



| <b>TABLE OF CONTENTS</b>                           |    |
|--|----|
| <b>DESIGNATION OF A RURAL INDUSTRIAL LAND BANK</b> |    |
| Staff Report, dated March 1, 2016                  | 1  |
| Draft Ordinance                                    | 2  |
| Intro & Addendum, Part 1 Inventory                 | 3  |
| Addendum Part 2, Alternative Sites Analysis        | 4  |
| City Letters                                       | 5  |
| Appendix A, Conceptual Plans                       | 6  |
| Appendix B, Agricultural Lands Analysis            | 7  |
| Appendix C, Critical Areas Report                  | 8  |
| Appendix D, Docket Application & SEPA Checklist    | 9  |
| Appendix E, Docket Site Utilities Analysis         | 10 |
| Appendix F, Docket Site Transportation Analysis    | 11 |
| Appendix G, Excerpt, 2007 Comp Plan EIS            | 12 |
| Proposed Development Regulations                   | 13 |
| PC Minutes, dated 12/17/2015                       | 14 |
| Public Comments Prior to PC Hearing of 12/17/2015  | 15 |
| Public Comments After PC Hearing of 12/17/2015     | 16 |
| SEPA Appeal  |    |
| Staff Report                                       | 17 |
| SEPA Comments                                      | 18 |
| SEPA Responses to Comments                         | 19 |
| SEPA Appeal  | 20 |
|  |    |



**Appendix F**  
**Docket Site Transportation Analysis**

APPENDIX F: TRANSPORTATION ANALYSIS, DOCKET SITE



## KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

610 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.6230 F 503.273.8169

### MEMORANDUM

---

Date: September 9, 2015

Project #: 17862

To: Lisa Grueter, AICP  
BERK Consulting  
2025 First Avenue, Suite 800  
Seattle, WA 98121

From: Chris Brehmer and Julia Kuhn

Project: Clark County Rural Industrial Land Bank

Subject: Transportation Findings - DRAFT

---

This memorandum summarizes transportation related information in support of the Clark County Rural Industrial Land Bank project (herein referred to as RILB). Specifically, information is provided related to the range of anticipated site trip generation, supporting roadway infrastructure needs, and future analysis considerations.

### TRIP GENERATION

Preliminary trip generation estimates for the RILB site were developed based on land use assumptions identified by MacKay Sposito in July 2015. The land use analysis identifies a total of 383 acres of developable land.

Per conversations with the project team, the land likely would be developed within a range of 15 to 25 percent building coverage for typical industrial developments, yielding a potential for approximately 2.5 million to 4.2 million square feet of building area. The trip generation associated with industrial facilities could vary widely depending on the actual tenants and the amount of on-site employment. In the past, many industrial users had a large number of employees who worked over multiple shifts; today, some industrial users are more automated and require much fewer employees per square foot. In addition, industrial sites are also being used for "server farms" by large tech firms that also have a very low employee density. Finally, the presence or absence of office or commercial services within the site will also influence trip generation.

We prepared a range of trip generation estimates to offer order-of-magnitude insights into the trip potential associated with the RILB. Trip estimates were prepared using trip rates obtained from the standard reference, *Trip Generation Manual, 9<sup>th</sup> Edition*, published by the Institute of Transportation Engineers (ITE).

Table 1 below summarizes a range of trip estimates for the RILB area<sup>1</sup>

**Table 1 Trip Generation Estimates**

| Land Use Category   | ITE Code    | Daily Trips | Weekday AM Peak Hour |       |     | Weekday PM Peak Hour |       |       |
|---|-------------|-------------|----------------------|-------|-----|----------------------|-------|-------|
|   |             |             | Total Trips          | In    | Out | Total Trips          | In    | Out   |
| 15% Building Coverage (2,502,500 square feet of building space) |             |             |                      |       |     |                      |       |       |
| All Industrial Park   | 130         | 17,100      | 2,050                | 1,680 | 370 | 2,125                | 445   | 1,680 |
| All Business Park   | 770         | 31,100      | 3,505                | 2,980 | 525 | 3,155                | 820   | 2,335 |
| 75% Industrial Park & 25% Business Park                         | 130/<br>770 | 20,600      | 2,415                | 2,005 | 410 | 2,385                | 540   | 1,845 |
| 75% Warehousing & 25% Business Park                             | 150/<br>770 | 14,500      | 1,440                | 1,190 | 250 | 1,390                | 355   | 1,035 |
| 25% Building Coverage (4,170,900 square feet of building space) |             |             |                      |       |     |                      |       |       |
| All Industrial Park   | 130         | 28,500      | 3,420                | 2,805 | 615 | 3,545                | 745   | 2,800 |
| All Business Park   | 770         | 51,900      | 5,840                | 4,965 | 875 | 5,255                | 1,365 | 3,890 |
| 75% Industrial Park & 25% Business Park                         | 130/<br>770 | 34,300      | 4,025                | 3,345 | 680 | 3,975                | 900   | 3,075 |
| 75% Warehousing & 25% Business Park                             | 150/<br>770 | 24,100      | 2,400                | 1,985 | 415 | 2,315                | 590   | 1,725 |

As shown in Table 1, depending on the scenario ultimately developed, the trip generation potential of the RILB site assuming all business park uses is more than double that of a scenario that could include a mix of uses and/or a large component of warehousing. Development of the RILB as a business park would reflect a mixture of industrial, office, and commercial retail uses. It is also possible that the overall site trip generation could be lower than the estimates in Table 1, particularly if a large, highly mechanized tenant or server farm occupies the site and/or if a large tenant that relies heavily on rail transport occupies a large portion of the site

<sup>1</sup> Note *Trip Generation* describes industrial parks as follows "Industrial parks contain a number of industrial or related uses. They are characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities – some with a large number of small businesses and others with one or two dominant industries."

*Trip Generation* describes business parks as follows "Business parks consist of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses, the rear side of a building is usually served by a garage door. Tenants may be start-up companies, or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreation areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20/30 percent office/commercial and 70 to 80 percent industrial/warehousing."

*Trip Generation* describes warehousing as follows "Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas."

At this point, the estimates provided in Table 1 are merely to offer an order of magnitude estimate for general transportation facility system needs associated with development of the RILB. Prior to any site development, the actual site trip estimates will need to be refined for State Environmental Policy Act (SEPA) and transportation concurrency review purposes. Trip estimate refinement will vary depending on the actual tenants proposed for the site.

### Transportation Demand Management

The vehicular trip generation associated with development of the RILB area will have direct implications on roadway capacity and delay. As future details related to specific land users become available, Transportation Demand Management (TDM) strategies to provide multimodal travel options for employees and visitors will be pursued and will vary depending on the tenants as well as the future availability of transit service. Potential TDM transportation demand management strategies could include, but are not limited to:

- Scheduling of shift work to avoid simultaneous peaking of employee travel demand from the various tenants within the RILB area (e.g., spreading site arrivals and departure patterns vs. arrival/dismissal periods that correspond and match peak travel demand along SR 503),
- Provision of transit service to the area through C-Tran (C-Tran does not currently provide fixed route transit service along roadways fronting the site);
- Providing pedestrian and bicycle connectivity to adjacent neighborhoods,
- Actively facilitating rideshare, shuttle service, carpool or vanpool arrangements, and/or
- Encouraging use of rail shipping vs. roadway-based shipping.

### TRANSPORTATION INFRASTRUCTURE CONSIDERATIONS

The project team developed a conceptual plan to integrate land use, transportation, wetland and storm water system needs. Key transportation infrastructure elements and considerations are described below, along with their application to the concept land use plan.

#### Roadway Elements

The study area is bisected by SR 503, a five-lane state highway operated and maintained by the Washington State Department of Transportation (WSDOT). SR 503 is designated as a limited access state highway and is intended to convey commuter and freight trips from community to community efficiently. Because of the limited access designation, direct driveway access to SR 503 is discouraged and new developments are directed to other roadways for access where possible. Further, WSDOT seeks a minimum half-mile spacing of traffic signals along the segment of SR 503 in the study area.

For the purposes of the RILB development, it is likely that direct access to SR 503 would occur at one new signalized intersection on SR 503 and that other trips would access the site through Clark County roadways linking to the existing signalized NE 119<sup>th</sup> Street/SR 503 and NE 149<sup>th</sup> Street/SR 503 intersections. The likely access scenario is discussed in further detail below.

#### ***County Circulation Plan Considerations***

Beyond SR 503, Clark County operates and maintains the roadway network surrounding the site including key north-south and east-west roadways. Clark County's SR 503 Circulation Plan includes transportation system needs for the site. Exhibit 1 illustrates the County's Circulation Plan. This plan seeks to develop a network of east-west and north-south County roadways that augment SR 503 and offer alternate access to most properties with SR 503 frontage (facilitating restricted driveway access to SR 503). Note that the approximate boundary of the proposed industrial land bank is shaded light yellow in Exhibit 1 for ease of identification.

**Exhibit 1 SR 503 Circulation Plan**

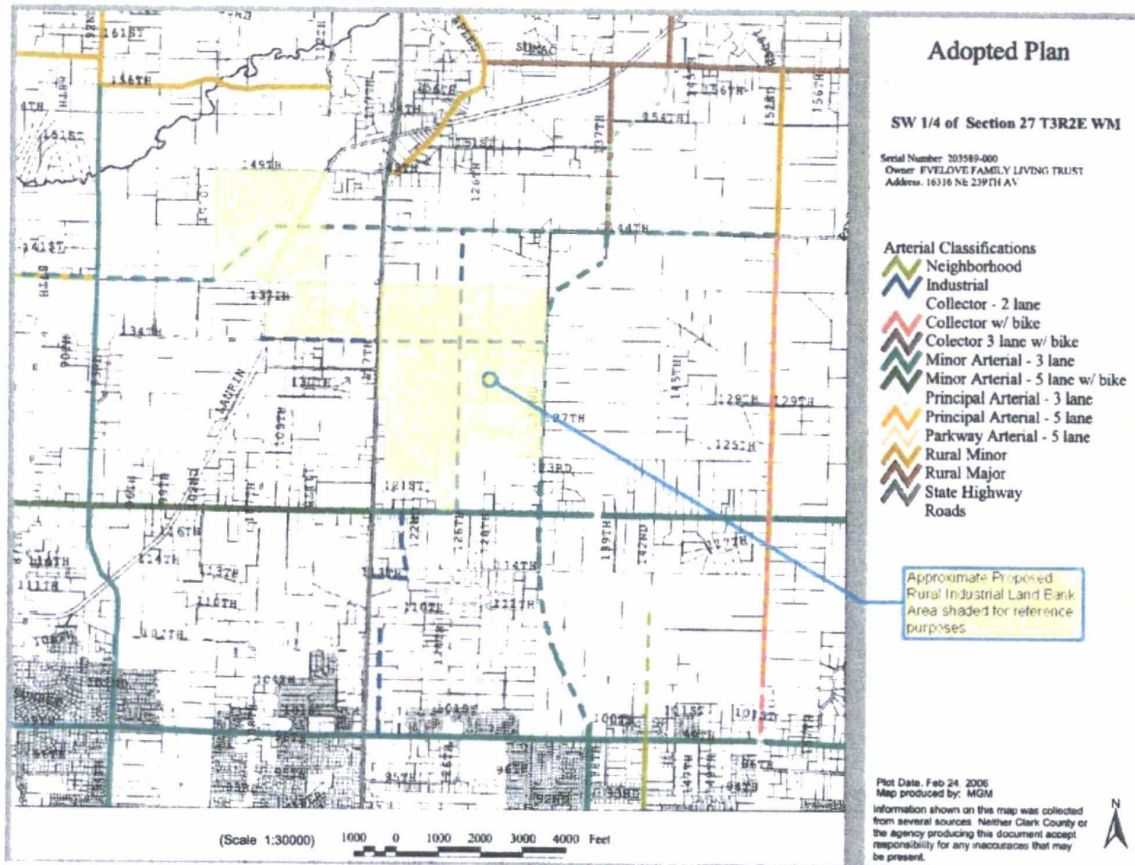


Image Source: Clark County, <http://www.clark.wa.gov/planning/Transportation/sr503.html>

Exhibit 1 depicts a new north-south industrial roadway (approximate location of NE 124<sup>th</sup> – NE 126<sup>th</sup> Avenue) traveling through the proposed land bank area located east of SR 503. This new roadway would provide connectivity between NE 119<sup>th</sup> Street and NE 144<sup>th</sup> Street. Similarly, a new east-west industrial roadway (approximate location of NE 134<sup>th</sup> Street) is shown through the proposed land bank area linking SR 503 and NE 132<sup>nd</sup> Avenue. West of SR 503, the circulation plan identifies the extension of NE 144<sup>th</sup> Street and NE 134<sup>th</sup> Street from SR 503 continued to points west of the study area and NE 93<sup>rd</sup> Street. Finally, the plan shows an upgrade of SE 132<sup>nd</sup> Avenue to minor arterial standards along the eastern site frontage with connections continuing south to NE 99<sup>th</sup> Street and north to NE 144<sup>th</sup> Street. While not specifically highlighted by the circulation plan, WSDOT's minimum half-mile spacing criteria for signalized intersections along SR 503 effectively limits a potential future signal location to NE 134<sup>th</sup> Street given the existing signalized intersections at NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street-NE Caples Road.

**Rural Industrial Land Bank Concept Plan Transportation Considerations**

The conceptual land use plan identified by the project team is reflected in Exhibit 2 and incorporates the north-south and east-west collector facilities identified in the SR 503 Circulation Plan east of SR 503.



Exhibit 2 Rural Industrial Land Bank Concept

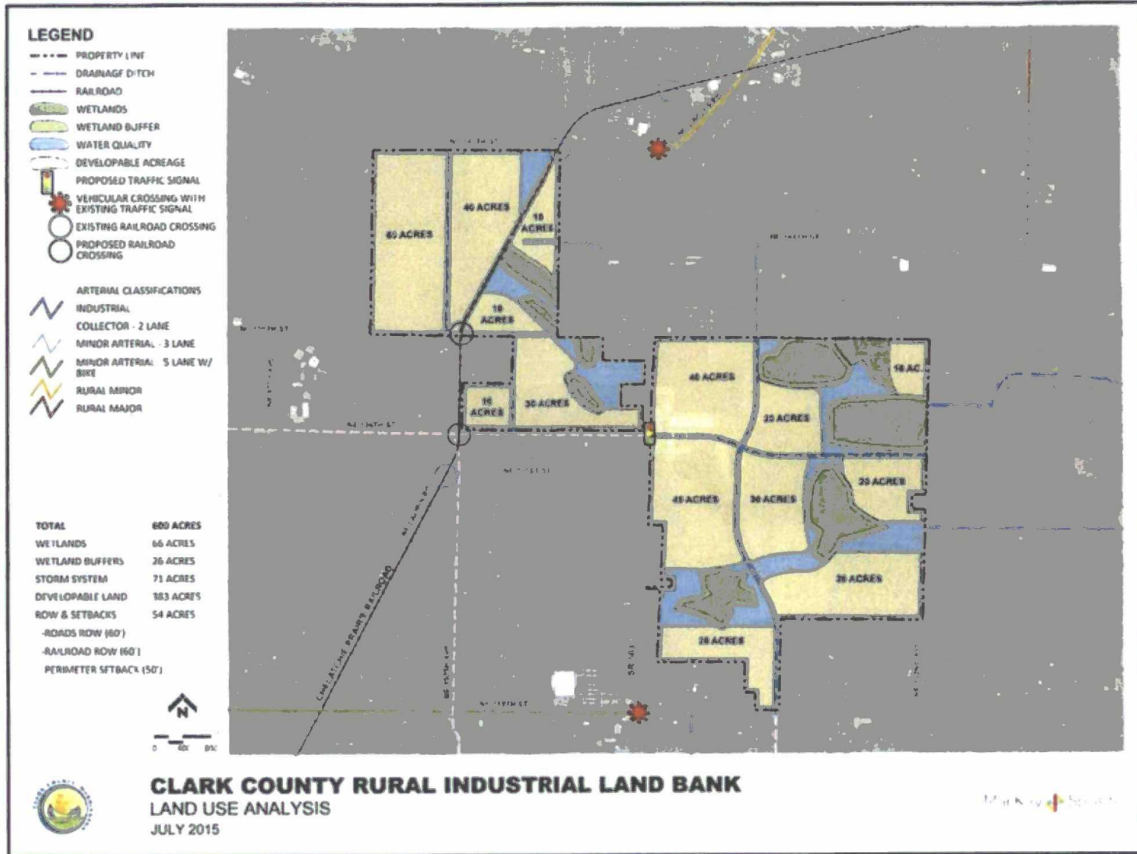


Image Source: MacKay Spósito

The southern terminus of the new north-south roadway east of SR 503 shown in Exhibit 2 would be aligned with NE 124<sup>th</sup> Avenue and could allow for signalization of the intersection with NE 119<sup>th</sup> Street if warranted. Exhibit 2 also identifies an east-west collector roadway west of SR 503 linking the existing terminus of NE 134<sup>th</sup> Street east to a new signalized intersection with SR 503 (consistent with the SR 503 Circulation Plan and WSDOT signal spacing requirements). The NE 134<sup>th</sup> Street extension west of SR 503 is shown to continue east of SR 503 to NE 132<sup>nd</sup> Avenue as a primary industrial roadway. The alignment of the new NE 134<sup>th</sup> Street east-west roadway is proposed in a manner that links the Rural Industrial Land Bank areas east and west of SR 503 while avoiding direct connection to residential housing on the west side of SR 503 (thus providing separation between existing residential homes with access oriented to NE 131<sup>st</sup> Street and future industrial traffic, particularly heavy vehicles).

West of SR 503, the NE 139<sup>th</sup> Street-NE 144<sup>th</sup> Street extension shown in the SR 503 Circulation Plan is accommodated through an alignment that maximizes developable area within the RILB properties while seeking to minimize wetland impacts. While the new NE 139<sup>th</sup> Street arterial is shown as aligned with NE 144<sup>th</sup> Street at SR 503, alignment of the roadways east and west of SR 503 may not be required. Access from NE 139<sup>th</sup> Street to SR 503 is expected to be limited to right-turns only (WSDOT's

half-mile signal spacing requirements will not accommodate signalization of the NE 144<sup>th</sup> Street/SR 503 intersection) given the intersection's close proximity to the existing signal at NE Caples Road. This limited access would likely need to be controlled by a raised median. In the case of limited access that is controlled by a median, the east and west approaches of NE 139<sup>th</sup> Street to SR 503 could be offset.

A new north-south collector is proposed between SR 503 and the Chelatchie Prairie Railroad to link NE 134<sup>th</sup> Street and NE 139<sup>th</sup> Street. This connection and a new north-south industrial roadway linking NE 139<sup>th</sup> Street to NE 149<sup>th</sup> Street west of the railroad tracks provide the RILB properties west of SR 503 (and other surrounding properties) two connections to traffic signals on SR 503 (NE 134<sup>th</sup> Street and NE 149<sup>th</sup> Street) while minimizing new crossings of the Chelatchie Prairie Railroad.

Table 2 summarizes key differences between the proposed RILB Concept and the SR 503 Circulation Plan.

