



Clark County Rural Industrial Land Bank

Board of Clark County Councilors
Work Session
June 3, 2015

Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. What makes a good industrial site?
4. Potential Clark County sites
5. Agricultural evaluation
6. Application site conditions & preliminary concept
7. Next Steps

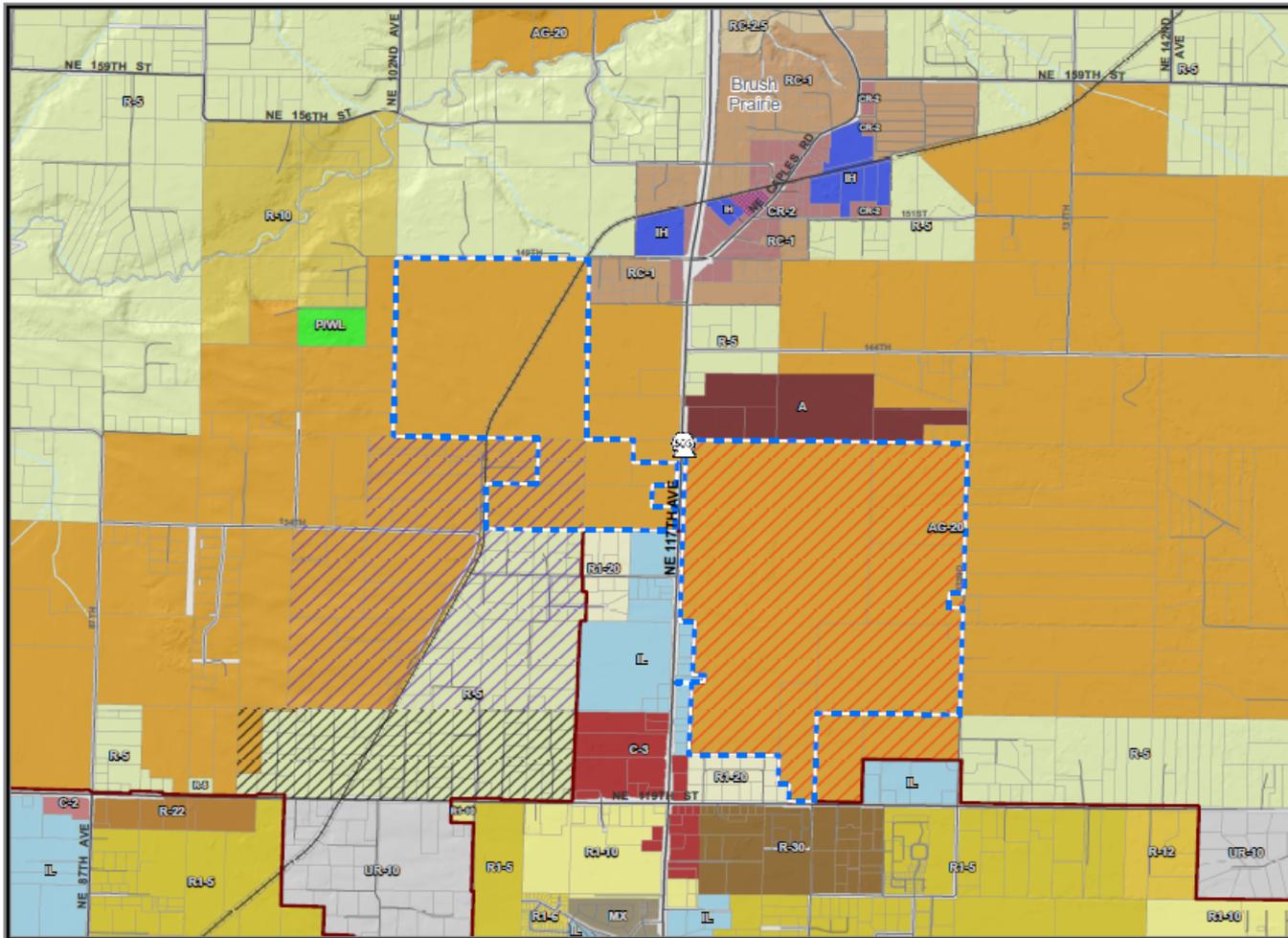
RILB Requirements

- 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



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

ILB Review Approach

- Develop criteria – what makes a good industrial site?
- Inventory of sites – consider site needs for ILBs
- Identify possible areas for consideration as ILB
- Analyze those areas to identify the best place for an ILB
- Consider re-designation and re-zoning of the identified ILB location

What makes a good industrial site?

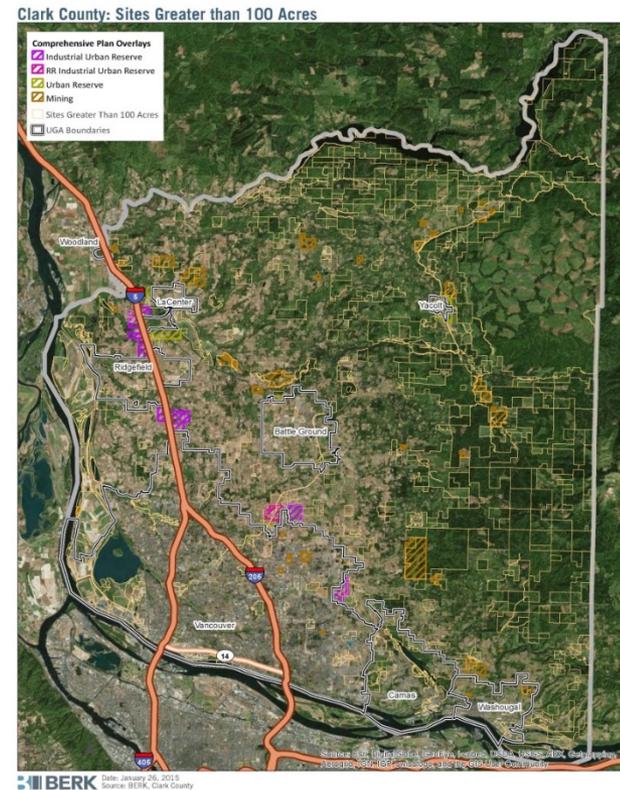
- Utilities
 - Water, sewer, power, etc.
- Parcel Constraints
 - Topography, geometry, ownership, critical areas, etc.
- Transportation
 - Freight, Roads, Access, etc.
- Land Use & Other Plans
 - Comp Plan, Zoning
 - Compatibility
 - Economic Development Plan

