:

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

18 (b) Transit-oriented site planning is implemented;

19 (c) Buffers are established between the major industrial
20 development, extremely dangerous industry, or research park and
21 adjacent nonurban areas;

22 (d) Environmental protection including air and water quality has
23 been addressed and provided for;

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

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

28 (g) The plan for the major industrial development, extremely
29 dangerous industry, or research park is consistent with the county's
30 development regulations established for protection of critical areas.

31 (3) Final approval of an application for a major industrial area,
32 extremely dangerous industry, or research park may be considered an
33 adopted amendment to the comprehensive plan adopted pursuant to this
34 chapter.

35 (4) The provisions of subsections (1) and (2) of this section shall
36 not apply to those counties that plan under this chapter that:

37 (a) Have a population greater than fifty thousand and, as of the
38 effective date of this section, have a ten-year growth rate in excess
39 of twenty percent; or

1 (b) Are required to implement transportation-demand management
2 under RCW 70.94.521 through 70.94.551.

3 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A RCW
4 to read as follows:

5 Nothing in this chapter may prohibit any county required or
6 choosing to plan under RCW 36.70A.040 from siting resource-based
7 industry outside urban growth areas. A "resource-based industry" is an
8 industry requiring a location near agricultural land, forest land, or
9 mineral resource land upon which it is dependent. The siting of
10 resource-based industry shall not allow for siting of commercial or
11 service industry businesses, including office parks, research parks, or
12 retail shopping developments.

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