**Table 2. Comparison of Land Bank Concept and SR 503 Circulation Plan Roadway Infrastructure**

| SR 503 Circulation Plan  | Rural Industrial Land Bank Concept  | Notes   |
|--|---|---|
| East-west arterial at NE 119 <sup>th</sup> Street with existing traffic signal at SR 503   | Assumes east-west arterial at NE 119 <sup>th</sup> Street with existing traffic signal at SR 503  | Proposal consistent with plan   |
| East-west industrial roadway at NE 134 <sup>th</sup> Street with implied traffic signal at SR 503 and connection to existing NE 134 <sup>th</sup> Street at NE Laurin Road (including new railroad crossing) | Provides east-west NE 134 <sup>th</sup> Street corridor. Assumes industrial roadway designation east of SR 503, traffic signal at SR 503, and collector designation to existing NE 134 <sup>th</sup> Street collector at NE Laurin Road (including new railroad crossing)   | Proposal consistent with plan east of SR 503. Proposal provides collector west of SR 503 (avoids linking SR 503 arterial with existing NE 134 <sup>th</sup> Street collector via an industrial section)   |
| Assumes east-west minor arterial at NE 144 <sup>th</sup> Street with implied traffic signal at SR 503 and new railroad crossing  | Completes NE 139 <sup>th</sup> Street-NE 144 <sup>th</sup> Street corridor connection with and new railroad crossing. Proposal assumes right-turn only access at NE 144 <sup>th</sup> Street/SR 503 and provides north-south collector linking NE 134 <sup>th</sup> Street and NE 139 <sup>th</sup> Street as well as north-south industrial roadway designation linking NE 149 <sup>th</sup> Street and NE 139 <sup>th</sup> Street. | Proposal consistent with plan. Proposal supplements plan with north-south connectivity between NE 134 <sup>th</sup> Street, NE 139 <sup>th</sup> Street, and NE 149 <sup>th</sup> Street given right-turn only restrictions at NE 149 <sup>th</sup> Street/SR 503 intersection. |

The changes summarized in Table 2 are proposed in an effort to capitalize on the vision offered by the SR 503 Circulation Plan while also:

- Minimizing interaction of future RILB trips (particularly heavy vehicles/freight) with existing residential traffic,
- Complying with WSDOT traffic signal spacing requirements along SR 503 while capitalizing on existing signalized intersection locations;
- Providing connectivity options both within the RILB as well as to adjacent neighborhoods,
- Providing evenly spaced future traffic signals along SR 503 (to allow for future traffic signal coordination/progression); and
- Minimizing the number of potential new crossings of the Chelatchie Prairie Railroad.

#### ***SR 503 Access Considerations***

WSDOT regulates access to SR 503 and will be responsible for the operations and maintenance of future intersections and traffic signals along the roadway. WSDOT seeks to maintain north-south mobility and safety along SR 503 and will seek to minimize the number of new driveways and traffic signals along SR 503. The following considerations were accounted for while developing the transportation concept shown in Exhibit 2:

- Existing traffic signals are located on SR 503 at NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street and their location will be preserved in the future.
- As of 2014, approximately 24,000 to 26,000 vehicles per day were projected to traverse the segment of SR 503 between NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street per data in WSDOT's 2014 *Annual Traffic Report*.
- Additional future lanes are anticipated to serve future travel demand at the NE 119<sup>th</sup> Street traffic signal and are expected to be required of future development projects impacting the intersection. This intersection is projected to operate near capacity during the weekday PM peak hour based on recent concurrency approvals<sup>2</sup> and is expected to receive additional turn lane improvements to add capacity in the future (likely to be provided in conjunction with private development).
- The NE 149<sup>th</sup> Street-NE Caples Road traffic signal operates well under capacity today based on recent studies in the area. It appears that additional turn lane improvements at the

---

<sup>2</sup> *Brush Prairie Mini Storage Transportation Impact Analysis*, May 2014, projects the SR 503/NE 119<sup>th</sup> Street intersection will operate at Level of Service "D" and a volume-to-capacity ratio of 0.85 during the weekday AM peak hour and a Level of Service "E" and a volume-to-capacity ratio of 0.95 during the weekday PM peak hour upon buildout of approved projects.

existing intersection could be provided to add future capacity (likely to be provided in conjunction with private development).

- Future traffic signals along SR 503 will require WSDOT approval. Only one additional signal will be allowed between NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street-NE Caples Road to provide for continued north-south mobility on SR 503.
- Provision of a traffic signal at NE 134<sup>th</sup> Street approximately mid-way between the existing traffic signals at NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street would offer preferred signal spacing for traffic progression purposes and satisfy WSDOT's minimum half-mile signal spacing criteria.
- WSDOT has indicated NE 144<sup>th</sup> Street will not be signalized at SR 503.
- A continuous center left-turn lane is currently provided on SR 503 between NE 149<sup>th</sup> Street and roughly NE 123<sup>rd</sup> Street. Based on WSDOT access management goals, it is expected that future driveways along the roadway (if allowed) will be restricted to right-turns only and that raised median treatments will be installed at non-signalized locations. Right-turn deceleration lanes should also be anticipated as a requirement at future driveways.
- Primary access to the RILB area should be sought via County roadways as opposed to direct connections to SR 503.

## Railroad Elements

The Chelatchie Prairie Railroad will directly traverse the western portion of the RILB area. The railroad crosses SR 503 north of NE 149<sup>th</sup> Street as shown in Exhibit 2.

We expect that future land bank tenants seeking railroad access would be best served if located on the west side of SR 503 where rail siding connections could be made to the existing railroad tracks. In our opinion, approval of a second at-grade railroad crossing of SR 503 to serve the eastern portion of the RILB area is unlikely. If rail access to the site area east of SR 503 is sought, such access would likely either involve a connection to the existing Chelatchie Prairie Railroad tracks located east of SR 503 (new spur line), or grade separation of a new connection over SR 503. Both options could be costly and require significant time and resources to get approvals from the railroad.

The current RILB area shown in Exhibit 2 involves two new crossings of the existing railroad tracks (one crossing at NE 134<sup>th</sup> Street and one crossing at NE 139<sup>th</sup> Street). If at-grade crossings are provided, it is expected that active warning devices including gates, lights, and audible devices will be required.

It should be noted that there is a 10-acre triangular property shown within the Rural Industrial Land Bank area directly south of NE 149<sup>th</sup> Street that is bordered by the railroad tracks to the north and west and wetlands/water quality areas to the south. The current land use plan anticipates this 10-acre property could be served by access to the east (though off-site properties). Access to the west would likely require a separate railroad crossing to serve this property and addition of another at-grade railroad crossing to serve this property may be challenging.

## Potential Off-site Mitigation Needs

In addition to the implied construction of new on-site primary and secondary commercial/industrial vehicular roadways discussed above, development of the RILB Concept has the potential to trigger off-site transportation improvements. Specific off-site transportation mitigation requirements will be determined in the future through site plan application and transportation concurrency review per the requirements of Clark County and WSDOT.

Preliminary travel demand model data was reviewed at a planning level to identify potential transportation system needs (refer to preliminary capacity assessment discussion below), however, no detailed effort to quantify off-site transportation impacts has been prepared to date. Notwithstanding a formal transportation concurrency review, at a conceptual level, off-site transportation infrastructure improvement requirements may include (but are not limited to):

- Widening of NE 149<sup>th</sup> Street along the site frontage as well as the segment east of the RILB towards SR 503, potentially including reconstruction of the existing Chelatchie Prairie Railroad grade crossing of NE 149<sup>th</sup> Street (reconstruction likely to be needed to accommodate wider travel lanes on NE 149<sup>th</sup> Street over the railroad tracks, a reconstructed railroad crossing surface with concrete panels, potential corresponding relocation of the railroad gates and warning lights, etc.)
- Turn lane improvements (additional capacity and queue storage) at the existing signalized NE 149<sup>th</sup> Street-NE Caples Road/SR 503 intersection.
- Implementation of raised median treatments along the SR 503 site frontage between NE 139<sup>th</sup> Street and NE 134<sup>th</sup> Street and between NE 134<sup>th</sup> Street and NE 119<sup>th</sup> Street (a median break will be provided for the new traffic signal at NE 134<sup>th</sup> Street), including provision of street lighting (illumination) along the new median.
- Construction of a new traffic signal on SR 503 at NE 134<sup>th</sup> Street, including potential traffic signal interconnect (communications) with existing traffic signals on SR 503 at NE 119<sup>th</sup> Street and NE 149<sup>th</sup> Street-NE Caples Road (access and new traffic signal subject to Portland WSDOT approval).
- Construction of turn lane improvements (additional capacity and queue storage) at the existing signalized NE 119<sup>th</sup> Street/SR 503 intersection
- Construction of a traffic signal at the NE 119<sup>th</sup> Street/NE 124<sup>th</sup> Avenue (future north-south roadway connection to NE 119<sup>th</sup> Street) intersection, including provision of eastbound and westbound left turn lanes on NE 119<sup>th</sup> Street.
- Widening or other site frontage improvements along NE 132<sup>nd</sup> Avenue, particularly at the new east-west roadway connection and at the intersections with NE 119<sup>th</sup> Street and NE 144<sup>th</sup> Street where additional turn lanes may be required.

### **Preliminary Capacity Assessment**

Southwest Washington Regional Transportation Council (RTC) prepared travel demand modeling forecasts to help identify potential transportation capacity needs associated with development of the RILB lands. Specifically, RTC prepared an analysis of roadway segment volume-to-capacity ratios in the area surrounding the site under year 2010 and 2035 conditions. Year 2035 conditions were analyzed assuming the 2004-2024 Comprehensive Plan Comprehensive Plan/zoning and were then re-analyzed assuming development of the RILB properties at a density of nine jobs per acre and assuming the new collector roadway network connections. The RTC analyses included separate transportation analysis zones for the RILB properties east and west of SR 503.

The following generalized findings were derived from the RTC modeling:

- Regional travel demand patterns in the future will continue to be primarily oriented north-south as opposed to east-west.
- The proposed road network was found to help distribute RILB-generated trips away to other roadways besides SR 503. In particular, the new 139<sup>th</sup> Street arterial through the RILB property west of SR 503 serves the new uses and reduces reliance on SR 503, thereby providing an overall benefit to the transportation system. In addition, this roadway is forecast to operate well under-capacity even with RILB development.
- With the proposed road network in place, there is sufficient capacity along SR 503 and County-maintained collectors and arterials in the vicinity to accommodate development of the RILB properties for industrial use.

### **NEXT STEPS**

The material provided in this letter should be considered as informational for planning purposes. In the future, a detailed traffic impact analysis will be required prior to site development. The traffic impact analysis will need to account for other approved in-process development, more specific site land-use assumptions, growth in regional traffic volumes as phased development occurs, and other typical study requirements. The traffic impact analysis will need to address regulatory review elements such as WSDOT's access management, safety and intersection performance requirements, Clark County's intersection performance requirements, driveway spacing standards, transportation concurrency review requirements, Transportation Demand Management measures, and other SEPA related considerations.

Please let us know if you have any questions regarding the information presented herein.

**Appendix G, Excerpt  
2007 Comp Plan EIS**

APPENDIX G: 2007 EIS SUMMARY EXCERPT



## SUMMARY

### I. What is being proposed?

Clark County and the cities and towns of Battle Ground, Camas, La Center, Ridgefield, Vancouver, Washougal, and Yacolt are proposing to revise their Comprehensive Growth Management Plans (the GMA plans) to comply with the requirements of the Growth Management Act (GMA). The revisions focus on changes to the Urban Growth Areas (UGAs)<sup>1</sup> to accommodate projected growth over the next 20 years.

This Draft Environmental Impact Statement (DEIS) evaluates the environmental impacts of different ways of managing the projected population and job growth. Clark County is considering the potential environmental impacts of a No Action Alternative that would not expand the UGAs and two Alternatives with expanded UGAs. The DEIS analysis can be used to help decision makers and the public to choose or develop a Preferred Alternative that will be evaluated in the final EIS (FEIS) and form the basis of a new 2006 Plan.

The County's stated objective for the new 2006 Plan is to accommodate the projected demand for jobs and housing by 2024 based on new growth assumptions, to implement land use patterns that reflect local preferences and values (see pages 24-25 for a summary of principles and values), and to minimize impacts on the environment, schools, and the cost of infrastructure by fine-tuning the location of expansion areas.

In accordance with the regulations of the State Environmental Policy Act (SEPA), the DEIS consists of a summary and an abbreviated discussion of the impacts of the different alternatives. A technical document attached to the DEIS and incorporated by reference provides more information on all the topics found in the summary section and documents the environmental impacts in more depth. For backup or background information to all of the topics presented in the DEIS readers are directed to the Technical Document.

### II. What is the Growth Management Act?

The Growth Management Act (GMA) was enacted by the state legislature in 1990. It requires high population counties and fast-growing counties to develop comprehensive plans to balance the needs of housing and jobs with preservation of resource lands (for agriculture, forestry and mining) and critical areas (such as habitat, wetlands and areas subject to flooding). Clark County was required to prepare a plan because it met both the population and growth rate criteria. The county adopted its first comprehensive plan in 1994 and completed its first comprehensive plan update in 2004. The EIS for the Comprehensive Growth Management Plan for Clark County (2003) is incorporated by reference in this DEIS.

### III. What is the State Environmental Policy Act?

The State Environmental Policy Act (SEPA) was enacted by the state legislature in 1984. It requires local governments to evaluate the environmental impacts that may result from actions they approve or that they undertake. Projects that are not direct proposals for development, such as the adoption of code language or a new program, are called "non-project actions" and they also require review under SEPA.

Projects or non-project actions that are expected to have significant impacts require the most analysis, typically in the form of an environmental impact statement (EIS). EISs require agencies to compare

<sup>1</sup> What are UGAs? They are areas where urban growth will be encouraged. Counties and cities planning under GMA must cooperatively establish the urban growth areas and cities must be located inside urban growth areas. Growth outside urban growth areas must be rural in character.

impacts from the proposed action against impacts from one or more alternatives, of which one of the alternatives must be the option of not doing the project. The expansion of urban growth boundaries (a non-project action) requires a greater level of analysis, which is why the County has prepared an EIS.

#### IV. What is a Growth Management Plan?

5 The Growth Management Act (GMA) was enacted by the state legislature in 1990. It requires high population counties and fast-growing counties to develop comprehensive plans to balance the needs of housing and jobs with preservation of resource lands (for agriculture, forestry and mining) and critical areas (such as habitat, wetlands and areas subject to flooding). Clark County was required to prepare a plan because it met both the population and growth rate criteria. The comprehensive plan and plan map  
10 together must provide a land supply adequate to accommodate the projected 20-year demand for jobs and housing as estimated by the Office of Financial Management.

Several amendments to the GMA have occurred in 1990. The DEIS for the Comprehensive Growth Management Plan for Clark County (2003) listed key changes to the GMA between 1995 and 2001. Key changes between 2001 and 2005 are contained in Appendix A at the end of the Technical Document.

#### 15 V. Why are the Growth Management Plans being revised?

The Board of County Commissioners (Board) adopted the first update to the 1994 comprehensive plan in 2004. This is the plan that is currently in effect. The 2004 plan was challenged on a number of grounds. The Boards subsequently decided to revisit several of the assumptions made in the 2004 plan, resulting in a proposal to again expand the urban growth boundaries to include enough land to accommodate 20 years  
20 of projected job and population growth.

Between May 2005 and March 2006, staff and the Board received input from the cities and from the public about how and where to add land to the cities' urban growth areas (UGAs). From this input the BOCC did three things. First, the Board developed a list of principles and values to help guide development in the next 20 years. Some of these relate to where land should develop, and some relate to  
25 how land should develop (see pages 24-25 for a summary of principles and values).

Next, the Board developed a set of planning assumptions to be used in analyzing the effects of expanding UGAs for the various alternatives. The planning assumptions have to do with growth rates, population, and jobs per acre, and are listed below. Comments in parentheses indicate similarities or differences with the assumptions of the 2004 Plan.

- 30 • A total population of 584,310 by 2024, from an annual growth rate of 2.0 percent, with 2.2 percent assumed in 2004-2010 for capital facilities planning purposes (2004 Plan: annual rate of 1.67 percent)
- Population growth of 192,635, 90 percent of the population would live in urban areas, 10 percent in rural areas
- 35 • A residential market factor of 10 percent, no market factor for commercial, industrial or business park (2004 Plan: 25 percent for business park and commercial, 50 percent for industrial)
- 66,939 new dwelling units needed for households in urban areas and 138,312 new jobs by 2024
- Currently built land would be redeveloped, absorbing five percent of the projected population and job growth (same as 2004 Plan)
- 2.59 persons per household (2004 Plan: 2.69 pph)
- 40 • 20 employees per commercial acre, 9 employees per industrial acre, and 20 employees per business park acre (same as 2004 Plan)

- Average residential densities in urban areas would be 8 units per net acre for Vancouver, 4 units per net acre for La Center, 6 units per net acre for Battle Ground, Ridgefield, Camas and Washougal, and no minimum for the town of Yacolt (same as 2004 plan)
- Infrastructure factor of 27.5 percent for residential development and 25 percent for industrial and commercial development
- No expansion of Yacolt or Woodland UGAs
- No more than 75 percent of any product type of detached/attached housing

Lastly, the Board developed the alternatives that are the focus of the DEIS process. There are three alternatives evaluated in the DEIS. SEPA requires that there be a No Action Alternative. In the DEIS, Alternative 1 is the No Action Alternative, which means the UGAs would remain as they are now. Alternative 2 includes UGA expansions to accommodate job and population growth projected over the next 20 years. Alternative 3 includes additional expansion areas beyond Alternative 2 but only as options for adjusting the boundaries in Alternative 2. More detail about the Alternatives can be found on pages 19-22 of this DEIS.

The purpose of the SEPA process is to disclose potential impacts. By disclosing the potential impacts of three alternatives and by soliciting public and agency input through the DEIS process, Clark County and its cities expect to develop a Preferred Alternative that will be the subject of an FEIS, and that will ultimately be consistent with the GMA.

## VI. What are the differences between the alternatives and their impacts?

All of the alternatives assume the same 2 percent rate of growth of population and employment. In the next 20 years it is expected that about 192,000 more people would live in Clark County (for a total population of about 584,000). It is assumed that 90 percent of these (about 173,000) would settle in urban areas, with the remaining 10 percent moving to rural areas. This would require about 67,000 new dwelling units in urban areas and the need for about 138,000 new jobs. (For current urban and rural county zoning, refer to Figure 41, Clark County 2004 Zoning Map.)

The difference between the alternatives is in where the growth would occur.

**Alternative 1** is the No Action Alternative, as previously stated. Under Alternative 1, urban growth areas would not be expanded (see Figure 2). This means that an expected 173,000 new residents would need to be accommodated in the current UGAs. Without increasing the planned densities in some areas, or changing the growth assumptions, the urban areas as planned would not have sufficient land to accommodate approximately 54,000 people, or approximately 21,000 households. Keeping the current boundary would require upzoning or increasing densities of dwelling units and jobs in existing UGAs. Increasing densities would make more efficient use of current infrastructure (for roads, schools, wastewater and water supply) and land. Subsequent upzoning would also create additional impacts not anticipated by the current zoning, primarily with respect to increased impervious surface, lower levels of service for parks and recreation, and a higher proportion of travelers using alternative transportation modes.

It is expected that under this alternative the result would be a lower number of congested lane miles, vehicle hours of delay and vehicle miles traveled, and a somewhat higher share of transit and non-motorized modes, as compared to Alternative 2. The I-5 and I-205 bridges would be operating at or near failing levels of service at a m peak times, which would affect the flow of traffic at interchanges and connecting streets. Maintaining acceptable levels of service is estimated to cost between \$576 million and \$609 million (2006-2024). Proposed projects to mitigate this alternative would be between \$98.5 and \$124.5 million.

**Alternative 2** is the principal Action Alternative proposed by the county (see Figure 3). Under Alternative 2, the 2005 Discussion Map alternative, the urban growth areas would be expanded about 10,850 acres, a little less than 17 square miles. This means that the expected 173,000 people in urban areas would be accommodated both in the current UGAs and in the expanded UGAs. The other 19,000 people would be accommodated in rural areas. Given the planning assumptions for growth rate and jobs/acre, the 10,850 acres represents the amount of land needed to accommodate the population and job growth projected in the next 20 years. Impacts on the environment consist primarily in bringing urban levels of development to land that is currently rural.

Building urban types of development in expanded UGAs would result in new impacts to the environment in those (currently rural) areas, but would not require upzoning in the existing UGAs and so would avoid those impacts cited under Alternative 1. Development would occur on land currently known to contain prime agricultural and forest soils. Forty-two (42) stream miles of surface water and 213 acres flood hazard areas would be added to UGAs. Given proposed land uses, there is a potential increase of about 5,700 acres of impervious surface. The county's critical areas ordinances, all of which have recently been revised, would be used to mitigate any site-specific impacts.