Potential Clark County sites

Criteria

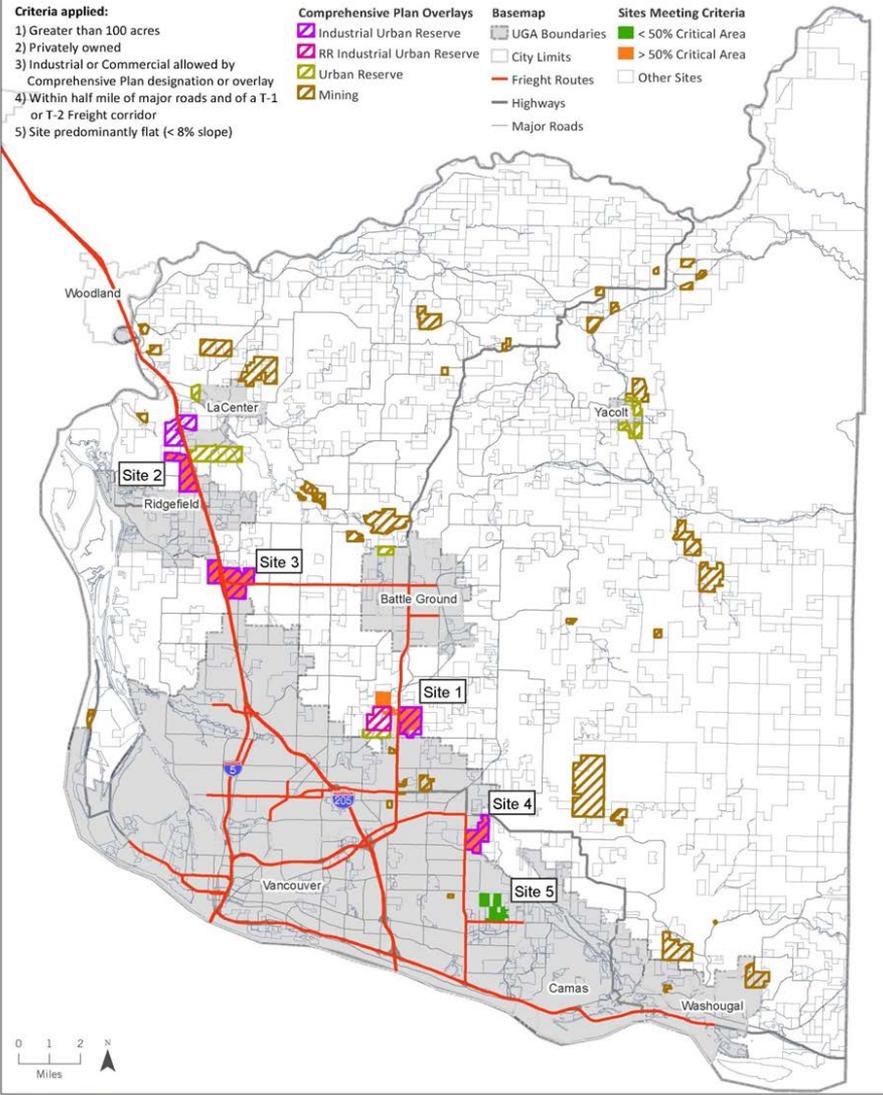
- Greater than 100 acres
- Privately owned
- Industrial or Commercial as allowed by Comprehensive Plan designation or overlay
- Within half mile of major roads and major freight corridor
- Predominantly flat (< 8% slope)
- *Inside UGA:* Land in CREDC Land for Jobs Study, similar size and infrastructure criteria.

