



Clark County Rural Industrial Land Bank

Board of Clark County Councilors
Work Session
June 3, 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 re-zoning of the identified ILB location

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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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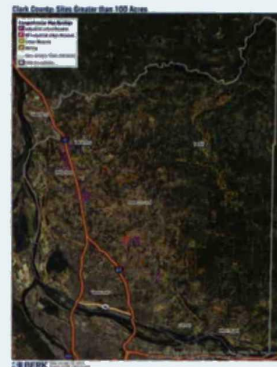
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Potential Clark County sites

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

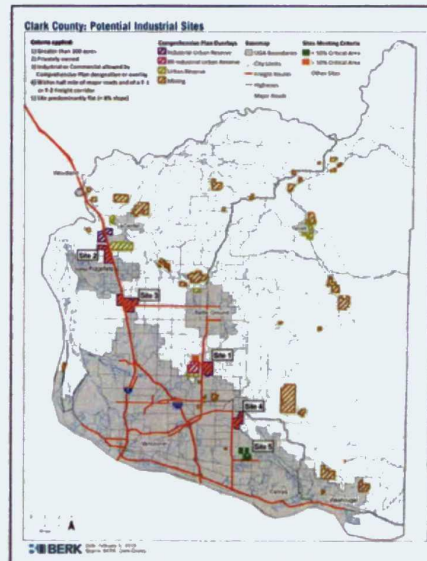


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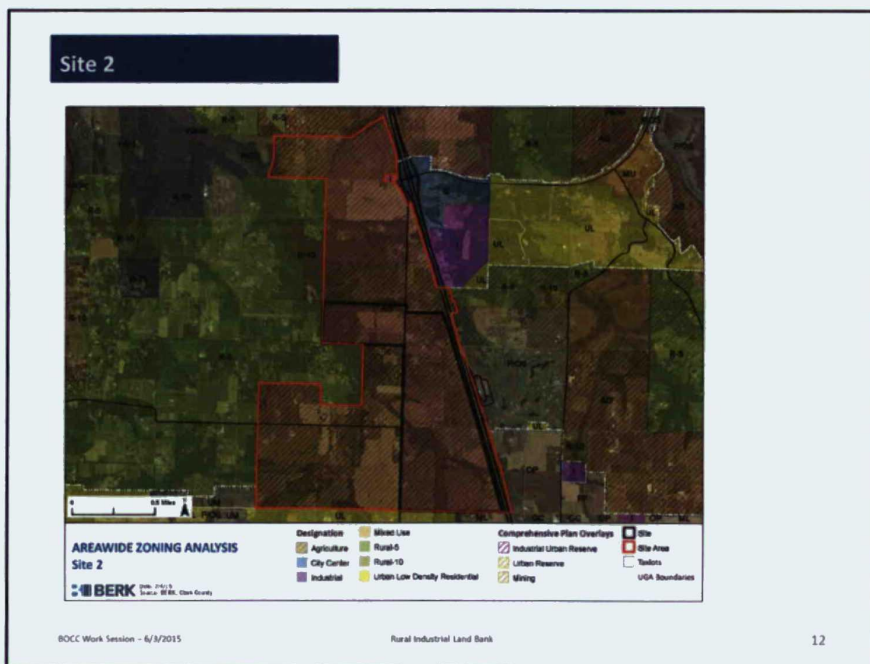
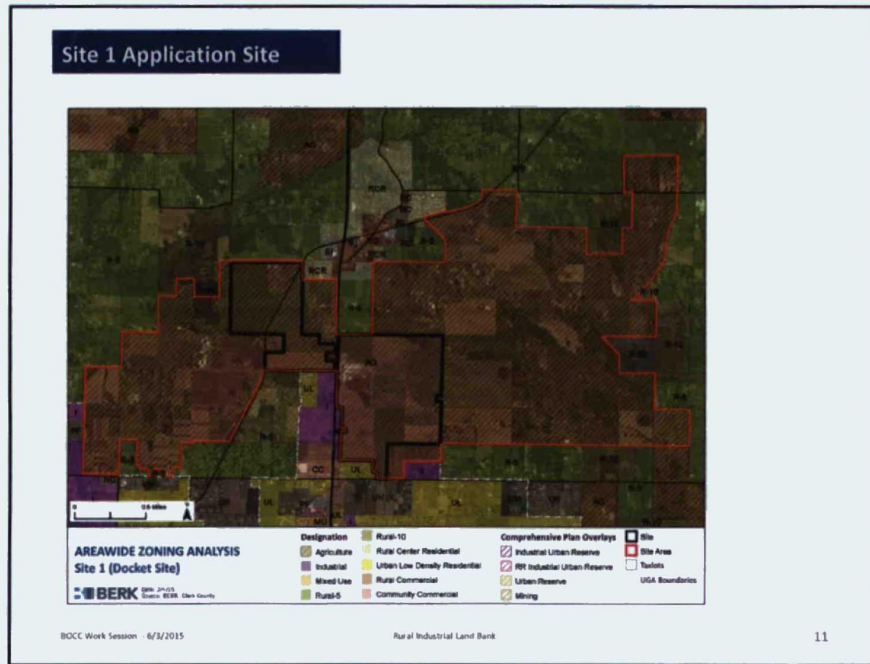
Potential Clark County Sites

