



CLARK COUNTY RURAL INDUSTRIAL LAND BANK

Public Open House Agenda | April 15, 2015

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|-------------|--|----------------|
| I. | OPEN HOUSE | 5:30 PM |
| II. | WELCOME | 5:45 PM |
| III. | RURAL INDUSTRIAL LAND BANK PROPOSAL | 5:50 PM |
| | A. What is a rural industrial land bank? | |
| | B. What makes a good industrial site? | |
| | C. County inventory of potential industrial sites | |
| | D. Areawide agricultural analysis of alternative sites | |
| | E. Docket site conditions and conceptual industrial plan | |
| | F. Next steps | |
| IV. | QUESTIONS AND ANSWERS | 6:30 PM |
| V. | ADJOURN | 7:00 PM |





Clark County Rural Industrial Land Bank

Open House #2
CASEE Center
April 15, 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

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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

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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

Open House 4/15/2015

Public Review of ILB Sites

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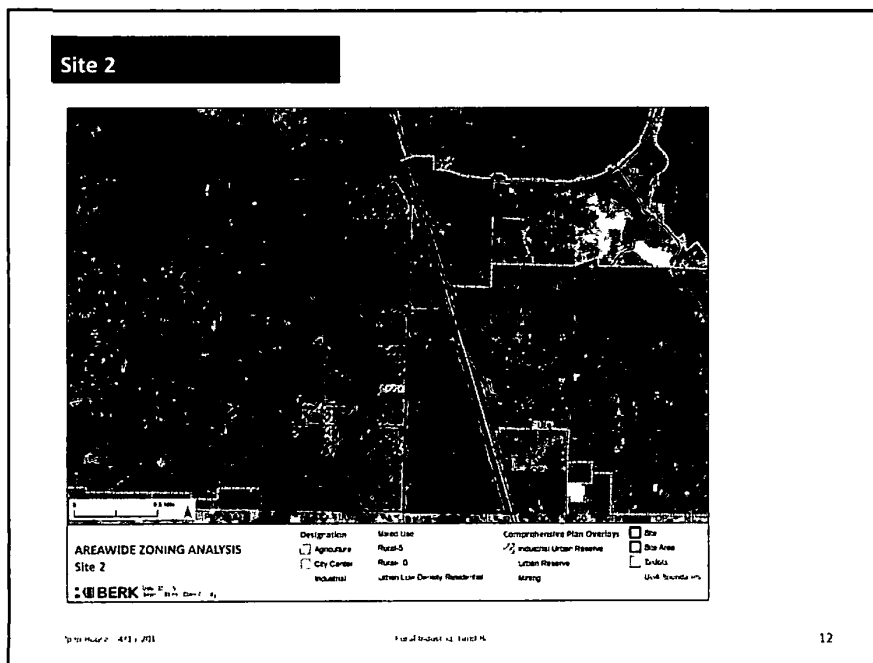
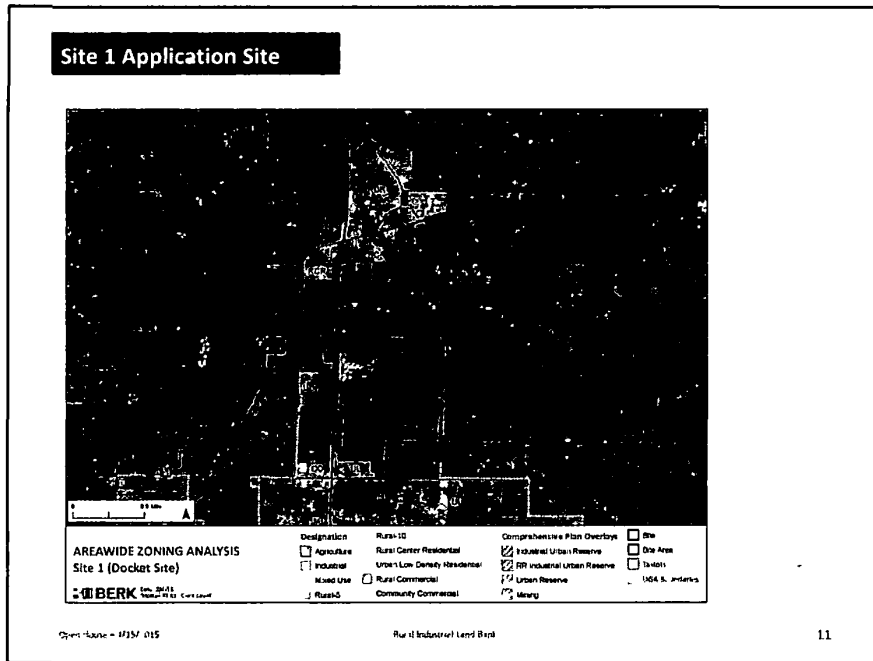
What makes a good industrial site?

