
SENATE BILL 5019

State of Washington

54th Legislature

1995 Regular Session

By Senator Snyder

Read first time 01/09/95. Referred to Committee on Government Operations.

1 AN ACT Relating to industrial developments; adding a new section to
2 chapter 36.70A RCW; and declaring an emergency.

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 may
7 establish, in consultation with cities, a process for reviewing
8 proposals to authorize siting of major industrial developments outside
9 urban growth areas.

10 (1) "Major industrial development" means a master planned location
11 for a specific manufacturing, industrial, or commercial business that:
12 (a) Requires a parcel of land devoid of critical areas and so large
13 that no suitable parcels are available within an urban growth area; or
14 (b) is a natural resource-based industry requiring a location near
15 agricultural land, forest land, or mineral resource land upon which it
16 is dependent. The major industrial development shall not be for the
17 purpose of retail shopping developments.

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

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

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

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

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

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

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

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

19 (h) The county has determined and entered findings that land
20 suitable to site the major industrial development is unavailable within
21 the urban growth area. Priority shall be given to applications for
22 sites that are adjacent to or in close proximity to the urban growth
23 area.

24 (3) Final approval of an application for a major industrial
25 development may be considered an adopted amendment to the comprehensive
26 plan adopted pursuant to RCW 36.70A.070 designating the major
27 industrial development site on the land use map as an urban growth
28 area.

29 NEW SECTION. **Sec. 2.** This act is necessary for the immediate
30 preservation of the public peace, health, or safety, or support of the
31 state government and its existing public institutions, and shall take
32 effect immediately.

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