



# Clark County Rural Industrial Land Bank

Open House #3  
CASEE Center  
July 29, 2015

# Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. Draft Development Regulations
4. Updated Concept Plan
5. Alternative Sites
6. Next Steps

# RILB Requirements

- Rural Industrial Land Bank (RILB)
  - Provisions in the Growth Management Act, RCW 36.70A.367
- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review
  - Local adoption process

# Rural ILB Application Site

- Rural ILB application received February 2014
  - Two areas:
    - ✓ Lagler property: 378.71 acres (east of SR-503)
    - ✓ Ackerland property: 223.72 acres (west of SR-503)
  - All zoned AG-20



# Rural ILB Application

- What has been completed
  - CREDC study, Land for Jobs (lands inventory)
  - February 2014
    - ✓ RILB application taken in by the county
  - August 2014
    - ✓ BERK (Seattle) brought on as a consultant
    - ✓ Mackay Sposito assisting locally
    - ✓ Kittleson & Associates will lead transportation planning efforts
  - November/December 2014
    - ✓ Work sessions with the Board and Planning Commission
    - ✓ NACCC presentation
    - ✓ Updates to county's master planning code requirements
  - January 28, 2015: open house #1
  - April 15, 2015: open house #2
  - May 7, 2015: Planning Commission work session
  - May 14, 2015: EDAT presentation
  - June 3, 2015: BOCC work session
  - June 8, 2015: Railroad Advisory Board presentation

# Draft Development Regulations

Per GMA, adopt developments regulations for specific major industrial developments through a master plan process:

- **Uses**
  - Primary uses are industrial and manufacturing
  - Commercial and services should not exceed 10% of total gross floor area
- **Buffers / Protection of Agricultural Areas**
  - Buffers are provided between the development and adjacent rural areas
  - Address mitigation of impacts on resource lands
- **Environment**
  - Follow critical areas regulations; protect air and water quality
- **Infrastructure**
  - New infrastructure is provided or impact fees are paid
  - Interlocal agreements between County and providers are in place
- **Transit-Oriented Site Planning / Transportation Demand Management**
  - Ensure programs are addressed as part of master plan approval
- **Future Development Review**
  - Provide for a public hearing for applications with 30 days notice

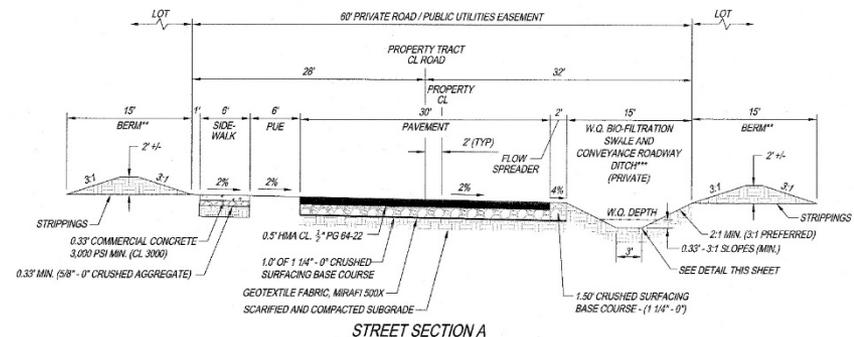
# Draft Development Regulations

Clark County Code addresses RILB designation and allows proposal of new development standards or current code provisions, as appropriate

Topic	Draft Regulations
Land Uses / Review Process	<ul style="list-style-type: none"><li>• Light Industrial – Rural Industrial Land Bank (IL-RILB) Overlay</li><li>• Focus on industrial &amp; manufacturing uses, limit incompatible uses</li><li>• Retain limit on commercial and service uses to 10% of gross floor area</li><li>• Hearing required for new RILB developments</li></ul>
Buffers, Protect Rural & Ag 	<ul style="list-style-type: none"><li>• 100 foot perimeter buffer with dense landscaping / opaque screen</li><li>• Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan</li><li>• Agriculture allowed onsite</li><li>• Other site specific measures may be determined through SEPA project review</li></ul>

# Draft Development Regulations (Cont.)

Topic	Draft Regulations
Environment	<ul style="list-style-type: none"> <li>• Low impact development and stormwater standards – see specific street sections for integration of biofiltration and filter strips</li> <li>• Comply with Critical Area Regulations and Regional Air Quality Standards</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• Applicants responsible for costs of new infrastructure, applicable impact fees and system development charges</li> <li>• Provide for interlocal agreements and demonstrate adequate water, sewer, power</li> </ul>
Transit/TDM	<ul style="list-style-type: none"> <li>• Apply commute trip reduction ordinance, and identify the location of on-site sheltered bus-stops within quarter mile of site</li> </ul>



