



Clark County Rural Industrial Land Bank

Clark County Planning Commission
Work Session
May 7, 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

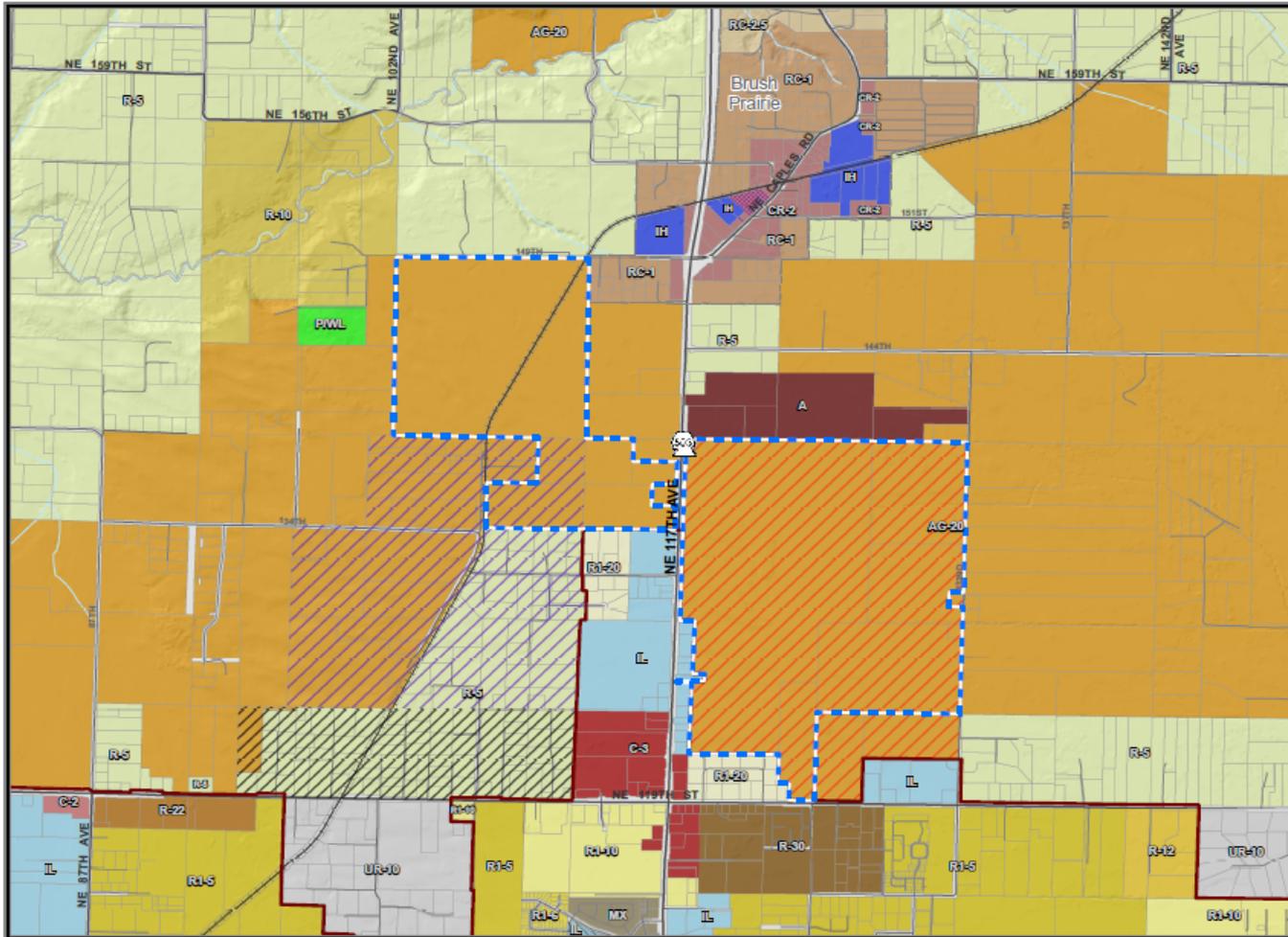
RILB Requirements

- 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 INDUSTRIAL LAND BANK

- Proposed Industrial Land Bank Areas
- Zoning**
- Single-Family residential (R1-20, R-20)
- Single-Family residential (R1-10, R-10, R10)
- Single-Family residential (R1-5, R-6, LDR-6)
- Single-Family residential (R1-5, R-5)
- Residential (R-12, R12)
- Residential (R-22, AR-22)
- Residential (R-30)
- Neighborhood commercial (C-2, C1, NC, CN, CNB)
- Community commercial (C-3, C2, CC, CCB)
- Mixed use (MX)
- Light Industrial (IL, ML, LI, IND, LI/EC)
- Heavy Industrial (IH, MH, HI)
- Airport (A)
- Rural-5 (R-5)
- Rural-10 (R-10)
- Rural center residential 1 ac min (RC-1)
- Rural center residential 2.5 ac min (RC-2.5)
- Rural comm.-inside nur.centers (CR-2)
- Agriculture-20 (AG-20)
- Parks/Wildlife refuge (P/WL)
- Urban reserve-10 (UR-10)
- Zoning Overlay District**
- Urban Reserve - 10 (UR-10)
- Industrial Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve (UR-RR)
- Railroad Industrial Overlay District (RR)
- Surface Mining Overlay District
- Urban Growth Area (UGA) Boundary
- Rural Center



Note: This map contains data that has been collected from several sources. Clark County accepts no responsibility for inaccuracies that may be present.



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

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 rezoning of the identified ILB location

What makes a good industrial site?

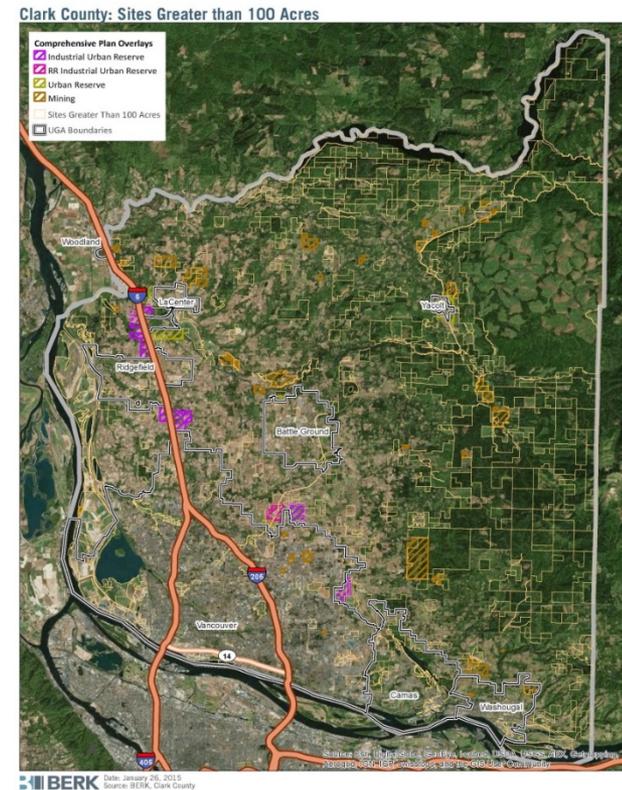
- Utilities
 - Water, sewer, power, etc.
- Parcel Constraints
 - Topography, geometry, ownership, critical areas, etc.
- Transportation
 - Freight, Roads, Access, etc.
- Land Use & Other Plans
 - Comp Plan, Zoning
 - Compatibility
 - Economic Development Plan

