

**APPENDIX A: CONCEPTUAL PLANS, INCLUDING MASTER PLAN  
OBJECTIVES AND PERIMETER SETBACK CROSS SECTIONS**



# Rural Industrial Land Bank

## Preliminary Guiding Principles

### Master Plan Goals

- A. Develop a vision for the master plan that is compatible with the surrounding land uses and creates long term value for both the community and the industrial users.
- B. Develop a master plan that promotes sustainable development by minimizing our environmental impacts, protecting the natural resources and reducing waste.
- C. Anticipate changing market and industrial needs and maintain the flexibility required for a variety of light industrial uses.
- D. Support the creation of a rural industrial land bank per the criteria set forth in the Growth Management Act (GMA), RCW 36.70A.

### Master Plan Objectives

1. Adhere to the requirements set forth in CCC 40.520.075. Create a coordinated and cohesive master plan that can be easily streamlined through the development review and approval process.
2. Ensure the master plan respects and preserves critical areas functions and values, and develop a stormwater solution that mimics the natural hydrology of the site while developing buffers both internally and externally. Incorporate low impact development strategies.
3. Address and evaluate the site criteria for industrial lands against the existing conditions to ensure infrastructure requirements are met and to maximize the land value.
4. Develop a roadway and site infrastructure backbone that allows for phased development based on the market needs.
5. Coordinate infrastructure analysis and planning with public and private agencies so that their long term planning can anticipate the future light industrial development.
6. Ensure that rail access and/or a loop is accommodated as part of the master plan.
7. Promote a master plan that provides a level of predictability for future light industrial based developers and the County through the flexibility of standards and consolidated reviews.



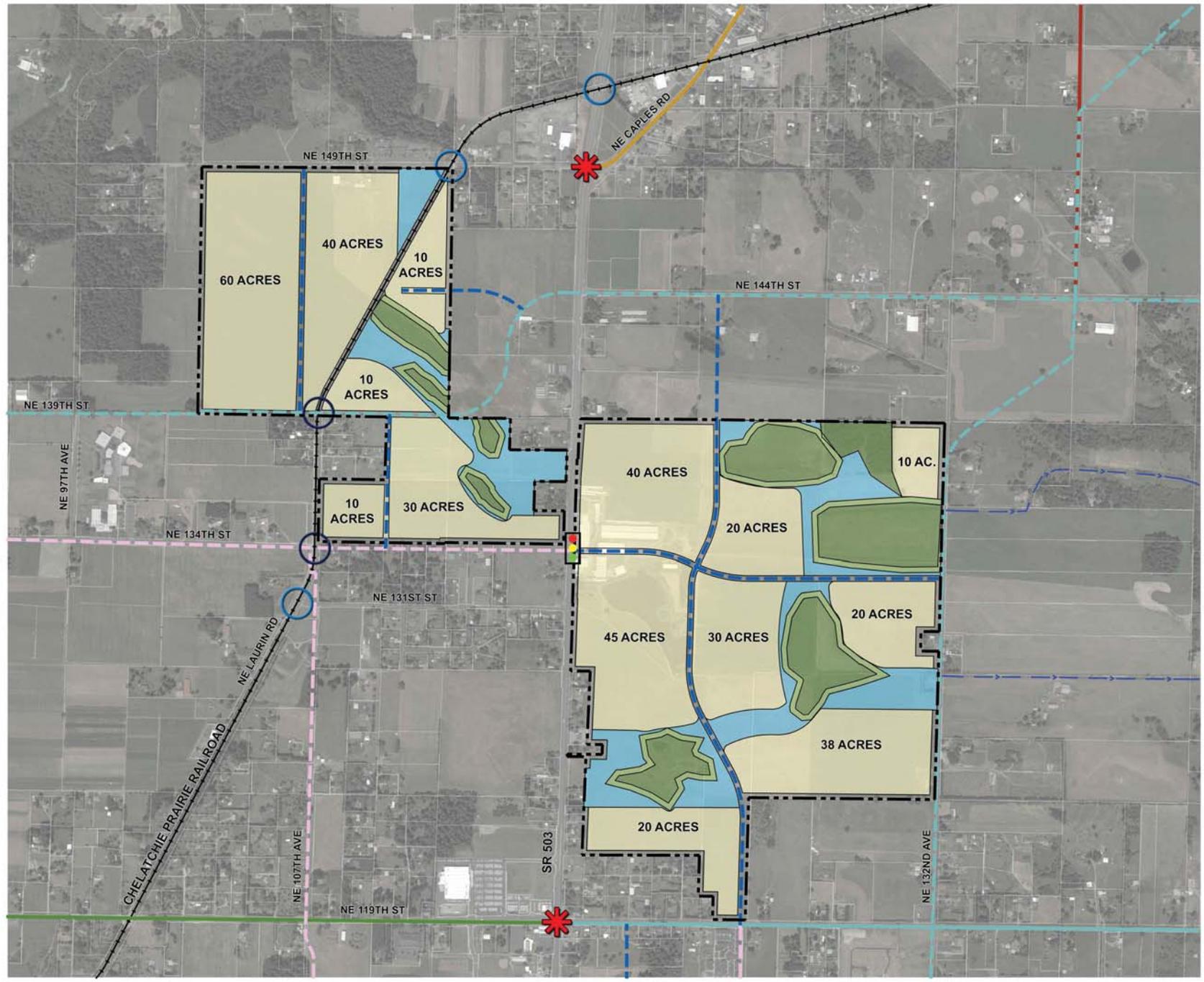
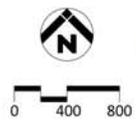
# LEGEND

