



CLARK COUNTY WASHINGTON
County services at your fingertips

HOME | A-Z | FIND IT | JOBS | LINKS | NEWS | CONTACT US

Google Search

Community Planning > Rural Industrial Land Bank

- Community Planning
- Rural Industrial Land Bank
- Planning area
- Documents and maps
- Contact us



Rural Industrial Land Bank

Related information

- Get project updates
Join our email list and we will keep you up to date on this project
- Maps Online (property information)
- Clark County Code

What's Next

Staff and the consultant (BERK) are continuing to work on identifying criteria that make a good industrial site, an alternative sites analysis, and the de-designation analysis. Work has also started on the master planning process. Another open house will be scheduled for late March or early April to inform the public of progress to date and to ask for comments. Documents for review will be posted here.

An open house was held on January 28, 2015 to introduce the rural industrial land bank concept and to discuss the proposed rural industrial land bank application.

- Open House Presentation
- Open House Handout
- Open House Display Boards

One of the requirements for establishing a land bank is the preparation of a master plan for the area. The Board of County Commissioners adopted changes to the county's master planning requirements at a public hearing on December 16, 2014. Adopted code language:

- Section 40 520 070 Master Planned Development
- Section 40 520 075 Rural Industrial Development Master Plan (new section)
- Section 40 560 010 Plan Amendment Procedures

Project Summary

In 1996, the Growth Management Act (GMA), RCW 36 70A, was amended with provisions to allow major industrial developments to be sited outside of urban growth areas. RCW 36 70A 365 allows counties to site major industrial developments where there is a specific development application involved. RCW 36 70A 367 allows counties to establish up to two rural industrial land banks with the intent that they develop as industrial properties.

In February 2014, Clark County received an application for the establishment of an industrial land bank on two different sites. The locations are north of the intersection of SR-503 (NE 117th Avenue) and 119th Street on 223 acres and 378 acres currently zoned for agriculture (AG-20). The 223-acre site to the west of SR-503 is referred to as the Ackerland property. The 378-acre site to the east of SR-503 is referred to as the Lagler property. There is no specific developer, so the county is proceeding under RCW 36 70A 367.

Map of Planning Area

Requirements to establish a rural industrial land bank

- there has to be an inventory of potential sites within urban growth areas made,
- consultation with affected cities is required,
- the site has to be master-planned,
- the site has to have a programmatic level of environmental review, and
- regulations for review and approval of industrial developments must be put in place.

In addition, because the parcels in the application are zoned for agriculture, a de-designation process is required, because by county code any land in a rural industrial land bank will be zoned for light industrial (IL) uses. A list of allowable uses in light industrial (IL) districts can be found in CCC Section 40 230 035-Employment Districts. Information has been compiled in the link below:

- CCC Section 40 230 035 Employment Districts

Find it

Having trouble finding what you are looking for?

- **A-Z index** - All services and programs are listed
- **Contact us** on the phone during business hours or by e-mail any time



Project contact

Gordy Euler, Clark County Community Planning
(360) 397-2280 ext 4968
gordon.euler@clark.wa.gov

Last updated 02/04/2015 11:34:33