

2 SHB 2676 - S AMD

3 By Senators Cantum, Madsen, Hayner and Snyder

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5 On page 3, after line 15, insert the following:

6 "NEW SECTION. Sec. 5. A new section is added to chapter 36.70A

7 RCW to read as follows:

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

12 (1) "Major industrial development" means a master planned location  
13 for a specific manufacturing, industrial, or commercial business that:

14 (a) Requires a parcel of land devoid of critical areas and so large  
15 that no suitable parcels are available within an urban growth area; or

16 (b) is a natural resource-based industry requiring a location near  
17 agricultural land, forest land, or mineral resource land upon which it  
18 is dependent. The major industrial development shall not be for the  
19 purpose of retail shopping developments.

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

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

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

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

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

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

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

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

10 (h) The county has determined and entered findings that land  
11 suitable to site the major industrial development is unavailable within  
12 the urban growth area. Priority shall be given to applications for  
13 sites that are adjacent to or in close proximity to the urban growth  
14 area.

15 (3) Final approval of an application for a major industrial  
16 development may be considered an adopted amendment to the comprehensive  
17 plan adopted pursuant to RCW 36.70A.070 designating the major  
18 industrial development site on the land use map as an urban growth  
19 area."

20 Renumber the remaining section consecutively.

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24 On page 1, line 2 of the title, after "significance;" strike  
25 "adding a new section" and insert "adding new sections"