
SUBSTITUTE HOUSE BILL 3099

State of Washington

55th Legislature

1998 Regular Session

By House Committee on House Government Reform & Land Use (originally sponsored by Representatives DeBolt, Kessler and Johnson)

Read first time 02/05/98. Referred to Committee on .

1 AN ACT Relating to industrial developments; and amending RCW
2 36.70A.367.

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

4 **Sec. 1.** RCW 36.70A.367 and 1997 c 402 s 1 are each amended to read
5 as follows:

6 (1) In addition to the major industrial development allowed under
7 RCW 36.70A.365, a county required or choosing to plan under RCW
8 36.70A.040 that: Has a population greater than two hundred fifty
9 thousand and that is part of a metropolitan area that includes a city
10 in another state with a population greater than two hundred fifty
11 thousand ((or a county that))i has a population greater than one
12 hundred forty thousand and is adjacent to another country; or was
13 required to plan under RCW 36.70A.040 after June 30, 1993, and is west
14 of the Cascade mountains, may establish, in consultation with cities
15 consistent with provisions of RCW 36.70A.210, a process for designating
16 a bank of no more than two master planned locations for major
17 industrial activity outside urban growth areas.

18 (2) A master planned location for major industrial developments
19 outside an urban growth area may be included in the urban industrial

1 land bank for the county if criteria including, but not limited to, the
2 following are met:

3 (a) New infrastructure is provided for and/or applicable impact
4 fees are paid;

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

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

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

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

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

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

18 (h) An inventory of developable land has been conducted as provided
19 in RCW 36.70A.365.

20 (3) In selecting master planned locations for inclusion in the
21 urban industrial land bank, priority shall be given to locations that
22 are adjacent to, or in close proximity to, an urban growth area.

23 (4) Final approval of inclusion of a master planned location in the
24 urban industrial land bank shall be considered an adopted amendment to
25 the comprehensive plan adopted pursuant to RCW 36.70A.070, except that
26 RCW 36.70A.130(2) does not apply so that inclusion or exclusion of
27 master planned locations may be considered at any time.

28 (5) Once a master planned location has been included in the urban
29 industrial land bank, manufacturing and industrial businesses that
30 qualify as major industrial development under RCW 36.70A.365 may be
31 located there.

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

34 (7) The authority of a county to engage in the process of including
35 or excluding master planned locations from the urban industrial land
36 bank shall terminate on December 31, (~~1998~~) 1999. However, any
37 location included in the urban industrial land bank on December 31,
38 1998, shall remain available for major industrial development as long
39 as the criteria of subsection (2) of this section continue to be met.

1 (8) For the purposes of this section, "major industrial
2 development" means a master planned location suitable for manufacturing
3 or industrial businesses that: (a) Requires a parcel of land so large
4 that no suitable parcels are available within an urban growth area; or
5 (b) is a natural resource-based industry requiring a location near
6 agricultural land, forest land, or mineral resource land upon which it
7 is dependent; or (c) requires a location with characteristics such as
8 proximity to transportation facilities or related industries such that
9 there is no suitable location in an urban growth area. The major
10 industrial development may not be for the purpose of retail commercial
11 development or multitenant office parks.

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