
HOUSE BILL 2091

State of Washington

55th Legislature

1997 Regular Session

By Representatives Cairnes, Gardner, Linville and Reams

Read first time 02/20/97. Referred to Committee on Government Reform & Land Use.

1 AN ACT Relating to industrial land banks; amending RCW 36.70A.365;
2 and repealing RCW 36.70A.367.

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

4 **Sec. 1.** RCW 36.70A.365 and 1995 c 190 s 1 are each amended to read
5 as follows:

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

13 (1) "Major industrial development" means a master planned location
14 for a specific manufacturing, industrial, or commercial business that:
15 (a) Requires a parcel of land so large that no suitable parcels are
16 available within an urban growth area; or (b) is a natural resource-
17 based industry requiring a location near agricultural land, forest
18 land, or mineral resource land upon which it is dependent. However,
19 this does not preclude rural resource industries from otherwise

1 locating in rural and resource areas consistent with the rural and
2 resource land elements of a jurisdiction's comprehensive plan. The
3 major industrial development shall not be for the purpose of retail
4 commercial development or multitenant office parks.

5 (2) "Industrial land bank" means a location designated for one or
6 more manufacturing, industrial, commercial or high-tech businesses,
7 related office uses, and incidental retail or commercial uses designed
8 to serve or support the industrial land bank that requires a location
9 with characteristics such as size or proximity to transportation
10 facilities, natural resources, or related industries, such that the
11 county finds there is no suitable location in an existing urban growth
12 area. Except as otherwise provided in this chapter, the industrial
13 land bank shall not be for the purpose of retail commercial development
14 or multitenant office parks. The industrial land bank location must be
15 characterized by some existing industrial or commercial development or
16 must be adjacent to an area characterized by such development.

17 (3) In order to designate an industrial land bank, the county must
18 make findings that: (a) An inventory has been conducted and there is
19 no suitable location available for the industrial land bank within an
20 existing urban growth area; (b) the establishment of the industrial
21 land bank is important to achieving documented economic development
22 goals, policies, or plans of the county or state; and (c) the necessary
23 infrastructure to support the industrial land bank is available or can
24 be provided by public or private sources in a reasonable manner and
25 time frame. Priority shall be given to sites that are either adjacent
26 to or in close proximity to an urban growth area, or to lands with
27 unique characteristics necessary for the industrial land bank, or both.
28 A county may designate no more than two noncontiguous industrial land
29 bank locations, but each location may be made up of multiple
30 development sites.

31 (4) A major industrial development may be approved outside an urban
32 growth area or a development proposal within an industrial land bank
33 may be approved in a county planning under this chapter if criteria
34 including, but not limited to the following, are met:

35 (a) ~~((New))~~ Either adequate infrastructure is provided for ((and/
36 or)), or applicable impact fees are paid, or both;

37 (b) ~~((Transit-oriented site planning))~~ Transportation impacts are
38 addressed and traffic demand management programs are implemented where
39 appropriate;

1 (c) Buffers are provided between the major industrial development
2 or the industrial land bank and adjacent nonurban areas;

3 (d) Environmental protection including air and water quality has
4 been addressed and provided for under chapter 43.21C RCW;

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

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

9 (g) The plan for the major industrial development or development in
10 the industrial land bank is consistent with the county's development
11 regulations established for protection of critical areas; and

12 (h) For major industrial developments, an inventory of developable
13 land has been conducted and the county has determined and entered
14 findings that land suitable to site the major industrial development is
15 unavailable within the urban growth area. Priority shall be given to
16 applications for sites that are adjacent to or in close proximity to
17 the urban growth area.

18 ~~((+3))~~ (5) Counties planning under RCW 36.70A.040 may designate an
19 industrial land bank on the land use map during the adoption of the
20 comprehensive plan or as an amendment to the comprehensive plan. Final
21 approval of an application for a major industrial development shall be
22 considered an adopted amendment to the comprehensive plan adopted
23 pursuant to RCW 36.70A.070 designating the major industrial development
24 site on the land use map as an urban growth area. Counties planning
25 under RCW 36.70A.040 may designate an industrial land bank on the land
26 use map during the adoption of the comprehensive plan or as an
27 amendment to the final plan. Designation of an industrial land bank or
28 final approval of an application for a major industrial development
29 shall not be considered an amendment to the comprehensive plan for the
30 purposes of RCW 36.70A.130(2) and may be considered at any time.
31 Necessary utilities and services may be provided to major industrial
32 developments and to development within industrial land banks.

33 (6) Nothing in this section may be construed to alter the
34 requirements for a county to comply with chapter 43.21C RCW.

35 NEW SECTION. Sec. 2. RCW 36.70A.367 and 1996 c 167 s 2 are each
36 repealed.

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