
HOUSE BILL 2785

State of Washington

52nd Legislature

1992 Regular Session

By Representatives Riley, Forner, Cantwell, Betrozoff, Sheldon, Rayburn, P. Johnson, Kremen, Brough, Paris, Wynne, Carlson, Miller, Winsley, Basich, Hochstatter, Wood, Edmondson and Mitchell

Read first time 01/28/92. Referred to Committee on Trade & Economic Development.

1 AN ACT Relating to siting of major industrial developments; and
2 adding a new section to chapter 36.70A RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW
5 to read as follows:

6 A county required or choosing to plan under RCW 36.70A.040 shall
7 establish a process for reviewing proposals to authorize siting of
8 major industrial developments outside urban growth areas.

9 (1) "Major industrial development" means a manufacturing or
10 commercial use that (a) requires a parcel of land devoid of critical
11 areas and so large as to be ordinarily unavailable or difficult to
12 acquire or assemble within an urban growth area; (b) because of the
13 characteristics or requirements of the use, it can be located in an

1 area of relatively low population density; or (c) requires a location
2 near nonurban resources.

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

6 (a) New infrastructure is provided for and impact fees are
7 established consistent with the requirements of RCW 82.02.060;

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

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

12 (d) Environmental protection has been addressed and provided for;

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

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

17 (g) The plan for the major industrial development is consistent
18 with the county's development regulations established for protection of
19 critical areas.

20 (3) Final approval of an application for a major industrial
21 development shall be considered an adopted amendment to the
22 comprehensive plan adopted pursuant to RCW 36.70A.070 designating the
23 major industrial development site on the land use map as an urban
24 growth area.