- PROPERTY LINE
- DRAINAGE DITCH
- RAILROAD
- WETLANDS
- WETLAND BUFFER
- WATER QUALITY
- DEVELOPABLE ACREAGE
- PROPOSED TRAFFIC SIGNAL
- VEHICULAR CROSSING WITH EXISTING TRAFFIC SIGNAL
- EXISTING RAILROAD CROSSING
- PROPOSED RAILROAD CROSSING

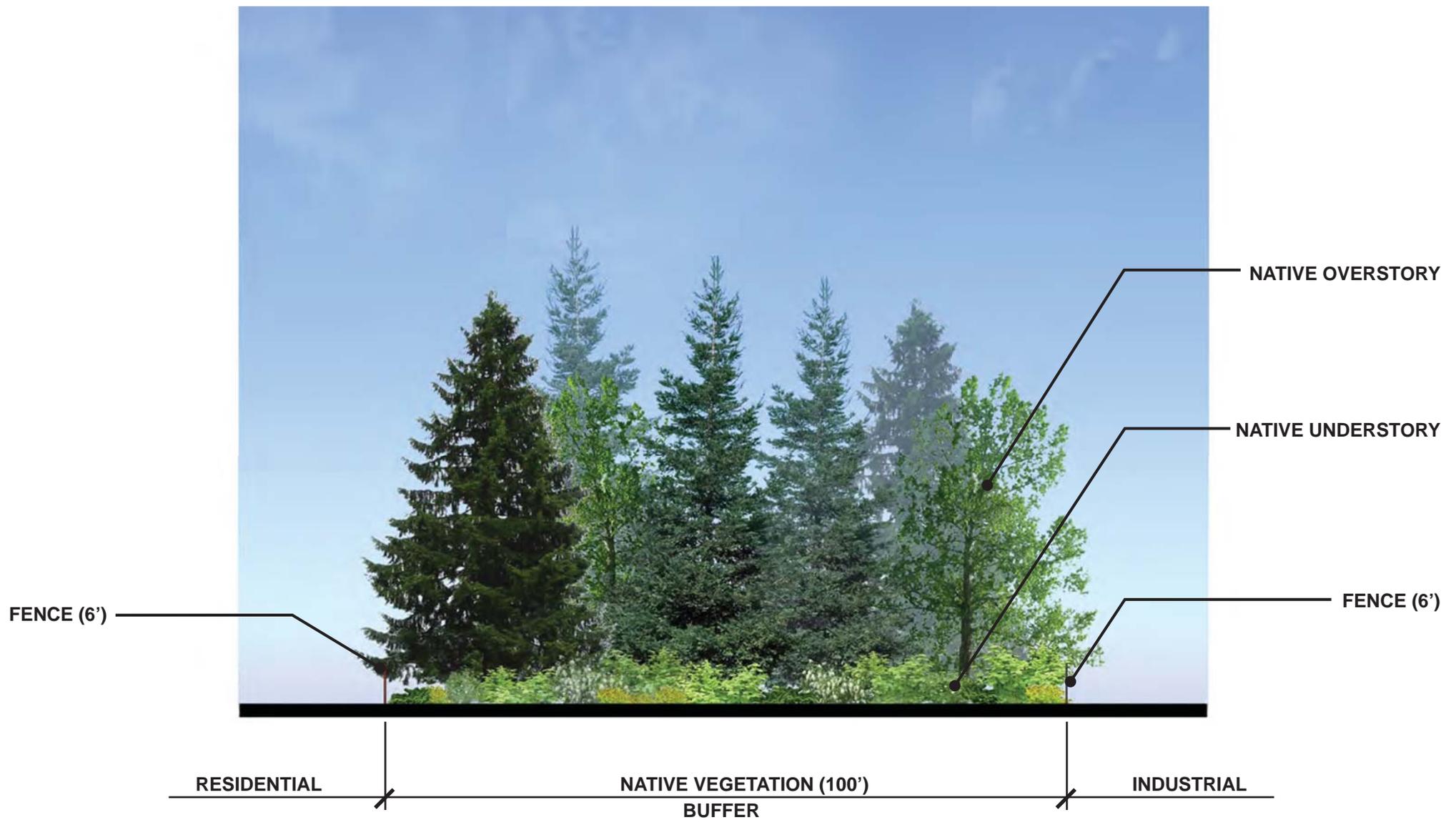
- ARTERIAL CLASSIFICATIONS**
- INDUSTRIAL
  - COLLECTOR - 2 LANE
  - MINOR ARTERIAL - 3 LANE
  - MINOR ARTERIAL - 5 LANE W/ BIKE
  - RURAL MINOR
  - RURAL MAJOR