Potential Clark County sites

Criteria

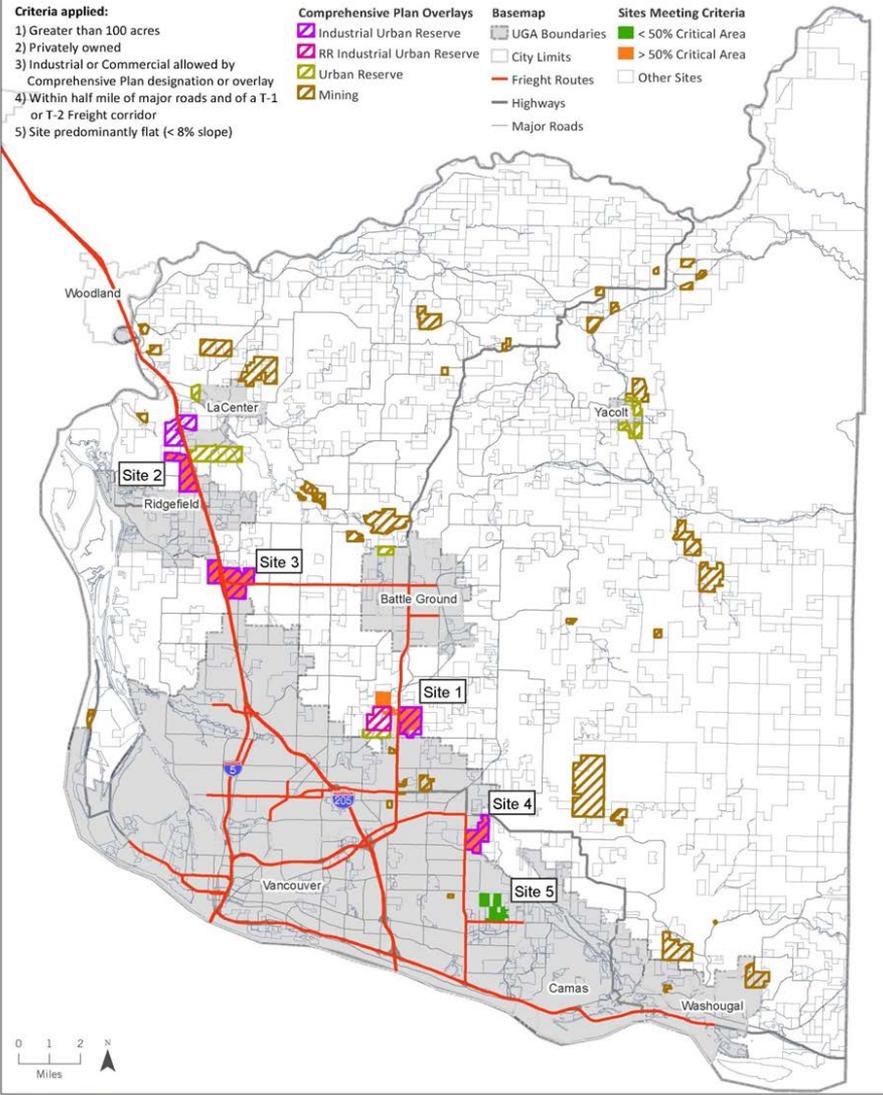
- Greater than 100 acres
- Privately owned
- Industrial or Commercial as allowed by Comprehensive Plan designation or overlay
- Within half mile of major roads and major freight corridor
- Predominantly flat (< 8% slope)
- *Inside UGA:* Land in CREDC Land for Jobs Study, similar size and infrastructure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

