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HOUSE BILL 1997

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By Representatives Alexander, DeBolt, Doumit, Mulliken, Dunshee, Mielke, Kessler, Hatfield and Ogden

Read first time 02/12/2001. Referred to Committee on Local Government & Housing.

1 AN ACT Relating to establishing industrial land banks outside urban  
2 growth areas; 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 county required or choosing to plan under RCW  
8 36.70A.040 that meets the criteria in subsection (9) of this section  
9 may establish, in consultation with cities consistent with provisions  
10 of RCW 36.70A.210, a process for designating a bank of no more than two  
11 (~~master-planned~~) locations for master planned major industrial  
12 activity outside urban growth areas within the succeeding twenty years  
13 and a reserve area to provide a location for major industrial activity  
14 beyond the twenty-year planning period.

15 (2) A (~~master-planned~~) location for master planned major  
16 industrial developments outside an urban growth area may be included in  
17 the urban industrial land bank for the county if the county's  
18 comprehensive plan or development regulations adopted according to this

1 chapter implement the following master plan criteria (~~including, but~~  
2 ~~not limited to, the 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; and

20 (i) Development regulations are established to ensure that uses  
21 allowed in the reserve area are compatible with its ultimate use for  
22 major industrial activity.

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

26 (4) Final approval of inclusion of a (~~master-planned~~) location in  
27 the urban industrial land bank shall be (~~considered an adopted~~)  
28 accomplished through the original adoption of or amendment to the  
29 comprehensive plan adopted pursuant to RCW 36.70A.070, except that RCW  
30 36.70A.130(2) does not apply so that inclusion or exclusion of (~~master~~  
31 ~~planned~~) locations may be considered at any time.

32 (5) Once a (~~master-planned~~) location has been included in the  
33 urban industrial land bank, manufacturing and industrial businesses  
34 that qualify as major industrial development under RCW 36.70A.365 may  
35 be located there.

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

38 (7) The authority of a county to engage in the process of including  
39 or excluding (~~master-planned~~) locations from the urban industrial

1 land bank shall terminate on December 31, (~~(1999)~~) 2002. However, any  
2 location included in the urban industrial land bank on December 31,  
3 (~~(1999)~~) 2002, shall (~~(remain)~~) be available for major industrial  
4 development as long as the criteria of subsection (2) of this section  
5 (~~(continue to be)~~) are met.

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

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

19 (a) Has a population greater than two hundred fifty thousand and is  
20 part of a metropolitan area that includes a city in another state with  
21 a population greater than two hundred fifty thousand;

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

24 (c) Has a population greater than forty thousand but less than  
25 seventy-five thousand and has an average level of unemployment for the  
26 preceding three years that exceeds the average state unemployment for  
27 those years by twenty percent; and

28 (i) Is bordered by the Pacific Ocean; or

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

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