
ENGROSSED SUBSTITUTE HOUSE BILL 1997

State of Washington

57th Legislature

2001 Regular Session

By House Committee on Local Government & Housing (originally sponsored by Representatives Alexander, DeBolt, Doumit, Mulliken, Dunshee, Mielke, Kessler, Hatfield and Ogden)

Read first time 02/26/2001. Referred to Committee on .

1 AN ACT Relating to establishing industrial land banks outside urban
2 growth areas; and amending RCW 36.70A.367.

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

4 **Sec. 1.** RCW 36.70A.367 and 1998 c 289 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 meets the criteria in subsection (9) or (10) of this
9 section may establish, in consultation with cities consistent with
10 provisions of RCW 36.70A.210, a process for designating a bank of no
11 more than two master planned locations for major industrial activity
12 outside urban growth areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

30 (7)(a) The authority of a county meeting the criteria of subsection
31 (9) of this section to engage in the process of including or excluding
32 master planned locations from the urban industrial land bank shall
33 terminate on December 31, 1999. However, any location included in the
34 urban industrial land bank on December 31, 1999, shall ((remain)) be
35 available for major industrial development as long as the criteria of
36 subsection (2) of this section ((continue to be)) are met.

37 (b) The authority of a county meeting the criteria of subsection
38 (10) of this section to engage in the process of including or excluding
39 master planned locations from the urban industrial land bank terminates

1 on December 31, 2002. However, any location included in the urban
2 industrial land bank on December 31, 2002, shall be available for major
3 industrial development as long as the criteria of subsection (2) of
4 this section are met.

5 (8) For the purposes of this section, "major industrial
6 development" means a master planned location suitable for manufacturing
7 or industrial businesses that: (a) Requires a parcel of land so large
8 that no suitable parcels are available within an urban growth area; or
9 (b) is a natural resource-based industry requiring a location near
10 agricultural land, forest land, or mineral resource land upon which it
11 is dependent; or (c) requires a location with characteristics such as
12 proximity to transportation facilities or related industries such that
13 there is no suitable location in an urban growth area. The major
14 industrial development may not be for the purpose of retail commercial
15 development or multitenant office parks.

16 (9) This section (~~applies~~) and the termination date specified in
17 subsection (7)(a) of this section apply to a county that at the time
18 the process is established under subsection (1) of this section:

19 (a) Has a population greater than two hundred fifty thousand and is
20 part of a metropolitan area that includes a city in another state with
21 a population greater than two hundred fifty thousand;

22 (b) Has a population greater than one hundred forty thousand and is
23 adjacent to another country; or

24 (c) Has a population greater than forty thousand but less than
25 seventy-five thousand and has an average level of unemployment for the
26 preceding three years that exceeds the average state unemployment for
27 those years by twenty percent; and

28 (i) Is bordered by the Pacific Ocean; or

29 (ii) Is located in the Interstate 5 or Interstate 90 corridor.

30 (10) This section and the termination date specified in subsection
31 (7)(b) of this section apply to a county that at the time the process
32 is established under subsection (1) of this section:

33 (a) Has a population greater than forty thousand but fewer than
34 eighty thousand;

35 (b) Has an average level of unemployment for the preceding three
36 years that exceeds the average state unemployment for those years by
37 twenty percent; and

1 (c) Is located in the Interstate 5 or Interstate 90 corridor.

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