



10/01/2014



# Clark County Rural Industrial Land Bank

Board of County Commissioners  
Work Session  
October 1, 2014

## Agenda

1. GMA Rural Industrial Land Bank (ILB) provisions
2. Rural ILB requirements
3. Application
4. Next Steps

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## GMA Provisions

- Rural ILB
  - Provisions in the GMA, RCW 36.70A
  - RCW 36.70A.365 addresses rural industrial development with a developer
  - RCW 36.70A.367 allows counties to establish up to two rural ILBs

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## GMA Provisions

- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review

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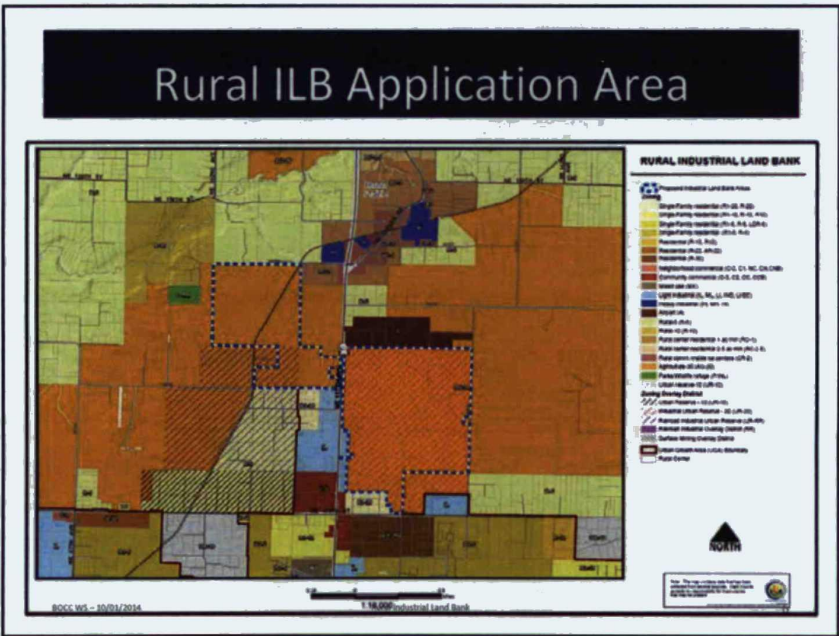
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## Rural ILB Application

- 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

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## Rural ILB Schedule

- **What has been completed**
  - February 2014
    - Application taken in by the county similar to an annual review
  - August 2014
    - BERK (Seattle) brought on as a consultant
    - Mackay Sposito assisting locally
    - Kittleson & Associates will lead transportation planning efforts
    - Kick-off meeting

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## Rural ILB Schedule

- **Proposed Timeline**
  - November 2014      De-designation analysis
  - February 2015      Development Regulations
  - August 2015      Master Planning Process
  - Sept/Oct 2015      Environmental Review
  - Oct-Dec 2015      Approval Process

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## Rural ILB Public Involvement

- Public Involvement to date
  - Webpage  
[www.clark.wa.gov/planning/landbank](http://www.clark.wa.gov/planning/landbank)
  - Contact with Neighborhood Associations
  - News Release

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## Rural ILB Next Steps

- Public Involvement
  - BOCC and PC Work Sessions
  - Public meeting in the fall of 2014
- Updates to Title 40
  - Current Master Planning Code (40.520.070)
  - New Rural Industrial Development Master Planning Code (40.520.075)
  - Comprehensive Plan Map Change Code (40.560.010(S))
  - PC work session and hearing, November 2014

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## 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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