
ENGROSSED SENATE BILL 5915

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))~~) may establish, in consultation with cities consistent with
12 provisions of RCW 36.70A.210, a process for designating ((a))
13 industrial land banks of no more than two (~~((master planned locations
14 for major industrial activity outside))~~) noncontiguous locations, which
15 may include multiple development sites, as permissible urban growth
16 outside of urban growth areas. The industrial land bank location must
17 be characterized by: (a) Some existing industrial or commercial
18 development or must be adjacent to an area characterized by such

1 development; or (b) a unique physical or locational characteristic that
2 supports its designation as an industrial land bank.

3 ~~(2) ((A master planned location for major industrial developments~~
4 ~~outside an urban growth area may be included in the urban))~~ "Industrial
5 land bank" means a location designated for one or more manufacturing,
6 industrial, commercial, or high-technology businesses, related office
7 uses, and incidental retail or commercial uses designed to serve or
8 support the industrial land bank, that requires a location with
9 characteristics such as size or proximity to transportation facilities,
10 natural resources, or related industries, such that the county finds
11 there is no suitable location in an existing urban growth area. The
12 industrial land bank shall not be for the purpose of retail commercial
13 development or multiple tenant office parks.

14 (3) In order to designate an industrial land bank, the county must
15 make findings that: (a) An inventory has been conducted and there is
16 no suitable location available for the industrial land bank within an
17 existing urban growth area; (b) the establishment of the industrial
18 land bank is important to achieving documented economic development
19 goals, policies, or plans of the county or state; and (c) the necessary
20 infrastructure to support the industrial land bank is available or can
21 be provided by private or public sources in a reasonable manner and
22 time frame.

23 (4) Development in an industrial land bank ((for the county if
24 criteria including, but not limited to, the following are met)) must
25 address the following:

26 (a) ((New)) Infrastructure is provided for and/or applicable impact
27 fees are paid;

28 (b) ((Transit-oriented site planning)) Transportation impacts are
29 addressed and traffic demand management programs are implemented where
30 appropriate;

31 (c) Buffers are provided between the ((major)) industrial
32 ((development)) land bank and adjacent nonurban areas;

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

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

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

1 (g) The plan for the (~~major~~) industrial development is consistent
2 with the county's development regulations established for protection of
3 critical areas(~~;~~ and

4 (~~h~~) An inventory of developable land has been conducted as provided
5 in RCW 36.70A.365)).

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

9 (~~4~~)) (5) Final approval of (~~inclusion of a master planned~~
10 ~~location in the urban~~) an industrial land bank shall be (~~considered~~)
11 through adoption of the comprehensive plan or an adopted amendment to
12 the comprehensive plan adopted pursuant to RCW 36.70A.070, except that
13 RCW 36.70A.130(2) does not apply so that inclusion or exclusion of
14 (~~master planned~~) industrial land bank locations may be considered at
15 any time.

16 (~~(5)~~)) Once (~~a master planned location~~) an industrial land bank
17 has been (~~included in the urban industrial land bank, manufacturing~~
18 ~~and industrial~~) approved, businesses that the local jurisdiction
19 determines qualify (~~as major industrial development~~) under (~~RCW~~
20 ~~36.70A.365~~) subsection (2) of this section may be located there.

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

23 (~~(7)~~ The authority of a county to engage in the process of
24 including or excluding master planned locations from the urban
25 industrial land bank shall terminate on December 31, 1998. However,
26 any location included in the urban industrial land bank on December 31,
27 1998, shall remain available for major industrial development as long
28 as the criteria of subsection (2) of this section continue to be met.

29 (~~8~~) For the purposes of this section, "~~major industrial~~
30 ~~development~~" means a master planned location suitable for manufacturing
31 or industrial businesses that: (a) Requires a parcel of land so large
32 that no suitable parcels are available within an urban growth area; or
33 (b) is a natural resource based industry requiring a location near
34 agricultural land, forest land, or mineral resource land upon which it
35 is dependent. The major industrial development may not be for the
36 purpose of retail commercial development or multitenant office parks.)

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