Study Area



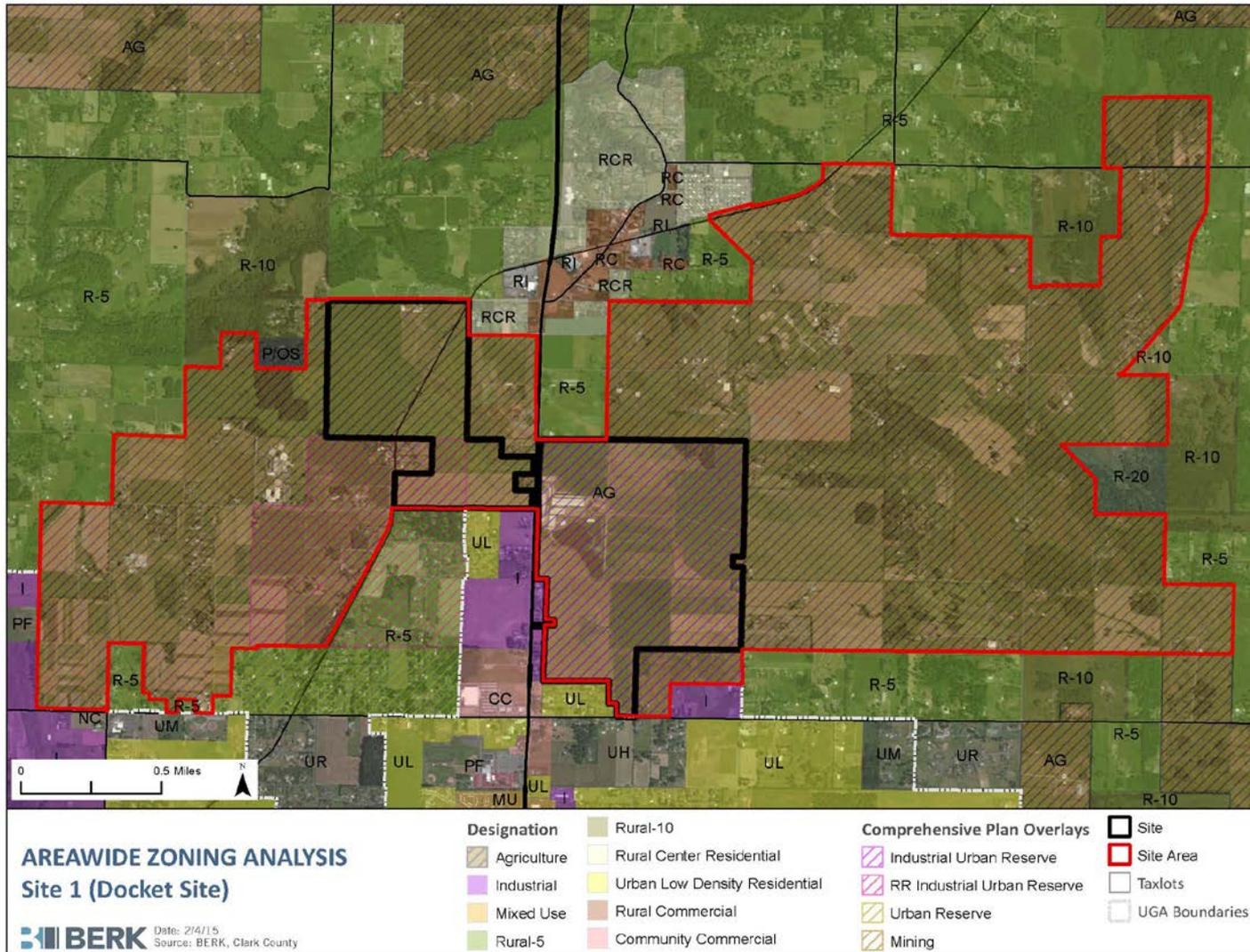
Potential Clark County Sites

Clark County: Potential Industrial Sites

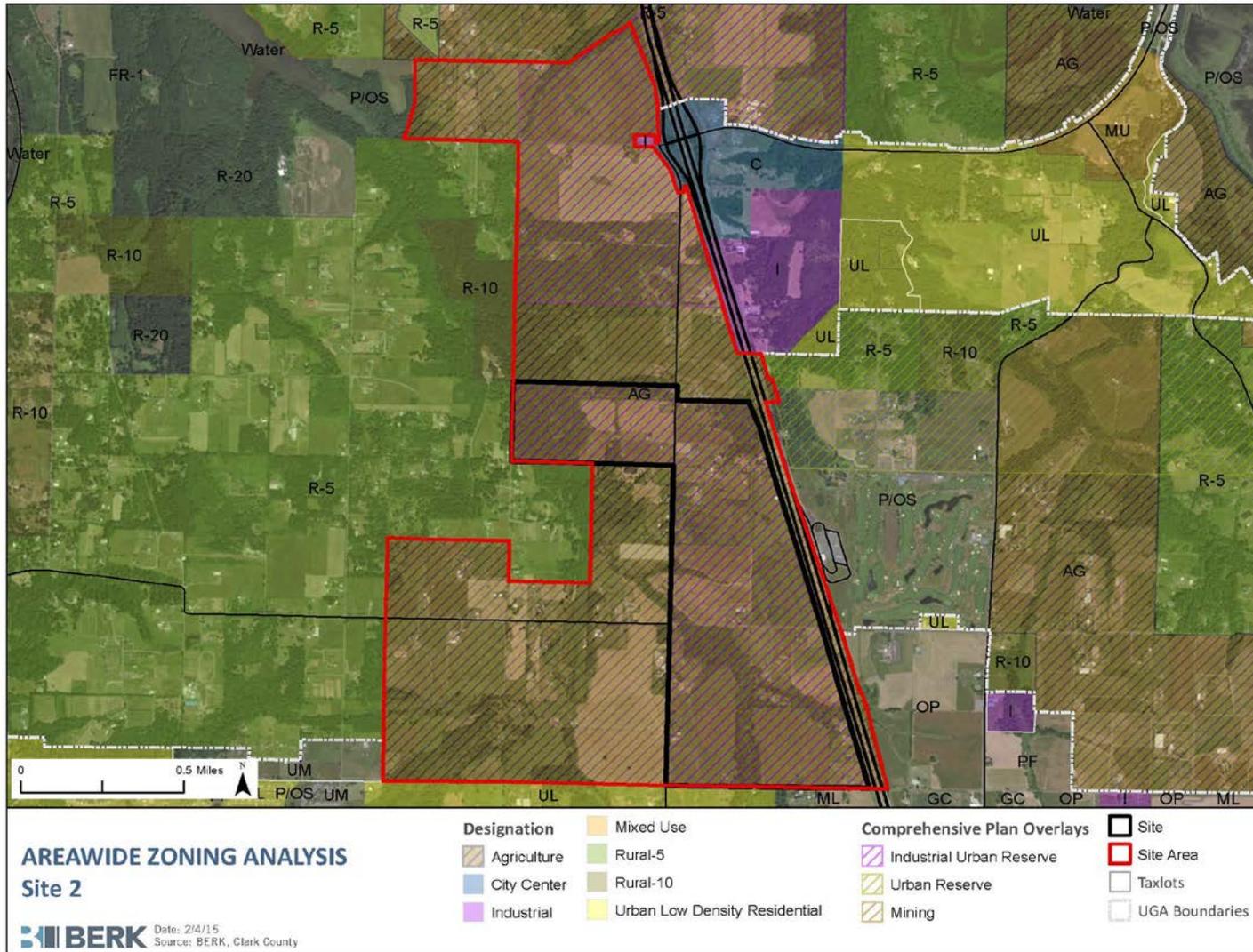


BERK Date: February 5, 2015 Source: BERK, Clark County