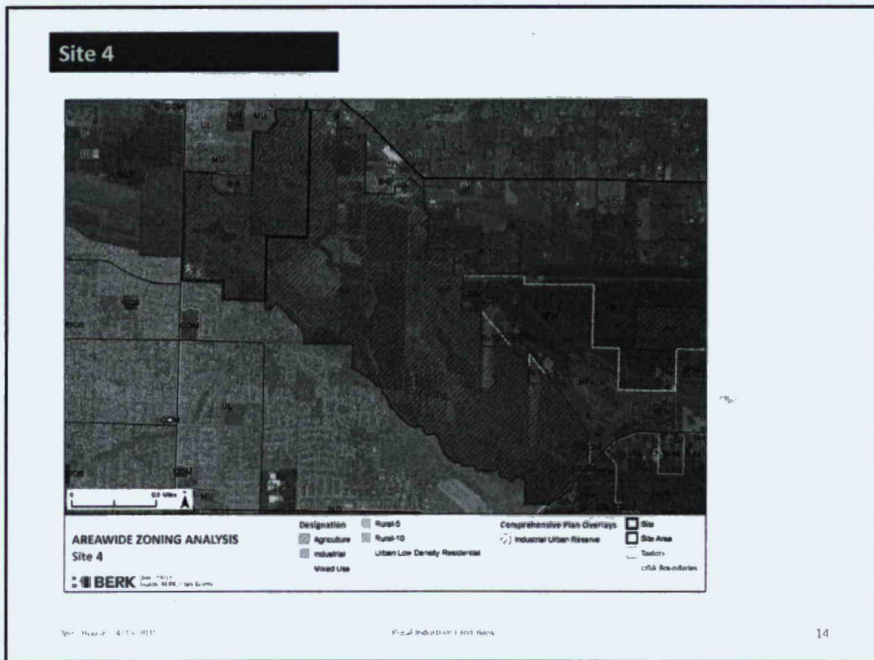
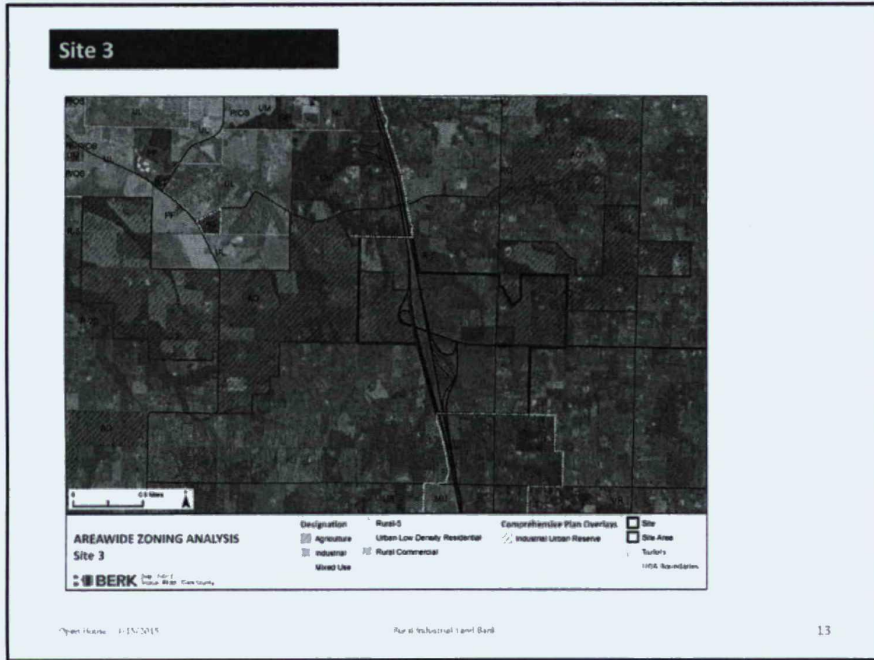
- Utilities
 - Water, sewer, power, etc
- Parcel Constraints
 - Topography, geometry, ownership, critical areas, etc.
- Transportation
 - Freight, Roads, Access, etc.
- Land Use & Other Plans
 - Comp Plan, Zoning
 - Compatibility
 - Economic Development Plan