This alternative would result in a higher number of congested lane miles, vehicle hours of delay and vehicle miles traveled, and a somewhat lower share of transit and non-motorized modes, all as compared to Alternative 1. The I-5 and I-205 bridges would be operating at or near failing levels of service at a peak times, which would affect the flow of traffic at interchanges and connecting streets. Maintaining acceptable levels of service is estimated to cost between \$576 million and \$609 million (2006-2024). Proposed projects to mitigate this alternative would be between \$117.4 and \$147.9 million. The additional costs are represented by one mitigation project estimated to cost \$18.9 to \$23.4 million.

**Alternative 3** is different from the other two alternatives (see Figure 4). Alternative 3 looks at smaller individual subareas of potential expansion of the UGAs (Figures 4 through 11). Alternative 3 is intended to provide options for adjusting the UGA expansions proposed by Alternative 2. The subareas could be added to the UGAs while a same-sized area with environmental impacts could be removed from the expansion. The main reason for adjusting the boundaries in Alternative 2 would be to avoid or reduce identified significant environmental impacts.

All of the Alternative 3 subareas could not be adopted as a whole alternative or as additive to Alternative 2 because sufficient infrastructure could not be provided to all of the land in the subareas in Alternative 3, which would be inconsistent with that GMA requirement (See discussion of concurrency in the Public Facilities and Transportation elements.)

## VII. How do all of the environmental impacts under the alternatives compare?

SEPA requires every DEIS to summarize the impacts and mitigation for each alternative. The summaries are presented in Tables 1 and 2, beginning on page 5.

## VIII. How well do the alternatives meet the principles and values of the Board?

In September 2005 the BOCC identified numerous principles and values that should be reflected in the new plan and in determining the new UGA boundaries. The consistency of the alternatives with the BOCC's principles and values were evaluated and are rated in Table 3, beginning on page 14. The principles and values established by the BOCC are shown in the left-hand column of Table 3.

Table 1 Summary of Impacts

Earth, Air

|  | Alternative 1 | Alternative 2              | Alternative 3 Subareas  |           |             |           |           |           |            |           |           |
|--|---------------|----------------------------|---|-----------|-------------|-----------|-----------|-----------|------------|-----------|-----------|
|  |               |                            | Battle Ground   |           | Camas       |           | La Center |           | Ridgefield |           |           |
|  |               |                            | B1  | B2        | C1          | C2        | L1        | L2        | R1         | R2        | R3        |
| <b>Size of Subarea</b>   |               |                            | 41 acres  | 120 acres | 1,243 acres | 125 acres | 534 acres | 793 acres | 614 acres  | 227 acres | 362 acres |
| <b>EARTH</b>   |               |                            |   |           |             |           |           |           |            |           |           |
| Soils and Geology (acres)<br>Acres of land with soils with severe limitations to foundations | 22,109 acres  | 22,109 acres + 3,490 acres | 18 acres  | 8 acres   | 419 acres   | 16 acres  | 375 acres | 413 acres | 391 acres  | 79 acres  | 159 acres |
| Land with prime agricultural soil converted to urban uses                                    | 51,856 acres  | 51,856 acres + 6,385 acres | 1 acre  | -         | 825 acres   | 81 acres  | 285 acres | 398 acres | 355 acres  | 129 acres | 163 acres |
| Land with prime forest soil converted to urban uses  | 38,604 acres  | 38,604 acres + 7,184 acres | 33 acres  | 112 acres | 390 acres   | 117 acres | 295 acres | 480 acres | 260 acres  | 150 acres | 249 acres |
| <b>Topography</b>  |               |                            |   |           |             |           |           |           |            |           |           |
| Earthquake zone D- 2 <sup>nd</sup> highest hazard zone <sup>2</sup>                          | 18,703 acres  | 18,703 acres + 1,823 acres | 1 acre  | -         | -           | -         | 134 acres | 26 acres  | -          | -         | 14 acres  |
| Steep slopes over 40% slope  | 947 acres     | 947 acres + 96 acres       | 6 acres   | -         | 3 acres     | -         | 44 acres  | 12 acres  | 2 acres    | -         | -         |
| Landslide hazard areas   | 3,631 acres   | 3,631 acres + 674 acres    | 9 acres   | -         | 4 acres     | -         | 99 acres  | 106 acres | 55 acres   | 2 acres   | 40 acres  |
| Erosion hazard areas   | 3,900 acres   | 3,900 acres + 824 acres    | 9 acres   | -         | 34 acres    | -         | 141 acres | 113 acres | 61 acres   | -         | 32 acres  |
| <b>AIR</b>   |               |                            | All alternatives have the potential to affect the air quality and climate impacts can be related to the balance between emissions from automobile use (vehicle miles traveled or VMT), emissions from unregulated private sources (e.g. gas lawnmowers), federal regulations through the Clean Air Act, and conversion of rural and resource land to urban land with less vegetative cover. For differences in VMT (full build-out capacity, not planned growth) see Transportation Impacts. For conversion of rural to urban land see the Rural and Resource Land Impacts. |           |             |           |           |           |            |           |           |

|  | Alternative 3 Subareas  |           |           |           |           |           |           |           |           |          |
|--|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
|  | Vancouver   |           |           |           |           |           |           | Washougal |           |          |
|  | V1  | V2        | V3        | V4        | V5        | V6        | V7        | W1        | W2        | W3       |
| <b>Size of Subarea</b>   | 1,006 acres   | 875 acres | 402 acres | 908 acres | 635 acres | 219 acres | 668 acres | 809 acres | 122 acres | 21 acres |
| <b>EARTH</b>   |   |           |           |           |           |           |           |           |           |          |
| Soils and Geology (acres)<br>Acres of land with soils with severe limitations to foundations | 182 acres   | 266 acres | 75 acres  | 150 acres | 31 acres  | 47 acres  | 527 acres | 775 acres | 122 acres | 21 acres |
| Land with prime agricultural soil converted to urban uses                                    | 648 acres   | 538 acres | 294 acres | 710 acres | 575 acres | 172 acres | 341 acres | 250 acres | 45 acres  | 21 acres |
| Land with prime forest soil converted to urban uses  | 923 acres   | 645 acres | 310 acres | 683 acres | 635 acres | 4 acres   | 47 acres  | 722 acres | 122 acres | -        |
| <b>Topography</b>  |   |           |           |           |           |           |           |           |           |          |
| Earthquake zone D- 2 <sup>nd</sup> highest hazard zone                                       | 804 acres   | 538 acres | -         | 41 acres  | 635 acres | -         | -         | 16 acres  | -         | 21 acres |
| Steep slopes over 40% slope  | 9 acres   | -         | -         | 5 acres   | -         | -         | -         | 65 acres  | -         | -        |
| Landslide hazard areas   | 108 acres   | 32 acres  | 23 acres  | 30 acres  | -         | -         | -         | 160 acres | 3 acres   | 10 acres |
| Erosion hazard areas   | 115 acres   | 2 acres   | 24 acres  | 5 acres   | -         | -         | -         | 188 acres | 12 acres  | -        |
| <b>AIR</b>   |   |           |           |           |           |           |           |           |           |          |
| Climate and air quality  | All alternatives have the potential to affect the air quality and climate impacts can be related to the balance between emissions from automobile use (vehicle miles traveled or VMT), emissions from unregulated private sources (e.g. gas lawnmowers), federal regulations through the Clean Air Act, and conversion of rural and resource land to urban land with less vegetative cover. For differences in VMT (full build-out capacity, not planned growth) see Transportation Impacts. For conversion of rural to urban land see the Rural and Resource Land Impacts. |           |           |           |           |           |           |           |           |          |

<sup>2</sup> None of the land proposed for UGAs in Alternative 2 contains Zone A land  
May 4, 2007

**Water, Plants and Animals**

|   | Alternative 1 | Alternative 2               | Alternative 3 Subareas |           |             |           |           |           |            |           |           |
|---|---------------|-----------------------------|------------------------|-----------|-------------|-----------|-----------|-----------|------------|-----------|-----------|
|   |               |                             | Battle Ground          |           | Camas       |           | La Center |           | Ridgefield |           |           |
|   |               |                             | B1                     | B2        | C1          | C2        | L1        | L2        | R1         | R2        | R3        |
| <b>Size of Subarea</b>  |               |                             | 41 acres               | 120 acres | 1,243 acres | 125 acres | 534 acres | 793 acres | 614 acres  | 227 acres | 362 acres |
| <b>WATER</b>  |               |                             |                        |           |             |           |           |           |            |           |           |
| Surface waters: miles of streams added to UGAs                  | 185 miles     | 185 miles + 42.5 miles      | 0.2                    | -         | 7           | -         | 6         | 6         | 6          | 1         | 3         |
| Stormwater: Acres of new impervious surface                     | 17,166 acres  | 17,166 acres + 5,722 acres  | 27                     | 54        | 603         | 56        | 169       | 479       | 294        | 50        | 218       |
| Shorelines: Acres of environment affected                       | 6,414 acres   | 6,414 acres + 145 acres     | -                      | -         | 209         | -         | -67       | -         | -          | -         | -         |
| Flood hazard areas: Acres in new UGAs                           | 14,525 acres  | 14,525 acres + 213 acres    | -                      | -         | 422         | -         | 223       | 2         | -          | -         | -         |
| <b>Groundwaters</b>   |               |                             |                        |           |             |           |           |           |            |           |           |
| Acres of Category 1 Critical Aquifer Recharge Areas in new UGAs | 4,010 acres   | 4,010 acres + 386 acres     | -                      | -         | 70          | -         | 4         | 71        | -          | 3         | -         |
| Acres in 1-Yr Zones of Contribution in new UGAs                 | 4,373 acres   | 4,373 acres + 89 acres      | -                      | -         | -           | -         | 5         | -         | -          | -         | -         |
| <b>PLANTS AND ANIMALS</b>                                       |               |                             |                        |           |             |           |           |           |            |           |           |
| Acres with Priority Species in new UGAs                         | 7,384 acres   | 7,384 acres + 109.5 acres   | -                      | -         | 46.7        | -         | 225.5     | -         | -          | 9.7       | 55.1      |
| Acres of Non-Riparian Priority Habitat Conservation Area        | 2,256 acres   | 2,256 acres + 190.1 acres   | -                      | -         | 3.7         | -         | -         | -         | 5          | -         | -         |
| Acres of Riparian Priority Habitat Conservation Area            | 7,314 acres   | 7,314 acres + 1,321.5 acres | -                      | -         | 311.3       | -         | 235       | 175.7     | 149.6      | 38.9      | 84        |
| Wetlands in new UGAs  | 16,150 acres  | 16,150 acres + 1,406 acres  | -                      | -         | 630         | 14        | 200       | 75        | 206        | 18        | 102       |

|  | Alternative 3 Subareas |           |           |           |           |           |           |           |           |          |
|--|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
|  | Vancouver              |           |           |           |           |           | Washougal |           |           |          |
|  | V1                     | V2        | V3        | V4        | V5        | V6        | V7        | W1        | W2        | W3       |
| <b>Size of Subarea</b>                                   | 1,006 acres            | 875 acres | 402 acres | 908 acres | 635 acres | 219 acres | 668 acres | 809 acres | 122 acres | 21 acres |
| <b>WATER</b>   |                        |           |           |           |           |           |           |           |           |          |
| Surface waters: miles of streams added to UGAs           | 4.8                    | 4.7       | 2.2       | 2.6       | -         | 5         | 3.9       | 6         | 6         | 1        |
| Stormwater: Acres of new impervious surface              | 427                    | 597       | 184       | 400       | 409       | 88        | 563       | 399       | 60        | 18       |
| Shorelines: Acres of environment affected                | 79                     | -         | -         | 77        | -         | 1         | 107       | 74        | -         | -        |
| Flood hazard areas: Acres added to UGAs                  | 91                     | -         | 25        | 83        | -         | 1         | 578       | 33        | 0         | 21       |
| <b>Groundwaters</b>                                      |                        |           |           |           |           |           |           |           |           |          |
| Acres of Category 1 CARAs                                | 2                      | -         | 18        | -         | -         | -         | 27        | 1         | -         | -        |
| Acres in 1-Yr Zones of Contribution                      | -                      | -         | -         | 22        | -         | -         | -         | 0.7       | -         | -        |
| <b>PLANTS AND ANIMALS</b>                                |                        |           |           |           |           |           |           |           |           |          |
| Acres with Priority Species                              | 16                     | -         | 8         | -         | -         | -         | 308       | -         | -         | 16       |
| Acres of Non-Riparian Priority Habitat Conservation Area | 23                     | -         | -         | -         | -         | -         | 20        | -         | -         | -        |
| Acres of Riparian Priority Habitat Conservation Area     | 208                    | 164       | 95        | 170       | -         | 4         | 24        | 277       | 21        | 5        |
| Wetlands   | 121                    | 159       | 57        | 211       | 113       | 47        | 155       | 29        | -         | -        |

**Energy Conservation, Environmental Health**

|  | Alternative 1   | Alternative 2  | Alternative 3 Subareas  |   |  |  |  |   |   |  |           |  |
|--|---|--|---|---|--|--|--|---|---|--|-----------|--|
|  |   |  | Battle Ground   |   | Camas  |  | La Center  |   | Ridgefield  |  |           |  |
|  |   |  | B1  | B2  | C1   | C2   | L1   | L2  | R1  | R2   | R3        |  |
| Size of Subarea  |   |  | 41 acres  | 120 acres   | 1,243 acres  | 125 acres  | 534 acres  | 793 acres   | 614 acres   | 227 acres  | 362 acres |  |
| <b>ENERGY CONSERVATION</b>   | Impacts on energy and natural resource conservation are not quantitatively comparable. Total energy impacts are more determined by overall growth and consumption by type of use, less so from patterns of expansion. Planned growth is the same for both Alternative 1 and Alternative 2. Impacts from growth based on potential land capacity (as opposed to planned growth) would likely result in greater impacts than planned, though that impact has not been measured in this DBS. Growth based on capacity would be greatest under Alternative 2, because the land added to UGAs would accommodate more than the planned population. Impacts from VMT on energy (petroleum) use based on capacity for growth (full build-out) can be found in Transportation Impacts. |  |   |   |  |  |  |   |   |  |           |  |
| <b>ENVIRONMENTAL HEALTH</b>  |   |  |   |   |  |  |  |   |   |  |           |  |
| Scenic Resources<br>Only Alternative 2 would convert rural and resource land to urban uses, affecting scenic values adjacent to the new UGAs | Pressure to increase density for planned population may impact scenic areas at the Columbia River shoreline and Vancouver Lake Lowlands   | Conversion of about 11,000 acres to urban use would result in the loss of agricultural, forest, and rural lands that have scenic and visual values | Rural residential scenic values affected by extension of employment and residential zones | Potential impacts from extending low-density residential areas to the north | Employment and low-density residential zones abutting scenic areas near Lacamas Lake & creek | Low-density residential and industrial areas would replace agricultural scenic views | Extending industrial and medium density residential zones south would replace agricultural views | Residential low-density expanded on ag land designated as urban reserve | Residential & industrial expanded on rural land to east, potential merge w/ La Center | Medium density residential & industrial expanded on rural land, potential merge w/ Vancouver UGA |           |  |
| Noise  | Impacts from noise not quantitatively compared. Higher noise impacts expected from increased traffic (see Transportation), from expansion of diverse urban uses into formerly rural areas (see Land Use, and Rural and Resource land comparisons)   |  |   |   |  |  |  |   |   |  |           |  |

|                             | Alternative 3 Subareas  |           |           |           |           |           |           |  |           |          |
|-----------------------------|---|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|----------|
|                             | Vancouver   |           |           |           |           |           |           | Washougal  |           |          |
|                             | V1  | V2        | V3        | V4        | V5        | V6        | V7        | W1   | W2        | W3       |
| Size of Subarea             | 1,006 acres   | 875 acres | 402 acres | 908 acres | 635 acres | 219 acres | 668 acres | 809 acres  | 122 acres | 21 acres |
| <b>ENERGY CONSERVATION</b>  | Same impacts as described for the other subareas.   |           |           |           |           |           |           |  |           |          |
| <b>ENVIRONMENTAL HEALTH</b> |   |           |           |           |           |           |           |  |           |          |
| Scenic Resources            | Agricultural and rural residential land would be converted to urban low-density development   |           |           |           |           |           |           | Most change consists of conversion of farmland, rural residential to residential & industrial uses north of city limits. |           |          |
| Noise                       | Impacts from noise not quantitatively compared. Higher noise impacts expected from increased traffic (see Transportation), from expansion of diverse urban uses into formerly rural areas (see Land Use, and Rural and Resource land comparisons) |           |           |           |           |           |           |  |           |          |

**Land Use, Economy, Historic and Cultural Resources**

|  | Alternative 1  | Alternative 2  | Alternative 3 Subareas  |     |       |    |           |     |            |    |     |  |
|--|--|--|---|-----|-------|----|-----------|-----|------------|----|-----|--|
|  |  |  | Battle Ground   |     | Camas |    | La Center |     | Ridgefield |    |     |  |
|  |  |  | B1  | B2  | C1    | C2 | L1        | L2  | R1         | R2 | R3  |  |
| <b>LAND USE</b>  |  |  |   |     |       |    |           |     |            |    |     |  |
| Urban residential land capacity<br>Difference between number of planned households and number of households at build-out, actual land capacity<br>Planned new urban population: 173,372 (190,709 with 10% market factor)<br>Planned households: 66,939 (73,633 with 10% market factor) | 118,969 new residents in 45,934 dwelling units could be accommodated = capacity deficit of 21,005 dwelling units<br>Has actual capacity for 69% of planned growth                            | 177,385 new residents (68,488 housing units) could be accommodated = surplus capacity of 1,549 dwelling units<br>Has actual capacity for 102% of planned growth  | Urban residential land capacity was not calculated for Alternative 3 subareas |     |       |    |           |     |            |    |     |  |
| Rural residential land capacity (Difference between number of planned households and number of households at build-out, actual land capacity)<br>Planned new rural population: 19,263<br>Planned new rural households: 7,437   | 29,422 new residents in 11,360 dwelling units could be accommodated = surplus capacity of 3,923 dwelling units<br>Has actual capacity of 152% of planned rural growth                        | 27,790 new residents in 10,730 dwelling units could be accommodated = surplus capacity of 3,292 dwelling units<br>Has actual capacity of 144% of planned rural growth  | Rural residential land capacity was not calculated for Alternative 3 subareas |     |       |    |           |     |            |    |     |  |
| Rural Lands: Acres of rural land into new UGAs   | -  | 3,004  | 41  | 120 | 794   | 98 | 223       | 279 | 316        | 32 | 76  |  |
| Resource Lands: Acres into new UGAs  |  |  |   |     |       |    |           |     |            |    |     |  |
| Agricultural land  | -  | 4,054  | -   | -   | 407   | 27 | 306       | 405 | 298        | 23 | 286 |  |
| Forest land  | -  | 154  | -   | -   | -     | -  | -         | -   | -          | -  | -   |  |
| Mineral land   | -  | 229  | -   | -   | -     | -  | -         | -   | -          | -  | -   |  |
| <b>ECONOMY</b>   |  |  |   |     |       |    |           |     |            |    |     |  |
| Planned jobs to population ratio:<br>Planned new jobs: 138,312 jobs<br>Actual capacity for jobs to actual capacity for population  | 1:1.39<br>1:1.10 (114,026 jobs capacity to 118,969 population capacity)  | 1:1.39 (136,382 jobs capacity to 177,385 population capacity)  | Jobs to population ratio was not calculated for Alternative 3 subareas        |     |       |    |           |     |            |    |     |  |
| New industrial land  | -  | 1,907  | -   | -   | -     | -  | 86        | 239 | -          | 49 | -   |  |
| New Employment Center/Employment Campus  | -  | 498  | 22  | -   | 590   | -  | -         | -   | -          | -  | 122 |  |
| New commercial land  | -  | 227  | -   | -   | -     | -  | -         | -   | -          | -  | -   |  |
| Employment capacity (% of land used for planned jobs)  | Has actual capacity for 82% of planned employment growth   | Has actual capacity for 99% of planned employment growth   | Employment capacity was not calculated for Alternative 3 subareas             |     |       |    |           |     |            |    |     |  |
| <b>HISTORIC AND CULTURAL RESOURCES</b>   | Would not add new urban development to high probability areas<br>Existing UGAs have 34,000 acres with moderate to high probability for cultural resources and 289 identified historic sites. | Much of the county has been identified as having a high probability for archaeological resources, in part because of the area's rich history and its importance as a settlement location. Many of the high probability areas are located along streams, rivers, and other water bodies. [See stream miles, above.] All subareas would include areas identified as having a high probability for archaeological resources. New UGAs have 7,700 acres with moderate to high probability and 8 historic sites. Alternative 3 subareas have 10 historic sites. |   |     |       |    |           |     |            |    |     |  |



