

# CLARK COUNTY INDUSTRIAL SITE CRITERIA

## INTRODUCTION AND PURPOSE

Clark County is considering the establishment of a rural industrial land bank as provided in the GMA under RCW 36.70A.367. Clark County received a docket application to establish the rural industrial land bank on two properties that straddle SR-503 north of the Vancouver UGA:

- Ackerland property west of 117th Avenue, 223.72 acres.
- Lagler property east of 117th Avenue, 378.71 acres.

Presently the zoning for both properties is Agriculture (AG-20). The requested zoning is Light Industrial (IL).

The Clark County Comprehensive Plan identifies the subject areas as agriculture of long-term commercial significance. Portions of the properties are identified as Railroad Industrial Reserve or Industrial Reserve. No zoning implementing Comprehensive Plan overlays has been applied to the subject properties.

The sites have been studied for a variety of agricultural and employment uses including urban industrial uses in a 2007 EIS; prior Comprehensive Plan amendments included the properties in the Vancouver UGA, but the expansions were removed after a Growth Management Hearings Board determination and compliance order requiring the County to do so. The sites have not previously been evaluated as part of potential rural industrial land bank.

The purpose of the Industrial Site Criteria is to identify conditions under which industrial uses may be suitable to create an inventory of potential industrial sites for study that may then be further evaluated as alternatives. Criteria may address road classification, rail, visibility, freight access, size or property or ability to have multiple development sites in one area, etc. The purpose is to consider the needs of industrial uses in general before analyzing the particular docket site that is to be considered.



## CRITERIA

### Utilities

#### 1. System Development Charges

- High costs
- Medium costs
- Low costs

#### 2. **Process Water** - Capacity and adjacency (Volume and disposal)

##### Capacity

- High Tech Manufacturing 3 million gallons per day (GPD)
- Manufacturing 550-6000 GPD
- Light Industrial 20,000 - 40,000 GPD

*limit to IL uses only*

##### Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

#### 3. **Potable Water** - Capacity and adjacency (Volume)

##### Capacity

- High Tech Manufacturing 3 million gallons per day (GPD)
- Manufacturing 550 - 6000 GPD
- Light Industrial 20,000 - 40,000 GPD

##### Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

#### 4. **Fire Flow** - Capacity and adjacency

##### Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

##### Capacity

- 1,200-1,800 gallons per day (preferred capacity)
- 800-1,200 gallons per day (adequate capacity)
- 400-800 gallons per day (minimal required capacity)

##### Pressure

- 95+ (exceeds pressure required)
- 45-75 psi (preferred range)

- 35 and lower (undesirable)

5. **Sewer** - Availability to wastewater disposal (*Clark Regional Wastewater District*)

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tech Manufacturing 2.4 million gallons per day (GPD)
- Manufacturing 450,000 GPD to waste water facility
- Light Industrial 20,000 -40,000 GPD

6. **Power** - (Clark Public Utility)

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High tech Manufacturing 2 separate sources at 115KV or 20 MW continuous
- Manufacturing 25,000 KW peak demand
- Light Industrial 5,500 KW peak demand; 3,000,000 KWH/Month, 75% demand factor

Costs

- High
- Medium
- Low

7. **Natural Gas**- Proximity, capacity, predictability, continuity, affordability (*Northwest Natural*)

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tec Manufacturing 2,000 MCF @ 8 PSI
- Manufacturing 90,000 MFC/Month Average, 115,200 MCG/Month peak
- 50,000 therms or 5,000 MCF/Month

Costs

- High
- Medium
- Low

8. Telecommunications - (*varies*)

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

*may or may not be important  
depending on the industry  
(targeted?)*

Physical Parcel Constraints

9. Site Topography

- 0-8% Slopes (highly developable)
- 8-15% Slopes (moderately developable )
- 15%+ Slopes (undesirable)

10. Soils

- Hydric soils (wetlands)
- Infiltration capacity (High, Medium or Low)
- Foundation bearing capacity (High, Medium or Low)
- Seismic vulnerability (High, Medium or Low)
- Moisture content (High, Medium or Low)
- Spill containment, (High, Medium or Low)

11. Presence of sensitive onsite critical areas (e.g. wetlands, floodplains, aquifer recharge areas/wellhead protection areas, fish and wildlife habitat conservation areas, geologic hazards)

- Yes
- No

12. Environmental Contaminants (prior uses, including Agriculture)

- Yes (High, Medium or Low contamination)
- No

13. Geometry of the parcel(s)

- Rectangular (preferred)
- Square (acceptable)
- Broken parcels (unacceptable)
- 400' parcel depths or conglomeration to make these depths (preferred)
- 100 acres minimum parcel requirement. (contiguous property preferred))
- Adjacent parcels allows for future expansion

*ability to BLA or combine  
parcels?*

*— will help with alternative  
site analysis*

14. Ownership

- Common ownership of properties (minimal acquisition time)
- Multiple ownerships (maximum acquisition time)

## Land Use

### 15. Comprehensive Plan

- Identified for commercial or industrial purposes through designation or overlay
- Agricultural lands of long-term commercial significance

