
SENATE BILL 5700

State of Washington

57th Legislature

2001 Regular Session

By Senators Carlson, Benton and Zarelli

Read first time 01/31/2001. Referred to Committee on State & Local Government.

1 AN ACT Relating to establishing a pilot program authorizing
2 designation of industrial land banks outside urban growth areas under
3 certain circumstances; and amending RCW 36.70A.367.

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

5 **Sec. 1.** RCW 36.70A.367 and 1998 c 289 s 2 are each amended to read
6 as follows:

7 (1) In addition to the major industrial development allowed under
8 RCW 36.70A.365, a county (~~required or choosing to plan~~) planning
9 under RCW 36.70A.040 that meets the criteria in subsection (9) of this
10 section may establish, in consultation with cities consistent with
11 provisions of RCW 36.70A.210, a process for designating a bank of no
12 more than two master planned locations for major industrial activity
13 outside urban growth areas.

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

18 (a) New infrastructure is provided for and/or applicable impact
19 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; and

16 (i) Development regulations require the industrial land bank site
17 to be used primarily for locating industrial and manufacturing
18 businesses and specify that the gross floor area of all commercial and
19 service buildings or facilities locating within the industrial land
20 bank shall not exceed ten percent of the total gross floor area of
21 buildings or facilities in the industrial land bank. The commercial
22 and service businesses operated within the ten percent gross floor area
23 limit should be supportive of or complementary to the primary
24 industrial or manufacturing businesses within the industrial land bank.
25 The commercial and service businesses should be established
26 concurrently with or subsequent to the industrial or manufacturing
27 businesses.

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

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

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

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

3 (7) The authority of a county to engage in the process of including
4 or excluding master planned locations from the urban industrial land
5 bank shall terminate on December 31, (~~(1999)~~) 2007. However, any
6 location included in the urban industrial land bank on or before
7 December 31, (~~(1999)~~) 2007, shall remain available for major industrial
8 development as long as the criteria of subsection (2) of this section
9 continue to be met. A county that has established or proposes to
10 establish an industrial land bank pursuant to this section shall review
11 the need for an industrial land bank within the county, including a
12 review of the availability of land for industrial and manufacturing
13 uses within the urban growth area, during the review and evaluation of
14 comprehensive plans and development regulations required by RCW
15 36.70A.130.

16 (8) For the purposes of this section, "major industrial
17 development" means a master planned location suitable for manufacturing
18 or industrial businesses that: (a) Requires a parcel of land so large
19 that no suitable parcels are available within an urban growth area; or
20 (b) is a natural resource-based industry requiring a location near
21 agricultural land, forest land, or mineral resource land upon which it
22 is dependent; or (c) requires a location with characteristics such as
23 proximity to transportation facilities or related industries such that
24 there is no suitable location in an urban growth area. The major
25 industrial development may not be for the purpose of retail commercial
26 development or multitenant office parks.

27 (9) This section applies to a county that at the time the process
28 is established under subsection (1) of this section:

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

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

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

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

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

1 (10) Any location included in an industrial land bank pursuant to
2 section 2, chapter 289, Laws of 1998, section 1, chapter 402, Laws of
3 1997, and section 2, chapter 167, Laws of 1996 shall remain available
4 for major industrial development according to this section as long as
5 the criteria of subsection (2) of this section continue to be
6 satisfied.

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