

40.560.010 PLAN AMENDMENT PROCEDURES

J. Additional Criteria for Rural Major Industrial Map Changes.

This section governs designations outside of UGAs for major industrial developments under RCW 36.70A.365 and major industrial land banks under RCW 36.70A.367.

1. Application. Rural industrial development sites pursuant to RCW 36.70A.365 or RCW 36.70A.367 require a comprehensive plan and zone change, and shall be processed as a Type IV process pursuant to Section 40.510.040 and this chapter.

2. Rural industrial designations shall a minimum of one hundred (100) acres and shall be designated as follows:

a. Comprehensive Plan:

(1) Major Industrial Developments (Light Industrial).

(2) Major Industrial Land Banks (Light Industrial).

b. Zoning:

(1) Major Industrial Developments (IL).

(2) Major Industrial Land Banks (IL).

3.4. Process. Prior to formally proposing a designation under this section, the county shall:

- a. Undertake an inventory of available urban industrial land;
- b. Consult with affected city(ies) regarding a proposed designation;
- c. Make a preliminary assessment that the applicable statutory criteria are met and that the proposed location is superior to other potential rural sites; and
- d. Negotiate an appropriate or statutorily required inter-local agreement with affected city(ies).

~~2. Rezone Application. No comprehensive plan redesignation criteria under this section shall be processed unless accompanied by a rezone application from the affected property owner(s).~~

~~e. complete a master plan for the development site as required pursuant to Section 40.520.075.~~

~~4.3. Approval Criteria.~~

~~a. In addition to the other applicable designation criteria under this chapter, major industrial developments or major industrial land banks may only be approved upon a finding that the requirement and criteria of RCW 36.70A.365 or 36.70A.367, respectively, are met. In addition, a major industrial land bank application shall require a minimum of one hundred (100) acres.~~

~~4. Available Designations.~~

~~a. Comprehensive Plan:~~

~~(1) Major Industrial Developments (Light Industrial).~~

~~(2) Major Industrial Land Banks (Light Industrial).~~

~~b. Zoning:~~

~~(1) Major Industrial Developments (IL).~~

~~(2) Major Industrial Land Banks (IL). Subject to Section 40.520.070, Master Plan Development.~~

b.5. Concomitant Rezone Agreement. No designation under this section shall be approved unless accompanied by a concomitant rezone agreement (or development agreement) which at a minimum assures compliance with statutory requirements and criteria, including the limitations on nonindustrial uses in RCW 36.70A.367(2)(k) for a major industrial land bank.

5.6. Adjacent Non-Urban Areas. A designation under this section shall not permit urban growth in adjacent non-urban areas.

(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2012-12-14)