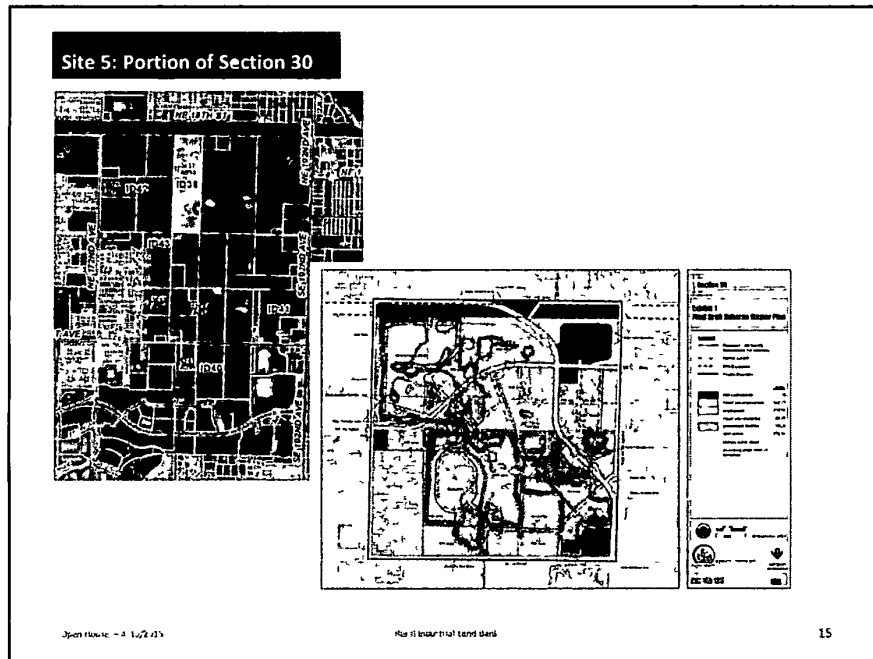
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Public Review of ILB Sites