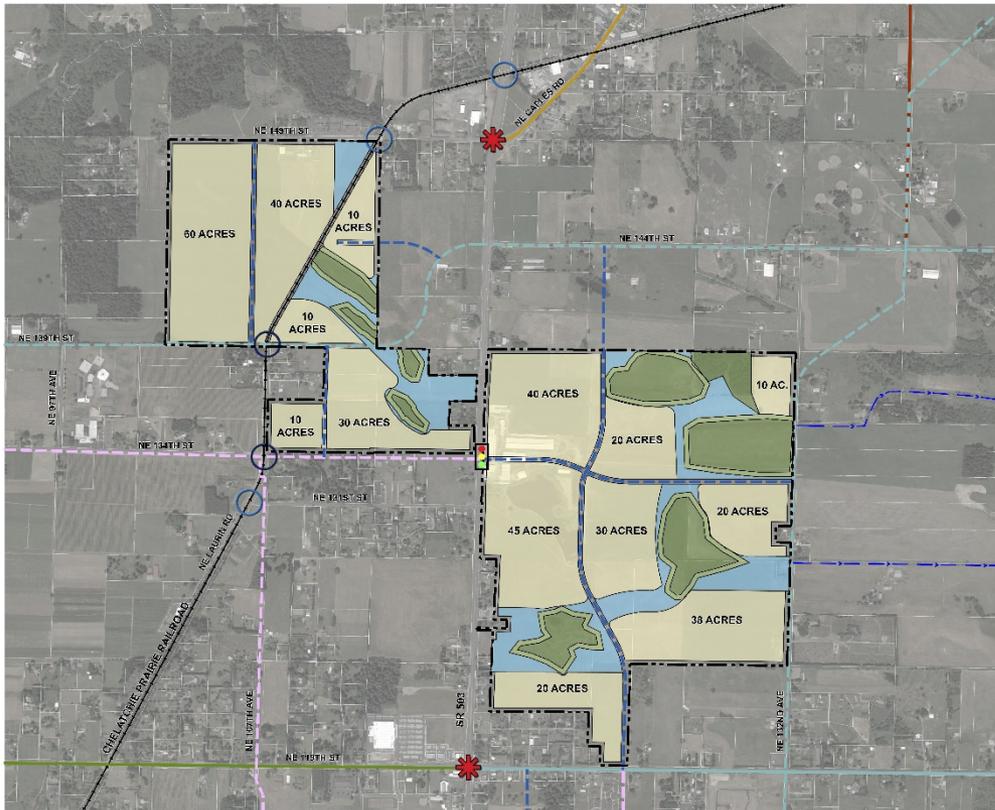
**Water Quality Bio-Filtration Swale with Private Road Section**

# Master Plan Land Use Concept

## 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

TOTAL	600 ACRES
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 (50')	



Changes between April – July 2015:

- Based on coordination with State and County, circulation components of concept plan have been updated
- Traffic analysis is underway