Study Area



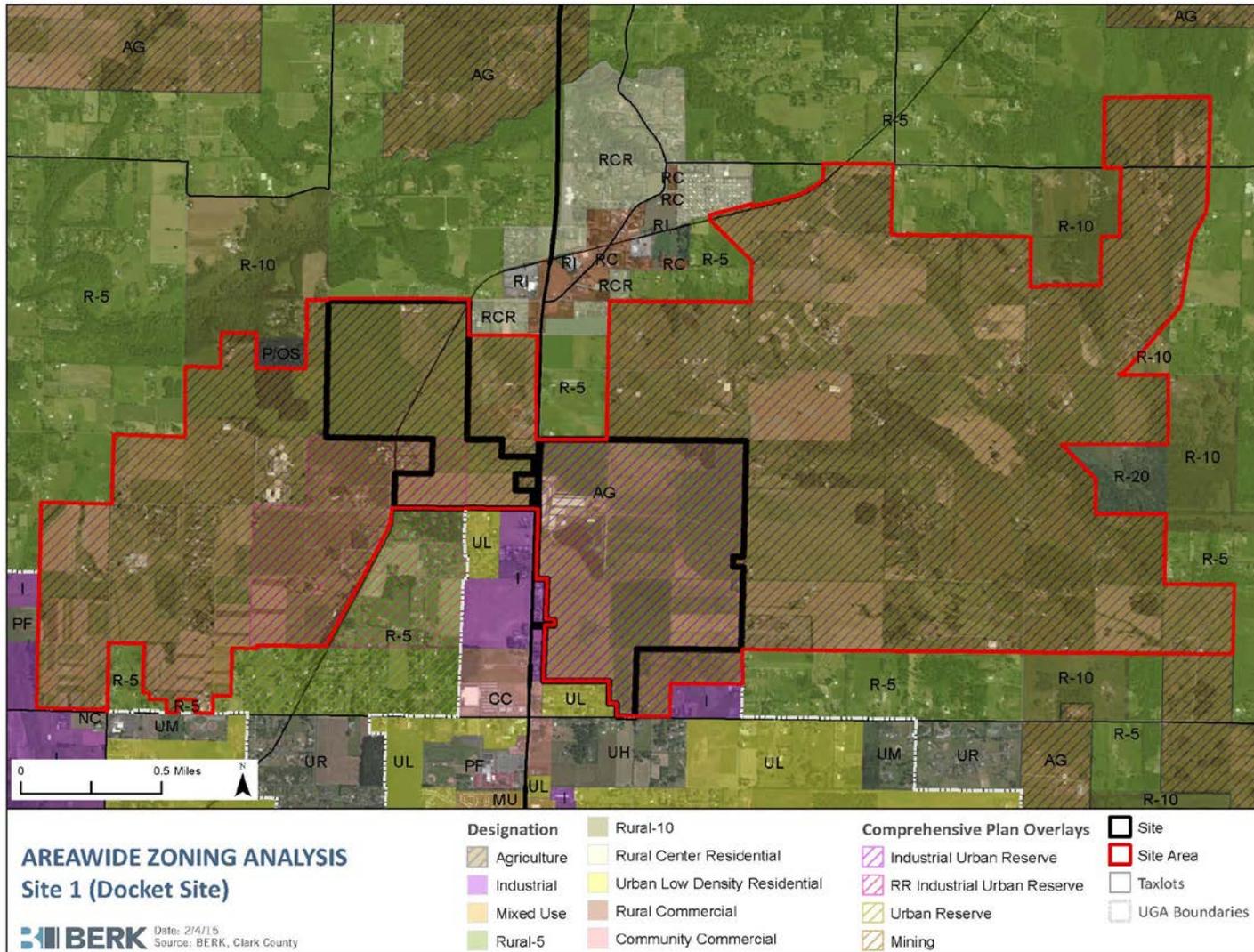
Potential Clark County Sites

Clark County: Potential Industrial Sites

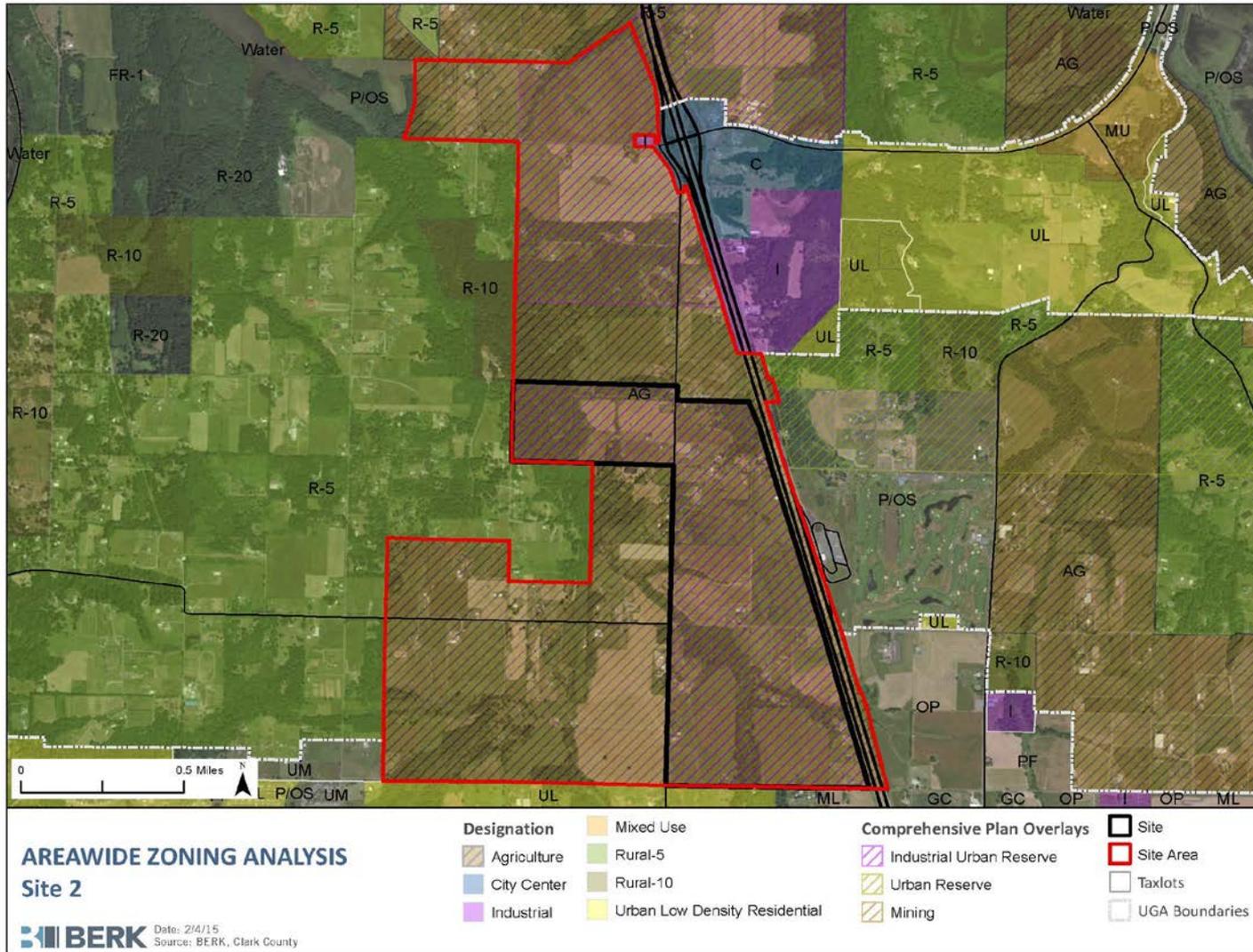


BERK Date: February 5, 2015 Source: BERK, Clark County

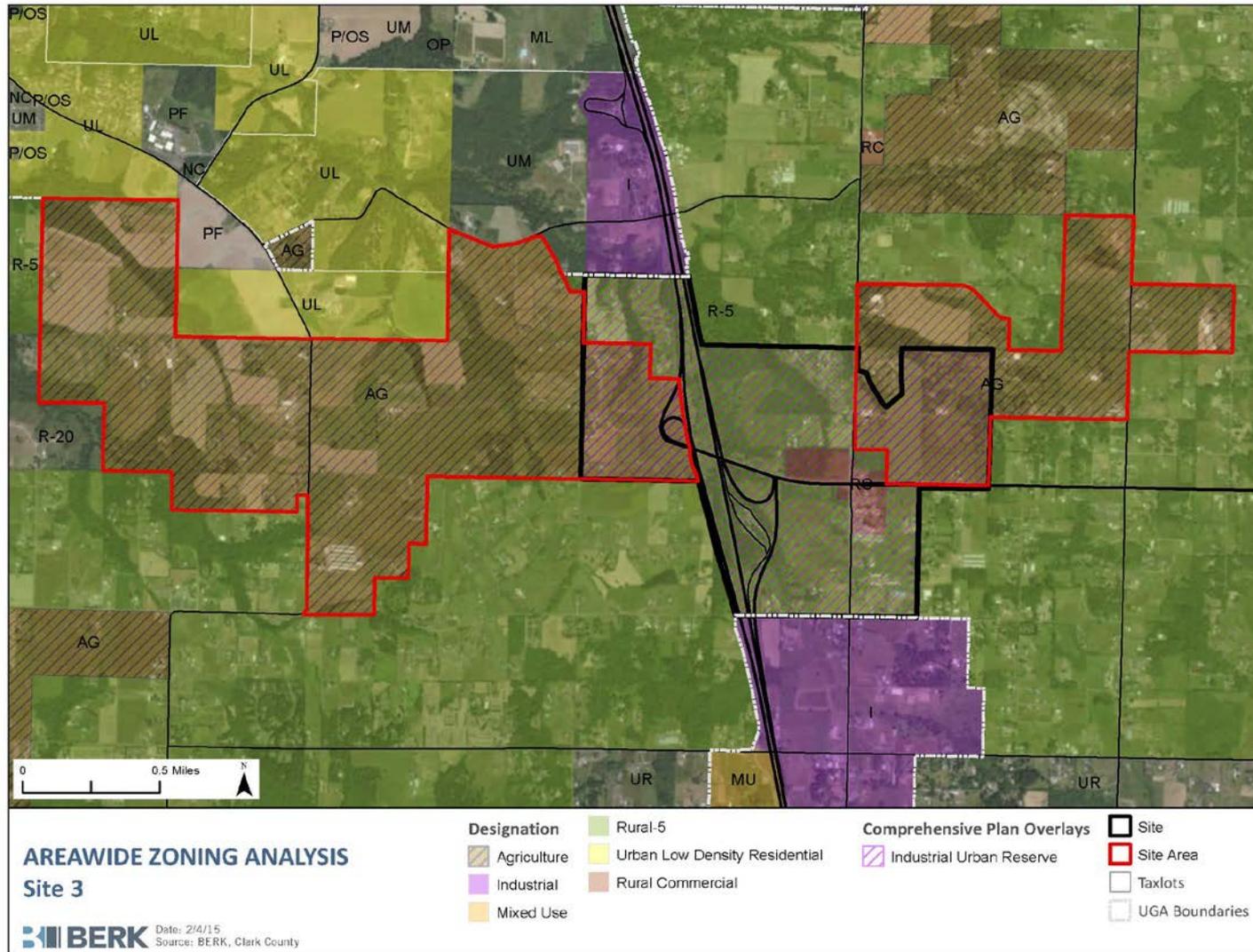
Site 1 Application Site



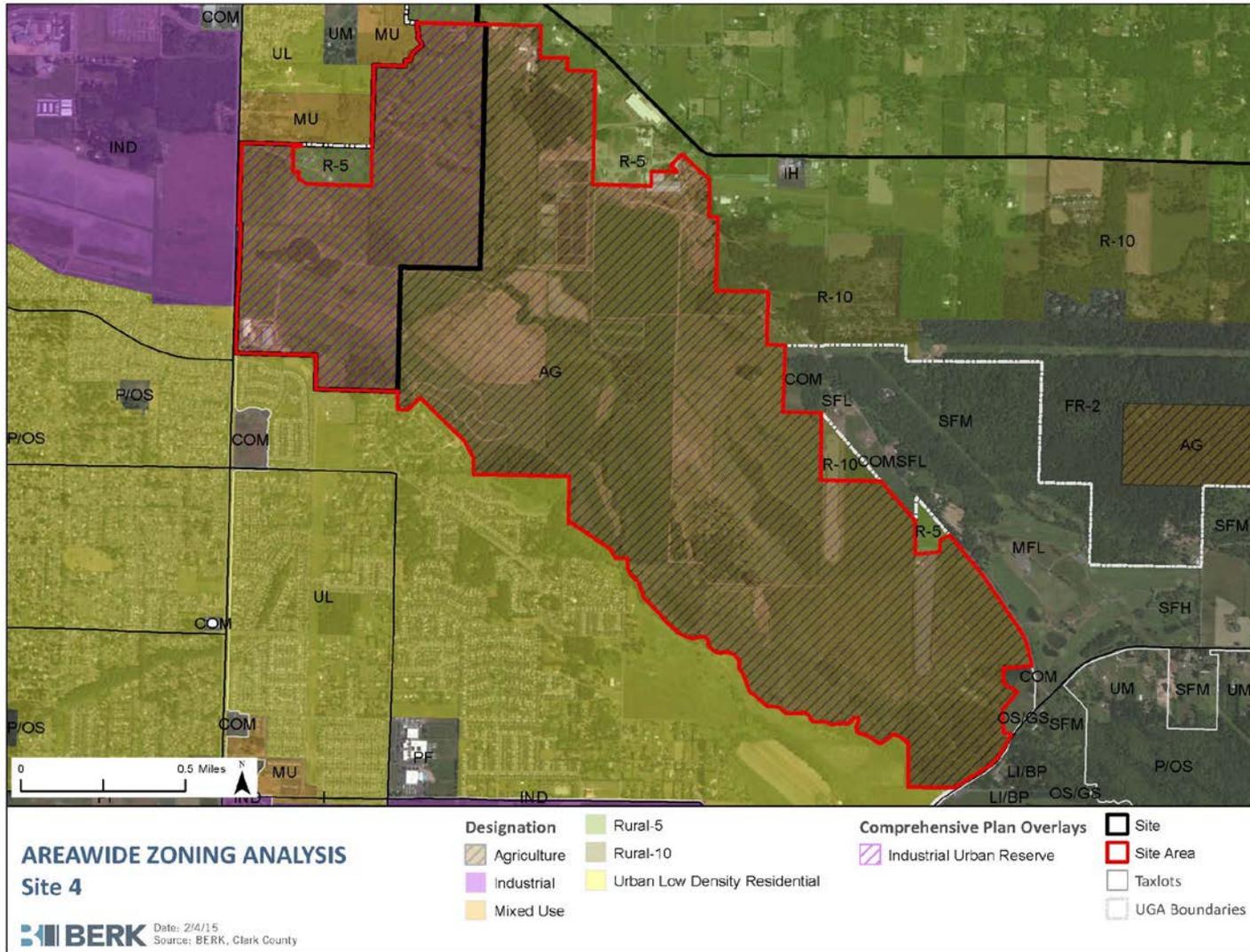
Site 2