|                            |                  |
|----------------------------|------------------|
| <b>TOTAL</b>               | <b>600 ACRES</b> |
| WETLANDS                   | 66 ACRES         |
| WETLAND BUFFERS            | 26 ACRES         |
| STORM SYSTEM               | 71 ACRES         |
| DEVELOPABLE LAND           | 383 ACRES        |
| ROW & SETBACKS             | 54 ACRES         |
| -ROADS ROW (60')           |                  |
| -RAILROAD ROW (60')        |                  |
| -PERIMETER SETBACK (*100') |                  |

\* 100' WHEN THE RILB ABUTS NON RILB LAND TO THE REAR AND SIDE AND 20' ALONG ROAD FRONTAGES

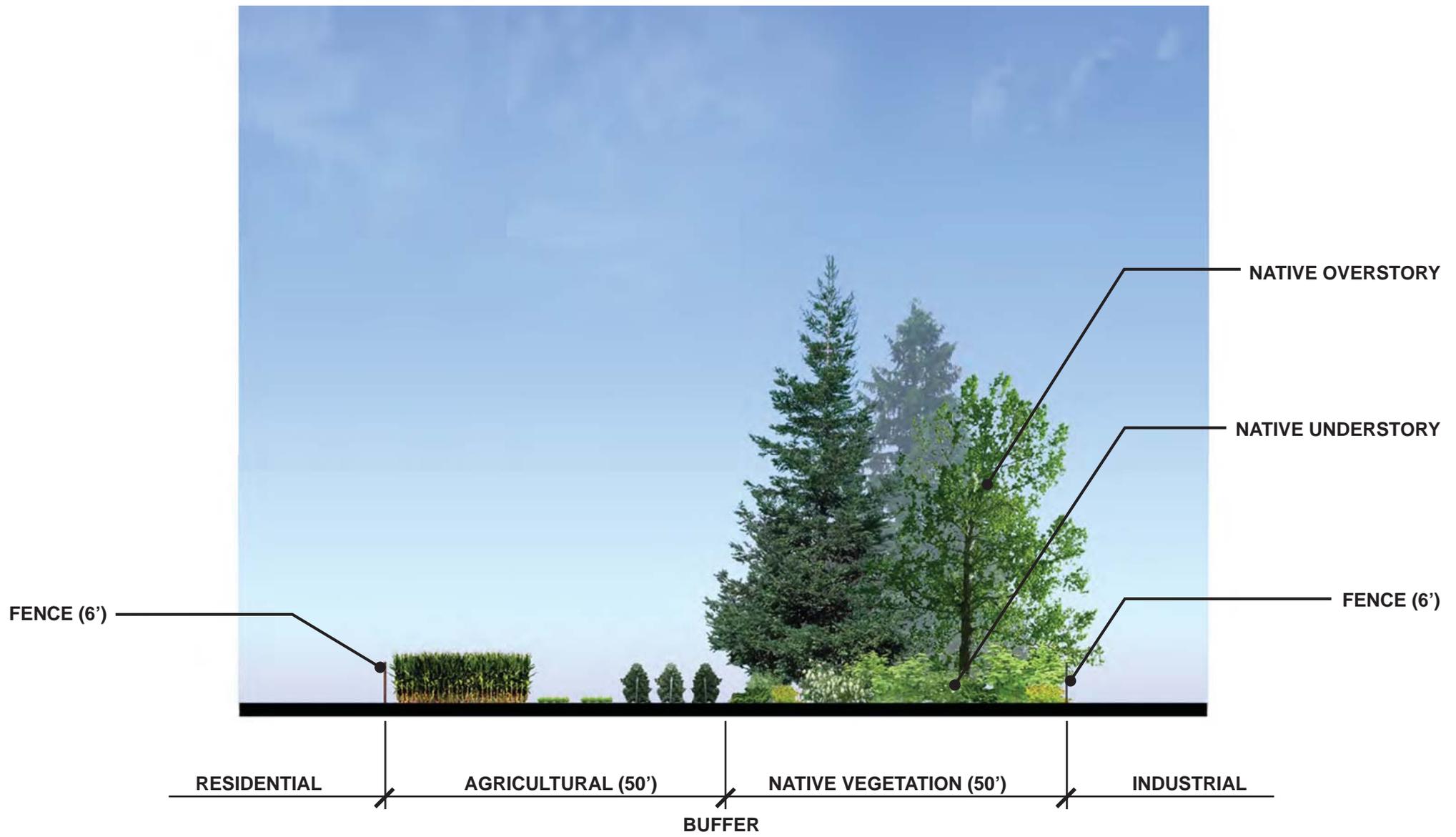


