CERTIFICATION OF ENROLLMENT

ENGROSSED SENATE BILL 5019

54th Legislature
1995 Regular Session

Passed by the Senate April 17, 1995
 YEAS 39   NAYS 0

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President of the Senate

Passed by the House April 6, 1995
 YEAS 96   NAYS 0

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**Speaker of the
     House of Representatives**

Approved

CERTIFICATE

I, Marty Brown, Secretary of the
Senate of the State of Washington,
do hereby certify that the attached
is **ENGROSSED SENATE BILL 5019** as
passed by the Senate and the House
of Representatives on the dates
hereon set forth.

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Secretary

FILED

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Governor of the State of Washington

**Secretary of State
State of Washington**

AS AMENDED BY THE HOUSE

Passed Legislature - 1995 Regular Session

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 consistent with provisions of
8 RCW 36.70A.210, a process for reviewing and approving proposals to
9 authorize siting of specific major industrial developments outside
10 urban growth areas.
11   (1) "Major industrial development" means a master planned location
12 for a specific manufacturing, industrial, or commercial business that:
13 (a) Requires a parcel of land so large that no suitable parcels are
14 available within an urban growth area; or (b) is a natural resource-
15 based industry requiring a location near agricultural land, forest
16 land, or mineral resource land upon which it is dependent. The major
17 industrial development shall not be for the purpose of retail
18 commercial development or multitenant office parks.

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/or applicable impact
5 fees are paid;
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) An inventory of developable land has been conducted and the
20 county has determined and entered findings that land suitable to site
21 the major industrial development is unavailable within the urban growth
22 area. Priority shall be given to applications for sites that are
23 adjacent to or in close proximity to the urban growth area.
24   (3) Final approval of an application for a major industrial
25 development shall be considered an adopted amendment to the
26 comprehensive plan adopted pursuant to RCW 36.70A.070 designating the
27 major industrial development site on the land use map as an urban
28 growth area. Final approval of an application for a major industrial
29 development shall not be considered an amendment to the comprehensive
30 plan for the purposes of RCW 36.70A.130(2) and may be considered at any
31 time.

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

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