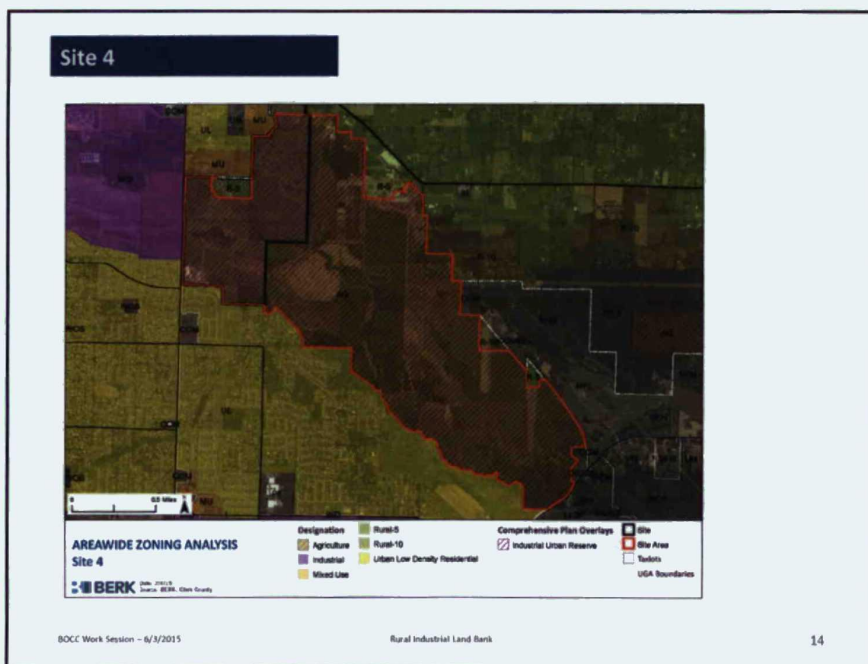
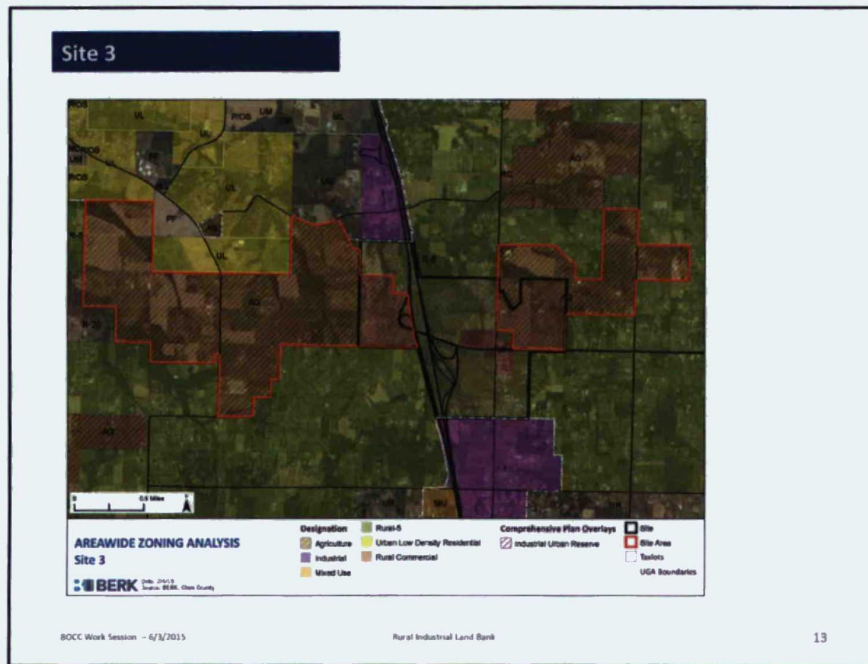