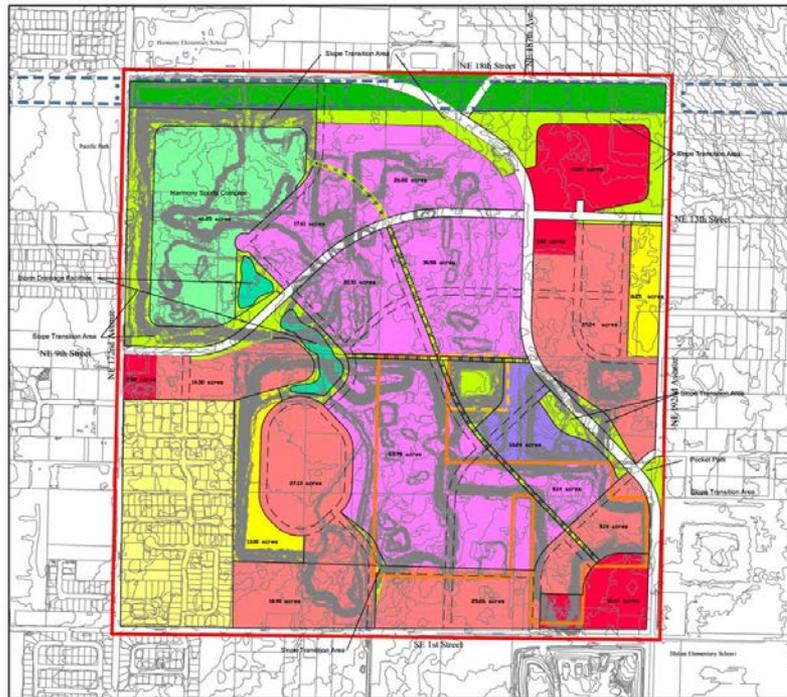
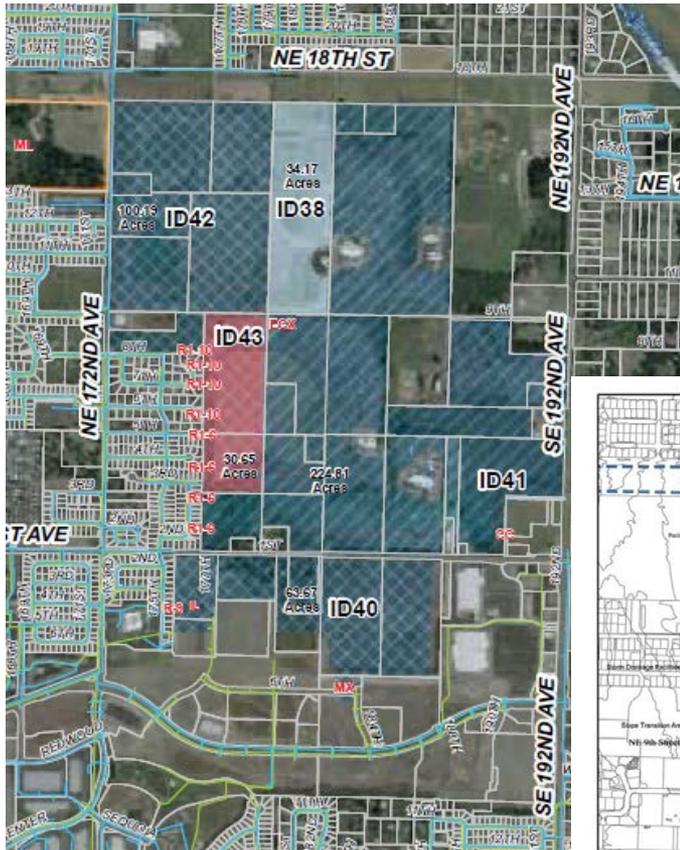
Site 3



Site 4



Site 5: Portion of Section 30



Section 30 - Clark County and City of Vancouver Partnership

Exhibit 1
Final Draft Subarea Master Plan

Legend

- Proposed East County Reclamation Fill Boundary
- Former Landfill
- BPA Easement
- Project Boundary