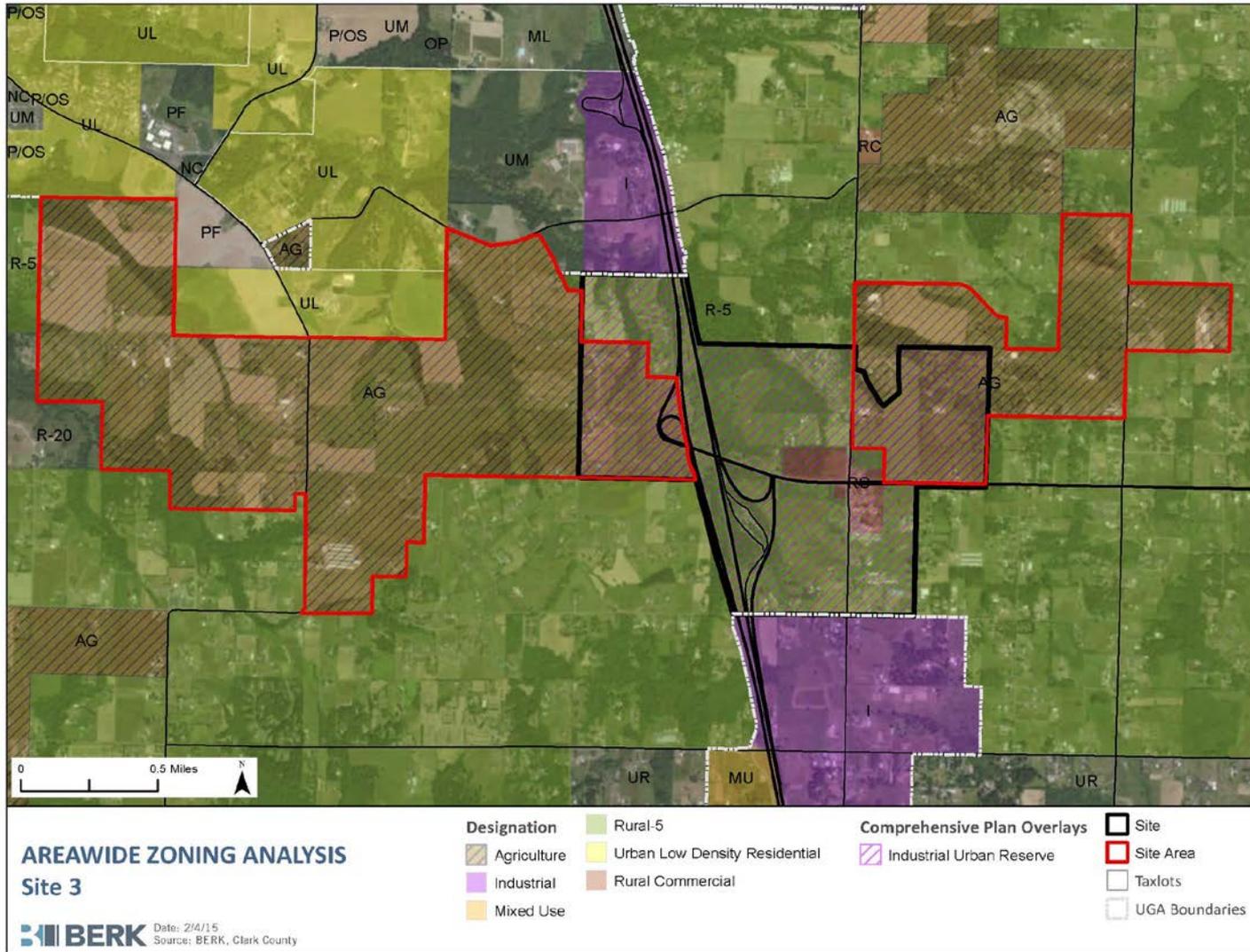
Site 1 Application Site



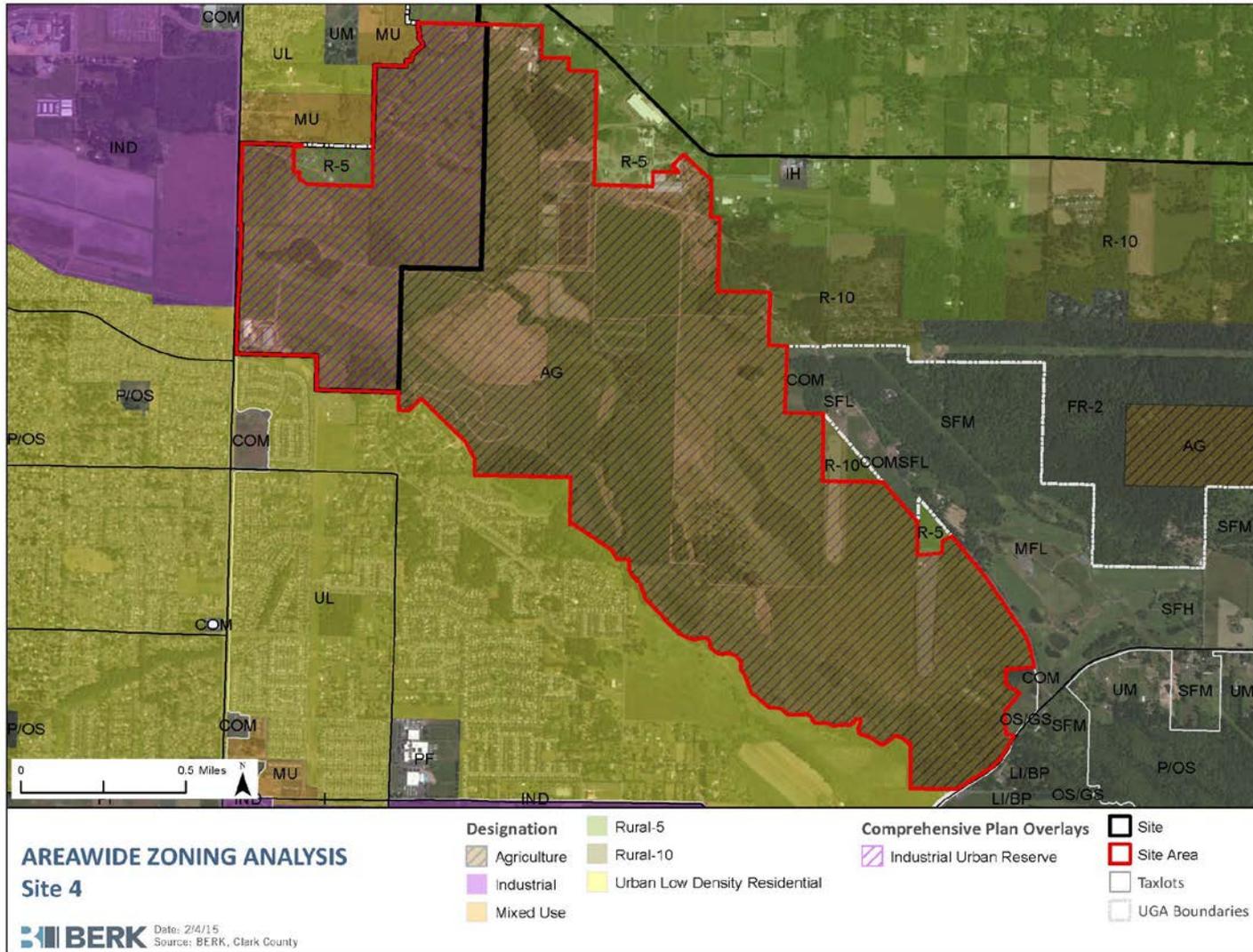
Site 2



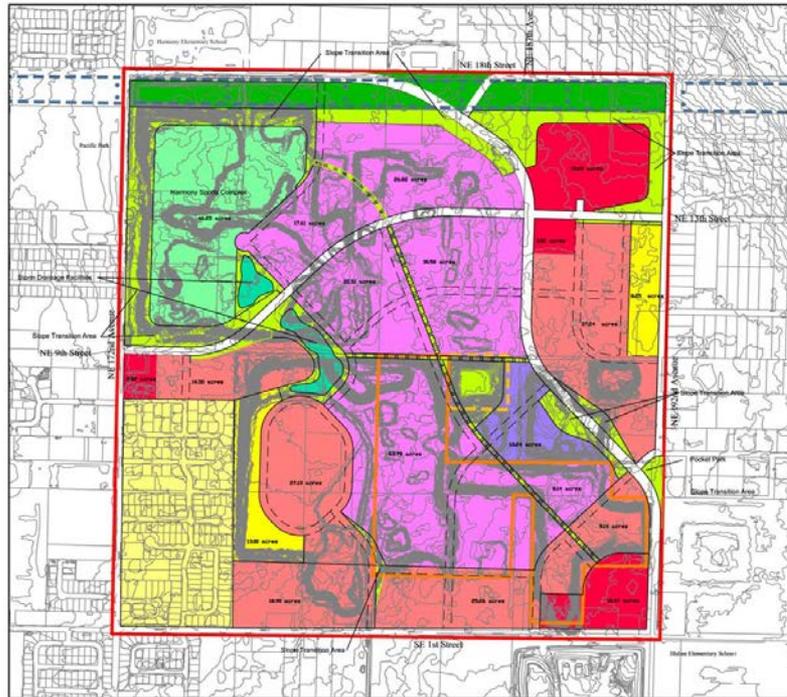
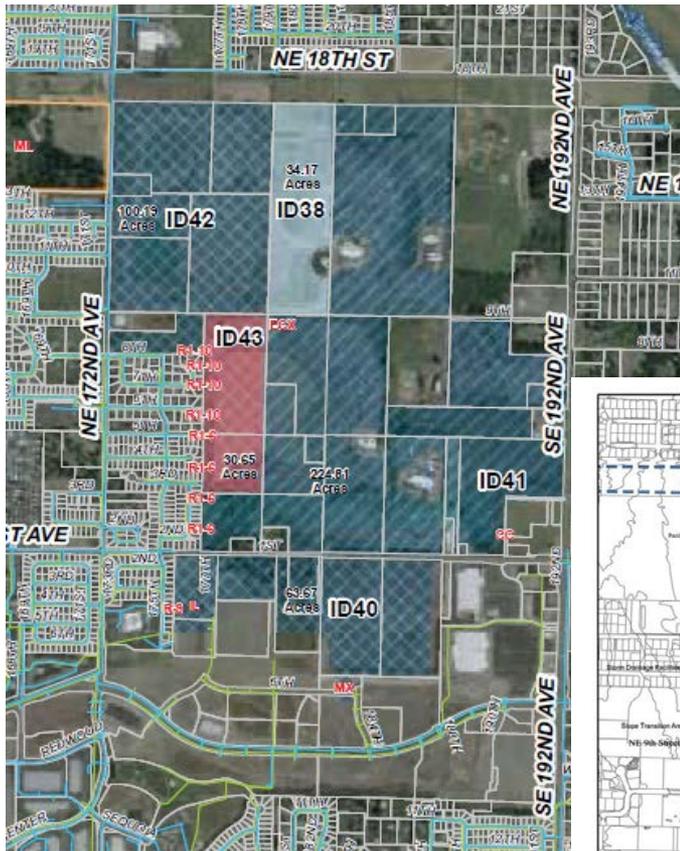
Site 3