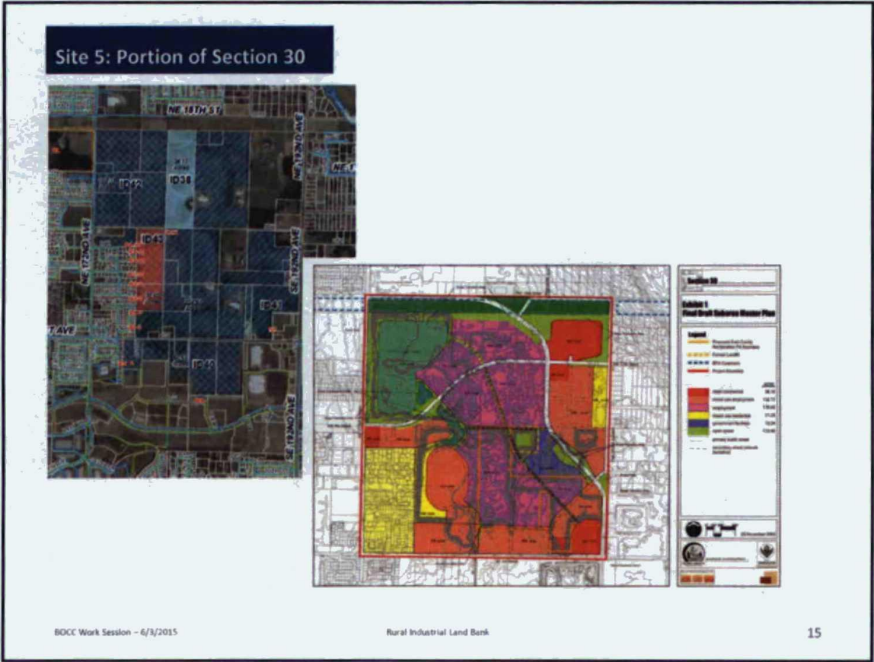
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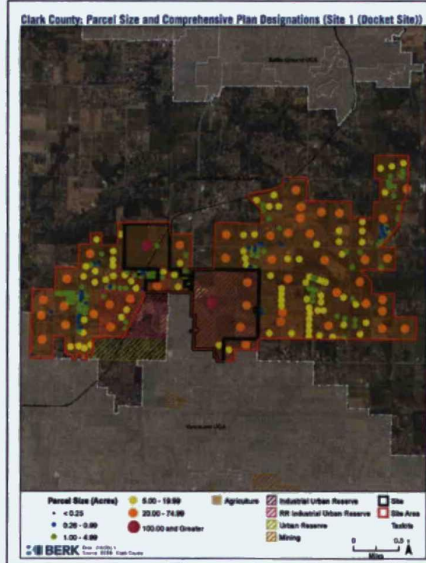


