



Clark County Rural Industrial Land Bank

Open House #4
CASEE Center
October 29, 2015

Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. Alternative Sites
4. Master Plan Concept
5. Draft Development Regulations
6. De-designation Analysis
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 (Addendum, Part I)
 - Consultation with cities
 - Master planning process (Addendum, Appendix A)
 - Development regulations
(<http://www.clark.wa.gov/planning/landbank/documents/RILBDraftDevelopmentRegulations.pdf>)
 - Programmatic level of environmental review (Addendum, Part II)
 - Local adoption process
- De-designation analysis (Addendum, Appendix B)

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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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Rural Industrial Land Bank

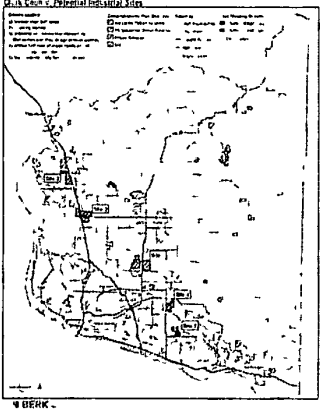
Rural ILB Application

- **What has been completed**
 - May 14, 2015 EDAT presentation
 - June 3, 2015 BOCC work session
 - June 8, 2015 Railroad Advisory Board presentation
 - July 29, 2015 Open House #3
 - Oct 7, 2015
 - ✓ Notice of Intent to Designate published
 - ✓ Notice of DS with Addendum published
 - Oct 21, 2015 Comments on Addendum due
 - Oct 29, 2015 Open House #4

Open House 10/29/15 11:00 AM - 12:00 PM for Industrial Land Use

Alternative Sites

- **Prepared based on GMA**
 - An analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside of UGAs (RCW 37.70A.367(2)(b))
- Builds on March 2015 Inventory
- Four rural sites and one UGA site
- Will be folded into the SEPA review process



GMA Core - Potential Industrial Sites

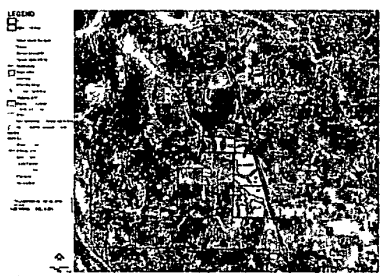
Legend:

- Industrial Sites
- UGA Sites
- Other Sites
- Water
- Highways
- Other

Open House 10/29/15 11:00 AM - 12:00 PM

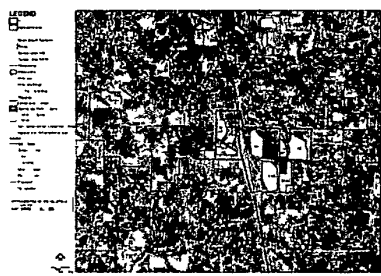
Alternative Sites

Site 2: North of Ridgefield



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Site 3: Between Ridgefield and Vancouver




for Functional and Tech

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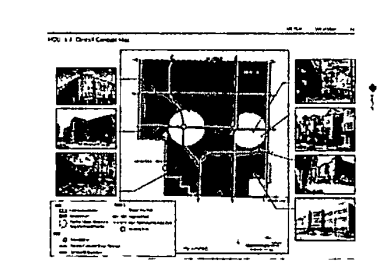
Alternative Sites

Site 4: East of Vancouver



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Site 5: Section 30, City of Vancouver



for Functional and Tech

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Alternative Sites

- Evaluation completed in Addendum Inventory and Alternatives Analysis
- Site 1 (Docket) most consistent criteria of what makes a good industrial site, followed by Site 5

Clark County Rural Industrial Land Bank Alternative Sites Comparison

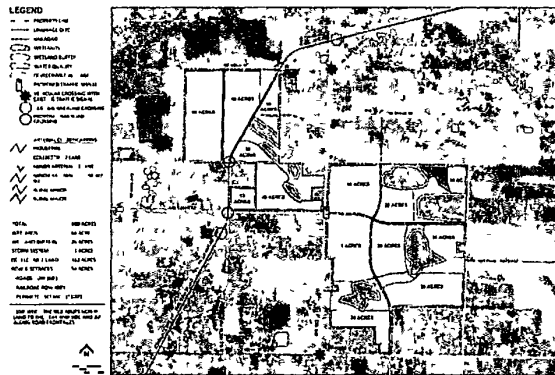
Feature	Site 1	Site 2	Site 3	Site 4	Site 5
Gross Parcel Acres	607	412	764	366	325
Net Buildable Area estimated	378	179	219	23.5	213
Percent Developable estimated	63%	43%	29%	6%	66%
UGA Adjacency	Vancouver	Ridgfield	Vancouver Ridgfield	Vancouver	Vancouver
Site Topography/Suitability	●	○	○	○	○
Site Geometry/Parcel size depth	●	○	○	○	○
Common Ownership	●	○	○	○	○
Free of Critical Area Constraints (see percent developable)	●	○	○	○	○
Water Adjacency	●	○	○	○	○
Sewer Adjacency	●	○	○	○	○
Freight Route Access	●	○	○	○	○
Roads Access to major roads multiple access points ability to improve connectivity	●	○	○	○	○
Rail Access	●	○	○	○	○
Land Use & Visual Quality Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	●	○	○	○	○
Proximity to Workforce and Housing	●	○	○	○	○
Legend	Strong Feature ●	Moderate Feature ○		Low Feature ○	

