

CERTIFICATION OF ENROLLMENT

**ENGROSSED SENATE BILL 5915**

55th Legislature  
1997 Regular Session

Passed by the Senate April 22, 1997  
YEAS 42 NAYS 4

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**President of the Senate**

Passed by the House April 18, 1997  
YEAS 96 NAYS 0

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**Speaker of the  
House of Representatives**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Mike O Connell, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SENATE BILL 5915** as passed by the Senate and the House of Representatives on the dates hereon set forth.

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**Secretary**

FILED

**Secretary of State  
State of Washington**

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ENGROSSED SENATE BILL 5915

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AS AMENDED BY THE HOUSE

Passed Legislature - 1997 Regular Session

State of Washington                      55th Legislature                      1997 Regular Session

By Senators Anderson, Hale, Bauer and Stevens

Read first time 02/19/97.      Referred to Committee on Government Operations.

1            AN ACT Relating to industrial land banks; 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 1996 c 167 s 2 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 has a population greater than one hundred  
12 forty thousand and is adjacent to another country may establish, in  
13 consultation with cities consistent with provisions of RCW 36.70A.210,  
14 a process for designating a bank of no more than two master planned  
15 locations for major industrial activity outside urban growth areas.

16            (2) A master planned location for major industrial developments  
17 outside an urban growth area may be included in the urban industrial  
18 land bank for the county if criteria including, but not limited to, the  
19 following are met:

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

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

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

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

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

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

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

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

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

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

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

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

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

38 (8) For the purposes of this section, "major industrial  
39 development" means a master planned location suitable for manufacturing

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

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