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
Vancouver

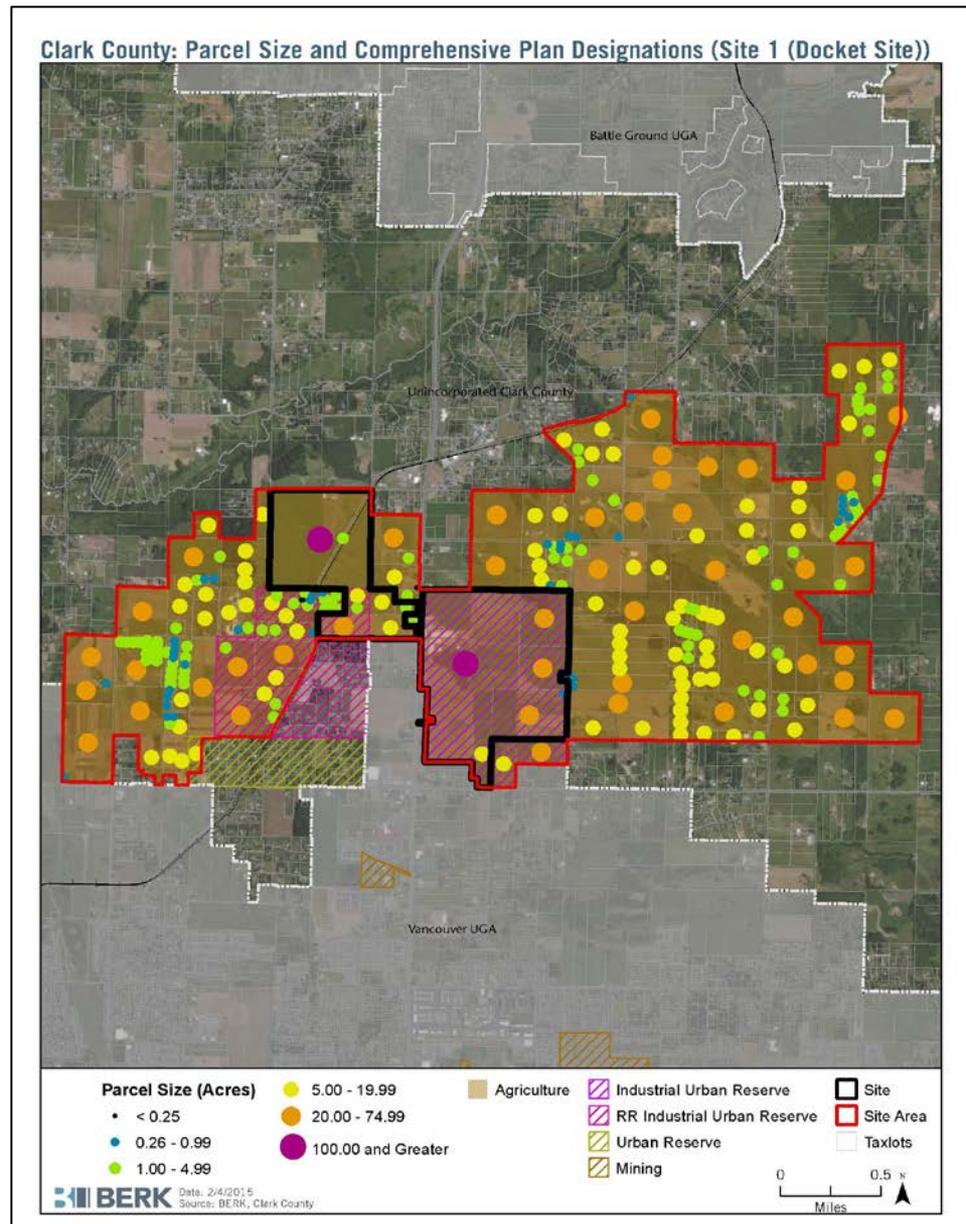
Agricultural evaluation

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



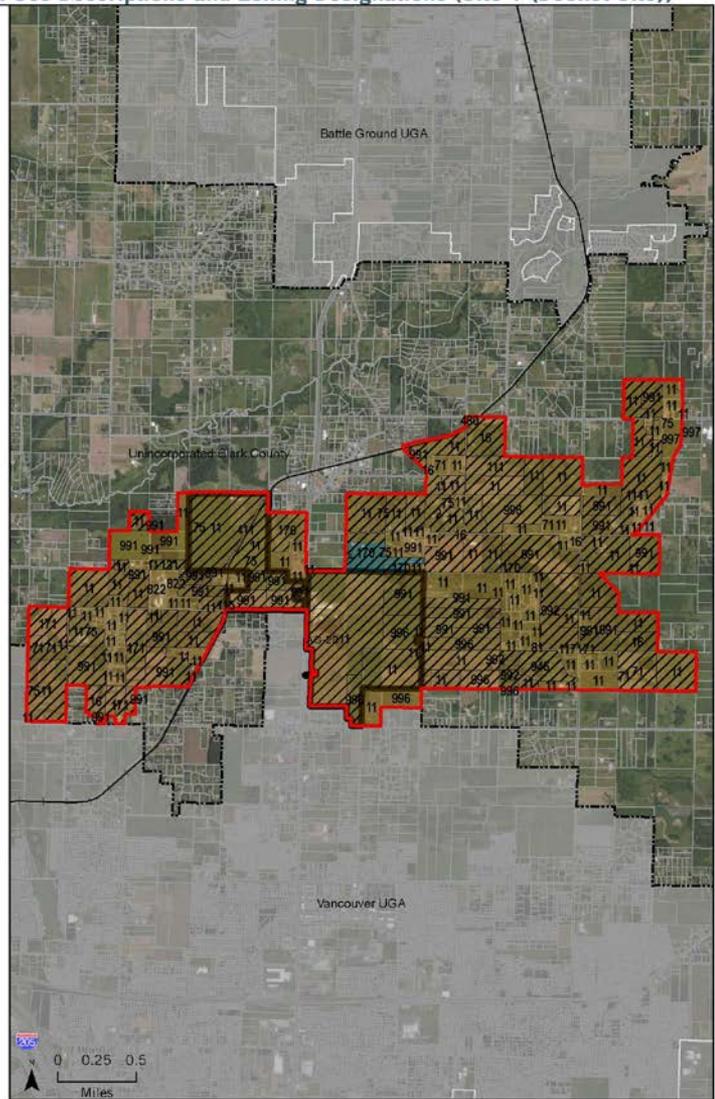
Site 1 Application Site

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)