| LAND USE  | Alternative 3 Subareas  |     |    |    |     |    |     |           |     |    |
|---|---|-----|----|----|-----|----|-----|-----------|-----|----|
|   | Vancouver   |     |    |    |     |    |     | Washougal |     |    |
|   | V1  | V2  | V3 | V4 | V5  | V6 | V7  | W1        | W2  | W3 |
| Urban residential land capacity (Difference between number of planned households and number of households at build-out, actual land capacity)     | Urban residential land capacity was not calculated for Alternative 3 subareas   |     |    |    |     |    |     |           |     |    |
| Rural residential land capacity (Difference between the number of planned households and number of households at build-out, actual land capacity) | Rural residential land capacity was not calculated for Alternative 3 subareas   |     |    |    |     |    |     |           |     |    |
| Rural Lands: Acres of rural land into new UGAs  | 70  | 68  | -  | -  | 248 | -  | 55  | 654       | 107 | -  |
| Resource Lands: Acres into new UGAs:  |   |     |    |    |     |    |     |           |     |    |
| Agricultural land   | -   | 197 | -  | -  | 387 | -  | 613 | 46        | 15  | -  |
| Forest land   | -   | -   | -  | -  | -   | -  | -   | -         | -   | -  |
| Mineral land  | -   | -   | -  | -  | -   | -  | -   | 46        | 29  | -  |
| <b>ECONOMY</b>  |   |     |    |    |     |    |     |           |     |    |
| Average jobs to population ratio  | Jobs to population ratio was not calculated for Alternative 3 subareas  |     |    |    |     |    |     |           |     |    |
| Planned jobs to population  |   |     |    |    |     |    |     |           |     |    |
| Actual capacity for jobs to actual capacity for population  |   |     |    |    |     |    |     |           |     |    |
| New Industrial land   | -   | -   | -  | -  | 495 | -  | 668 | -         | 41  | -  |
| New Office/Bus Park land  | -   | 875 | -  | -  | -   | -  | -   | -         | -   | -  |
| New commercial land   | -   | -   | -  | -  | -   | -  | -   | 31        | -   | -  |
| Employment capacity (% of land used for planned jobs)   | Employment capacity was not calculated for Alternative 3 subareas   |     |    |    |     |    |     |           |     |    |
| <b>HISTORIC AND CULTURAL RESOURCES</b>  | Much of the county has been identified as having a high probability for archaeological resources, in part because of the area's rich history and its importance as a settlement location. Many of the high probability areas are located along streams, rivers, and other water bodies. (See stream miles, above.) All subareas would include areas identified as having a high probability for archaeological resources. |     |    |    |     |    |     |           |     |    |

Transportation and Public Facilities

|  | Alternative 1   |   | Alternative 2  |   | Alternative 3 Subareas  |   |  |   |  |  |   |  |
|--|---|---|--|---|---|---|--|---|--|--|---|--|
|  |   |   | Battle Ground  | Camas   | La Center   | Ridgefield                                  |  |   |  |  |   |  |
| <b>TRANSPORTATION</b>  |   |   |  |   |   |   |  |   |  |  |   |  |
| Projected Vehicle hours of delay (Not calculated for Subareas)       | 3,379   | 4,518   | B1   | B2  | C1  | C2  | L1   | L2  | R1   | R2   | R3  |  |
| Projected Vehicle Miles Traveled (Not calculated for Subareas)       | 1,070,911   | 1,076,081   | Need new local access to SR 503, expect increased delays at SR 503 and 244th | Substantial trip generation significant impacts to SR 503 and 244th would increase delays | Undermined by local network, two major corridors serving area projected to fail during peak hours | Insignificant increase beyond local network | Area south of river would be substantially increased congestion at Paradise Park and La Center roads and interchange | Residential area would add to failing level of service at NW 11th and NW Spencer Road | Inadequate arterial & collector system for north of Pioneer Street | Impacts to L5 interchange could be mitigated by improvements north of Pioneer Street | Would need extension of new arterial west from I-5/21st interchange |  |
| Projected Lane miles on LOS E/F (Not calculated for Subareas)        | 159   | 175   |  |   |   |   |  |   |  |  |   |  |
| Transportation costs to maintain LOS D (Not calculated for Subareas) | \$98.5, 124.5m  | Same as Alt 1, but with one additional mitigation project of \$19 to 23 m. Total costs: 117.4 to 147.9 m  |  |   |   |   |  |   |  |  |   |  |
| <b>PUBLIC FACILITIES &amp; UTILITIES</b>                             |   |   |  |   |   |   |  |   |  |  |   |  |
| Fire Protection  | CCFD #5 response time would increase (currently do not meet LOS)  | CCFDs #3, #5, and #11 affected, new training facilities needed, \$2 million (CCFD #11) and \$350,000 (CCFD #3)  |  |   |   |   |  |   |  |  |   |  |
| Police Protection  | Additional staff & vehicles needed; increased response times likely due to traffic congestion. Additional sworn officers needed: 437  | Additional staff and facilities for County Sheriff; new county jail cost \$90-100 million, possible increased response times  |  |   |   |   |  |   |  |  |   |  |
| Public Schools   | New facilities: 16 elementary, 6 middle, 2 high, 85 portables<br>Costs: \$594 million   | New facilities: 23 elementary, 10 middle, 3 high, 83 portables<br>Costs: \$880 million  |  |   |   |   |  |   |  |  |   |  |
| Parks and Recreational Facilities                                    | Need for new park and recreation facilities for population growth, most efficient use of existing facilities  | Need for new park and recreation facilities for population growth, face increased demand  |  |   |   |   |  |   |  |  |   |  |
| Libraries  | More efficient use of existing facilities, New library facilities needed for growth   | New library facilities needed for projected growth  |  |   |   |   |  |   |  |  |   |  |
| General government   | Demand mostly driven by overall projected growth, not location of growth. Additional facilities over next years.  | Need for new office space for Clark County needed for next 10 years. La Center expects to construct a new city hall. Vancouver may need additional space for projects growth. Camas expects to remodel city hall. Washougal may have to expand city hall to provide facilities.   |  |   |   |   |  |   |  |  |   |  |
| Solid waste  | Facilities have capacity to handle waste stream for projected population beyond the 20-year plan period   | Alternative 3 options are assumed to result in a similar land use profile as Alternative 2. Therefore, demand would be similar. Network extensions (main lines, etc.) would depend upon the option chosen.  |  |   |   |   |  |   |  |  |   |  |
| Public water supplies. Additional water demand at capacity build-out | Some additional transmission lines and water capacity (wells) may be required due to increased densities. Demand of 17.5 million gallons per day.   | Alternative 3 options are assumed to result in a similar land use profile as Alternative 2. Therefore, demand would be similar. Network extensions (main lines, etc.) would depend upon the option chosen.  |  |   |   |   |  |   |  |  |   |  |
| Cost to build facilities to meet demand                              |   |   |  |   |   |   |  |   |  |  |   |  |
| Sewer  | No expansion beyond existing sewer plans. Some additional pipes and capacity may be required due to increased densities. Demand of 15.6 million gallons per day.  | Alternative 3 options are assumed to result in a similar land use profile as Alternative 2. Therefore, demand would be similar. Network extensions (main lines, etc.) would depend upon the option chosen.  |  |   |   |   |  |   |  |  |   |  |
| Electricity  | Electrical service is entirely a "pay as you go" service. Electrical system upgrades are paid for by new development directly (in the form of system connection fees) and by utility rates paid by Clark Public Utilities (CPU) customers. Rates are required to reflect changing costs of purchasing or generating power. CPU expects to be able to expand the electrical system to serve development for either alternative. Availability of electricity is not expected to be a limiting factor for new development. | Electrical system upgrades are paid for by new development directly (in the form of system connection fees) and by utility rates paid by Clark Public Utilities (CPU) customers. Rates are required to reflect changing costs of purchasing or generating power. CPU expects to be able to expand the electrical system to serve development for either alternative. Availability of electricity is not expected to be a limiting factor for new development. |  |   |   |   |  |   |  |  |   |  |

|   | Alternative 3 Subareas   |  |   |   |  |   |   |   |   |  |
|---|--|--|---|---|--|---|---|---|---|--|
|   | Vancouver  |  |   |   |  |   |   | Washougal   |   |  |
|   | V1   | V2   | V3  | V4  | V5   | V6  | V7  | W1  | W2  | W3                                       |
| <b>TRANSPORTATION</b>   |  |  |   |   |  |   |   |   |   |  |
| Vehicle hours of delay [Not calculated for Subareas]  | Potential needed road system constrained, significantly impact I-5/Salmon Creek interchange  | 179 <sup>th</sup> corridor could have falling level of service | Residential development likely to cause congestion and delays at I-5/179 <sup>th</sup> St interchange even after planned improvements | Urban development would increase traffic on Salmon Creek Ave., 50 <sup>th</sup> Ave and 72 <sup>nd</sup> Ave, improvements constrained by environmental factors | Extension of NE 94 <sup>th</sup> St north of NE 119 <sup>th</sup> needed | Residential land would add traffic to NE 99 <sup>th</sup> St, NE 172 Ave, and Ward Rd, Impacts not significant if 172 <sup>nd</sup> and Ward Rd improved as planned | Road network limited in this area, traffic impacts to Fourth Plain, SR 500 and NE 162 <sup>nd</sup> Ave | Development west of Washougal river would add traffic to Woodburn and Washougal rds, primary access to east of river is via 32nd St/Stiles/34 <sup>th</sup> St        | Access to industrial portion would be via local streets 49 <sup>th</sup> & J sts Industrial area on south side of 20 <sup>th</sup> St would have poor accessibility | No public street access to single parcel |
| Lane miles at LOS E/F [Not calculated for Subareas]   |  |  |   |   |  |   |   |   |   |  |
| Total project mitigation costs to maintain LOS D [Not calculated for Subareas]                                  |  |  |   |   |  |   |   |   |   |  |
| <b>PUBLIC FACILITIES &amp; UTILITIES</b>  |  |  |   |   |  |   |   |   |   |  |
| Fire Protection   | Increasing call volume likely an impact and would require additional resources, including a new station with fire and EMS equipment; service in new UGAs would come at the expense of a reduced LOS overall in east county   |  |   |   |  |   |   | No additional facilities would be needed, CFP schedule includes construction of a new station and purchase of a new pumper in 2000 and replacement of another in 2011 |   |  |
| Police Protection   | Additional staff and facilities for County Sheriff; new county jail est cost \$90-100 million; possible increased response times   |  |   |   |  |   |   |   |   |  |
| Public Schools  | Depends on subareas chosen, location of boundary and relative dispersal of residential areas.  |  |   |   |  |   |   |   |   |  |
| Parks and Recreational Facilities   | Need for new park and recreation facilities for population growth; no park land allocated to low-density residential expansion areas, Vancouver-Clark and all cities would face increased demand   |  |   |   |  |   |   |   |   |  |
| Libraries   | New library facilities needed for projected growth   |  |   |   |  |   |   |   |   |  |
| General government  | Demand mostly driven by overall projected growth, not location of growth. No new office space for Clark County needed for next 10 years. Vancouver may need additional facilities over next years. Battle Ground expects to need additional space for projected growth. Camas expects to remodel city hall. Washougal may have to expand city hall to provide facilities   |  |   |   |  |   |   |   |   |  |
| Solid waste   | Facilities have capacity to handle waste stream for projected population beyond the 20-year plan period  |  |   |   |  |   |   |   |   |  |
| Sewer: Additional capacity at build-out<br>Cost to upgrade facilities   | Alternative 3 options are assumed to result in a similar land use profile as Alternative 2. Therefore, demand would be similar. Network extensions (main lines, etc.) would be different and location and cost would depend upon the option chosen.  |  |   |   |  |   |   |   |   |  |
| Public water supplies: Additional water demand at capacity build-out<br>Cost to build facilities to meet demand | Alternative 3 options are assumed to result in a similar land use profile as Alternative 2. Therefore, demand would be similar. Network extensions (main lines, etc.) would be different and location and cost would depend upon the option chosen.  |  |   |   |  |   |   |   |   |  |
| Electricity   | Electrical service is entirely a "pay as you go" service. Electrical system upgrades are paid for by new development directly (in the form of system connection fees) and by utility rates paid by CPU customers. Rates are adjusted to reflect changing costs of purchasing or generating power. CPU expects to be able to expand the electrical system to serve development for either alternative. Availability of electricity is not expected to be a limiting factor for new development. |  |   |   |  |   |   |   |   |  |

**Table 2. Summary of Mitigation**

| <b>Element</b>                                      | <b>Mitigation Measures</b>  |
|---|---|
| Soils   | Comprehensive plan policies and ordinances of Clark County and the cities protect resource land soils and restrict development where there are soil limitations.  |
| Geology and Topography                              | Comprehensive plans of Clark County and the cities have policies for regulating development within geologically hazardous areas, which are implemented through local geological hazard ordinances.  |
| Climate   | Climate change is indirectly addressed and mitigated through federal and state air quality. Choosing an alternative that converts the least amount of undeveloped vegetated areas to impervious surfaces and reduces vehicle emissions through more efficient development are available forms of mitigation to avoid impacts to climate.  |
| Air Quality   | Protection of air quality occurs through federal and state regulations on automobiles, fireplaces, and wood stoves. All of the comprehensive plans recognize the importance of maintaining good air quality. Some have policies in their Transportation, Economic Development, and/or Environmental Element to mitigate impacts to air quality from vehicle and industrial emissions.   |
| Surface Water                                       | Comprehensive plan policies and development regulations provide for the protection of surface water quality throughout the county. Generally, mitigation consists of the identification and protection of critical areas and floodplains through local ordinances, protection of shorelines through Shoreline Master Programs, and through stormwater management and erosion control ordinances.  |
| Groundwater and Aquifer Recharge Areas              | As required by the GMA, the county and each city have identified critical environmental areas, including critical aquifer recharge areas. Protection of groundwater resources is addressed in critical areas ordinances (CAOs) that regulate development within recharge areas. The County regulates septic systems through its public health department.   |
| Fish and Wildlife Habitat                           | The protection of fish and wildlife habitat conservation areas is addressed in comprehensive plan policies and implemented through local ordinances. The county and each city have identified critical environmental areas, which include fish and wildlife habitat conservation areas. CAOs, stormwater management programs and regulations, erosion control regulations, and tree protection ordinances are the mechanisms for mitigating adverse impacts to these areas. |
| Sensitive, Threatened, and Endangered (STE) Species | Mitigation of impacts to STE species is the same as for fish and wildlife habitat, above. All local jurisdictions have updated or are in the process of updating their CAOs, in part to provide greater protection for ESA-listed salmon and steelhead.   |
| Migratory Species/Migration Routes                  | Mitigation for impacts to migratory species and habitat is the same as for fish and wildlife habitat, above.  |
| Wetlands  | The protection of wetlands is accomplished primarily by federal Clean Water Act, Section 404 regulations. State regulations that provide for the mitigation of impacts to wetlands include the Shoreline Management Act, Hydraulic Project Approval, State Environmental Policy Act, and the Floodplain Management Program. The county and the cities have adopted wetland protection ordinances, incorporated into their CAOs.   |
| Renewable and Non-Renewable Energy Sources          | The primary energy conservation measure available to local jurisdictions is to adopt a compact urban form that supports alternative, energy efficient transportation. The Battle Ground, Camas, and Vancouver comprehensive plans directly address energy conservation.   |
| Scenic Resources                                    | Clark County has designated 2 scenic routes and implements the provisions of the Columbia River Gorge National Scenic Area Act in its code requirements. Battle Ground has adopted interim policies to protect and promote significant views. Camas' municipal code also allows for the protection of scenic resources. Other local codes do not directly address scenic resources.   |
| Noise   | Federal and state regulations that limit noise exposure in different classes of land use provide for some mitigation of noise impacts. Noise impacts are also considered in SEPA environmental review. Vancouver proposes to adopt a modification of the state noise ordinance.   |
| Land Use, Population, and Housing                   | Mitigation for the lack of sufficient land for the 20-year growth projection is to change growth or redevelopment assumptions or upzone land within existing UGAs.  |
| Rural Lands   | Clark County's comprehensive plan has policies that protect rural lands. Development on rural lands is also regulated by the county's zoning code, which establishes rural districts and permitted uses.  |

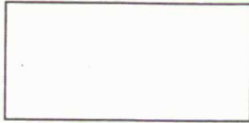
| Element                                | Mitigation Measures  |
|--|--|
| Resource Lands                         | Clark County's comprehensive plan policies protect resource lands from incompatible uses and from conversion to urban land. The zoning code regulates the intensity and nature of development that can occur on and adjacent to resource lands. City comprehensive plans contain policies that direct development away from productive forest and farm land.   |
| Historic and Cultural Resources        | Clark County and the cities have policies and/or ordinances that require these jurisdictions to identify and protect historic and cultural resources.  |
| Transportation                         | Both Alternative 1 and Alternative 2 would require significant transportation improvements to reduce congestion, and achieve a system-wide level-of-service D. Other mitigation could consist of:<br>Seeking out local option transportation funding and increased funding through the state legislature or referenda.<br>Lowering the LOS standards on corridors where appropriate funding levels are not available or where multimodal transportation use is to be encouraged.<br>Reducing the amount of UGA expansion or the intensity of growth in outlying urban growth areas, or at a minimum, developing a mechanism to delay growth in certain areas until funding is available.<br>Amending the County's comprehensive plan to allow rural major collectors to become multi-lane, non-state highways on specific routes that connect urban areas.<br>Implementing a regional traffic impact fee structure whereby rural and outlying urban area development contributes toward the cost of rural corridor capacity improvements.  |
| Emergency Services and Fire Protection | Battle Ground would require a new training facility. Increasing call volume, particularly in east county, would require additional resources for CCFD No. 5 to serve the Vancouver UGA, including a new station with fire and EMS equipment.   |
| Police Protection                      | New facilities would be needed to mitigate the impacts of projected demands for services in most new UGAs. A new jail facility would be necessary within the next 6 years for the Clark County Sheriff. A new La Center facility could be required to serve development concentrated at the I-5 Junction; a new city hall would house expanded police department in the next 5-10 years. Ridgefield anticipates a need for a new public safety facility (combining fire and police protection) to serve proposed development in the Ridgefield Junction area. Funding this mitigation would be difficult. An additional mitigation measure would be developing a mechanism to delay growth in certain areas until funding is available.  |
| Public Schools                         | Several new schools in each local jurisdictions have adopted school impact fees on new development. Local comprehensive plan policies address the siting of new school facilities. Balancing land uses within school districts helps to ensure adequate tax base for schools. Battle Ground would need to expand existing school facilities and add at a minimum of 12 new schools and 2 to 13 portables. Camas would add 2 or 3 new schools and 3 to 4 portables. Evergreen would need at least 9 new schools, and 27 to 32 portables. Green Mountain would add either 4 portables or 1 school. Hockinson would expand its high school and add from 2 to 6 portables, plus 1 elementary school. La Center has plans for 2 new schools and an expanded high school. Ridgefield would add 5 to 7 new schools and 8 portables. Vancouver add 4 to 5 new schools and 24 to 32 portables. Washougal would add 1 to 4 new schools and 2 to 4 portables. An additional mitigation measure would be developing a mechanism to delay growth in certain areas until funding is available. |
| Parks and Recreation                   | Clark County and its cities have established policies for the provision of parks and open space to accommodate new development and enhance the quality of life in urban areas. Mitigation in the form of additional parks would be needed to maintain levels of service in Battle Ground, Camas, Ridgefield, Vancouver, and Washougal. Funding this mitigation would be difficult. An additional mitigation measure would be developing a mechanism to delay growth in certain areas until funding is available.   |
| Libraries                              | Fort Vancouver Regional Library District provides this service. Mitigation measures to meet additional demand for library services consists of upgrading old or establishing new facilities where needed, purchase of materials, and increasing staff and other services. Local jurisdictions can provide mitigation for impacts from growth in form of assistance in locating facilities, assistance with entitlements, and coordination with programs and planning.  |
| General Government                     | New and expanded facilities for several jurisdictions, as noted in the Summary of Impacts table, would need to be funded to maintain services for the new population.  |
| Solid Waste                            | No mitigation needed.  |
| Sanitary Sewer                         | Concurrency requirements extend to sanitary sewer provision. Each jurisdiction has established policies for providing sanitary sewer service concurrent with new development.  |

| Element              | Mitigation Measures   |
|----------------------|---|
| Public Water Systems | Concurrency requirements extend to water provision. Each jurisdiction has established policies for the provision of public water concurrent with new development. |