## CLARK COUNTY RURAL INDUSTRIAL LAND BANK LAND USE ANALYSIS JULY 2015



# SECTION A





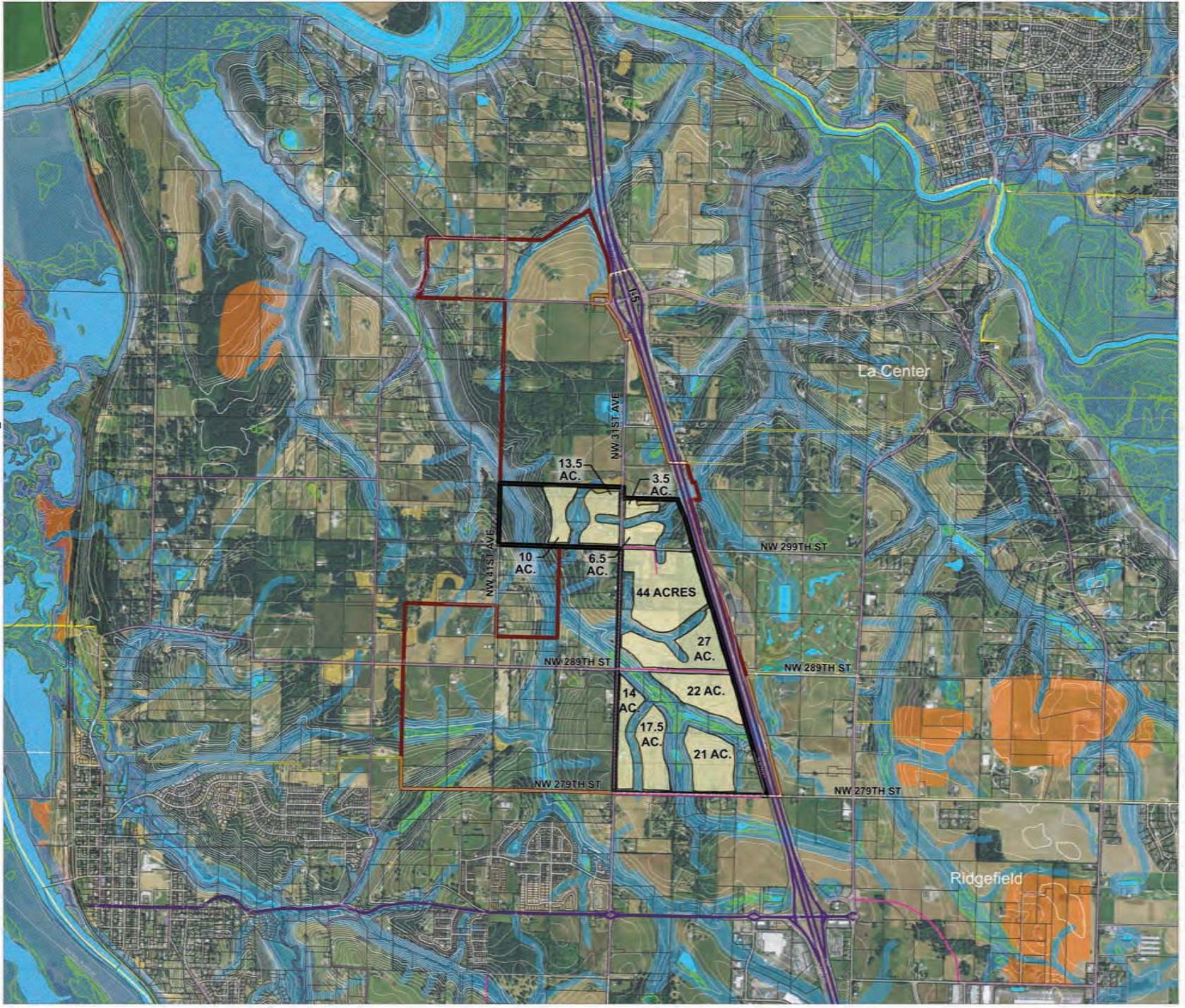
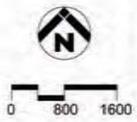
# SECTION B



# LEGEND

-  Site
-  Agricultural Area
-  City Limits
-  Urban Growth Boundary
-  Taxlots
-  Contour Lines (100 Ft)
-  Contour Lines (10 Ft)
-  Watercourse
-  Waterbodies
-  Floodway
-  Floodway Fringe
-  500 Year Flood Area
-  Wetlands (NWI)
-  Developable Acreage
- Priority Habitats & Species**
-  Species
-  Non-riparian Habitat Conservation Area
-  Riparian Habitat Conservation Area
- Arterials**
-  State Route
-  Scenic Highway
-  Principal Arterial
-  Minor Arterial
-  Urban Collector
-  Rural Collector
-  Proposed
-  Unclassified