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Agricultural evaluation

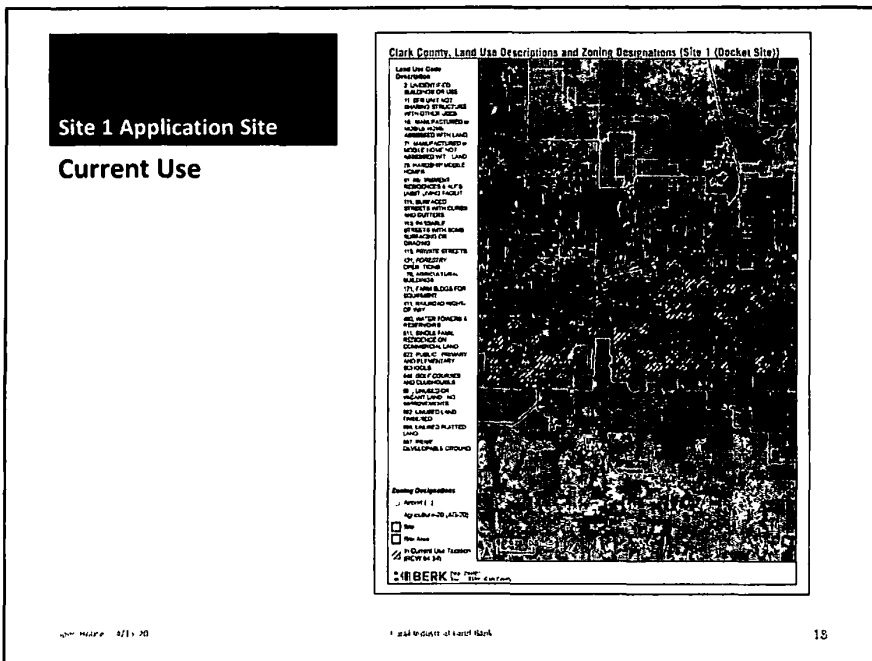
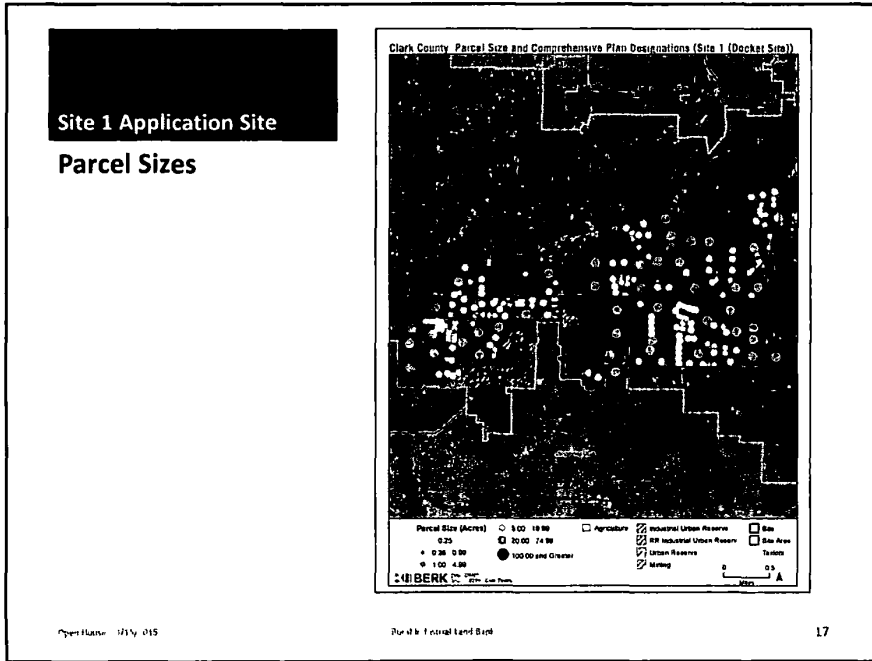
WAC 365-190-050 Criteria

- 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

Open House - 4 1/2 13

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**Site 1 Application Site
Mapped Critical Areas
versus Physical Site Visit**



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

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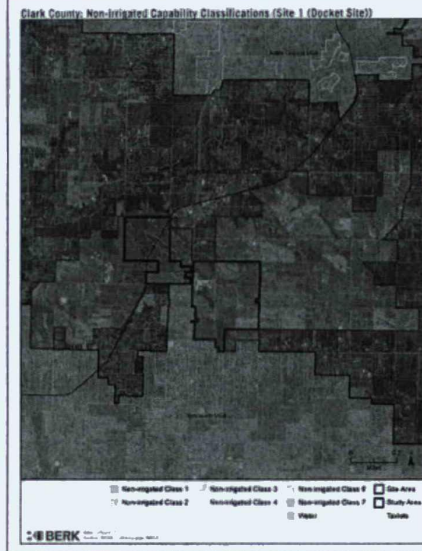


Figure 7
Existing Conditions Map
Site 1 Existing Conditions Report
Clark County Rural Industrial Lands Bank

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**Site 1 Application Site
Soil Capability**



Clark County, Non-Irrigated Capability Classifications (Site 1 (Docket Site))

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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

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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

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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

Open House - 1/28/15

Rural ILB Public Involvement

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Rural ILB – Next Steps

- Public Involvement
 - Open House #3, June 2015
- Process
 - Draft de-designation analysis
 - Draft sites analysis
 - Draft concept master plan

Open House - 6/1/15

Rural ILB Public Involvement

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Rural ILB – Next Steps

Questions?

Thank you!



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

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ATTENDANCE SIGN IN
****Please PRINT Clearly****



Date: April 15, 2015

Project: Rural Industrial Land Bank Open House

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| | | | <input type="checkbox"/> YES <input type="checkbox"/> NO | |



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