
SENATE BILL 6055

State of Washington

68th Legislature

2024 Regular Session

By Senator Torres

1 AN ACT Relating to natural resource-based industrial development;
2 adding a new section to chapter 36.70A RCW; and creating a new
3 section.

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

5 NEW SECTION. **Sec. 1.** The legislature finds that agriculture is
6 the oldest, largest, and most essential industry in the world.
7 Washington state, particularly, is home to more than 35,000 farms
8 covering more than 14 million acres of land. Washington's
9 agricultural output contributes more than \$15 billion annually to the
10 state's economy. The legislature further finds that rural counties in
11 Washington rely on the economic impact of natural resource-based
12 industries more than Washington's nonrural counties. Rural counties
13 have also not benefited from many of the policies intended to focus
14 development in urban areas. The legislature finds a need to pursue
15 equity for rural areas by focusing natural resource-based development
16 in areas that can foster needed living wage employment. The
17 legislature finds that creating space for natural resource-based
18 development in rural areas where the natural resources are and where
19 there is a dire need for living wage employment would increase
20 equity, reduce poverty, and reduce the environmental impact of
21 development.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A

2 RCW to read as follows:

3 (1) In addition to major industrial developments allowed under
4 RCW 36.70A.365, a rural county required or choosing to plan under RCW
5 36.70A.040 and that meets the criteria in subsection (4) of this
6 section may establish, in consultation with cities consistent with
7 the provisions of RCW 36.70A.210, a process for designating a land
8 bank of no more than two master planned locations for natural
9 resource-based industrial activity outside urban growth areas.

10 (2) Natural resource-based industrial developments may be
11 approved through either: Designation of a natural resource-based
12 industrial land bank area in addition to the major industrial area
13 land bank in the comprehensive plan meeting the requirements of
14 subsection (3) of this section; or approval of specific natural
15 resource-based industrial developments through a local master plan
16 process described under subsection (4) of this section.

17 (3) (a) The comprehensive plan must identify locations suited to
18 natural resource-based industrial development due to proximity to
19 transportation or natural resource assets. The plan must identify the
20 maximum size of the land bank area and any local limiting factors but
21 does not need to specify a particular parcel or parcels of property
22 or identify any specific use or user except as limited by this
23 section.

24 (b) The environmental review for amendment of the comprehensive
25 plan must be at the programmatic level and, in addition to a
26 threshold determination, must include:

27 (i) An inventory of developable land as provided in RCW
28 36.70A.365; and

29 (ii) An analysis of the availability of alternative sites and the
30 long-term annexation feasibility of sites outside of urban growth
31 areas.

32 (c) Final approval of a natural resource-based industrial land
33 bank area under this section must be by amendment to the
34 comprehensive plan adopted under RCW 36.70A.070, and the amendment is
35 exempt from the limitation of RCW 36.70A.130(2) and may be considered
36 at any time. Approval of a specific natural resource-based industrial
37 development within the industrial land bank area requires no further
38 amendment of the comprehensive plan.

39 (4) When a county adopts development regulations for review and
40 approval of specific natural resource-based industrial developments

1 through a local master plan process, the regulations governing the
2 master plan process shall ensure, at a minimum, that:

3 (a) Urban growth will not occur in adjacent nonurban areas;

4 (b) Development is consistent with the county's development
5 regulations adopted for protection of critical areas;

6 (c) Required infrastructure is identified and provided concurrent
7 with development. Such infrastructure, however, may be phased in with
8 development;

9 (d) Transit-oriented site planning and demand management programs
10 are specifically addressed as part of the master plan approval;

11 (e) Provision is made for addressing environmental protection,
12 including air and water quality, as part of the master plan approval;

13 (f) The master plan approval includes a requirement that
14 interlocal agreements between the county and service providers,
15 including cities and special purpose districts providing facilities
16 or services to the approved master plan, be in place at the time of
17 master plan approval;

18 (g) A natural resource-based industrial development is used
19 primarily by natural resource-based and agricultural-based
20 industries, including processing, and that the gross floor area of
21 all commercial and service buildings or facilities locating within
22 the natural resource-based industrial development does not exceed 10
23 percent of the total gross floor area of buildings or facilities in
24 the development. The intent of this provision for commercial or
25 service use is to meet the needs of employees, clients, customers,
26 vendors, and others having business at the industrial site, to
27 attract and retain a quality workforce, and to further other public
28 objectives, such as trip reduction. These uses may not be promoted to
29 attract additional clientele from the surrounding area. Commercial
30 and service businesses must be established concurrently with or
31 subsequent to the natural resource or agricultural related
32 businesses;

33 (h) New infrastructure is provided for or applicable impact fees
34 are paid to assure that adequate facilities are provided concurrently
35 with the development. Infrastructure may be achieved in phases as
36 development proceeds;

37 (i) Buffers are provided between the natural resource-based
38 industrial development and adjacent natural resource-based areas;

39 (j) Provision is made to mitigate adverse impacts on designated
40 agricultural lands, forestlands, and mineral resource lands; and

1 (k) An open record public hearing is held before either the
2 planning commission or hearing examiner with notice published at
3 least 30 days before the hearing date and mailed to all property
4 owners within one mile of the site.

5 (5) This section applies only to rural counties.

6 (6) For the purposes of this section:

7 (a) "Natural resource-based industrial development" means a
8 location suitable for natural resource or agricultural related
9 industrial business that: (i) Requires a parcel of land so large that
10 no suitable parcels are available within an urban growth area; (ii)
11 is a natural resource-based industry requiring a location near
12 agricultural land, forestland, or mineral resource land upon which it
13 is dependent; or (iii) requires a location with characteristics such
14 as proximity to transportation facilities or related industries such
15 that there is no suitable location in an urban growth area. The
16 natural resource-based industrial development may not be for the
17 purpose of retail commercial development or multitenant office parks.
18 Natural resource-based industrial development may occur in addition
19 to any other master planned industrial development or industrial land
20 bank locations.

21 (b) "Rural counties" mean counties with a population density of
22 less than 100 persons per square mile or a county smaller than 225
23 square miles as determined by the office of financial management
24 pursuant to RCW 43.62.035.

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