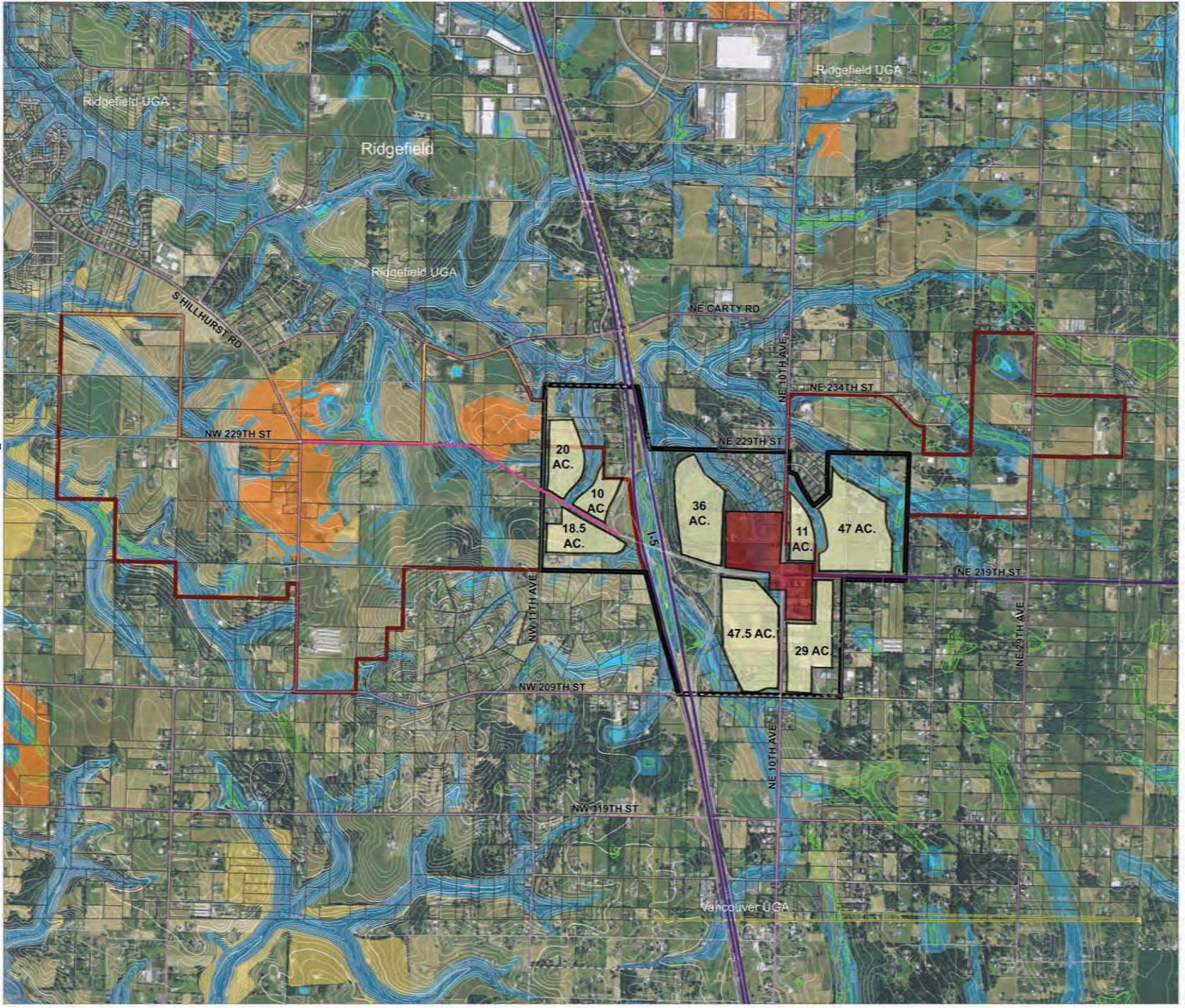
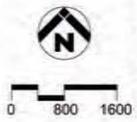
APPROXIMATED NET DEVELOPABLE  
ACREAGE 179  
(NOT GROSS PARCEL SIZE)



# LEGEND

-  Site
-  Agricultural Area
- City Limits
-  Urban Growth Boundary
-  Taxlots
- Contour Lines (100 Ft)
- Contour Lines (10 Ft)
- Watercourse
-  Waterbodies
-  Floodway
-  Floodway Fringe
-  500 Year Flood Area
-  Wetlands (NWI)
-  Developable Acreage
-  Commercial Planning Zone
- Priority Habitats & Species
-  Species
-  Non-riparian Habitat Conservation Area
-  Riparian Habitat Conservation Area
- Arterials
-  State Route
-  Scenic Highway
-  Principal Arterial
-  Minor Arterial
-  Urban Collector
-  Rural Collector
-  Proposed
-  Unclassified

APPROXIMATED NET DEVELOPABLE  
ACREAGE 219  
(NOT GROSS PARCEL SIZE)



**LEGEND**

-  Site
-  Agricultural Area
-  City Limits
-  Urban Growth Boundary
-  Taxlots
-  Contour Lines (100 Ft)
-  Contour Lines (10 Ft)
-  Watercourse
-  Waterbodies
-  Floodway
-  Floodway Fringe
-  500 Year Flood Area
-  Wetlands (NWI)
-  Developable Acreage
- Priority Habitats & Species**
-  Species
-  Non-riparian Habitat Conservation Area
-  Riparian Habitat Conservation Area
- Arterials**
-  State Route
-  Scenic Highway
-  Principal Arterial
-  Minor Arterial
-  Urban Collector
-  Rural Collector
-  Proposed
-  Unclassified

