
HOUSE BILL 3099

State of Washington

55th Legislature

1998 Regular Session

By Representatives DeBolt, Kessler and Johnson

Read first time 02/02/98. Referred to Committee on House Government Reform & Land Use.

1 AN ACT Relating to industrial developments; and amending RCW
2 36.70A.365.

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.

11 (1) "Major industrial development" means a master planned location
12 for:

13 (a) A specific manufacturing, industrial, or commercial business
14 that: ~~((a))~~ (i) Requires a parcel of land so large that no suitable
15 parcels are available within ~~((an))~~ the urban growth area; or ~~((b))~~
16 (ii) is a natural resource-based industry requiring a location near
17 agricultural land, forest land, or mineral resource land upon which it
18 is dependent; or

1 (b) A manufacturing or industrial park or combination of such
2 parks, for which the master planned location: (i) Is located in
3 proximity to significant, existing transportation infrastructure
4 improvements; (ii) includes more than two hundred gross acres; and
5 (iii) is targeted and controlled by the county's comprehensive plan for
6 the location of businesses in the targeted sectors included in the
7 state of Washington's diversification strategy under RCW 43.330.090.
8 The major industrial development shall not be for the purpose of retail
9 commercial development or multitenant office parks.

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

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

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

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

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

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

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

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

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

33 (3) Final approval of an application for a major industrial
34 development shall be considered an adopted amendment to the
35 comprehensive plan adopted pursuant to RCW 36.70A.070 designating the
36 major industrial development site on the land use map as an urban
37 growth area. Final approval of an application for a major industrial
38 development shall not be considered an amendment to the comprehensive

1 plan for the purposes of RCW 36.70A.130(2) and may be considered at any
2 time.

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