

CERTIFICATION OF ENROLLMENT

**HOUSE BILL 2467**

Chapter 167, Laws of 1996

54th Legislature  
1996 Regular Session

MAJOR INDUSTRIAL DEVELOPMENT UNDER GROWTH  
MANAGEMENT PLANNING PROVISIONS

EFFECTIVE DATE: 3/28/96

Passed by the House March 4, 1996  
Yeas 92 Nays 0

CLYDE BALLARD  
**Speaker of the  
House of Representatives**

Passed by the Senate February 29, 1996  
Yeas 46 Nays 1

JOEL PRITCHARD  
**President of the Senate**

Approved March 28, 1996

MIKE LOWRY  
**Governor of the State of Washington**

CERTIFICATE

I, Timothy A. Martin, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 2467** as passed by the House of Representatives and the Senate on the dates hereon set forth.

TIMOTHY A. MARTIN  
**Chief Clerk**

FILED

March 28, 1996 - 9:42 a.m.

**Secretary of State  
State of Washington**

---

HOUSE BILL 2467

---

AS AMENDED BY THE SENATE

Passed Legislature - 1996 Regular Session

State of Washington                      54th Legislature                      1996 Regular Session

By Representatives Pennington, Morris, Carlson, Boldt and Benton

Read first time 01/11/96.      Referred to Committee on Government Operations.

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

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

4            NEW SECTION.    **Sec. 1.** In 1995 the legislature addressed the demand  
5 for siting of major industrial facilities by passage of Engrossed  
6 Senate Bill No. 5019, implementing a process for siting such activities  
7 outside urban growth areas. The legislature recognizes that the 1995  
8 act requires consideration of numerous factors necessary to ensure that  
9 the community can reasonably accommodate a major industrial development  
10 outside an urban growth area.

11            The legislature finds that the existing case-by-case procedure for  
12 evaluating and approving such a site under the 1995 act may operate to  
13 a community's economic disadvantage when a firm, for business reasons,  
14 must make a business location decision expeditiously. The legislature  
15 therefore finds that it would be useful to authorize, on a limited  
16 basis, and evaluate a process for identifying locations for major  
17 industrial activity in advance of specific proposals by an applicant.

18            It is the purpose of this act (1) to authorize a pilot project  
19 under which a bank of major industrial development locations outside

1 urban growth areas is created for use in expeditiously siting such a  
2 development; (2) to evaluate the impact of this process on the county's  
3 compliance with chapter 36.70A RCW; and (3) to encourage consolidation  
4 and planning, and environmental review procedures under chapter 36.70B  
5 RCW.

6 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A RCW  
7 to read as follows:

8 (1) In addition to the major industrial development allowed under  
9 RCW 36.70A.365, a county required or choosing to plan under RCW  
10 36.70A.040 that has a population greater than two hundred fifty  
11 thousand and that is part of a metropolitan area that includes a city  
12 in another state with a population greater than two hundred fifty  
13 thousand may establish, in consultation with cities consistent with  
14 provisions of RCW 36.70A.210, a process for designating a bank of no  
15 more than two master planned locations for major industrial activity  
16 outside urban growth areas.

17 (2) A master planned location for major industrial developments  
18 outside an urban growth area may be included in the urban industrial  
19 land bank for the county if criteria including, but not limited to, the  
20 following are met:

21 (a) New infrastructure is provided for and/or applicable impact  
22 fees are paid;

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

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

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

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

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

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

36 (h) An inventory of developable land has been conducted as provided  
37 in RCW 36.70A.365.

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

4 (4) Final approval of inclusion of a master planned location in the  
5 urban industrial land bank shall be considered an adopted amendment to  
6 the comprehensive plan adopted pursuant to RCW 36.70A.070, except that  
7 RCW 36.70A.130(2) does not apply so that inclusion or exclusion of  
8 master planned locations may be considered at any time.

9 (5) Once a master planned location has been included in the urban  
10 industrial land bank, manufacturing and industrial businesses that  
11 qualify as major industrial development under RCW 36.70A.365 may be  
12 located there.

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

15 (7) The authority of a county to engage in the process of including  
16 or excluding master planned locations from the urban industrial land  
17 bank shall terminate on December 31, 1998. However, any location  
18 included in the urban industrial land bank on December 31, 1998, shall  
19 remain available for major industrial development as long as the  
20 criteria of subsection (2) of this section continue to be met.

21 (8) For the purposes of this section, "major industrial  
22 development" means a master planned location suitable for manufacturing  
23 or industrial businesses that: (a) Requires a parcel of land so large  
24 that no suitable parcels are available within an urban growth area; or  
25 (b) is a natural resource-based industry requiring a location near  
26 agricultural land, forest land, or mineral resource land upon which it  
27 is dependent. The major industrial development may not be for the  
28 purpose of retail commercial development or multitenant office parks.

29 NEW SECTION. **Sec. 3.** 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.

Passed the House March 4, 1996.

Passed the Senate February 29, 1996.

Approved by the Governor March 28, 1996.

Filed in Office of Secretary of State March 28, 1996.