

## Notice of Intent to Designate a Rural Industrial Land Bank

Clark County hereby provides notice of its intent to designate an industrial land bank in one or more rural areas. The purpose of the industrial land bank is to allow "major industrial development" on large properties that are master planned to accommodate industrial and manufacturing businesses outside of urban growth areas. Clark County received an application to establish the industrial land bank on two properties that front SR-503 north of the Vancouver urban growth area: the Ackerland property, 223.72 acres west of 117th Avenue, and the Lagler property, 378.71 acres east of 117th Avenue.

See <http://www.clark.wa.gov/planning/landbank/> for additional information including available reports and analysis and the scheduling of public meetings and hearings.

**Contact:**

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Approved as to Form only:

ANTHONY F. GOLIK  
Prosecuting Attorney

By: \_\_\_\_\_  
Christine Cook, Deputy Prosecuting Attorney

**PLEASE PUBLISH:            Wednesday, September 30, 2015**

Please Bill:            Clark County Community Planning  
                                 Reflector Account 29111269  
                                 Columbian Account 70914  
                                 Attn: Sonja Wisner  
                                 P. O. Box 9810  
                                 Vancouver, WA 98666-9810



## **Determination of Significance and Adoption of Existing Environmental Document**

### **Description of current proposal**

Clark County is considering the establishment of a rural industrial land bank (RILB) as provided in the Growth Management Act (GMA; RCW 36.70A.367). Clark County received a docket application to establish the RILB on two properties that front SR-503 north of the Vancouver urban growth area (UGA): Ackerland property west of 117th Avenue, 223.72 acres and Lagler property east of 117th Avenue, 378.71 acres.

117th  
Designation of the RILB would allow large properties in rural areas to accommodate industrial and manufacturing businesses, and limited commercial uses. Future development would need to be master planned and demonstrate consistency with the Clark County Comprehensive Plan, the Light Industrial Zone, and development standards requiring a perimeter landscaped buffer, water quality and air quality standards, critical areas regulations, stormwater standards, and adequate roadway, water, sewer, power and other infrastructure.

The Clark County Comprehensive Plan identifies the subject areas as agricultural lands of long-term commercial significance. Portions of the properties are identified as Railroad Industrial Reserve or Industrial Reserve. As part of designating the RILB, the properties would be de-designated from agricultural lands of long-term commercial significance, designated as a RILB, and rezoned as Light Industrial (IL).

Based on the requirements of GMA, alternative locations for the RILB have been considered. An inventory identified five sites – one site in the Vancouver Urban Growth Area (UGA) and four non-UGA sites including the docket site for analysis as alternative sites:

- Site 1 is the subject docket site north of the Vancouver UGA straddling SR 503.
- Site 2 is adjacent to and north of the Ridgefield UGA along I-5.
- Site 3 lies between the Vancouver and Ridgefield UGAs along I-5 at SR 502.
- Site 4 is adjacent eastward of the Vancouver city limits.
- Site 5 consists of the Section 30 subarea plan site in eastern Vancouver city limits.

All sites were considered for industrial or employment center purposes in the Clark County 2007 Comprehensive Plan Environmental Impact Statement (EIS). The City of Vancouver led a subarea plan for Section 30 and development agreements were prepared in 2009. Environmental review was conducted with the subarea plan and also has occurred as developments have been proposed.

### **Proponent**

Clark County

### **Location of current proposal**

The docket site is north of the Vancouver UGA along SR 503. Primary addresses are: 13207 NE 117th Ave, Vancouver, 98662 (east) and 10901 NE 149th St, Brush Prairie, 98606 (west).

### **Title of document being adopted**

Clark County Comprehensive Growth Management Plan Final Environmental Impact Statement 2007

### **Agency that prepared document being adopted**

Clark County

**Date adopted document was prepared**

May 4, 2007

**Description of document (or portion) being adopted**

The Final EIS is being adopted.

**If the document being adopted has been challenged (WAC 197-11-630), please describe:**

Not applicable.

**The document is available, as follows:**

- On-line, at: [http://www.clark.wa.gov/planning/comp\\_plan/eis.html](http://www.clark.wa.gov/planning/comp_plan/eis.html).
- Clark County Community Planning  
1300 Franklin Street, Floor 3  
Vancouver, Washington 98668-9810

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. To meet the requirements of RCW 43.21C.030(2)(c), the lead agency is adopting the document described above. Under WAC 197-11-630, there will be no scoping process for this project.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

**Environmental review**

An addendum to the 2007 EIS in the form of a programmatic environmental review has been prepared regarding the RILB. This document includes a review of environmental factors for the application site and contains mitigating measures as required in the form of a master plan concept and proposed development regulations. The addendum is available at: <http://www.clark.wa.gov/planning/landbank/>.

**Comments**

Comments on the addendum will be taken for 14 days after the date of issuance of this notice (October 14, 2015). Comments may be sent as follows:

- Post a comment online: [Engage Clark County](#)
- Send us an email at: [commplanning@clark.wa.gov](mailto:commplanning@clark.wa.gov)
- Mail your comments:  
Clark County Community Planning  
Attn: Rural Industrial Land Bank  
P.O. Box 9810, Vancouver, WA 98666-9810

NOTICES OF INTENT TO DESIGNATE INDUSTRIAL LAND BANK, APPLICATION, PUBLIC HEARING,  
AND DETERMINATION OF SIGNIFICANCE/ADOPTION OF EXISTING DOCUMENT

**Appeals**

SEPA appeals shall be filed in writing with the Board of County Councilors within fourteen (14) calendar days of the close of the comment period (October 28, 2015), which appeal shall be decided by the Board in conjunction with its decision on the underlying recommendation

**Name of agency adopting document**

Clark County

**Responsible official**

Oliver Orjako, Director, SEPA Responsible Official  
Clark County Community Planning  
1300 Franklin Street, Floor 3  
Vancouver, Washington 98668-9810

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