Open House 11 of 25

Final Draft Alternatives

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Master Plan Land Use Concept



- July 2015 Concept
- Legend Clarified
 - Buffer Treatments Illustrated

CLARK COUNTY RURAL INDUSTRIAL LAND BANK LAND USE ANALYSIS JULY 2015

Open House 10 of 25

Final Draft Alternatives

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Draft Development Regulations

Per GMA, adopt developments regulations for specific major industrial developments through a master plan process

- **Uses**
 - Primary uses are industrial and manufacturing
 - Commercial and services should not exceed 10% of total gross floor area
- **Buffers / Protection of Agricultural Areas**
 - Buffers are provided between the development and adjacent rural areas
 - Address mitigation of impacts on resource lands
- **Environment**
 - Follow critical areas regulations, protect air and water quality
- **Infrastructure**
 - New infrastructure is provided or impact fees are paid
 - Interlocal agreements between County and providers are in place
- **Transit-Oriented Site Planning / Transportation Demand Management**
 - Ensure programs are addressed as part of master plan approval
- **Future Development Review**
 - Provide for a public hearing for applications with 30 days notice

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Draft Development Regulations

Clark County Code addresses RILB designation and allows proposal of new development standards or current code provisions, as appropriate

Topic	Draft Regulations
Land Uses / Review Process	<ul style="list-style-type: none"> • Light Industrial – Rural Industrial Land Bank (IL-RILB) Overlay • Focus on industrial & manufacturing uses, limit incompatible uses • Retain limit on commercial and service uses to 10% of gross floor area • Hearing required for new RILB developments
Buffers, Protect Rural & Ag	<ul style="list-style-type: none"> • 100 foot perimeter buffer with dense landscaping / opaque screen • Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan • Agriculture allowed onsite • Other site specific measures may be determined through SEPA project review

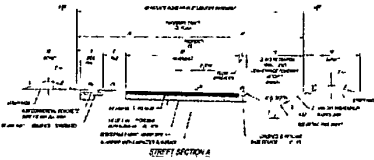
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Draft Development Regulations

Topic	Draft Regulations
Environment	<ul style="list-style-type: none"> Low impact development and stormwater standards – see specific street sections for integration of biofiltration and filter strips Comply with Critical Area Regulations and Regional Air Quality Standards
Infrastructure	<ul style="list-style-type: none"> Applicants responsible for costs of new infrastructure, applicable impact fees and system development charges Provide for interlocal agreements and demonstrate adequate water, sewer, power
Transit/TDM	<ul style="list-style-type: none"> Apply commute trip reduction ordinance, and identify the location of on-site sheltered bus-stops within quarter mile of site

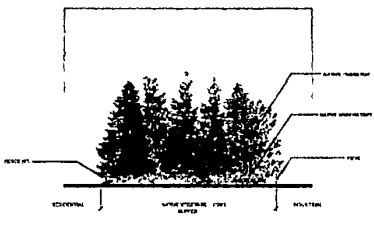


Water Quality Bio-Filtration Swale with Private Road Section

PLAN 101
PLAN 101
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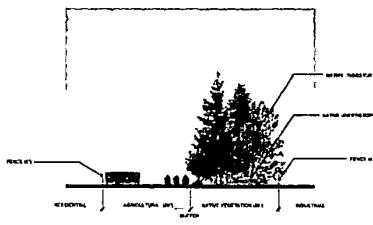
Perimeter Buffer Treatment Concepts

Full 100 foot dense screen



SECTION A

Outer buffer – 50 foot agriculture, Inner buffer 50 foot dense screen



SECTION B

PLAN 101
PLAN 101
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Consider agricultural criteria


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

Planning Commission - 1/27/2015
Land Use Committee
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Summary of Dedesignation Analysis

- Addendum includes the de-designation analysis presented in Spring 2014.
- *Sites 1, 2, 3 and 4* have agricultural zoned lands
- The Agricultural zoned lands meet some State criteria and not others
- Land would convert from agriculture to industrial uses



Planning Commission - 1/27/2015
Land Use Committee
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RILB Schedule

- Proposed Timeline

- Jan/Mar 2015 Draft de-designation analysis
- Jan/August 2015 Master Planning Process
- Jan/August 2015 Draft Development Regulations
- August/Sept 2015 Environmental Documentation
- Nov-Dec 2015 Local Adoption Process

Open House 01/28/2015

RILB Schedule 01/28/2015

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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 #3, July 29, 2015

Open House 01/28/2015

RILB Schedule 01/28/2015

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Rural ILB – Next Steps

- Public Involvement
 - Open House #4, Fall 2015
- Process
 - Planning Commission work session, Thursday, November 5, 2015, 5:30 p.m.
 - Planning Commission public hearing, Thursday, November 19, 2015, 6:30 p.m.
 - Board work session and hearing, TBD

Rural ILB

Questions?

Thank you!



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

Oliver Orjiako, oliver.orjiako@clark.wa.gov

Gordy Euler, gordon.euler@clark.wa.gov