

2 **SB 5019** - S AMD - 100

3 By Senators Snyder and Haugen

4 ADOPTED 3/9/95

5 Strike everything after the enacting clause and insert the
6 following:

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

9 A county required or choosing to plan under RCW 36.70A.040 may
10 establish, in consultation with cities consistent with provisions of
11 RCW 36.70A.210, a process for reviewing and approving proposals to
12 authorize siting of specific major industrial developments outside
13 urban growth areas.

14 (1) "Major industrial development" means a master planned location
15 for a specific manufacturing, industrial, or commercial business that:
16 (a) Requires a parcel of land so large that no suitable parcels are
17 available within an urban growth area; or (b) is a natural resource-
18 based industry requiring a location near agricultural land, forest
19 land, or mineral resource land upon which it is dependent. The major
20 industrial development shall not be for the purpose of retail
21 commercial development or multitenant office parks.

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

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

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

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

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

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

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

1 (g) The plan for the major industrial development is consistent
2 with the county's development regulations established for protection of
3 critical areas; and

4 (h) An inventory of developable land has been conducted and the
5 county has determined and entered findings that land suitable to site
6 the major industrial development is unavailable within the urban growth
7 area. Priority shall be given to applications for sites that are
8 adjacent to or in close proximity to the urban growth area.

9 (3) Final approval of an application for a major industrial
10 development shall be considered an adopted amendment to the
11 comprehensive plan adopted pursuant to RCW 36.70A.070 designating the
12 major industrial development site on the land use map as an urban
13 growth area. Final approval of an application for a major industrial
14 development shall not be considered an amendment to the comprehensive
15 plan for the purposes of RCW 36.70A.130(2) and may be considered at any
16 time.

17 NEW SECTION. **Sec. 2.** This act is necessary for the immediate
18 preservation of the public peace, health, or safety, or support of the
19 state government and its existing public institutions, and shall take
20 effect immediately."

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24 On page 1, line 1 of the title, after "developments;" strike the
25 remainder of the title and insert "adding a new section to chapter
26 36.70A RCW; and declaring an emergency."

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