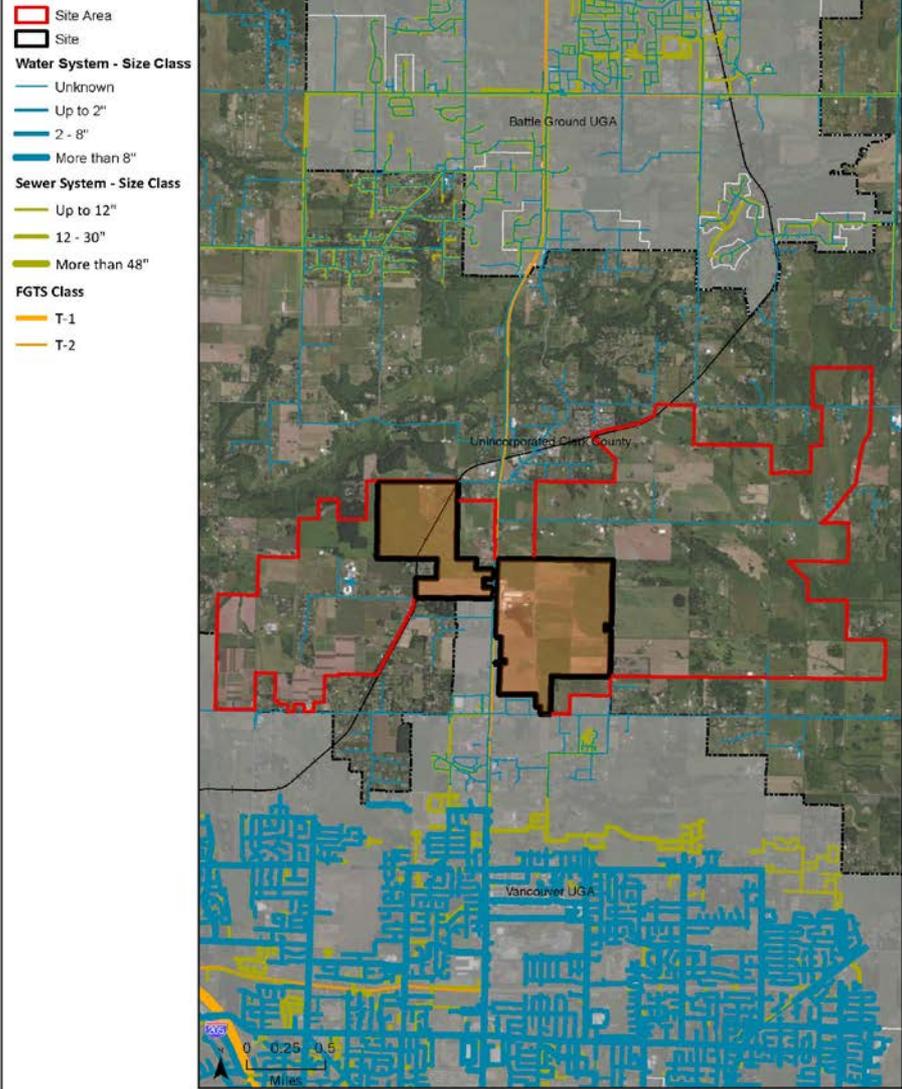


BERK Data: 2/4/2015
Source: BERK, Clark County

Site 1 Application Site

Freight
Water
Sewer

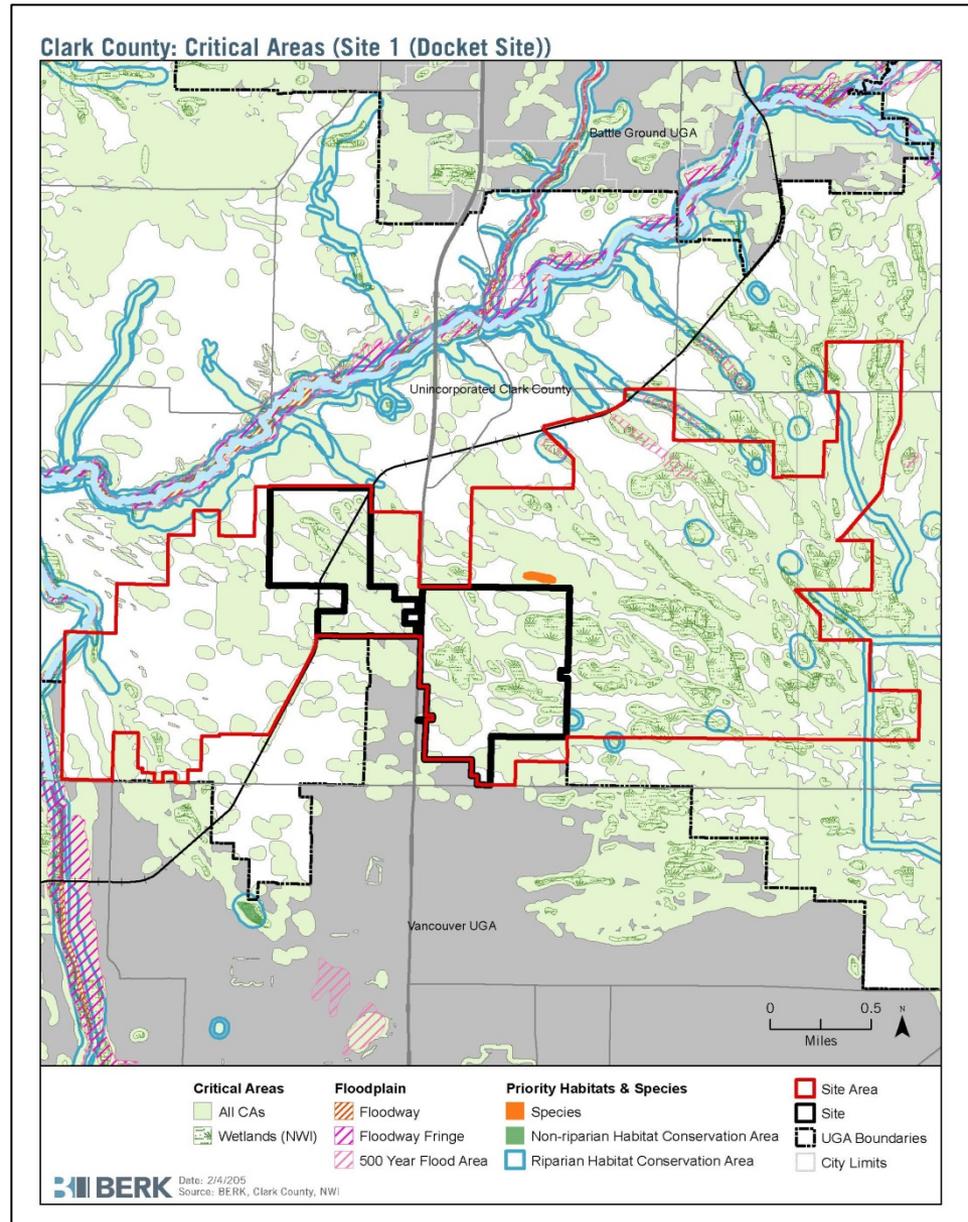
Clark County: Proximity to Freight Routes, Sewer, & Water Systems (Site 1 (Docket Site))