	ACRES
retail commercial	38.10
mixed use employment	132.17
employment	170.02
mixed use residential	21.25
government facilities	13.24
open space	172.50

- primary public street
- secondary street network (tentative)

Scale: 1" = 150', 300', 600'

25 November 2003

CLARK COUNTY
CITY OF VANCOUVER

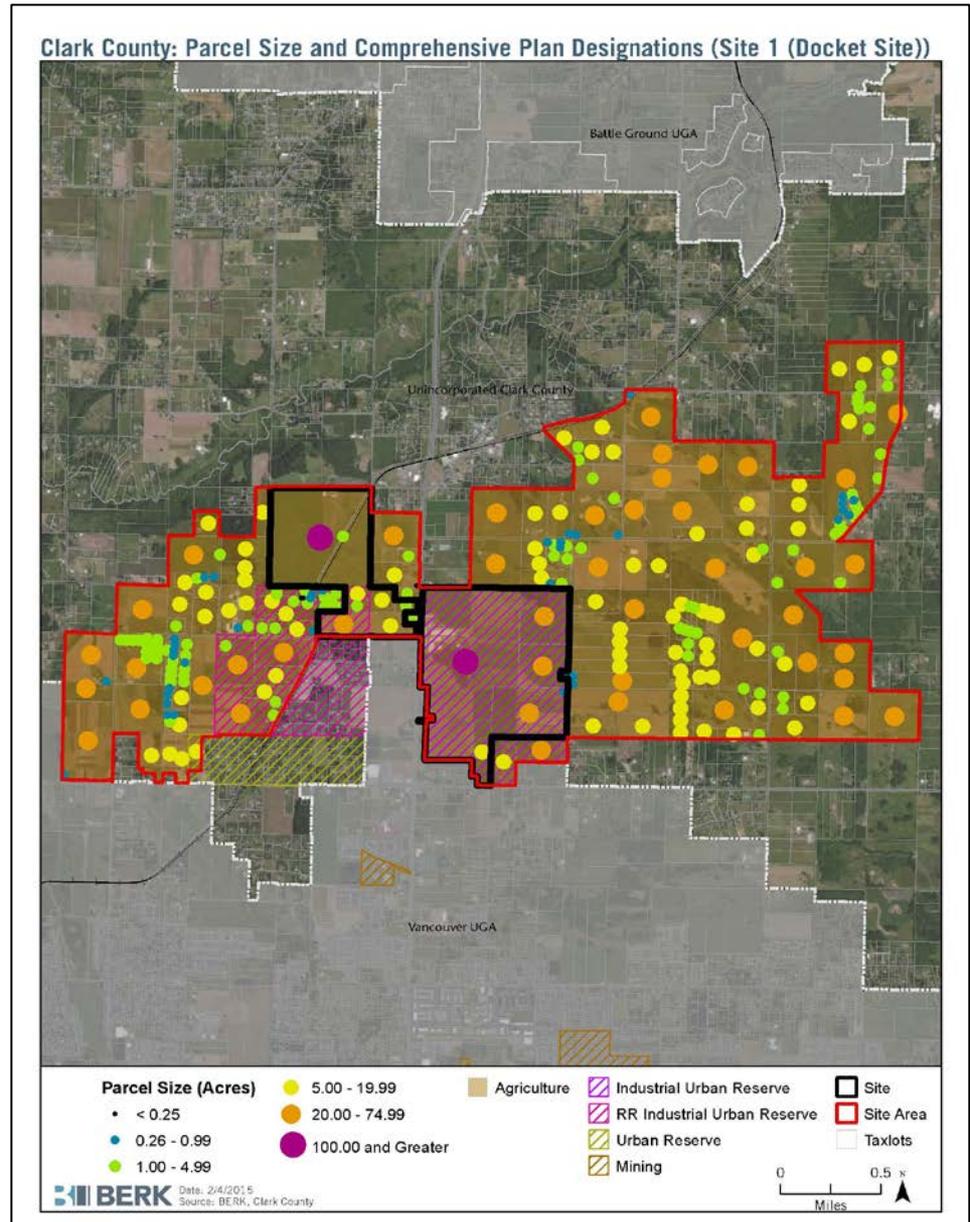
Agricultural evaluation

WAC 365-190-050 Criteria

- Areawide analysis
- Regulations conserving ag.
- Not characterized by urban growth
- Used or capable of use for ag.
- Land-capability classification
- Prime and unique farmland soils
- Availability of public facilities
- Tax status, including current use
- Availability of public services
- Relationship or proximity to UGAs
- Predominant parcel size
- Land use settlement patterns
- Intensity of nearby land uses
- History of development permits nearby
- Land values under alternative uses
- Proximity to markets
- Designating ag. lands sufficient to maintain & enhance economic viability of ag. industry long-term

Site 1 Application Site

Parcel Sizes



Site 1 Application Site

Current Use

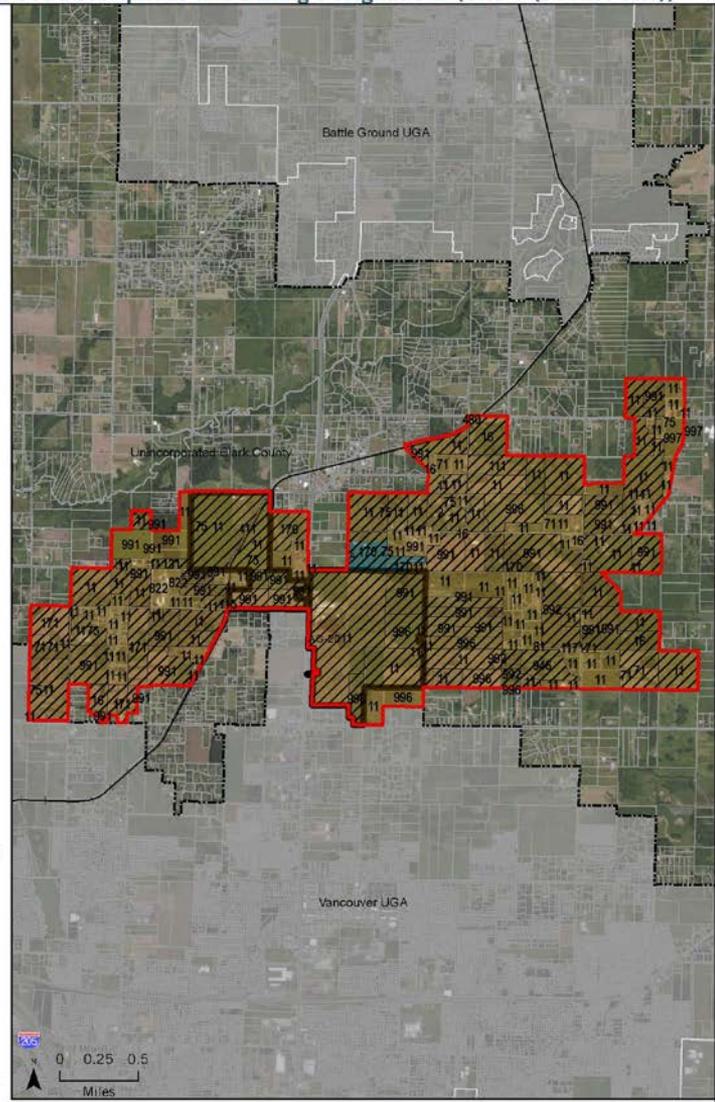
Clark County: Land Use Descriptions and Zoning Designations (Site 1 (Docket Site))