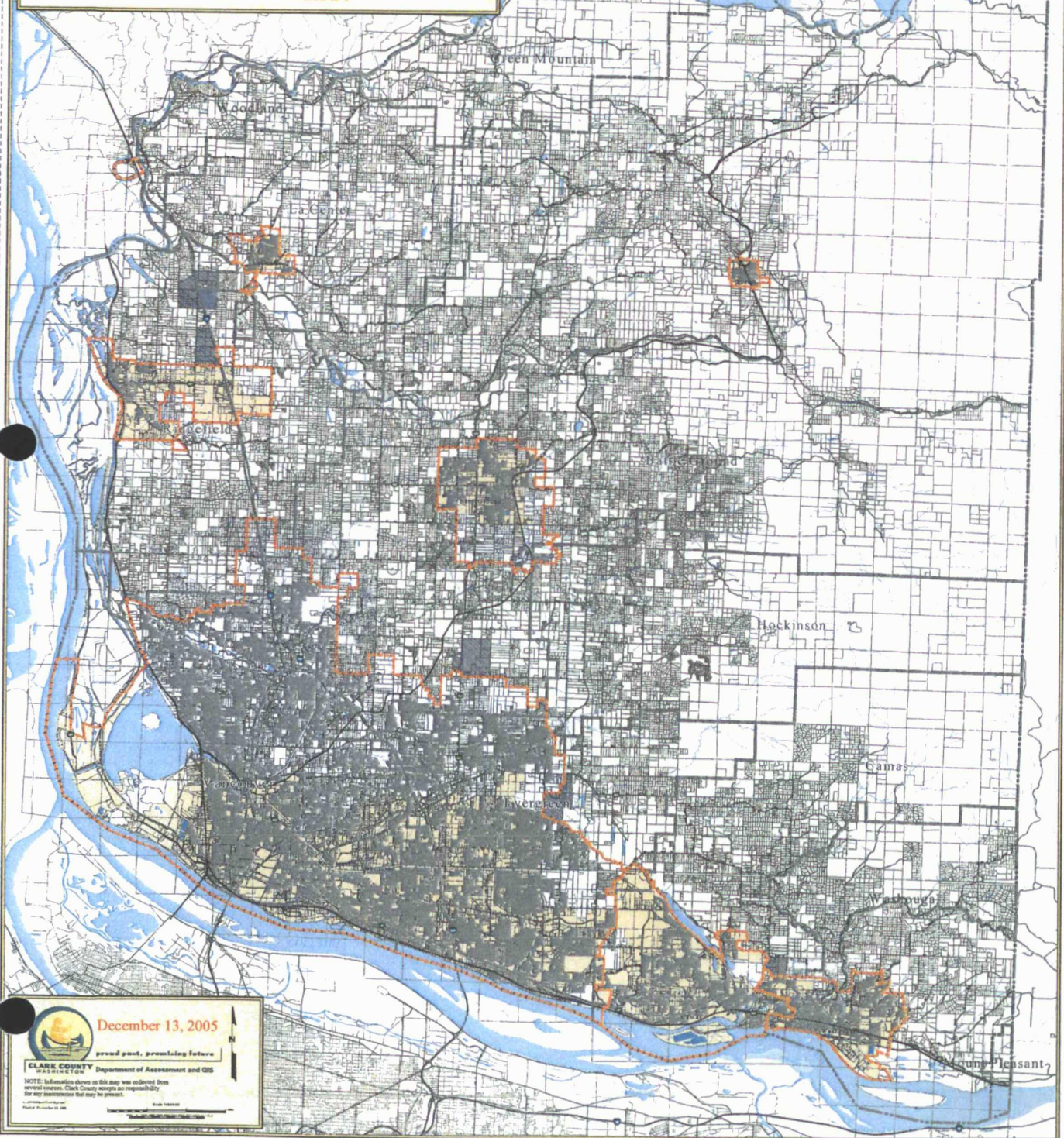
# Comprehensive Growth Management Plan Clark County Draft EIS Alternative #1 ("No Action")

**Key**

- Alternative 1 - Adopted 2004 UGA Boundary
- School District Boundary
- City Limits
- Urban Reserve
- Industrial Urban Reserve
- Industrial urban reserve overlay
- Urban reserve overlay



**\*\*DRAFT\*\***



**December 13, 2005**

*proud past, promising future*

**CLARK COUNTY**  
WASHINGTON

Department of Assessment and GIS

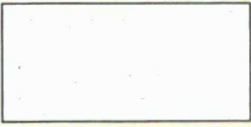
NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County GIS Department  
1000 1st Avenue, Suite 1000  
Vancouver, WA 98660  
Phone: 360.438.3333  
Fax: 360.438.3334  
www.clarkcountygis.com

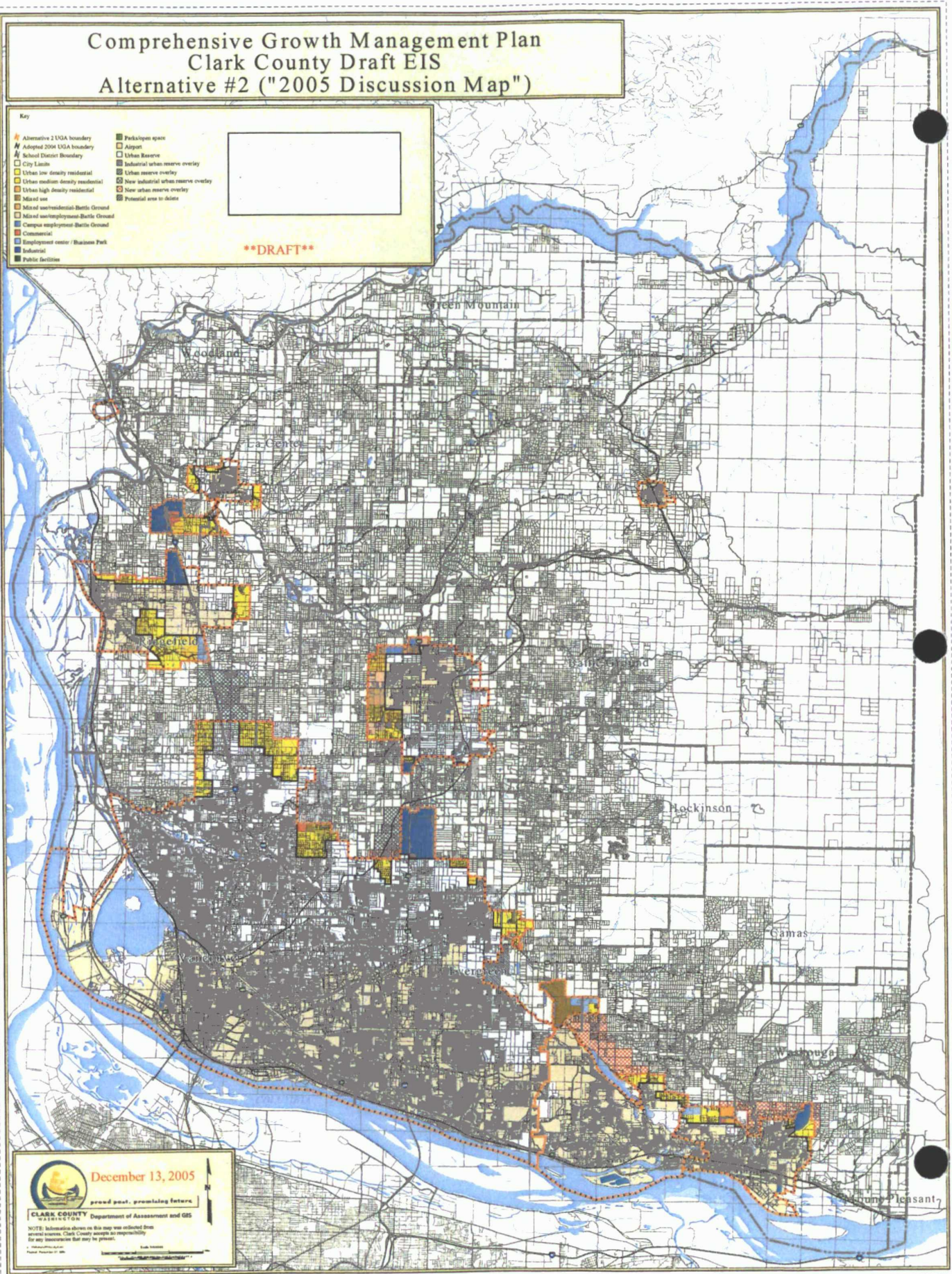
# Comprehensive Growth Management Plan Clark County Draft EIS Alternative #2 ("2005 Discussion Map")

Key

- ★ Alternative 2 UGA boundary
- ✱ Adopted 2004 UGA boundary
- School District Boundary
- City Limits
- Urban low density residential
- Urban medium density residential
- Urban high density residential
- Mixed use
- Mixed use/residential Battle Ground
- Campus employment Battle Ground
- Commercial
- Employment center / Business Park
- Industrial
- Public facilities
- Parks/open space
- Airport
- Urban Reserve
- Industrial urban reserve overlay
- Urban reserve overlay
- New industrial urban reserve overlay
- New urban reserve overlay
- Potential area to delete



**\*\*DRAFT\*\***



December 13, 2005

*pride past, promoting future.*

**CLARK COUNTY**  
Department of Assessment and GIS

NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Scale: 1:50,000  
North Arrow  
Graphic Scale: 0 to 1 mile

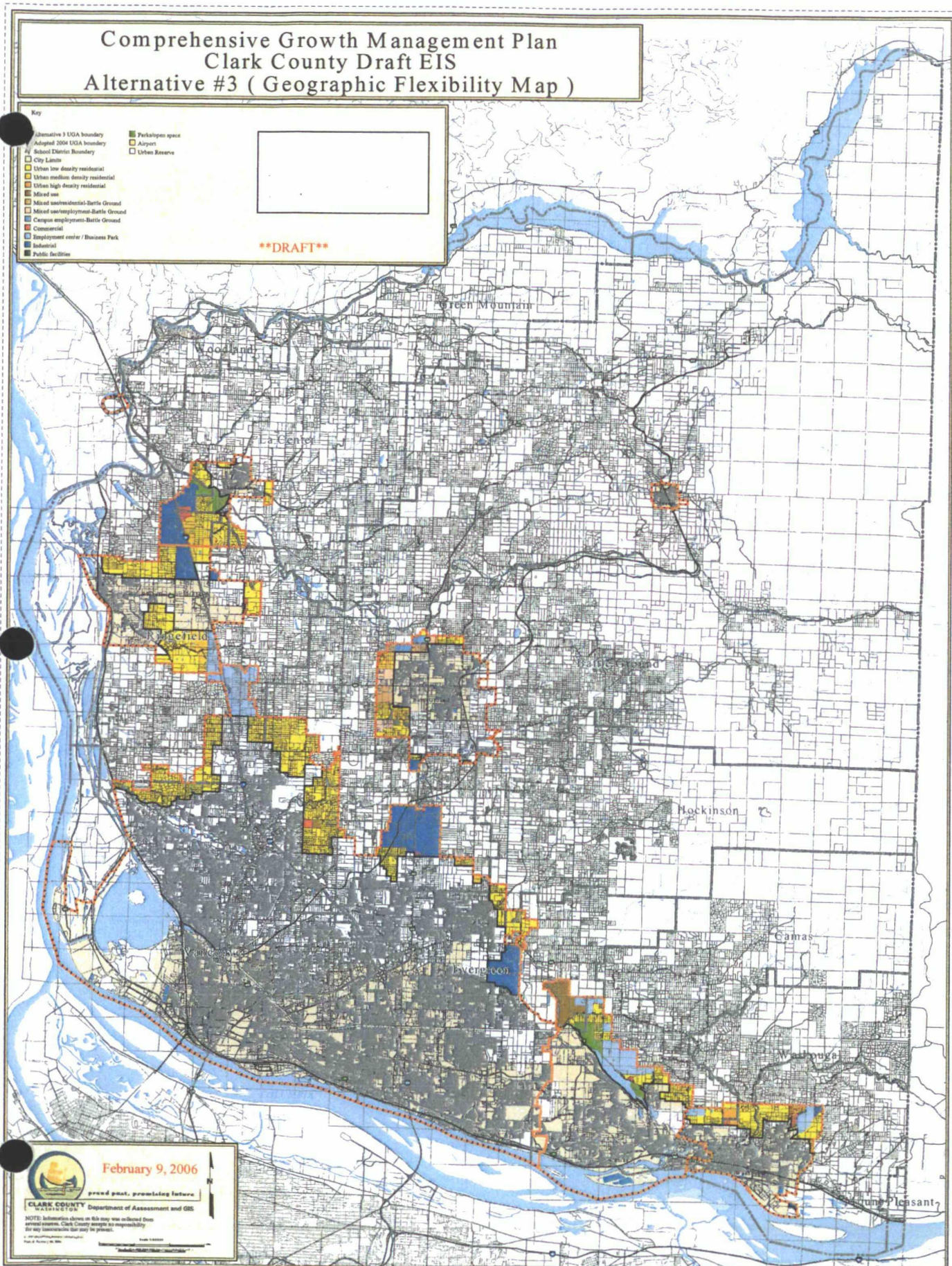


# Comprehensive Growth Management Plan Clark County Draft EIS Alternative #3 ( Geographic Flexibility Map )

Key

- Alternative 3 UDA boundary
- Adopted 2004 UDA boundary
- School District Boundary
- City Limits
- Urban low density residential
- Urban medium density residential
- Urban high density residential
- Mixed use
- Mixed use/residential-Battle Ground
- Mixed use/employment-Battle Ground
- Chesqua employment-Battle Ground
- Commercial
- Employment center / Business Park
- Industrial
- Public facilities
- Park/open space
- Airport
- Urban Reserve

**\*\*DRAFT\*\***



**February 9, 2006**

*providing information, promoting future*

**CLARK COUNTY**  
Washington, Oregon  
Department of Assessment and GIS

NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Map Date: 2/9/06  
Scale: 1:25,000  
Map Author: GIS  
Map Title: Comprehensive Growth Management Plan - Alternative #3 (Geographic Flexibility Map)

13

## Proposed Development Regulations

# CLARK COUNTY RURAL INDUSTRIAL LAND BANK

## Development Regulations

|            |  |    |
|------------|--|----|
| 1.0        | Introduction                                       | 1  |
| 2.0        | Conceptual Master Plan                             | 2  |
| 3.0        | Rural Industrial Land Bank Regulatory Requirements | 4  |
|            | Summary of Amendments                              | 6  |
| 40.230.085 | Employment Districts (IL, IH, IR, BP)              | 6  |
| 40.520.075 | Rural Industrial Development Master Plan           | 29 |
| 40.520.070 | Master Planned Development                         | 32 |
| 40.560.010 | Plan Amendment Procedures                          | 37 |

### 1.0 INTRODUCTION

In 1996, the Growth Management Act (GMA), RCW 36.70A, was amended to allow major industrial developments to be sited outside of urban growth areas (UGAs). RCW 36.70A.367 allows counties to establish up to two rural industrial land banks (RILBs) with the intent that they develop as industrial properties. Key steps in the RILB process include the following:

- Identifying locations suited to major industrial use,
- Identifying the maximum size of the bank area,
- Developing a programmatic environmental review, and
- Developing comprehensive plan amendments and development regulations for the bank and future specific major industrial developments.

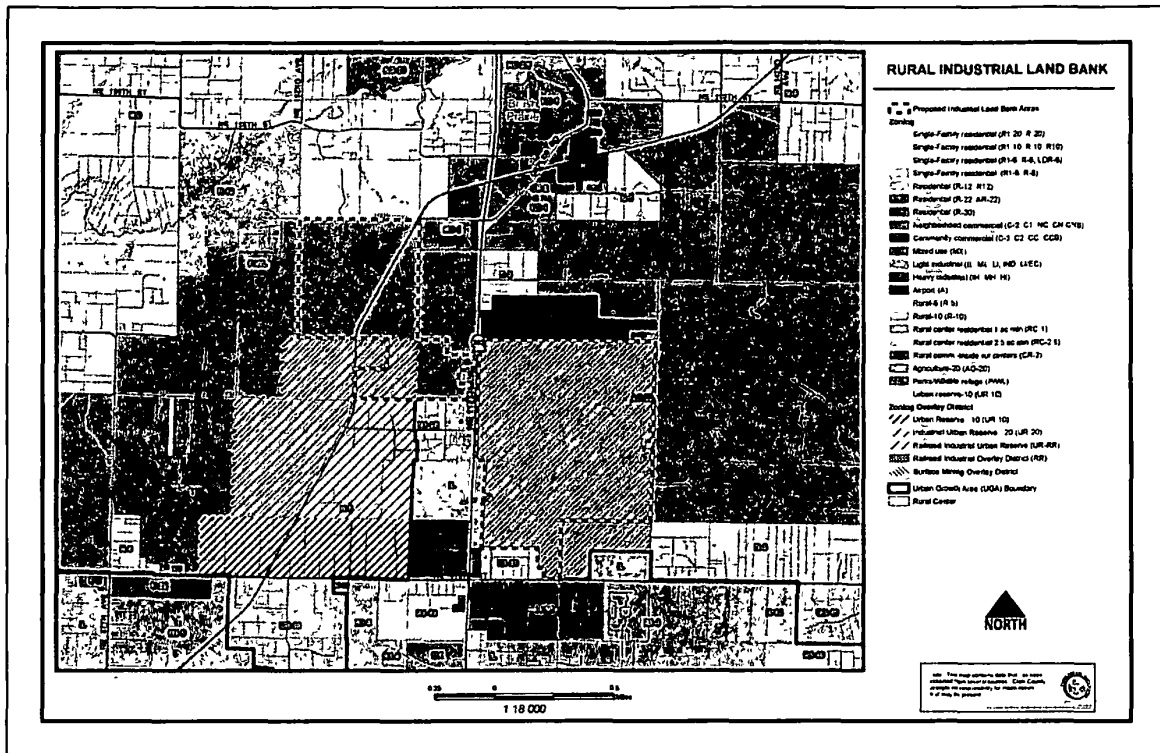
In 2014, Clark County received a docket application to establish an RILB on properties that straddle SR 503 north of the Vancouver UGA:

- Ackerland property west of 117th Avenue, 223.72 acres
- Lagler property east of 117th Avenue, 378.71 acres.

Exhibit 1 below shows these areas.

