
HOUSE BILL 1593

State of Washington

57th Legislature

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By Representatives Mulliken, Doumit, Mielke, Hatfield, Sump, Eickmeyer, Armstrong, Clements, Cox, Schindler, Lisk, Buck, Pennington, McMorris, Schoesler, Grant, Boldt, Delvin, Kessler and Dunn

Read first time 01/30/2001. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to authorizing rural counties to establish
2 industrial land banks; and amending RCW 36.70A.367.

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

4 **Sec. 1.** RCW 36.70A.367 and 1998 c 289 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 rural county (~~((required or choosing to plan))~~)
8 planning under RCW 36.70A.040 (~~((that meets the criteria in subsection~~
9 ~~{9} of this section))~~) may establish, in consultation with cities
10 consistent with provisions of RCW 36.70A.210, a process for designating
11 a bank of no more than two master planned locations for major
12 industrial activity outside urban growth areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

30 ((The authority of a county to engage in the process of
31 including or excluding master planned locations from the urban
32 industrial land bank shall terminate on December 31, 1999. However,))
33 Any location included in ((the)) an urban industrial land bank on or
34 before December 31, 1999, pursuant to section 2, chapter 289, Laws of
35 1998, section 1, chapter 402, Laws of 1997, or section 2, chapter 167,
36 Laws of 1996 shall remain available for major industrial development as
37 long as the criteria of subsection (2) of this section continue to be
38 met.

39 (8) For the purposes of this section((7)):

1 (a) "Major industrial development" means a master planned location
2 suitable for manufacturing or industrial businesses that: ~~((a))~~ (i)
3 Requires a parcel of land so large that no suitable parcels are
4 available within an urban growth area; or ~~((b))~~ (ii) is a natural
5 resource-based industry requiring a location near agricultural land,
6 forest land, or mineral resource land upon which it is dependent; or
7 ~~((c))~~ (iii) 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.

12 ~~((9) This section applies to a county that at the time the process
13 is established under subsection (1) of this section:~~

14 ~~(a) Has a population greater than two hundred fifty thousand and is
15 part of a metropolitan area that includes a city in another state with
16 a population greater than two hundred fifty thousand;~~

17 ~~(b) Has a population greater than one hundred forty thousand and is
18 adjacent to another country; or~~

19 ~~(c) Has a population greater than forty thousand but less than
20 seventy-five thousand and has an average level of unemployment for the
21 preceding three years that exceeds the average state unemployment for
22 those years by twenty percent; and~~

23 ~~(i) Is bordered by the Pacific Ocean; or~~

24 ~~(ii) Is located in the Interstate 5 or Interstate 90 corridor.)~~

25 (b) "Rural county" has the same meaning as in RCW 82.14.370(5).

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