### 16. Zoning

- Zoned for commercial or industrial purposes through designation or overlay
- Agricultural-20 zone

### 17. Compatibility

- Industrial friendly neighborhoods: Adjacent Industrial or commercial zones, limited conflict with residential uses, common adjacent land uses and zoning
- Visual quality - Ability to provide a buffer or increase quality of development
- Proximity to complementary/ancillary uses
- Proximity to employee workforce
- Proximity to housing options

## Transportation

### 18. Transportation impact fee burden

- High Costs
- Medium Costs
- Low Cost

### 19. Access to a minor arterial or future arterial

- Direct access to a major road or arterial
- Egress access can be obtained
- More than one access point
- Site provides for both employee and freight access

*Cross circulation*

### 20. Rail Access

- Adjacent to site (within 100' of property)
- Rail Spur could be extended (1 mile length maximum)
- Rail Yard can be easily accessed (5 mile radius maximum)

### 21. Travel time to International Airport

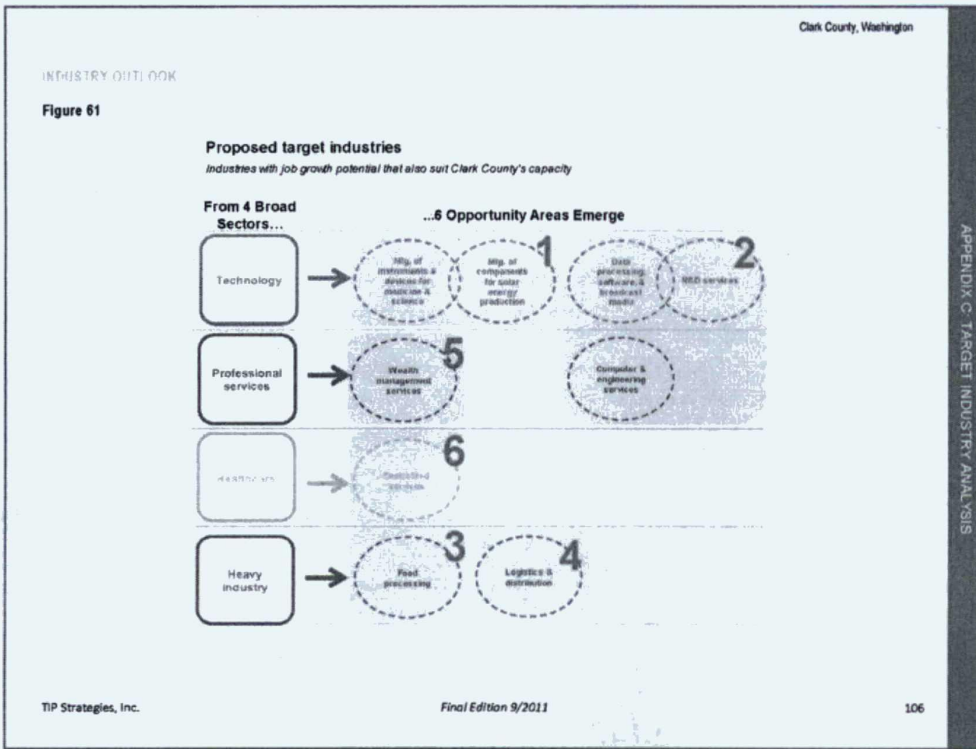
- 20 minutes preferred
- 40 minutes acceptable
- 40 minutes or more undesirable

**Other criteria**

Suitability for existing industrial cluster or targeted cluster? Based on the Clark County Economic Development Plan, the CREDC is focusing the following targeted industry sectors.<sup>1</sup>

- Technology
  - Mfg. of instruments & devices for medicine & science
  - Mfg. of components for solar energy production
  - Data processing, software, & broadcast media
  - R&D services
- Heavy Industry (traditional manufacturing and distribution of goods)
  - Food processing
  - Logistics & distribution
- Professional Services
  - Wealth management services
  - Computer & engineering services
- Healthcare Services
  - Centralized services

} no heavy industry



<sup>1</sup> <http://www.credc.org/wp-content/uploads/2012/09/TargetIndustries5.pdf>

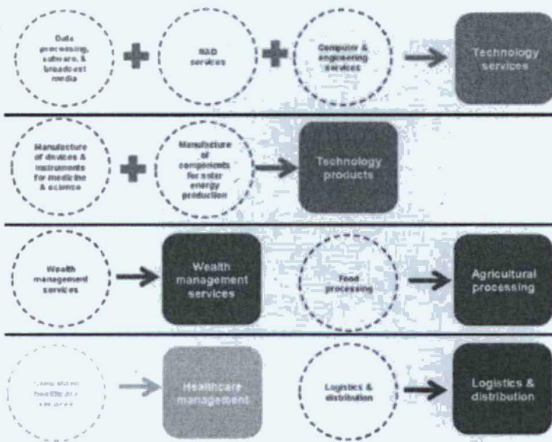
Clark County, Washington

INDUSTRIAL CRITERIA

Figure 62

**Proposed target industries**

*Industries with job growth potential that also suit Clark County's capacity*



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APPENDIX C - TARGET INDUSTRY ANALYSIS