Presently the zoning for both properties is Agriculture (AG-20). The requested zoning is Light Industrial (IL). The IL zone uses are listed in Clark County Code (CCC) Section 40.230.085. The proposed zoning of IL is consistent with CCC Section 40.520.075 B that specifies this zone when designating an RILB.

Exhibit 1. Ackerland and Lagler Properties



Source Clark County GIS August 2014

Consistent with RCW 36.70A.367 and CCC Section 40 520.075, this document

- Presents a conceptual master plan illustrating the feasibility of light industrial uses on the docket property, including developable areas and circulation. This conceptual master plan has guided proposals for draft development regulations in this document.
- Describes GMA requirements and County Code requirements for development regulations.
- Provides draft development regulations that will guide future development consistent with the conceptual master plan.

An appendix is also provided with example regulations in other jurisdictions

## 2.0 CONCEPTUAL MASTER PLAN

CCC 40 520 075 promotes the development of a master plan in part to assure coordinated and cohesive planning, and predictability to the community and applicants on the type and nature of the development. The master plan is to be processed as part of the application for the land bank designation in the Comprehensive Plan.

Steps in the development of a master plan to date include developing master plan goals and objectives, evaluating environmental conditions of the site, and sharing preliminary assessments and the concept plan with the public.

Summary goals of the Clark County RILB conceptual master plan are compatibility, sustainability, flexibility, and consistency. Objectives address coordination and cohesiveness, environmental protection, low impact development, adequate roadway and site infrastructure, rail access, and predictability. See Exhibit 2.

Exhibit 2. Master Plan Objectives

# Rural Industrial Land Bank

## Preliminary Guiding Principles

**Master Plan Goals**

- A. Develop a vision for the master plan that is compatible with the surrounding land uses and creates long term value for both the community and the industrial users.
- B. Develop a master plan that promotes sustainable development by minimizing our environmental impacts, protecting the natural resources and reducing waste.
- C. Anticipate changing market and industrial needs and maintain the flexibility required for a variety of light industrial uses.
- D. Support the creation of a rural industrial land bank per the criteria set forth in the Growth Management Act (GMA), RCW 36.70A.

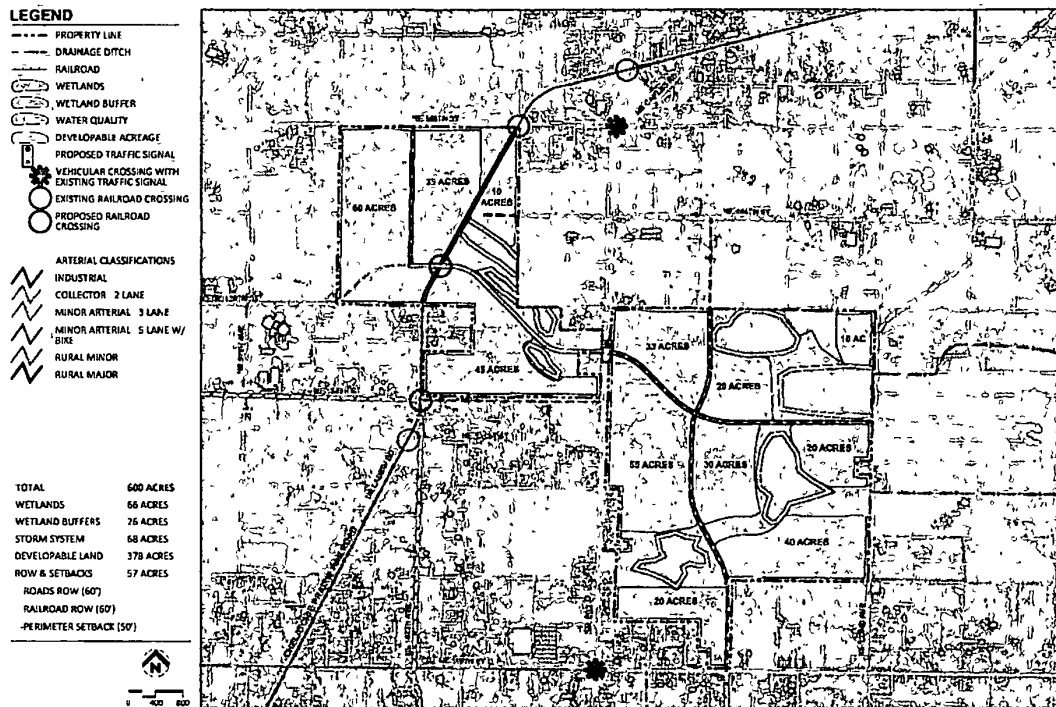
**Master Plan Objectives**

1. Adhere to the requirements set forth in CCC 40.520.075. Create a coordinated and cohesive master plan that can be easily streamlined through the development review and approval process.
2. Ensure the master plan respects and preserves critical areas functions and values, and develop a stormwater solution that mimics the natural hydrology of the site while developing buffers both internally and externally. Incorporate low impact development strategies.
3. Address and evaluate the site criteria for industrial lands against the existing conditions to ensure infrastructure requirements are met and to maximize the land value.
4. Develop a roadway and site infrastructure backbone that allows for phased development based on the market needs.
5. Coordinate infrastructure analysis and planning with public and private agencies so that their long term planning can anticipate the future light industrial development.
6. Ensure that rail access and/or a loop is accommodated as part of the master plan.
7. Promote a master plan that provides a level of predictability for future light industrial based developers and the County through the flexibility of standards and consolidated reviews.



To implement the RILB conceptual master plan goals and objectives, and following a review of critical areas, traffic, utilities, and agricultural activities on the docket site, a draft conceptual master plan has been developed for the docket site. This conceptual master plan was presented at a public meeting in April 2015. It is continuing to be evaluated and refined. See Exhibit 3.

Exhibit 3. Docket Site Conceptual Master Plan



**CLARK COUNTY RURAL INDUSTRIAL LAND BANK**  
LAND USE ANALYSIS  
JUNE 2015

MacKay Spósito

Source: MacKay Spósito 2015

The RILB docket application has been under review consistent with CCC 40.520.075 Rural Industrial Development Master Plan and CCC 40.560.010 Plan Amendment Procedures. As a result, a conceptual master plan has been formulated to consider the viability of the site to meet RILB requirements and to guide the formulation of regulations.

It should be noted that alternative sites are under consideration per RILB requirements and are addressed under separate cover. The draft development regulations are designed to implement the docket site conceptual master plan in Exhibit 3, but would also be applicable to other alternative sites.

### 3.0 RURAL INDUSTRIAL LAND BANK REGULATORY REQUIREMENTS

GMA directs that as part of designating a RILB, a county must adopt development regulations that achieve certain criteria regarding land use compatibility, transportation, infrastructure, environmental protection, and service delivery.

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

RCW 36.70A.367 (3) *In concert with the designation of an industrial land bank area, a county shall also adopt development regulations for review and approval of specific major industrial developments through a master plan process. The regulations governing the master plan process shall ensure, at a minimum, that:*

- (a) Urban growth will not occur in adjacent nonurban areas;*
- (b) Development is consistent with the county's development regulations adopted for protection of critical areas;*
- (c) Required infrastructure is identified and provided concurrent with development. Such infrastructure, however, may be phased in with development;*
- (d) Transit-oriented site planning and demand management programs are specifically addressed as part of the master plan approval;*
- (e) Provision is made for addressing environmental protection, including air and water quality, as part of the master plan approval;*
- (f) The master plan approval includes a requirement that interlocal agreements between the county and service providers, including cities and special purpose districts providing facilities or services to the approved master plan, be in place at the time of master plan approval;*
- (g) A major industrial development is used primarily by industrial and manufacturing businesses, and that the gross floor area of all commercial and service buildings or facilities locating within the major industrial development does not exceed ten percent of the total gross floor area of buildings or facilities in the development. The intent of this provision for commercial or service use is to meet the needs of employees, clients, customers, vendors, and others having business at the industrial site, to attract and retain a quality workforce, and to further other public objectives, such as trip reduction. These uses may not be promoted to attract additional clientele from the surrounding area. Commercial and service businesses must be established concurrently with or subsequent to the industrial or manufacturing businesses;*
- (h) New infrastructure is provided for and/or applicable impact fees are paid to assure that adequate facilities are provided concurrently with the development. Infrastructure may be achieved in phases as development proceeds;*
- (i) Buffers are provided between the major industrial development and adjacent rural areas;*
- (j) Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands; and*
- (k) An open record public hearing is held before either the planning commission or hearing examiner with notice published at least thirty days before the hearing date and mailed to all property owners within one mile of the site.*

Clark County Code (CCC) Section 40 520.075 F indicates that development regulations can incorporate regulations "as is" from the county code or propose new development standards. Development regulations are to address:

- a. Permitted, accessory and conditional uses and uses permitted with administrative review;
- b. Floor area ratios for office, commercial and industrial development, where permitted,
- c. Maximum building heights,
- d. Maximum lot coverage (building and impermeable surface);
- e. Setbacks,
- f. Minimum spacing between buildings,
- g. Circulation/access to and within each lot and/or area;
- h. Landscaping requirements (minimum landscaped area);
- i. Open space,
- j. Parking requirements (location, design, amount);
- k. Street standards,
- l. Signage, and
- m. Handicapped accessibility

## 4.0 SUMMARY OF AMENDMENTS

This section proposes amendments that customize the IL zone standards to meet the requirements of RCW 36 70A.367 (3) and CCC 40 520.075.F. The key changes are described below and presented in track changes in detail.

- Land Uses. For the most part IL zone uses are carried forward, but some are limited either due to potential incompatibilities with onsite industrial uses or abutting rural residential uses.
- Perimeter Setback. A 100-foot perimeter setback is proposed that is greater than the standard setback for the IL zone
- Landscaping. A dense screen and berming is proposed within the 100-foot perimeter setback
- Street Standards and Stormwater Quality. Private road standards are included to be more compatible with the concept of the regional stormwater and rural character of the industrial land bank

### 40.230.085 Employment Districts (IL, IH, IR, BP)

- A Purpose. The purpose of this section is to provide for a wide range of noncommercial economic development and employment opportunities that limit residential, institutional, commercial, office and other nonindustrial uses to those necessary for the convenience and support of such development and opportunities
- B Applicability. The regulations in this section shall be applicable in the following zoning districts
  - 1 Industrial (I) Districts



CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- a Light Industrial District (IL) The light industrial district is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution. It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses.
- b Business Park (BP) District The Business Park district provides for the development of uses including limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices, and other similar compatible or supporting enterprises not oriented to the general public.
- c Railroad Industrial District (IR) The railroad industrial district is intended to provide for those industrial uses that are most suited for and can take advantage of locations along the county's rail line.

---

*Consultant Note* Applicability is based on conceptual master plan objectives, GMA provisions for RILB, and current IL zone intent. We propose an overlay on top of IL zoning to distinguish different uses and development standards.

---

- d. Light Industrial – Rural Industrial Land Bank (RILB) Overlay. The light industrial – rural industrial land bank district overlay is applied in conjunction with the IL base zone. This overlay is intended to provide for industrial and manufacturing businesses which provide a variety of employment uses which produce little noise, odor and pollution. Development standards are intended to promote sustainable development by minimizing environmental impacts, protecting natural resources, reducing waste, promoting compatibility with the surrounding land uses, avoiding urban growth in areas designated for long-term rural or resource-based activity, and creating long term value for both the community and the industrial users.
- 2 Heavy Industrial District (IH) The heavy industrial district is intended to preserve, enhance and create areas containing industrial and manufacturing activities which are potentially incompatible with most other uses.
- C Uses The uses set out in Table 40 230.085-1 are examples of uses allowable in the Industrial and Business Park zoning districts
- "P" – Uses allowed subject to approval of applicable permits
  - "C" – Conditional uses which may be permitted, subject to the approval of a conditional use permit as set forth in Section 40 520 030
  - "X" – Uses specifically prohibited.

The list of uses is based on the 2012 North American Industrial Classification System (NAICS), <http://www.naics.com/search.htm>. NAICS is organized in a hierarchical structure as follows.

- Sector (two (2) digit);
- Subsector (three (3) digit),
- Industry groups (four (4) digit); and
- Industry (five (5) digit).

In Table 40 230 085-1, each line is intended to include all lower divisions within it. If a specific Industry Group or Industry is separately called out on its own line in the table under a subsector, it is to be separately regulated, but all other Industry Groups or Industry under a subsector not listed will be regulated the same as the subsector. Where no Industry Group or Industry is separately called out, the use category is intended to apply generally to uses within the subsector.

The use categories apply to the industry sector of the user and are not intended to be applied individually to floor areas within each use category.