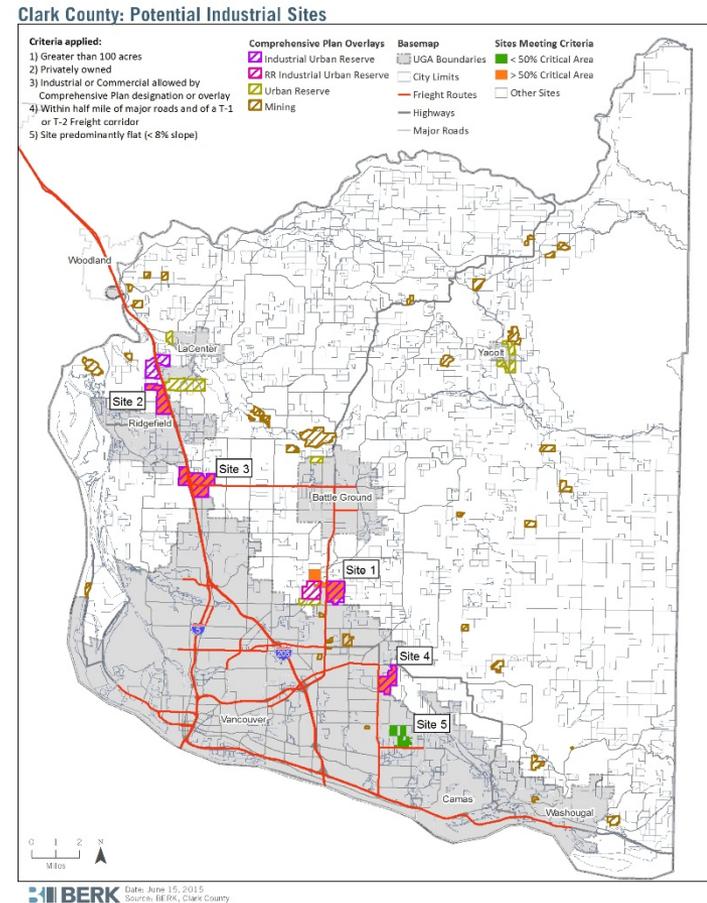


**CLARK COUNTY RURAL INDUSTRIAL LAND BANK**  
 LAND USE ANALYSIS  
 JULY 2015

MacKay Sposito

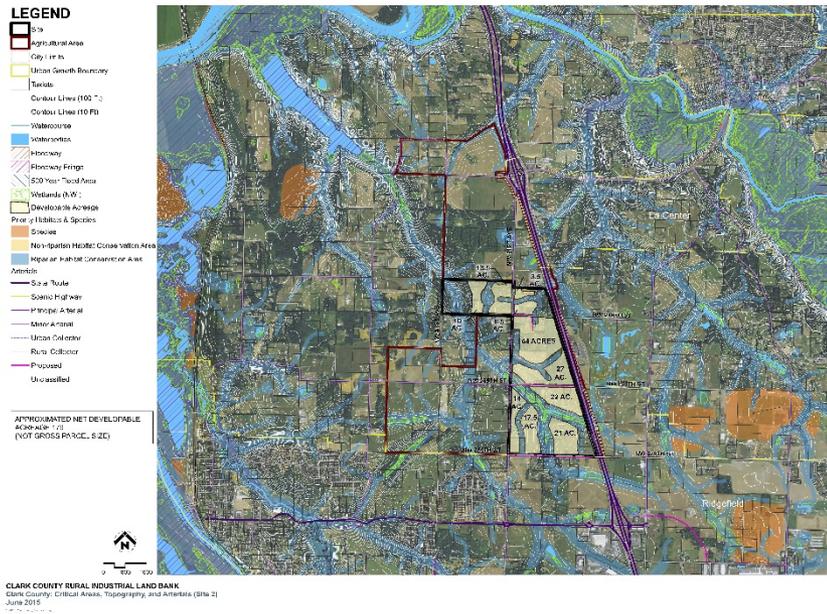
# Alternative Sites

- Prepared based on GMA:
  - An analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside of UGAs (RCW 37.70A.367(2)(b))
- Builds on March 2015 Inventory
- Four Rural sites and one UGA site
- Will be folded into the SEPA review process
- See concept plans on posters for each site

