

CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 2676

52nd Legislature  
1992 Regular Session

Passed by the House March 11, 1992  
Yeas 67 Nays 30

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**Speaker of the  
House of Representatives**

Passed by the Senate March 6, 1992  
Yeas 40 Nays 9

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**President of the Senate**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Alan Thompson, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is SUBSTITUTE HOUSE BILL 2676 as passed by the House of Representatives and the Senate on the dates hereon set forth.

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**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**SUBSTITUTE HOUSE BILL 2676**

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AS AMENDED BY THE SENATE

Passed Legislature - 1992 Regular Session

**State of Washington                      52nd Legislature                      1992 Regular Session**

**By** House Committee on Trade & Economic Development (originally sponsored by Representatives Sheldon, Forner, Cantwell, Rasmussen, Ferguson, Wynne, Jacobsen and Carlson)

Read first time 02/03/92.

1            AN ACT Relating to economic development related projects of  
2 regional or state-wide significance; adding new sections to chapter  
3 36.70A RCW; adding a new section to chapter 35.63 RCW; adding a new  
4 section to chapter 35A.63 RCW; adding a new section to chapter 36.70  
5 RCW; and declaring an emergency.

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

7            NEW SECTION.    **Sec. 1.** A new section is added to chapter 36.70A RCW  
8 to read as follows:

9            Counties and cities, as part of their planning processes, may  
10 identify economic development related projects of regional or state  
11 significance. When a county or city identifies a project, the county  
12 or city may request that county-wide planning policies address the  
13 project and may seek to coordinate planning for this project on a  
14 regional basis when appropriate. The county or city may seek state

1 technical assistance to plan for the project, including development of  
2 a common data base, and may seek state financial assistance to help  
3 offset the impacts of the project. The effects of the economic  
4 development related project of regional or state significance that  
5 should be addressed include infrastructure, transportation, and public  
6 facilities necessitated by the project.

7 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.63 RCW  
8 to read as follows:

9 Counties and cities, as part of their planning process, may  
10 identify economic development-related projects of regional or state  
11 significance. When a county or city identifies a project, the county  
12 or city may seek to coordinate planning for this project on a regional  
13 basis when appropriate. The county or city may seek state technical  
14 assistance to plan for the project, including development of a common  
15 data base, and may seek state financial assistance to help offset the  
16 impacts of the project. The effects of the economic development-  
17 related project of regional or state significance that should be  
18 addressed include infrastructure, transportation, and public facilities  
19 necessitated by the project.

20 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.63 RCW  
21 to read as follows:

22 Cities, as part of their planning process, may identify economic  
23 development-related projects of regional or state significance. When  
24 a city identifies a project, the city may seek to coordinate planning  
25 for this project on a regional basis when appropriate. The city may  
26 seek state technical assistance to plan for the project, including  
27 development of a common data base, and may seek state financial  
28 assistance to help offset the impacts of the project. The effects of

1 the economic development-related project of regional or state  
2 significance that should be addressed include infrastructure,  
3 transportation, and public facilities necessitated by the project.

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

6 Counties, as part of their planning process, may identify economic  
7 development-related projects of regional and state significance. When  
8 a county identifies a project, the county may seek to coordinate  
9 planning for this project on a regional basis when appropriate. The  
10 county may seek state technical assistance to plan for the project,  
11 including development of a common data base, and may seek state  
12 financial assistance to help offset the impacts of the project. The  
13 effects of the economic development-related project of regional or  
14 state significance that should be addressed include infrastructure,  
15 transportation, and public facilities necessitated by the project.

16 NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70A RCW  
17 to read as follows:

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

22 (1) "Major industrial development" means a master planned location  
23 for a specific manufacturing, industrial, or commercial business that:  
24 (a) Requires a parcel of land devoid of critical areas and so large  
25 that no suitable parcels are available within an urban growth area; or  
26 (b) is a natural resource-based industry requiring a location near  
27 agricultural land, forest land, or mineral resource land upon which it

1 is dependent. The major industrial development shall not be for the  
2 purpose of retail shopping developments.

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

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

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

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

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

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

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

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

21 (h) The county has determined and entered findings that land  
22 suitable to site the major industrial development is unavailable within  
23 the urban growth area. Priority shall be given to applications for  
24 sites that are adjacent to or in close proximity to the urban growth  
25 area.

26 (3) Final approval of an application for a major industrial  
27 development may be considered an adopted amendment to the comprehensive  
28 plan adopted pursuant to RCW 36.70A.070 designating the major  
29 industrial development site on the land use map as an urban growth  
30 area.

1        NEW SECTION.    **Sec. 6.**        This act is necessary for the immediate  
2 preservation of the public peace, health, or safety, or support of the  
3 state government and its existing public institutions, and shall take  
4 effect immediately.