

1 **SHB 2785 - H AMD 0203**

2 By Representatives Riley, Cantwell, Forner and Bowman

3 Strike everything after the enacting clause and insert:

4 "NEW SECTION. Sec. 1. A new section is added to chapter  
5 36.70A RCW to read as follows:

6 A county required or choosing to plan under RCW 36.70A.040 may  
7 establish, in consultation with cities, a process for reviewing  
8 proposals to authorize siting of major industrial developments  
9 outside urban growth areas.

10 (1) "Major industrial development" means a master planned  
11 location for a specific manufacturing, industrial, or commercial  
12 business that: (a) requires a parcel of land devoid of critical  
13 areas and so large that no suitable parcels are available within an  
14 urban growth area; or (b) is a natural resource-based industry  
15 requiring a location near agricultural land, forest land, or  
16 mineral resource land upon which it is dependent. The major  
17 industrial development shall not be for the purpose of retail  
18 shopping developments.

19 (2) A major industrial development may be approved outside an  
20 urban growth area in a county planning under this chapter if  
21 criteria including, but not limited to the following, are met:

22 (a) New infrastructure is provided for and impact fees are  
23 established consistent with the requirements of RCW 82.02.060;

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

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

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

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

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

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

15 (h) The county has determined and entered findings that land  
16 suitable to site the major industrial development is unavailable  
17 within the urban growth area. Priority shall be given to  
18 applications for sites that are adjacent to or in close proximity  
19 to the urban growth area.

20 (3) Final approval of an application for a major industrial  
21 development may be considered an adopted amendment to the  
22 comprehensive plan adopted pursuant to RCW 36.70A.070 designating  
23 the major industrial development site on the land use map as an  
24 urban growth area."

EFFECT: Modifies the definition of "major industrial development". The county must issue a finding that no suitable site is available in the urban growth area (UGA) for the major industrial development before the development can be sited outside the UGA. Final approval of the major industrial development may be considered an adopted amendment to the comprehensive plan designating the development as an urban growth area.