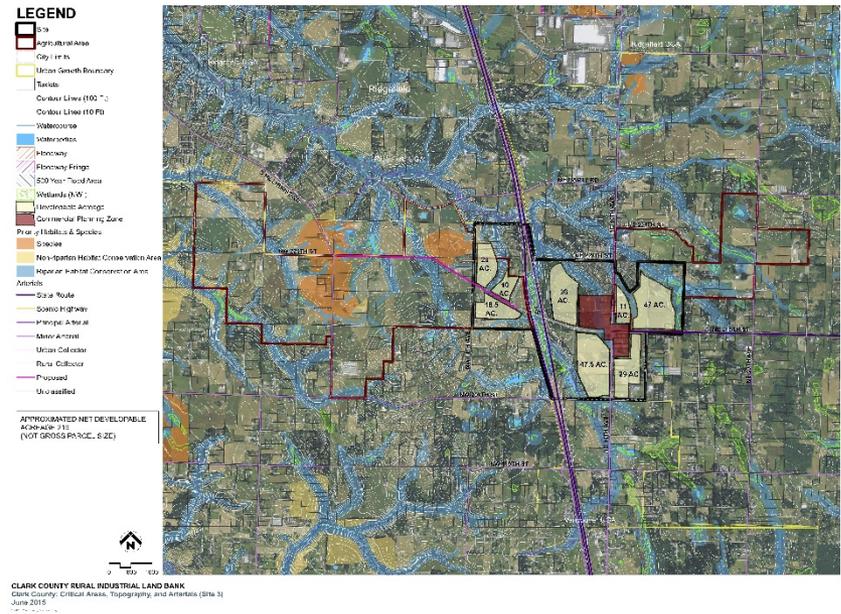


# Alternative Concepts

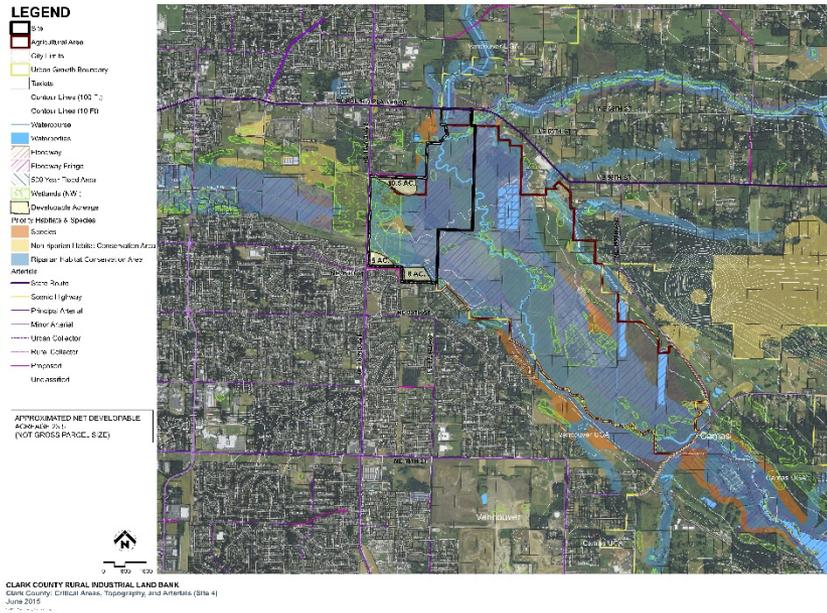
## Site 2: North of Ridgefield



## Site 3: Between Ridgefield and Vancouver



# Site 4: East of Vancouver



# Site 5: Section 30, City of Vancouver



# Alternative Sites

- Preliminary evaluation summarized on handout.
- Based on criteria for what makes a good industrial site.
  - In summary, Site 1 (Docket) most consistent, followed by Site 5.
- Evaluation is draft and will be refined in summer/fall 2015.

## Clark County Rural Industrial Land Bank: Alternative Sites Comparison

Feature	Site 1	Site 2	Site 3	Site 4	Site 5
Gross Parcel Acres	602	412	764	366	325
Net Buildable Area, estimated	378	179	219	23.5	213
Percent Developable, estimated	63%	43%	29%	6%	66% +
UGA Adjacency	Vancouver	Ridgefield	Vancouver, Ridgefield	Vancouver	Vancouver
Site Topography Suitability	●	○	○	Not further evaluated due to significant constraints and low developability	○
Site Geometry: Parcel size, depth	●	○	○		○
Common Ownership	●	○	○		○
Free of Critical Area Constraints (see percent developable)	○	○	○		●
Water Adjacency	●	○	●		●
Sewer Adjacency	○	○	○		○
Freight Route Access	●	○	●		●
Roads: Access to major roads, multiple access points, ability to improve connectivity	○	○	○		○
Rail Access	●	○	○		○
Land Use & Visual Quality: Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	○	○	○		○
Proximity to Workforce and Housing	●	○	●	●	
<b>Legend:</b>	Strong Feature ●	Moderate Feature ○	Low Feature ○		

# Rural ILB Schedule

- Proposed Timeline

- Jan/Mar 2015      Draft de-designation analysis
- Jan/August 2015      Master Planning Process
- Jan/August 2015      Draft Development Regulations
- August/Sept 2015      Environmental Documentation
- Nov-Dec 2015      Local Adoption Process

# Rural ILB Public Involvement

- Public Involvement
  - Webpage: [www.clark.wa.gov/planning/landbank](http://www.clark.wa.gov/planning/landbank)
  - Contact with Neighborhood Associations
  - NACCC presentation
  - News Releases
  - BOCC and PC Work Sessions
  - Open House #1, January 28, 2015
  - Open House #2, April 15, 2015
  - Open House #3, July 29, 2015

# Rural ILB – Next Steps

- Public Involvement
  - Open House #4, Fall 2015
- Process
  - De-designation analysis (draft on the web)
  - Sites analysis (draft on the web)
  - Draft concept master plan (draft on the web)
  - Draft development regulations (draft on the web)
  - Environmental review (in progress, see summary alternatives evaluation, draft on the web)

# Rural ILB

**Questions?**

**Thank you!**

[www.clark.wa.gov/planning/landbank/index.html](http://www.clark.wa.gov/planning/landbank/index.html)

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