APPROXIMATED NET DEVELOPABLE  
ACREAGE 23.5  
(NOT GROSS PARCEL SIZE)

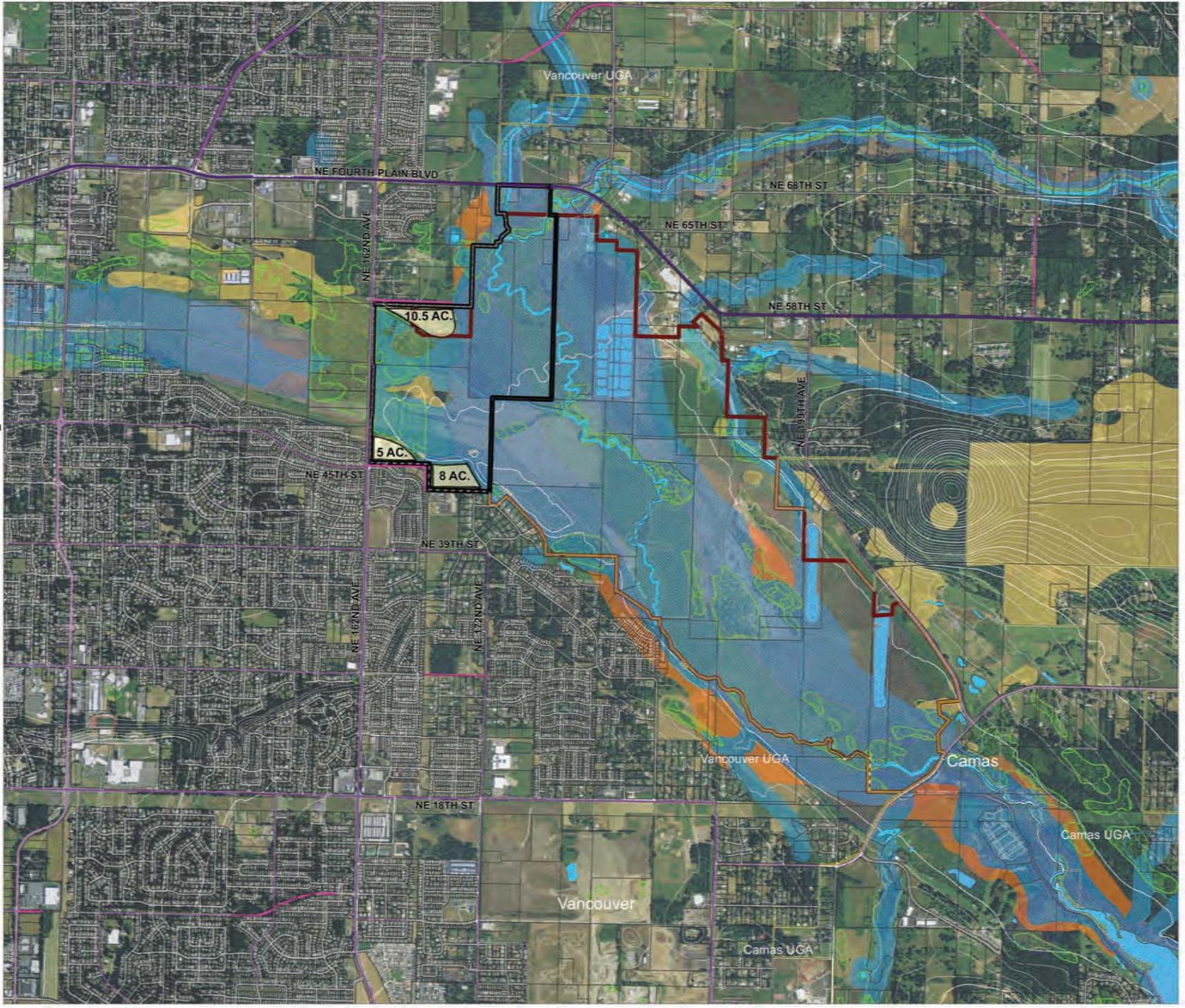
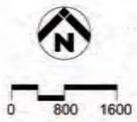


FIGURE 3. Overall Concept Map