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses   |   |                |                |    |                                     |          |
|--|---|----------------|----------------|----|-------------------------------------|----------|
| 2012 North American Industrial Classification System (NAICS)   | IL  | IH             | IR             | BP | <u>IL-RILB Overlay<sup>10</sup></u> |          |
| <b>A Resource Uses.</b>  |   |                |                |    |                                     |          |
| <p><i>Consultant Note: Agriculture allowed in all zones in county. Other resource uses such as forestry and hunting unlikely, but maintaining allowance for all resource uses per use pattern in all other zones.</i></p> <p><i>Docket application indicates support for agriculture in open space unused for industrial purposes.</i></p> |   |                |                |    |                                     |          |
| <b>11 Agriculture, Forestry, Fishing and Hunting</b>   |   |                |                |    |                                     |          |
| 111 Crop production  | P   | P              | P              | P  | <u>P</u>                            |          |
| 112 Animal production  | P   | P              | P              | P  | <u>P</u>                            |          |
| 113 Forestry and logging   | P   | P              | P              | P  | <u>P</u>                            |          |
| 114 Fishing, hunting and trapping  | P   | P              | P              | P  | <u>P</u>                            |          |
| 115 Support activities for agriculture and forestry  | P   | P              | P              | P  | <u>P</u>                            |          |
| <b>21 Mining</b>   |   |                |                |    |                                     |          |
| 211 Oil and gas extraction   | X   | C <sup>4</sup> | C <sup>4</sup> | X  | <u>X</u>                            |          |
| 212 Mining (except oil and gas)  | X   | C <sup>4</sup> | C <sup>4</sup> | X  | <u>X</u>                            |          |
| 2123 Nonmetallic mineral mining and quarrying  | X   | P <sup>4</sup> | P <sup>4</sup> | X  | <u>X</u>                            |          |
| 213 Support activities for mining  | X   | C <sup>4</sup> | C <sup>4</sup> | X  | <u>X</u>                            |          |
| <b>22 Utilities</b>  |   |                |                |    |                                     |          |
| Utilities  |   |                |                |    |                                     |          |
| 221  | <p><i>Consultant Note. Power generation and sewage treatment plant would be large uses of land and limit ability to place other industrial uses on the site and are proposed as conditional uses.</i></p> |                |                |    |                                     |          |
| 22111  | Electric Power Generation   | P              | P              | P  | C                                   | <u>C</u> |
| 22112  | Electric Power Transmission and Distribution  | P              | P              | P  | P                                   | <u>P</u> |
| 22121  | Natural Gas Distribution  | P              | P              | P  | P                                   | <u>P</u> |
| 22131  | Water Supply and Irrigation Systems   | P              | P              | P  | P                                   | <u>P</u> |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |  | IL             | IH             | IR             | BP             | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|--|----------------|----------------|----------------|----------------|---|
| 2012 North American Industrial Classification System<br>(NAICS) |  |                |                |                |                |   |
| 22132   | Sewage Treatment Facilities  | P              | P              | P              | C              | <u>C</u>                                |
| <b>23 Construction</b>  |  |                |                |                |                |   |
| 236   | Construction of Buildings  | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | <u>p<sup>5</sup></u>                    |
| 237   | Heavy and Civil Engineering Construction   | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | <u>p<sup>5</sup></u>                    |
| 238   | Specialty Trade Contractors  | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | p <sup>5</sup> | <u>p<sup>5</sup></u>                    |
|   | Storage yards for building materials,<br>contractors' equipment and vehicles                     | P              | P              | P              | X              | <u>P</u>                                |
| <b>B. Manufacturing Uses</b>                                    |  |                |                |                |                |   |
| 311   | Food manufacturing   | P              | P              | P              | X              | <u>P</u>                                |
|   | Animal slaughtering and<br>processing  |                |                |                |                |   |
| 31161   | <u>Consultant Note<br/>Limit in RILB to<br/>improve<br/>compatibility with<br/>adjacent uses</u> | C              | P              | P              | X              | <u>X</u>                                |
| 311811  | Retail bakeries  | P              | P              | P              | P              | <u>P</u>                                |
| 312   | Beverage and tobacco product manufacturing   | P              | P              | P              | P              | <u>P</u>                                |
| 313   | Textile mills  | P              | P              | P              | X              | <u>P</u>                                |
| 314   | Textile product mills  | P              | P              | P              | X              | <u>P</u>                                |
| 315   | Apparel manufacturing  | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | X              | <u>p<sup>2</sup></u>                    |
| 316   | Leather and allied product manufacturing   |                |                |                |                |   |
| 3161  | Leather and hide tanning and finishing   | X              | P              | P              | X              | <u>X</u>                                |
| 3162  | Footwear manufacturing   | P              | P              | P              | P              | <u>P</u>                                |
| 3169  | Other leather and allied product<br>manufacturing  | P              | P              | P              | P              | <u>P</u>                                |
| 321   | Wood product manufacturing   |                |                |                |                |   |
| 3211  | Sawmills and wood preservation   | X              | P              | P              | X              | <u>X</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |  | IL | IH | IR | BP | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|--|----|----|----|----|---|
| 2012 North American Industrial Classification System<br>(NAICS) |  |    |    |    |    |   |
| 3212  | Veneer, plywood, and engineered wood product manufacturing         | X  | P  | P  | X  | <u>X</u>                                |
|   | 321214 Truss manufacturing   | P  | P  | P  | X  | <u>P</u>                                |
| 3219  | Other wood product manufacturing                                   | P  | P  | P  | X  | <u>P</u>                                |
| 322   | Paper manufacturing  |    |    |    |    |   |
| 3221  | Pulp, paper and paperboard mills                                   | X  | P  | P  | X  | <u>X</u>                                |
| 3222  | Converted paper product manufacturing                              | P  | P  | P  | P  | <u>P</u>                                |
| 323   | Printing and related support activities                            | P  | P  | P  | P  | <u>P</u>                                |
| 324   | Petroleum and coal products manufacturing                          | X  | P  | P  | X  | <u>X</u>                                |
| 325   | Chemical manufacturing   | X  | P  | P  | X  | <u>X</u>                                |
|   | 3254 Pharmaceutical and medicine manufacturing                     | P  | P  | P  | X  | <u>P</u>                                |
|   | 3256 Soap, cleaning compound, and toilet preparation manufacturing | P  | P  | P  | X  | <u>P</u>                                |
| 326   | Plastics and rubber products manufacturing                         | P  | P  | P  | X  | <u>P</u>                                |
| 327   | Nonmetallic mineral product manufacturing                          |    |    |    |    |   |
|   | 3271 Clay product and refractory manufacturing                     | P  | P  | P  | X  | <u>P</u>                                |
|   | 3272 Glass and glass product manufacturing                         | P  | P  | P  | X  | <u>P</u>                                |
|   | 3273 Cement and concrete product manufacturing                     | P  | P  | P  | X  | <u>P</u>                                |
|   | 327310 Cement manufacturing  | X  | P  | P  | X  | <u>X</u>                                |
|   | 327320 Ready-mix concrete manufacturing                            | X  | P  | P  | X  | <u>X</u>                                |
| 3274  | Lime and gypsum product manufacturing                              | X  | P  | P  | X  | <u>X</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |  | IL | IH | IR | BP | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|--|----|----|----|----|---|
| 2012 North American Industrial Classification System<br>(NAICS) |  |    |    |    |    |   |
| 3279  | Other nonmetallic mineral product manufacturing              | X  | P  | P  | X  | <u>X</u>                                |
| 331   | Primary metal manufacturing                                  | X  | P  | P  | X  | <u>X</u>                                |
| 332   | Fabricated metal product manufacturing                       |    |    |    |    |   |
| 3321  | Forging and stamping   | P  | P  | P  | X  | <u>P</u>                                |
| 3322  | Cutlery and hand tool manufacturing                          | P  | P  | P  | P  | <u>P</u>                                |
| 3323  | Architectural and structural metals manufacturing            | P  | P  | P  | X  | <u>P</u>                                |
| 3324  | Boiler, tank, and shipping container manufacturing           | P  | P  | P  | X  | <u>P</u>                                |
| 3325  | Hardware manufacturing                                       | P  | P  | P  | X  | <u>P</u>                                |
| 3326  | Spring and wire product manufacturing                        | P  | P  | P  | X  | <u>P</u>                                |
| 3327  | Machine shops  | P  | P  | P  | C  | <u>P</u>                                |
| 3328  | Coating, engraving, heat treating, and allied activities     | P  | P  | P  | X  | <u>P</u>                                |
|   | 332813   |    |    |    |    |   |
|   | Electroplating, plating, polishing, anodizing, and coloring  | C  | P  | P  | X  | <u>C</u>                                |
| 3329  | Other fabricated metal product manufacturing                 | P  | P  | P  | X  | <u>P</u>                                |
| 333   | Machinery manufacturing                                      | P  | P  | P  | C  | <u>P</u>                                |
| 334   | Computer and electronic product manufacturing                | P  | P  | P  | P  | <u>P</u>                                |
| 335   | Electrical equipment, appliance, and component manufacturing | P  | P  | P  | P  | <u>P</u>                                |
| 336   | Transportation equipment manufacturing                       | P  | P  | P  | X  | <u>P</u>                                |
|   | 336991   |    |    |    |    |   |
|   | Motorcycle, bicycle, and parts manufacturing                 | P  | P  | P  | P  | <u>P</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |   | IL             | IH             | IR             | BP             | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|---|----------------|----------------|----------------|----------------|---|
| 2012 North American Industrial Classification System<br>(NAICS) |   |                |                |                |                |   |
| 337   | Furniture and related product manufacturing                 | P              | P              | P              | X              | <u>P</u>                                |
| 339   | Miscellaneous manufacturing                                 | P              | P              | P              | P              | <u>P</u>                                |
| C Wholesale Trade   |   |                |                |                |                |   |
| 423   | Wholesale trade, durable goods (retail sales prohibited)    | P              | P              | P              | P              | <u>P</u>                                |
| 424   | Wholesale trade, nondurable goods (retail sales prohibited) | P              | P              | P              | P              | <u>P</u>                                |
| 425   | Wholesale electronic markets and agents and brokers         | P              | P              | P              | P              | <u>P</u>                                |
| D Retail Trade  |   |                |                |                |                |   |
|   | Retail sales of products fabricated on site                 | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
|   | Construction and industrial equipment sales                 | P              | P              | P              | X              | <u>P</u>                                |
| 4411  | Automotive dealers  | X              | X              | X              | X              | <u>X</u>                                |
| 4412  | Other motor vehicle dealers                                 | X              | X              | X              | X              | <u>X</u>                                |
| 4413  | Automotive parts, accessories, and tire stores              | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 4441  | Building material and supplies dealers                      | P              | X              | X              | X              | <u>P</u>                                |
|   | 44412 Paint and wallpaper stores                            | p <sup>1</sup> | X              | X              | X              | <u>p<sup>1</sup></u>                    |
|   | 44413 Hardware stores                                       | p <sup>1</sup> | X              | X              | X              | <u>p<sup>1</sup></u>                    |
| 445   | Food and Beverage Stores                                    | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
|   | 44512 Convenience stores                                    | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 446   | Health and personal care stores                             | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 447   | Gasoline stations   | C              | C              | C              | C              | <u>C</u>                                |
| 448   | Clothing and clothing accessories stores                    | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 451   | Sporting goods, hobby, book and music stores                | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 452   | General merchandise stores                                  | X              | X              | X              | X              | <u>X</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |   | IL             | IH | IR | BP             | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|---|----------------|----|----|----------------|---|
| 2012 North American Industrial Classification System<br>(NAICS) |   |                |    |    |                |   |
| 453   | Miscellaneous store retailers   | P <sup>1</sup> | X  | X  | P <sup>1</sup> | <u>P<sup>1</sup></u>                    |
| 454   | Non-store retailers   | P              | X  | X  | P              | <u>P</u>                                |
|   | Fuel dealers  |                |    |    |                |   |
| 45431   | <u>Consultant Note Limit similar<br/>to gas station, greater review<br/>process to assure compatibility<br/>with surrounding uses</u> | P              | P  | P  | X              | <u>C</u>                                |
| <b>E Transportation and warehousing</b>                         |   |                |    |    |                |   |
| 482   | Rail transportation   | P              | P  | P  | X              | <u>P</u>                                |
| 483   | Water Transportation  | X              | P  | X  | X              | <u>X</u>                                |
| 484   | Truck transportation  | P              | P  | P  | P              | <u>P</u>                                |
| 485   | Transit and ground passenger transportation   | P              | P  | P  | P              | <u>P</u>                                |
| 486   | Pipeline transportation   | P              | P  | P  | P              | <u>P</u>                                |
| 487   | Scenic and sightseeing transportation   | P              | P  | X  | X              | <u>P</u>                                |
| 488   | Support activities for transportation   | P              | P  | X  | X              | <u>P</u>                                |
| 4882  | Support activities for rail transportation  | P              | P  | P  | X              | <u>P</u>                                |
| 4883  | Support activities for water transportation   | X              | P  | P  | X              | <u>X</u>                                |
| 4884  | Support activities for road transportation  | P              | X  | X  | X              | <u>P</u>                                |
| 4885  | Freight transportation arrangement  | P              | P  | P  | P              | <u>P</u>                                |
| 4889  | Other support activities for transportation   | P              | P  | P  | P              | <u>P</u>                                |
| 491   | Postal Service  | P              | P  | P  | P              | <u>P</u>                                |
| 492   | Couriers and messengers   | P              | P  | P  | P              | <u>P</u>                                |
| 493   | Warehousing and storage   | P              | P  | P  | P              | <u>P</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses   |                  |                  |                  |                  |                                     |
|--|------------------|------------------|------------------|------------------|-------------------------------------|
| 2012 North American Industrial Classification System (NAICS)                     | IL               | IH               | IR               | BP               | <u>IL-RILB Overlay<sup>10</sup></u> |
| <b>F Information</b>   |                  |                  |                  |                  |                                     |
| 511 Publishing industries  | P                | P                | P                | P                | <u>P</u>                            |
| 512 Motion picture and sound recording industries                                | P                | P                | P                | P                | <u>P</u>                            |
| 515 Broadcasting (except Internet)   | P                | P                | P                | P                | <u>P</u>                            |
| 516 Internet publishing and broadcasting   | P                | P                | P                | P                | <u>P</u>                            |
| 517 Telecommunications   | P                | P                | P                | P                | <u>P</u>                            |
| 5172 Wireless communications carriers  | P/C <sup>7</sup> | P/C <sup>7</sup> | P/C <sup>7</sup> | P/C <sup>7</sup> | <u>P/C<sup>7</sup></u>              |
| 518 Internet service providers, web search portals, and data processing services | P                | P                | P                | P                | <u>P</u>                            |
| 519 Other information services   | P                | P                | P                | P                | <u>P</u>                            |
| 52 Finance and insurance   | X                | X                | X                | P                | <u>X</u>                            |
| 5221 Branch banks (including drive-up service)                                   | p <sup>1</sup>   | p <sup>1</sup>   | X                | P                | <u>p<sup>1</sup></u>                |
| 524 Insurance carriers and related activities                                    | P                | X                | X                | P                | <u>P</u>                            |
| <b>53 Real estate and rental and leasing</b>                                     |                  |                  |                  |                  |                                     |
| 531 Offices of real estate agents and brokers                                    | P                | X                | X                | P                | <u>P</u>                            |
| 532 Rental and leasing services  | P                | X                | X                | P                | <u>P</u>                            |
| 5324 Commercial and industrial machinery and equipment rental and leasing        | P                | P                | P                | X                | <u>P</u>                            |
| 533 Lessors of nonfinancial intangible assets (except copyrighted works)         | X                | X                | X                | P                | <u>X</u>                            |
| <b>54 Professional, Scientific, and Technical Services</b>                       |                  |                  |                  |                  |                                     |
| 541 Professional, scientific, and technical services                             | P                | X                | X                | P                | <u>P</u>                            |
| 54135 Building inspection services   | P                | X                | X                | P                | <u>P</u>                            |
| 54136 Geophysical surveying and mapping services                                 | P                | X                | X                | P                | <u>P</u>                            |



| Table 40.230.085-1. Uses  |  |                |                |                |    |   |
|---|--|----------------|----------------|----------------|----|---|
| 2012 North American Industrial Classification System<br>(NAICS)             |  | IL             | IH             | IR             | BP | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
| 54137   | Surveying and mapping<br>(except geophysical<br>services)  | P              | X              | X              | P  | <u>P</u>                                |
| 54138   | Testing laboratories   | P              | X              | X              | P  | <u>P</u>                                |
| 54194   | Veterinary services  | P              | P              | X              | P  | <u>P</u>                                |
| 55 Management of Companies and Enterprises                                  |  |                |                |                |    |   |
| 551   | Management of companies and enterprises  | P              | X              | X              | P  | <u>P</u>                                |
| 56 Administrative and Support and Waste Management and Remediation Services |  |                |                |                |    |   |
| 561   | Administrative and support services  | P              | X              | X              | P  | <u>P</u>                                |
| 5616  | Investigation and security services  | P              | X              | X              | P  | <u>P</u>                                |
| 5617  | Services to buildings and dwellings  | P              | X              | X              | P  | <u>P</u>                                |
| 5619  | Other support services   | P              | X              | X              | P  | <u>P</u>                                |
| 562   | Waste management and remediation services  | C <sup>6</sup> | C <sup>6</sup> | C <sup>6</sup> | X  | <u>C<sup>6</sup></u>                    |
| 61 Educational services   |  |                |                |                |    |   |
| 611   | Educational services   | C              | C              | X              | C  | <u>C</u>                                |
| Elementary and secondary schools  |  |                |                |                |    |   |
| 6111  | <u>Consultant Note: Schools<br/>unlikely given location of<br/>nearby schools. Would not be a<br/>use that fits the intent of RILB</u> | C              | C              | X              | C  | <u>X</u>                                |
| 6112  | Junior colleges  | C              | C              | X              | C  | <u>C</u>                                |
| 6113  | Colleges and universities  | C              | C              | X              | C  | <u>C</u>                                |
| 6114  | Business schools and computer and<br>management training   | C              | C              | X              | P  | <u>C</u>                                |
| 6115  | Technical and trade schools  | P              | P              | P              | P  | <u>P</u>                                |
| 611519  | Truck driving<br>schools   | P              | P              | X              | P  | <u>P</u>                                |
| 6116  | Other schools and instruction  | C              | C              | X              | P  | <u>C</u>                                |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses  |   | IL             | IH             | IR             | BP             | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|---|---|----------------|----------------|----------------|----------------|---|
| 2012 North American Industrial Classification System<br>(NAICS) |   |                |                |                |                |   |
| 611692  | Automobile driving schools  | P              | C              | X              | P              | <u>P</u>                                |
| 6117  | Educational Support Services  | C              | C              | X              | P              | <u>C</u>                                |
| 62 Health Care and Social Assistance                            |   |                |                |                |                |   |
| 621   | Ambulatory health care services   | P              | X              | X              | P              | <u>P</u>                                |
| 6215  | Medical and diagnostic laboratories   | P              | X              | X              | P              | <u>P</u>                                |
| 6216  | Home health care services   | P              | X              | X              | P              | <u>P</u>                                |
| 6219  | Other ambulatory health care services   | P              | X              | X              | P              | <u>P</u>                                |
| 62191   | Ambulance Services  | P              | P              | P              | P              | <u>P</u>                                |
| 622   | Hospitals   | C              | X              | X              | P              | <u>C</u>                                |
| 623   | Nursing and residential care facilities                                       | X              | X              | X              | P              | <u>X</u>                                |
| 6232  | Residential mental retardation, mental health, and substance abuse facilities | X              | X              | X              | C              | <u>X</u>                                |
| 624   | Social assistance   | X              | X              | X              | P              | <u>X</u>                                |
| 6244  | Child day care services   | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | P              | <u>p<sup>1</sup></u>                    |
| 71 Arts, entertainment, and recreation                          |   | p <sup>1</sup> | X              | X              | P              | <u>p<sup>1</sup></u>                    |
| 7112  | Spectator sports  | C              | X              | X              | C              | <u>C</u>                                |
| 71391   | Golf courses and country clubs  | X              | X              | X              | X              | <u>X</u>                                |
| 71392   | Skating facilities  | X              | X              | X              | X              | <u>X</u>                                |
| 71393   | Marinas   | P              | X              | X              | X              | <u>P</u>                                |
| 71394   | Fitness and recreational sports centers                                       | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 71399   | All other amusement and recreation industries                                 | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 72 Accommodations and food services                             |   |                |                |                |                |   |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Table 40.230.085-1. Uses                                     |   | IL             | IH             | IR             | BP             | <u>IL-RILB<br/>Overlay<sup>10</sup></u> |
|--|---|----------------|----------------|----------------|----------------|---|
| 2012 North American Industrial Classification System (NAICS) |   |                |                |                |                |   |
| 721  | Accommodation   | X              | X              | X              | P              | <u>X</u>                                |
| 722  | Food services and drinking places   | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 7223   | Special food services   | P              | P              | P              | P              | <u>P</u>                                |
| 81 Other Services (Except Public Administration)             |   |                |                |                |                |   |
| 811  | Repair and maintenance  | p <sup>3</sup> | p <sup>3</sup> | p <sup>3</sup> | p <sup>3</sup> | <u>p<sup>3</sup></u>                    |
| 8111   | Automotive repair and maintenance   | p <sup>3</sup> | p <sup>3</sup> | p <sup>3</sup> | C              | <u>p<sup>3</sup></u>                    |
| 8113   | Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance) | p <sup>3</sup> | p <sup>3</sup> | p <sup>3</sup> | C              | <u>p<sup>3</sup></u>                    |
| 812  | Personal and laundry services   | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 81221  | Funeral homes and funeral services  | X              | X              | X              | P              | <u>X</u>                                |
| 81222  | Cemeteries and crematories  | C              | C              | C              | C              | <u>C</u>                                |
| 8123   | Dry cleaning and laundry services   | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 81233  | Linens and uniform supply   | P              | P              | X              | P              | <u>P</u>                                |
| 81291  | Pet care (except veterinary) services   | p <sup>1</sup> | X              | X              | p <sup>1</sup> | <u>p<sup>1</sup></u>                    |
| 813  | Religious, grant making, civic, professional, and similar organizations                                     | X              | X              | X              | C              | <u>X</u>                                |
| 92 Public Administration                                     |   |                |                |                |                |   |
| Correctional institutions                                    |   |                |                |                |                |   |
| 92214  | <u>Consultant Note Maintain focus on private employment opportunities</u>                                   | C              | C              | X              | X              | <u>X</u>                                |
| G. Other uses not listed as NAICS codes                      |   |                |                |                |                |   |
| 1  | Service stations for vehicle fleets, including cardlock facilities  | P              | P              | P              | P              | <u>P</u>                                |
| 2  | Personal property storage including outdoor RV and boat storage   | P              | X              | X              | X              | <u>P</u>                                |

| Table 40.230.085-1. Uses  |                |                |                |                |                                     |
|---|----------------|----------------|----------------|----------------|-------------------------------------|
| 2012 North American Industrial Classification System (NAICS)  | IL             | IH             | IR             | BP             | <u>IL-RILB Overlay<sup>10</sup></u> |
| <b>3 Accessory uses</b>   |                |                |                |                |                                     |
| a. Administrative, educational, and other related activities and facilities   | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | <u>p<sup>2</sup></u>                |
| b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use  | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | <u>p<sup>2</sup></u>                |
| c. <u>Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)</u>   | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | <u>p<sup>2</sup></u>                |
| <b>4 Other Uses</b>   |                |                |                |                |                                     |
| a. Parks, trails and related uses   | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | <u>p<sup>2</sup></u>                |
| b. Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement | P              | P              | P              | P              | <u>P</u>                            |
| c. Legally existing commercial and industrial use structures  | P              | P              | P              | P              | <u>P</u>                            |
| d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility  | P              | P              | P              | P              | <u>P</u>                            |
| e. Electric vehicle infrastructure  | P              | P              | P              | P              | <u>P</u>                            |
| f. Coffee and food stands two hundred (200) square feet or less   | p <sup>8</sup> | p <sup>8</sup> | p <sup>8</sup> | p <sup>8</sup> | <u>p<sup>8</sup></u>                |
| g. Agricultural stands and markets  | p <sup>9</sup> | p <sup>9</sup> | p <sup>9</sup> | p <sup>9</sup> | <u>p<sup>9</sup></u>                |
| h. Medical marijuana collective gardens   | X              | X              | X              | X              | <u>X</u>                            |
| i. Marijuana-related facilities   | X              | X              | X              | X              | <u>X</u>                            |

*Consultant Note: Table Note 1 already addresses RCW 36.70A.367, which says:*

*(3)(g) A major industrial development is used primarily by industrial and manufacturing businesses, and that the gross floor area of all commercial and service buildings or facilities locating within the major industrial development does not exceed ten percent of the total gross floor area of buildings or facilities in the development. The intent of this provision for commercial or service use is to meet the needs of employees, clients, customers, vendors, and others having business at the industrial site, to attract and retain a quality workforce, and to further other public objectives, such as trip reduction. These uses may not be promoted to attract additional clientele from the surrounding area. Commercial and service businesses must be established concurrently with or subsequent to the industrial or manufacturing businesses,*

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

<sup>1</sup> These uses shall be limited to a maximum of ten percent (10%) of the gross floor area of all buildings within the development site. These uses are intended to serve and support the needs of employees, clients, customers, vendors, and others having business at the industrial site, to allow limited retail sales of products manufactured on site, to attract and retain a quality workforce, and to further other public objectives such as trip reduction

<sup>2</sup> Permitted only in association with a permitted use.

<sup>3</sup> The repair and maintenance subsector does not include all establishments that do repair and maintenance. For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods. These establishments are included in Sector 31-33 Manufacturing Uses. Repair of transportation equipment is often provided by or based at transportation facilities, such as airports and seaports, and these activities are included in Sector 48-49 Transportation and Warehousing. Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment. These are classified in Sector 31-33, Manufacturing Uses. Also excluded are retail establishments that provide after-sale services and repair. These are classified in Sector 44-45, Retail trade

<sup>4</sup> Subject to the provisions of Section 40.250.022, Surface Mining Overlay District.

<sup>5</sup> Businesses that are actively working on construction projects and not just coordinating with other contractors. Uses include the storage of materials for use on construction projects, trucks, and other equipment, and shall not be a purely office use. These uses shall not include professional offices such as engineers, planners or architects that support land development and subdivision projects.

<sup>6</sup> Subject to the provisions of Section 40.260.200.

<sup>7</sup> See Table 40.260.250-1.

<sup>8</sup> Subject to the provisions of Section 40.260.055

<sup>9</sup> Subject to the provisions of Section 40.260.025

<sup>10</sup> Pursuant to CCC 40.230.085 E, specific major industrial developments are required to be the subject of an open record public hearing held before the hearing examiner with notice published at least thirty days before the hearing date and mailed to all property owners within one mile of the site.

(Amended: Ord. 2013-07-08, Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02)

D Development Standards: Development standards for employment zoning districts are as follows.