Agricultural evaluation

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

Site 1 Application Site
Parcel Sizes

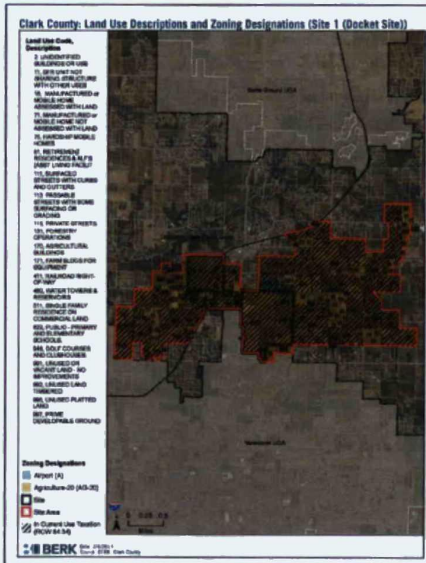


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Site 1 Application Site
Current Use



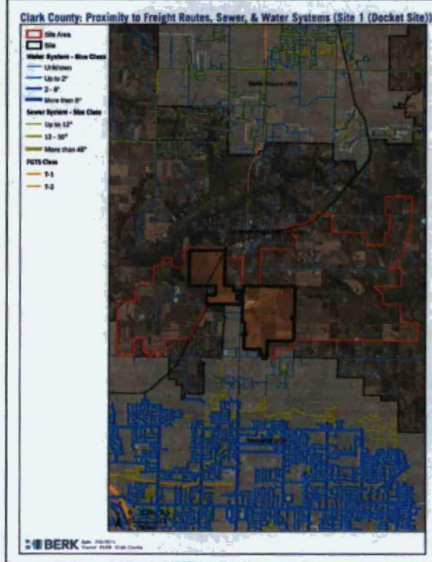
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Site 1 Application Site

**Freight
Water
Sewer**



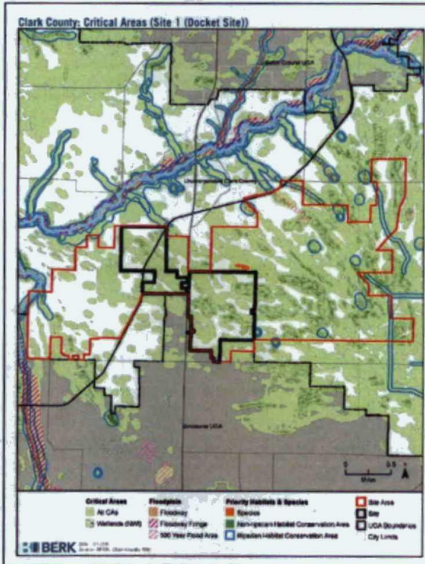
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Site 1 Application Site

Critical Areas



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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**

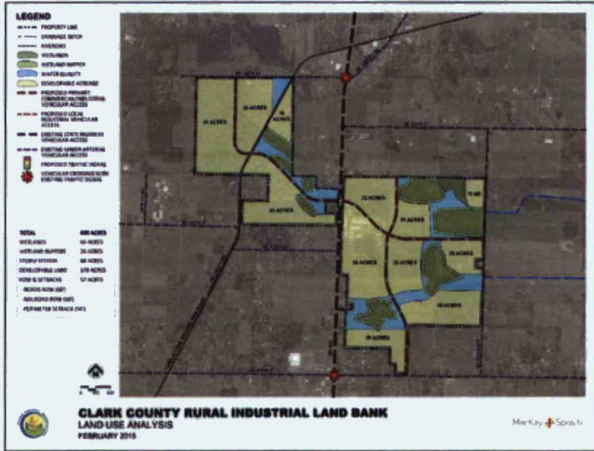
- Create coordinated and cohesive master plan allowing streamlined review
- Respect and preserve critical areas
- Develop a stormwater solution mimicking natural hydrology of site
- Address site criteria for industrial lands and maximize the land value
- Develop roadway & site infrastructure allowing 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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Master Plan Land Use Concept



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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

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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

Rural ILB – Next Steps

- Public Involvement
 - Open House #3, July 2015
- Process
 - De-designation analysis (draft on the web)
 - Sites analysis (draft on the web)
 - Draft concept master plan (draft on the web)
 - Draft development regulations
 - Environmental review

Rural ILB

Questions?

Thank you!



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

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