Land Use Code, Description

- 2. UNIDENTIFIED BUILDINGS OR USE
- 11. SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
- 16. MANUFACTURED or MOBILE HOME ASSESSED WITH LAND
- 71. MANUFACTURED or MOBILE HOME NOT ASSESSED WITH LAND
- 75. HARDSHIP MOBILE HOMES
- 81. RETIREMENT RESIDENCES & ALF'S (ASST LIVING FACILIT
- 111. SURFACED STREETS WITH CURBS AND GUTTERS.
- 113. PASSABLE STREETS WITH SOME SURFACING OR GRADING
- 115. PRIVATE STREETS.
- 131. FORESTRY OPERATIONS
- 170. AGRICULTURAL BUILDINGS
- 171. FARM BLDGS FOR EQUIPMENT
- 411. RAILROAD RIGHT-OF-WAY
- 480. WATER TOWERS & RESERVOIRS
- 511. SINGLE FAMILY RESIDENCE ON COMMERCIAL LAND
- 822. PUBLIC - PRIMARY AND ELEMENTARY SCHOOLS.
- 946. GOLF COURSES AND CLUBHOUSES.
- 991. UNUSED OR VACANT LAND - NO IMPROVEMENTS
- 992. UNUSED LAND TIMBERED.
- 996. UNUSED PLATTED LAND
- 997. PRIME DEVELOPABLE GROUND

Zoning Designations

- Airport (A)
- Agriculture-20 (AG-20)
- Site
- Site Area
- In Current Use Taxation (RCW 84.34)

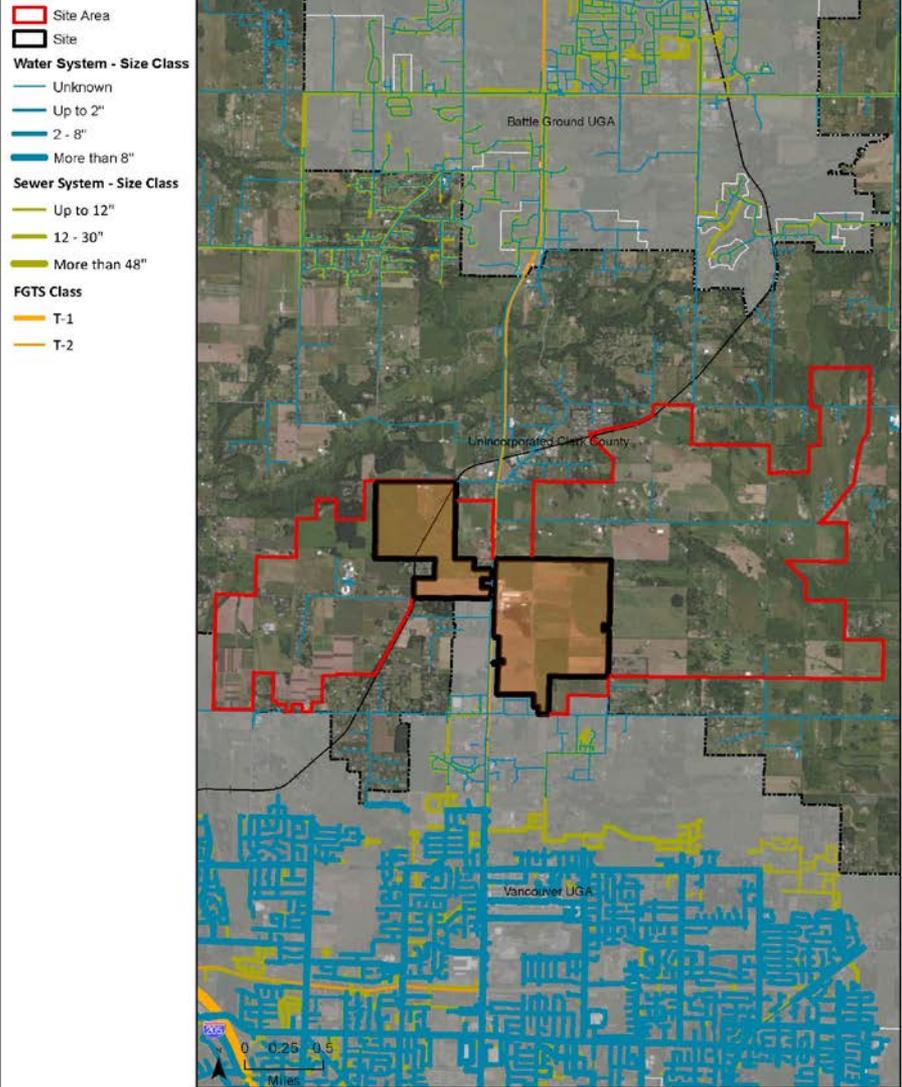


BERK Data: 2/4/2015
Source: BERK, Clark County

Site 1 Application Site

Freight
Water
Sewer

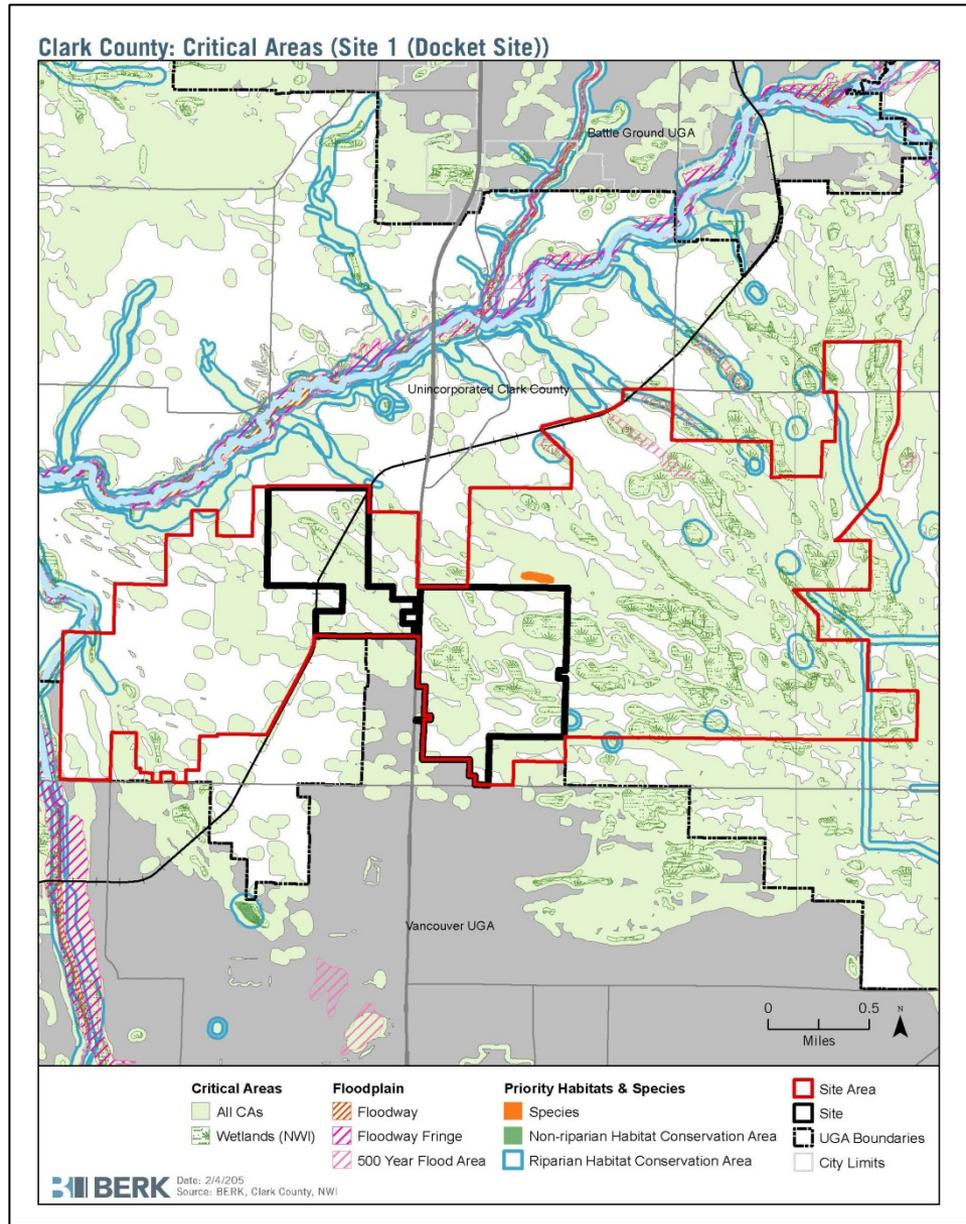
Clark County: Proximity to Freight Routes, Sewer, & Water Systems (Site 1 (Docket Site))