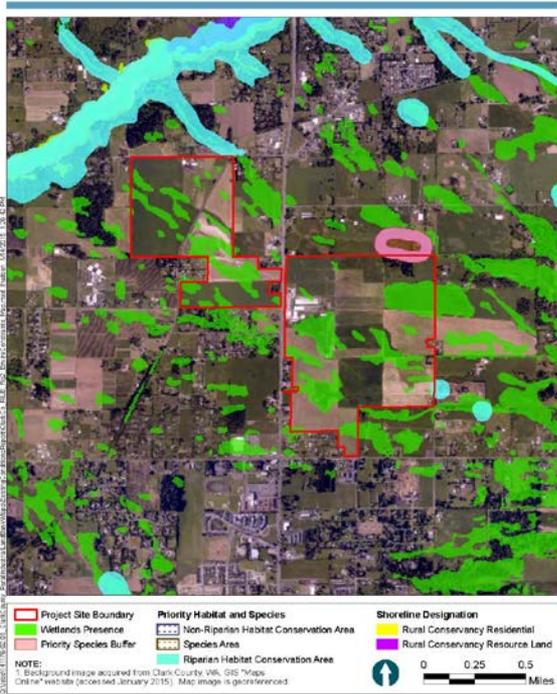
BERK Date: 2/4/2015 Source: BERK, Clark County

Site 1 Application Site

Critical Areas



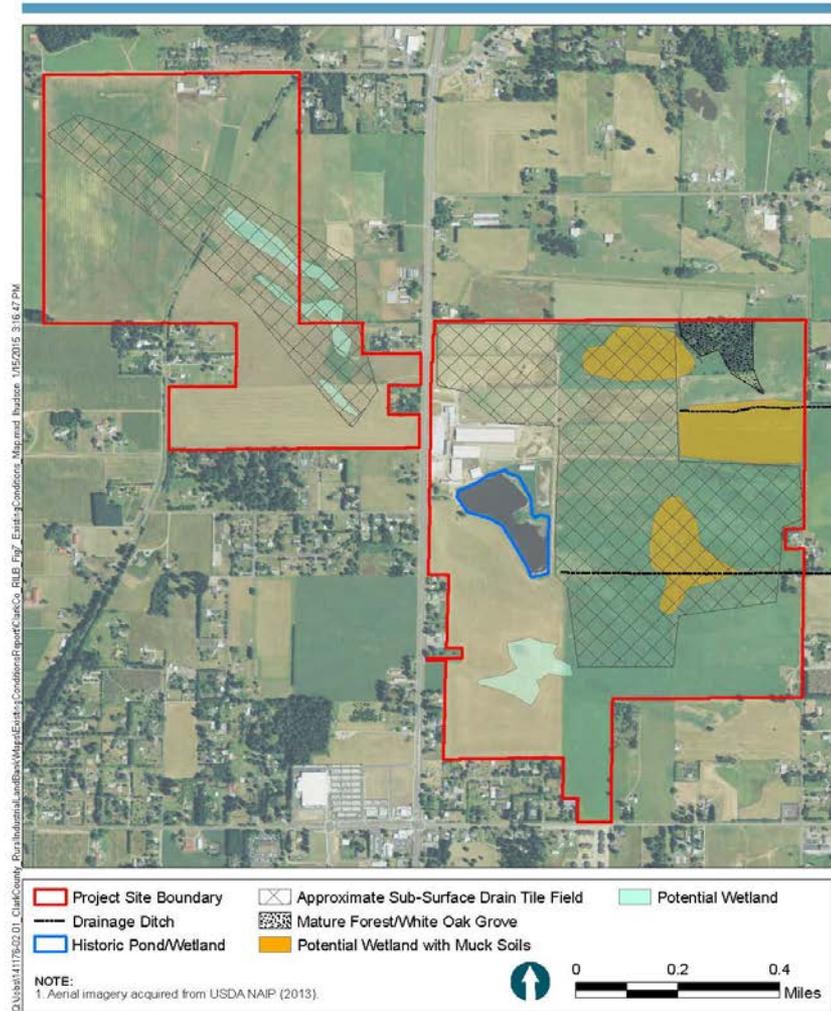
Site 1 Application Site Mapped Critical Areas versus Physical Site Visit



