

1 **SHB 1274 - H AMD 255 FAILED 3/13/95**

2 By Representative Rust

3 On page 20, beginning on line 27, strike all of section 14 and
4 insert:

5 "NEW SECTION. **Sec. 14.** A new section is added to chapter
6 36.70A RCW to read as follows:

7 (1) A county required or choosing to plan under RCW 36.70A.040
8 may establish, in consultation with cities under the provisions of
9 RCW 36.70A.120, a process for reviewing and approving proposals to
10 authorize the siting of specific major industrial developments
11 outside urban growth areas in the county.

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

15 (a) Infrastructure is provided and impact fees are established
16 consistent with the requirements of RCW 82.02.060;

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

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

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

23 (e) Development regulations are established that discourage
24 urban growth in adjacent nonurban area;

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

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

1 (h) Based upon an inventory of industrial sites available in
2 the county that the county maintains, the county has determined and
3 entered findings that land suitable to site the major industrial
4 development is unavailable within the county. Priority shall be
5 given to applications for sites that are adjacent to or in close
6 proximity to the urban growth area.

7 (3) "Major industrial development" means a master planned
8 location for a specific manufacturing or industrial business that:
9 (a) Requires a parcel of land so large that no suitable parcels,
10 without critical areas, are available within any urban growth area
11 located in the same county; or (b) is a natural-resource-based
12 industry requiring a location near agricultural land, forest land,
13 or mineral resource land upon which it is dependent."
14
15

EFFECT: Alter the major industrial area siting procedure to
provide that the process is established in the countywide
planning policy, an inventory of industrial sites be used, and
to delete commercial uses from the definition of industrial
sites.