BERK Date: 2/4/2015 Source: BERK, Clark County

Site 1 Application Site

Critical Areas



Site 1 Application Site Mapped Critical Areas versus Physical Site Visit

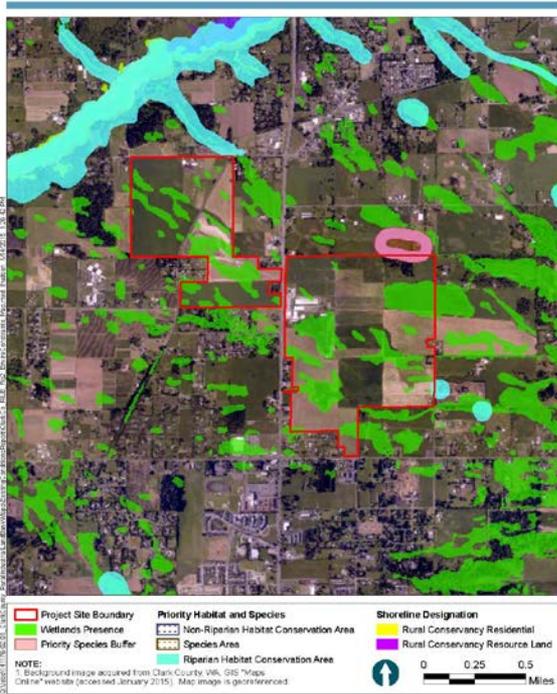


Figure 2
Environmental Constraints Map
Site 1 Existing Conditions Report
Clark County Rural Industrial Lands Bank

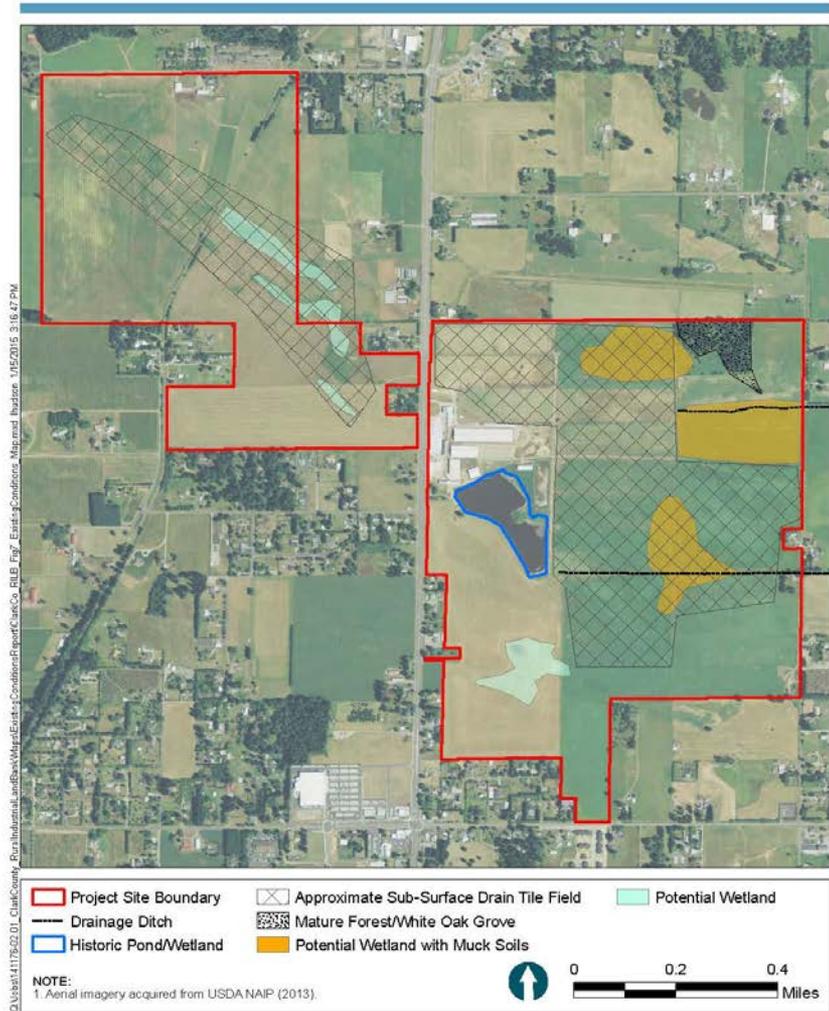
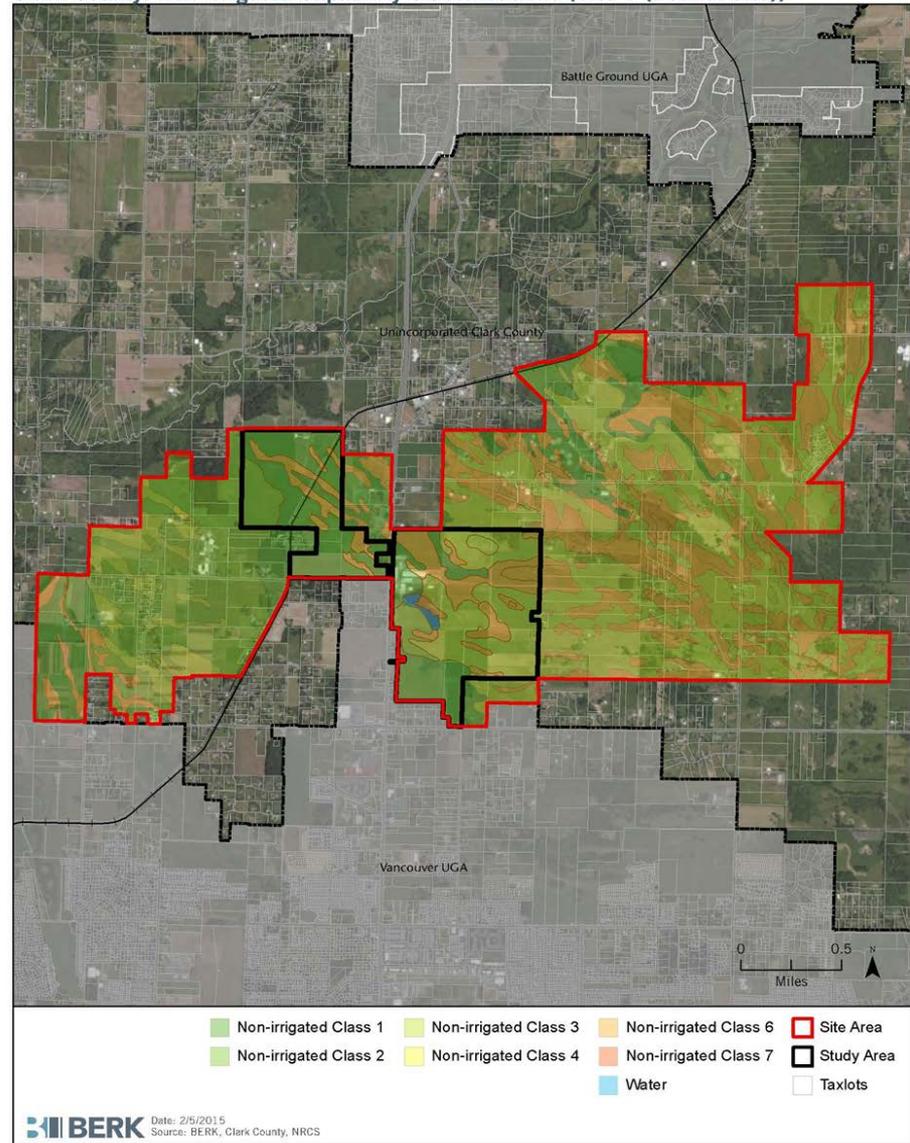