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



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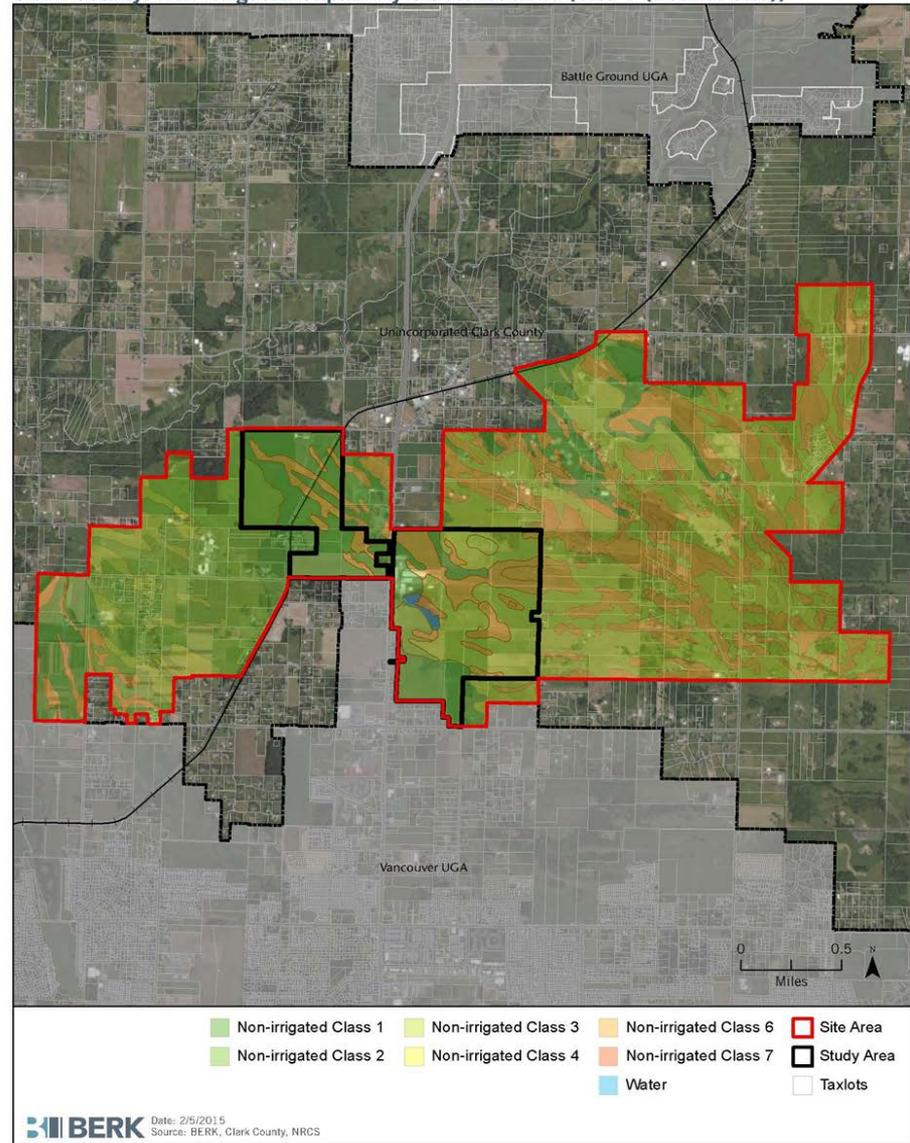


Figure 7
Existing Conditions Map
Site 1 Existing Conditions Report
Clark County Rural Industrial Lands Bank

Site 1 Application Site

Soil Capability

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



Master Plan Guiding Principles - Summarized

- **Goals**

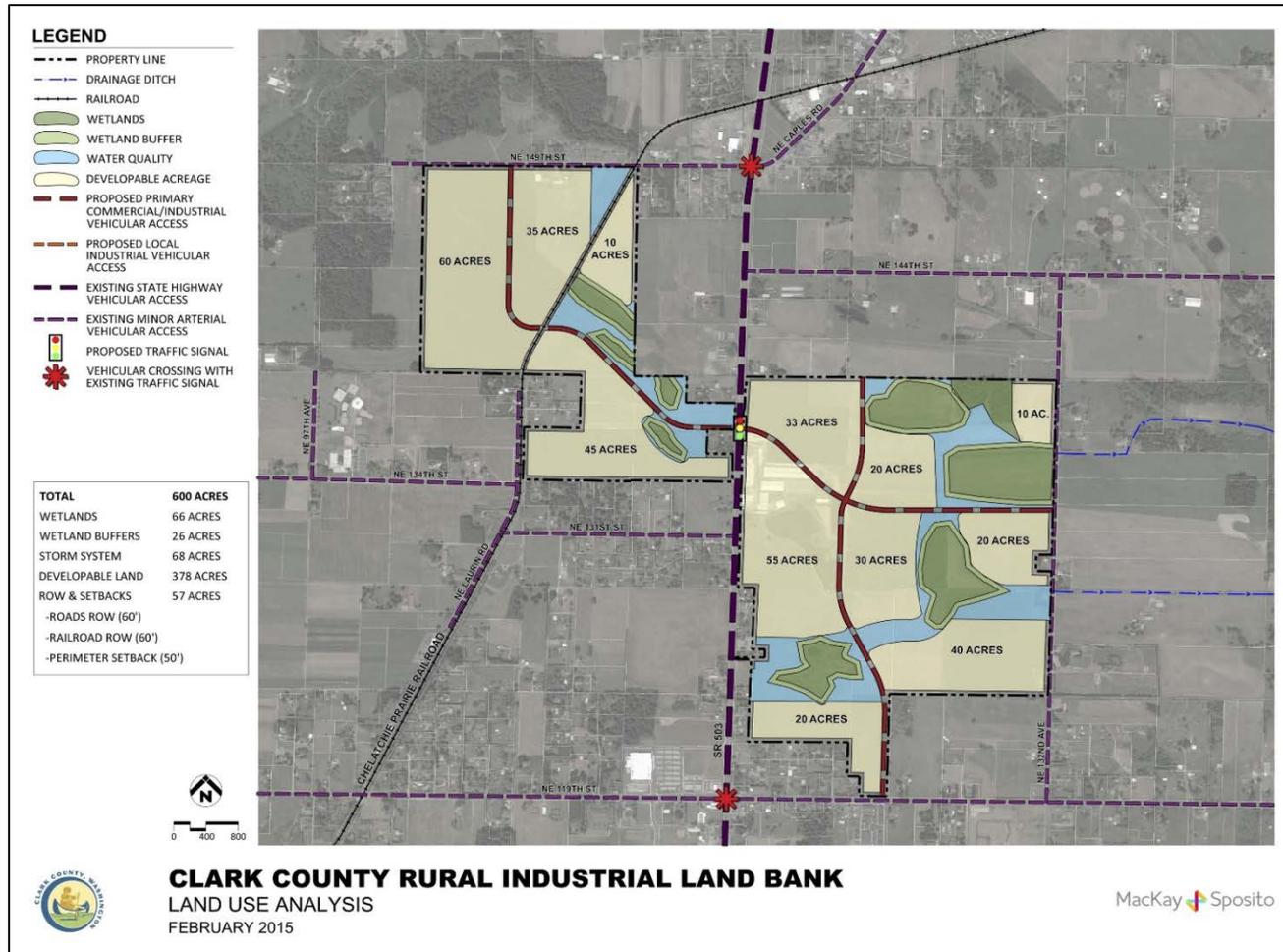
- Compatible with the surrounding land uses
- Create long term value for community and industrial users
- Promote sustainable development by minimizing environmental impacts ... and reducing waste
- Anticipate changing market and industrial needs and maintain flexibility for a variety of light industrial 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, June 2015
- Process
 - Draft de-designation analysis
 - Draft sites analysis
 - Draft concept master plan

Rural ILB – Next Steps

Questions?

Thank you!

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

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