Figure 7
Existing Conditions Map
Site 1 Existing Conditions Report
Clark County Rural Industrial Lands Bank

Site 1 Application Site

Soil Capability

Clark County: Non-irrigated Capability Classifications (Site 1 (Docket Site))



Master Plan Guiding Principles - Summarized

- **Goals**

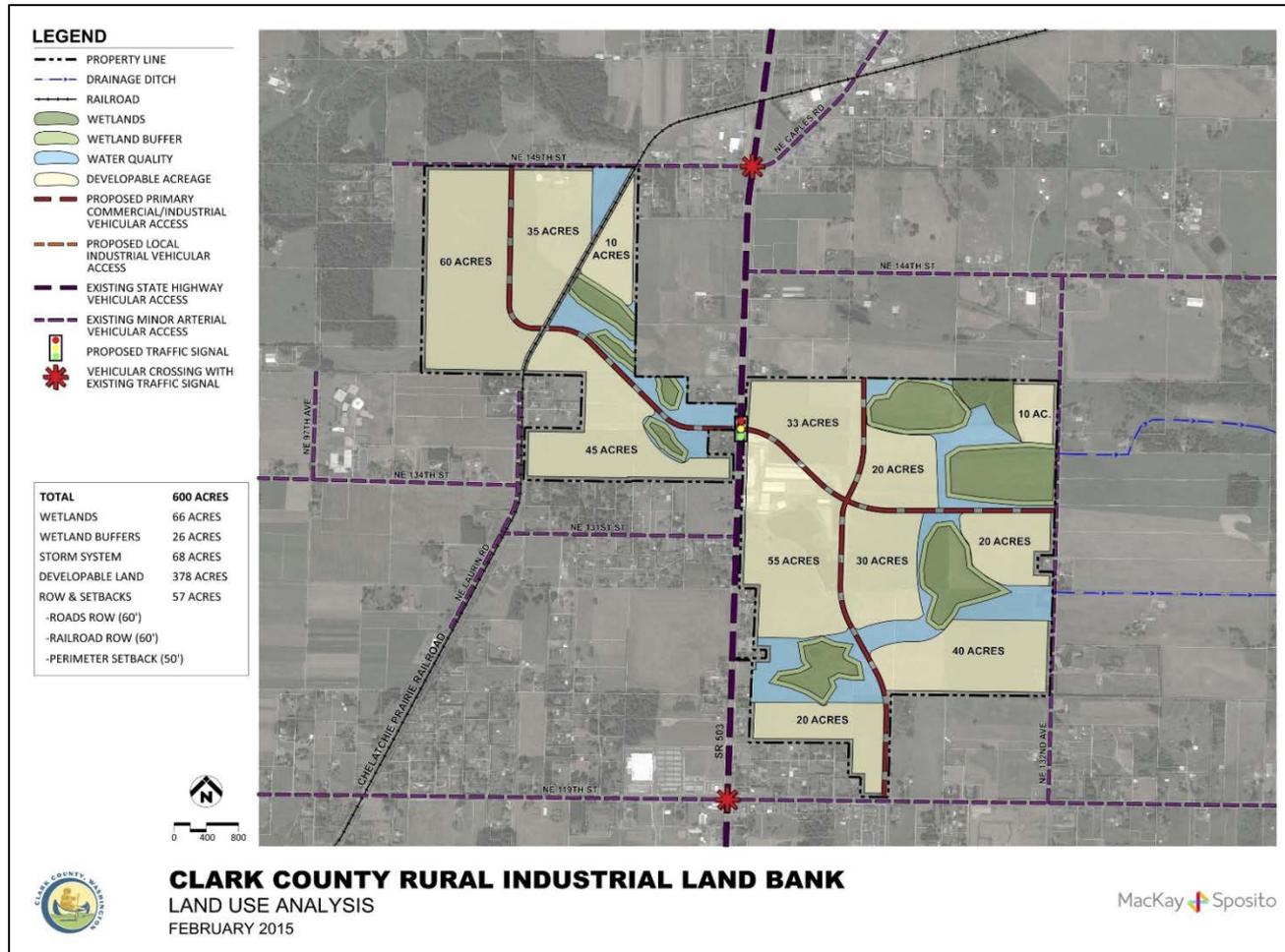
- Compatible with the surrounding land uses
- Create long term value for community and industrial users
- Promote sustainable development by minimizing environmental impacts and reducing waste
- Anticipate changing market and industrial needs and maintain flexibility for a variety of light industrial uses
- Support the creation of a rural industrial land bank per the criteria set forth in the GMA

Master Plan Guiding Principles - Summarized

- **Objectives**

- Create coordinated and cohesive master plan allowing streamlined review
- Respect and preserve critical areas
- Develop a stormwater solution mimicking natural hydrology of site
- Address site criteria for industrial lands and maximize the land value
- Develop roadway & site infrastructure allowing phased development
- Coordinate infrastructure with public and private agencies
- Ensure that rail access and/or a loop is accommodated in plan
- Provide predictability for future light industrial developers with flexible standards

Master Plan Land Use Concept



Rural ILB Schedule

- Proposed Timeline

- Jan/Mar 2015 Draft de-designation analysis
- Jan/August 2015 Master Planning Process
- Jan/August 2015 Draft development regulations
- Sept/Oct 2015 Environmental Review
- Oct-Dec 2015 Local Adoption Process

Rural ILB Public Involvement

- Public Involvement
 - Webpage: 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

Rural ILB – Next Steps

- Public Involvement
 - Open House #3, July 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
 - Environmental review

Rural ILB

Questions?

Thank you!

www.clark.wa.gov/planning/landbank/index.html

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