1 All districts

- a. New lots, structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, setbacks and landscaping in Table 40.230.085-2, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

**Table 40.230.085-2. Lot Standards, Setbacks, Lot Coverage and Building Height Requirements**

| Subject                             | Zone |      |      |                      |                            |
|-------------------------------------|------|------|------|----------------------|----------------------------|
|                                     | IL   | IH   | IR   | BP                   | <u>IL-RILB<br/>Overlay</u> |
| Minimum area of new zoning district | None | None | None | 5 acres <sup>4</sup> | <u>100</u>                 |
| Maximum area of new zoning district | None | None | None | None                 | <u>None</u>                |
| Minimum lot area                    | None | None | None | 5 acres <sup>4</sup> | <u>50</u>                  |

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

| Subject                                   | Zone   |                       |                          |                        |                               |
|---|--|-----------------------|--------------------------|------------------------|-------------------------------|
|   | IL   | IH                    | IR                       | BP                     | <u>IL-RILB Overlay</u>        |
| Minimum lot width                         | None   | None                  | None                     | None                   | <u>None</u>                   |
| Maximum building height <sup>6</sup>      | 100 feet <sup>2</sup>  | 100 feet <sup>2</sup> | 100 feet <sup>2, 3</sup> | 100 feet <sup>2</sup>  | <u>100 feet<sup>2</sup></u>   |
| Minimum building setback                  |  |                       |                          |                        |                               |
| Front/street side                         | 20 feet  | 20 feet               | 20 feet                  | 20 feet                | <u>20 feet</u>                |
| Side (interior)                           | 0 feet   | 0 feet                | 0 feet                   | 0/20 feet <sup>5</sup> | <u>0/100 feet<sup>7</sup></u> |
| Rear                                      | 0 feet   | 0 feet                | 0 feet                   | 0/20 feet <sup>5</sup> | <u>0/100 feet<sup>7</sup></u> |
| Maximum lot coverage                      | Maximum determined by compliance with screening and buffering standards contained in Chapter 40 320, Table 40 320 010-1, the Stormwater and Erosion Control Ordinance (Chapter 40 385), and all other applicable standards |                       |                          |                        |                               |
| Minimum site landscaped area <sup>1</sup> | 10 percent   | 0 percent             | 0 percent                | 15 percent             | <u>10 percent</u>             |

<sup>1</sup> Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Sections 40 230 085(E) and (F) and 40 320 010.

<sup>2</sup> Excluding unique architectural features such as towers, cupolas and peaked roofs. No height limitation for accessory towers.

<sup>3</sup> Building height is limited to sixty (60) feet for parcels on the perimeter of the district or on parcels adjacent to residential districts. Buildings on perimeter parcels may be up to one hundred (100) feet in height if the setback is increased to the building height.

<sup>4</sup> New parcels smaller than five (5) acres are not permitted unless consistent with a site plan approval.

<sup>5</sup> Twenty (20) feet when abutting residentially zoned property.

<sup>6</sup> For buildings exceeding thirty-six (36) feet in height, the building setback shall be equal to the height of the building, up to a maximum setback of fifty (50) feet.

7 100 feet required on perimeter of RILB comprehensive plan designation and implementing zone. On interior lot lines 0 feet applies.

Consultant note. 100 foot perimeter setback with landscaping has been "built into" the preliminary conceptual master plan

(Amended. Ord. 2014-01-08)

- b. Site plan review pursuant to Section 40 520 040 is required for all new development and modifications to existing permitted development unless expressly exempted by this title.
- c. Freestanding commercial retail buildings are permitted with the exception of drive-through retail businesses. Freestanding commercial retail buildings shall not exceed ten thousand (10,000) square feet. Where commercial retail uses are approved, a note shall be placed on the final site plan indicating the cumulative amount of the commercial retail areas that have been approved and the residual amount that remains available for use.
- d. Signs. Signs shall be permitted according to the provisions of Chapter 40 310.

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- e Off-Street Parking and Loading Off-street parking and loading shall be provided as required in Chapter 40 340
  - f Landscaping. Landscaping and buffers shall be provided as required in Table 40 230 085-2 and Chapter 40 320.
- 2 Additional Development Standards for the Railroad Industrial District.
- a The perimeter around railroad industrial parks shall be landscaped to an L5 or L3 standard except along the rail line. In determining which standard applies, the responsible official will consider the potential impacts, such as noise and visual impacts to neighboring properties. Generally, greater impacts trigger the L5 standard and lesser impacts trigger the L3 standard
  - b The performance standards of Section 40 230 085(E) shall be met at the park perimeter.
  - c No tracks are allowed in public roadways except at at-grade crossings
  - d At-grade crossings shall be minimized to the greatest extent practicable
  - e Applicants for development in this zoning district shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur. Development shall not preclude the extension of any spur track
- 3 Additional Development Standards for the Business Park District.
- a. Uses in Setbacks No service road, spur track, hard stand, or outside storage area shall be permitted within required setbacks adjoining residential districts.
  - b. Setbacks. No minimum setback is required where side of rear lot lines abut a railroad right-of-way or spur track
  - c. Fences. Fencing is permitted outside of a boundary line where it is necessary to protect property of the industry or the business concerned. No sight-obscuring fence shall be constructed abutting a major arterial or other public right-of-way in excess of four (4) feet in height within the perimeter setbacks. Any chain link or other wire fencing must be screened with green growing plant materials or contain slats.
  - d. Site Landscaping and Design Plan. In addition to site plan requirements, the following requirements shall apply.
    - (1) Blank walls are discouraged next to residential zones. If a blank wall is adjacent to residential zones, the applicant shall provide and maintain a vegetative buffer at least eleven (11) feet high that creates a varied appearance to the blank wall. Other features such as false or display windows, artwork, and varied building materials are acceptable.
    - (2) Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is preferred. Sidewalks may be placed within this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high speed traffic on adjacent roads
    - (3) If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop, the applicant shall work with the transit agency in locating a transit stop and shelter as close as possible to the main building entrance
    - (4) Parking island locations may be designed to facilitate on-site truck maneuvering
    - (5) Required setback areas adjacent to streets and abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and stormwater facilities.
    - (6) A minimum fifteen percent (15%) of the site shall be landscaped. Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy this requirement. To qualify as a pedestrian plaza, the plaza must:

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- (a) Have a minimum width and depth of ten (10) feet and a minimum size of six hundred fifty (650) square feet, and
- (b) Have a minimum of eighty percent (80%) of the area paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas.
- (7) Structures should be clustered on site to maximize open space within the development
- (8) When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment. Long expanses of fences or walls shall be interspersed with trees or hedges at least every fifty (50) feet for a distance of at least five (5) feet to break up the appearance of the wall
- e Pedestrian Access Plan. An on-site pedestrian circulation system must be provided which connects the street to the public entrances of the structure(s) on site.
  - (1) The circulation system shall be hard surfaced and be at least five (5) feet wide
  - (2) Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA)
  - (3) The pedestrian circulation system and parking areas must be adequately lighted so that parking areas can be used safely when natural light is not present
  - (4) The pedestrian system must connect the site to adjacent streets and transit stops. The pedestrian system must also connect on-site public open space or parks, commercial, office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line when existing development does not preclude such connection. Development patterns must not preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development
- f Commercial Retail Bonus. Additional floor area beyond ten percent (10%) of the total may be devoted to commercial uses if the following conditions are met. Commercial and service bonuses are expressed as a percentage of total floor area of the development or building, up to a maximum of twenty percent (20%)
  - (1) All required parking is contained within the building or parking structure associated with the development. two and one-half percent (2.5%) bonus for each building served by the qualifying parking structure
  - (2) The building is oriented such that access to a transit stop is available within one-half mile. two and one-half percent (2.5%) bonus
  - (3) Child care facilities are provided within the development. two and one-half percent (2.5%) bonus
  - (4) Any six (6) of the following enhanced pedestrian spaces and amenities are provided. plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks (more than six (6) feet wide outside of public right-of-way), benches, shelters, street furniture, public art or kiosks. two and one-half percent (2.5%) bonus

---

*Consultant Note. Addresses requirements of CCC 40.520.075 and RCW 36 70A.367*

---

4. Additional Development Standards for the IL-RILB District:

a. Use and Dimensional Standards:

- (1) Permitted, accessory and conditional uses and uses permitted with administrative review: See CCC 40.230.085.C
- (2) Floor area ratios. See Table 40.230.085-2 Determined by height, setbacks, and landscape standards.



CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- (3) Maximum building heights: See Table 40.230.085-2.
- (4) Maximum lot coverage (building and impermeable surface): See Table 40 230 085-2. Determined by setbacks, landscaping, and stormwater standards.'
- (5) Setbacks: See Table.40.230 085-2.
- (6) Minimum spacing between buildings: Consistent with International Building Code at CCC 14 01 Adoption of Building Safety Codes and CCC Chapter 14.05 Clark County Revisions to International Building Code ,

b Site Design:

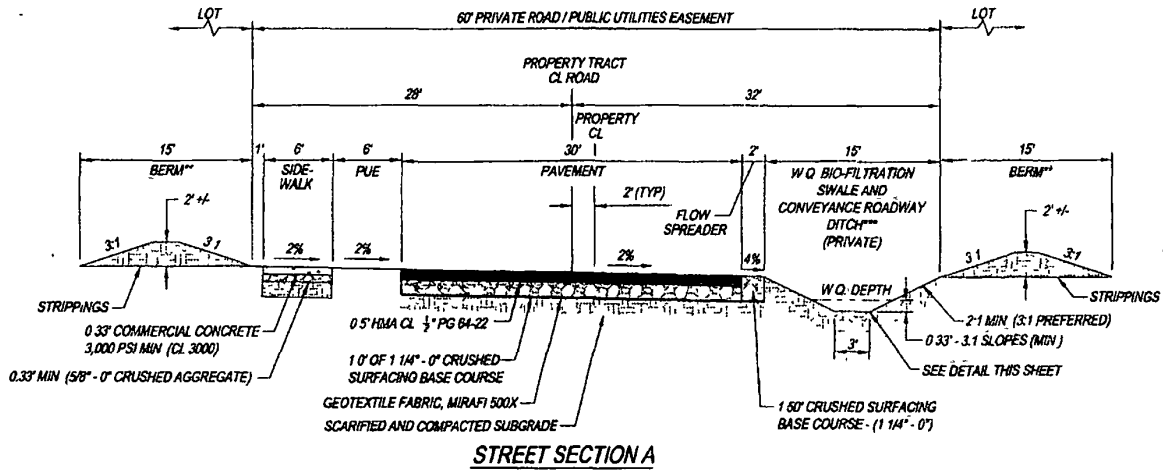
- (1) Circulation/access to and within each lot and/or area: Shall be compatible with the RILB Master Concept Plan
  - (a) Joint Access. Tenants may design and utilize joint accesses, where feasible, for adjacent sites within the RILB in order to minimize the total number of driveways
  - (b) The responsible official shall review proposed joint accesses between parcels. If the responsible official finds that all other applicable access and circulation standards are met, he or she may approve the proposed joint access.
  - (c) Reciprocal Access Agreement. The applicant shall submit to Clark County a reciprocal access agreement or other legal covenant running with the land to formalize the joint access prior to commencement of construction. The agreement must be signed by all affected property owners or tenants, shall be notarized, and shall be recorded with the Clark County Auditor prior to construction.
- (2) Street Standards.
  - (a) Streets shall meet the provisions of CCC 40 350 030.
  - (b) Private streets shall be designed and constructed to be compatible with the rural character of the RILB and surroundings by integrating low impact development, landscaping, and water quality treatment measures. Private roads shall be consistent with Figures 4 230.085-A and B that provide two options for road design addressing stormwater quality unless the responsible official requires the standard private road design or an alternative application of the County's stormwater manual that meet the intent of this development standard.

---

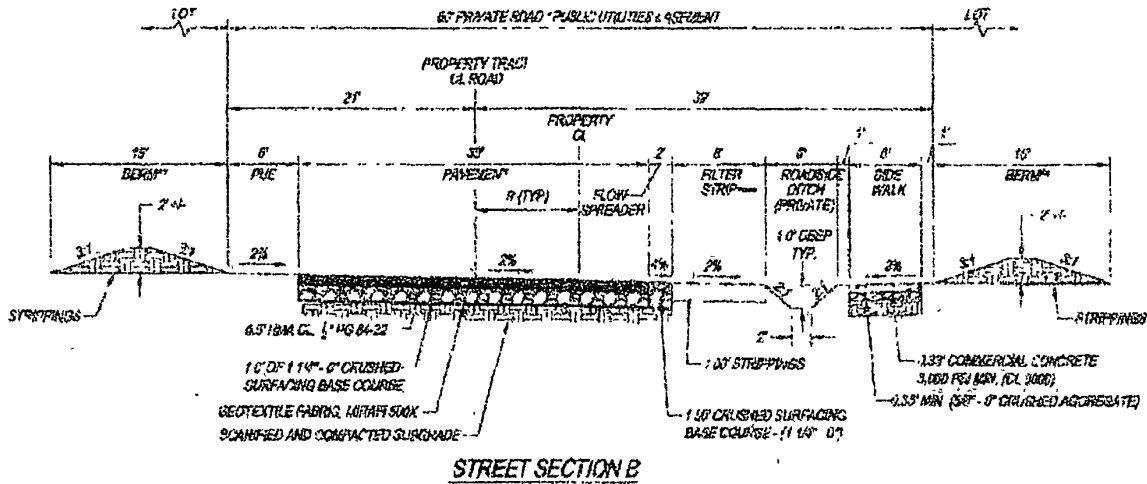
*Consultant Note. The benefit of this type of road design is that it is more rural in nature and would be more compatible with the rural nature of an industrial park. This type of road section also addresses the concept of a regional storm solution. The storm drainage from the private roads would be captured and conveyed to detention areas as depicted in the concept plan. Basically the storm system would look and feel more like a natural system*

---

**Figure 4.230.085-A. Street Section A:  
Water Quality Bio-Filtration Swale with Private Road Section**



**Figure 4.230.085-B. Street Section B: Water Quality Filter Strip with Private Road Section**



- (3) Parking Requirements: See CCC 40 340 Parking, Loading and Circulation
- (4) Non-motorized Circulation and Handicapped Accessibility. Provide consistency with CCC 40 350.010 Pedestrian/Bicycle Circulation Standards
- (5) Transportation demand management programs shall be implemented consistent with CCC Chapter 5 50 Commute Reduction

*Consultant Note: Standard (6) – Similar to language allowed to reduce traffic impact fees in MXD districts, see Table 40 230.020-2 Incentives Route 7 goes along SR 503: [http://www.c-tran.com/images/Maps/C-TRAN\\_System\\_Map\\_for\\_Web\\_2015-05\\_Printable.pdf](http://www.c-tran.com/images/Maps/C-TRAN_System_Map_for_Web_2015-05_Printable.pdf)*

- (6) Transit-oriented site planning: Site plans implemented consistent with the RILB Master Concept Plan shall identify the location of on-site sheltered bus-stops (with

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

current or planned service) or a sheltered bus stop within 1/4-mile of site with adequate walkways if approved by C-TRAN.

- (7) Signage. See CCC 40.310 Signs.
- (8) Landscaping requirements. Landscaping shall be consistent with standards contained in CCC Chapter 40.320 and the following standards. In the case of conflict, the following standards shall control.
- (a) Opaque Screen. An opaque screen shall be installed in the 100 foot perimeter setback of the RILB. This screen is opaque from the ground to a height that is equal to or greater than the adjacent building roof and mechanical equipment of 100' depth. This screen may be composed of a combination of landscaped earth berm, planted vegetation, fencing or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be evaluated on the basis on the average mature height and density of foliage of the subjected species, or field observation of the existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of the intermittent visual obstructions should not contain any completely unobstructed openings more than 10' wide. The portion of intermittent visual obstructions may contain deciduous plants. Suggested planting patterns should be naturalized and use native plants suited to the area.
  - (b) Evergreen Trees. At least one row of evergreen trees shall be planted, minimum eight feet in height and 10 feet maximum separation at time of planting. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet within five years. Multiple tree species shall be integrated into the buffer design to promote long-term health and provide visual interest.
  - (c) Deciduous Trees. Projects shall incorporate deciduous trees (vine maples are a desirable example) into the buffer to add seasonal variety and interest. Deciduous trees shall have a caliper of at least one inch at the time of planting.
  - (d) Shrubs shall be planted at a rate of one shrub per 20 square feet of landscaped area. At least 50 percent of the shrubs shall be evergreen. At least 25 percent of the shrubs should be deciduous to provide seasonal interest. Shrubs shall be at least 16 inches tall at planting and have a mature height between three and four feet.
  - (e) Ground cover shall be planted and spaced to result in total coverage of the required landscape area within three years as follows.
    - (i) Four inch pots at 18 inches on center
    - (ii) One-gallon or greater sized containers at 24 inches on center
  - (f) New landscaping materials shall consist of drought-tolerant species that are native to the coastal region of the Pacific Northwest or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.
  - (g) Maintenance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be posted.
- (9) Open Space: Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan.
- (10) Agriculture is allowed onsite per the permitted uses of the IL-RILB Overlay. Provision is made for compatibility with agricultural activities on abutting agricultural lands of long-term commercial significance via perimeter landscaped setbacks consistent with subsection (8) of this section, agricultural use allowances within onsite open space areas of the RILB Master Concept Plan, or other site-specific measures as determined through State Environmental Policy Act review if there are possible significant adverse impacts.

c. Environmental Quality.

- (1) Air Quality: Emissions shall not exceed Southwest Clean Air Agency Regulations.
- (2) Water Quality: Stormwater quantity and quality shall be managed consistent with CCC Chapters 13 26A and 40-385. Implementing site plans shall document consistency with the regional stormwater concept included with the RILB Master Concept Plan
- (3) Development shall be consistent with critical areas regulations:
  - (a) Chapter 40.410 Critical Aquifer Recharge Areas (CARAs)
  - (b) Chapter 40 420 Flood Hazard Areas
  - (c) Chapter 40.430 Geologic Hazard Areas
  - (d) Chapter 40 440 Habitat Conservation
  - (e) Chapter 40.450 Wetland Protection

d. Infrastructure:

- (1) Specific major industrial developments implementing the RILB Master Concept Plan shall assure that all new infrastructure is provided for by interlocal agreement between the County and the service provider or otherwise guaranteed by the service provider and the applicant and documented to the satisfaction of the responsible official.
- (2) The applicant shall extend road and utility improvements to and within the rural industrial site consistent with the RILB Master Concept Plan and service provider requirements
  - (a) The applicant shall be responsible for all costs of new infrastructure; provided, however, this requirement does not preclude use of government programs that fund portions of infrastructure to facilitate economic development and needed community facilities. A latecomer's agreement may be approved where an applicant installs improvements that will serve future phases or adjacent development. The applicant shall pay applicable impact fees or system development charges for system improvements supporting the development.
  - (b) Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the specific major industrial developments shall be made, including street paving, and sidewalks, curb, gutter, and street lighting. Improvements shall be installed prior to issuance of a building permit for any development in the rural industrial development, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements.
  - (c) Power and Water Supply: Shall demonstrate adequate and available water to serve each phase of the development as specified by Clark Public Utilities
  - (d) Sewage Disposal: Shall demonstrate adequate sewage disposal to serve each phase of the development as specified by the Clark Regional Wastewater District
  - (e) All utilities, including irrigation, domestic water and sewer, electrical distribution, telecommunication, and other necessary services, shall be installed prior to or in conjunction with construction of permitted buildings in the rural industrial development
  - (f) The internal water system shall include fire hydrants and fire flow pressure consistent with Fire District requirements.
  - (g) Concurrency requirements shall be met as provided in CCC 40 350.020 Transportation Concurrency Management System.

(3) Urban governmental services may be provided to this major industrial development so long as such services are not connected to uses in nonurban areas unless such connections are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County.

(4) Consistent with existing local, state, and federal laws, water and natural gas pipelines and electric power lines and facilities, and railroad tracks may cross nonurban areas to serve this specific major industrial development.

e. Protection of Non-Urban Lands. The following measures assure the protection of such lands from urban growth:

(a) The rural industrial development is consistent with the uses authorized in RCW 36.70A.367

(b) Urban governmental services shall not be extended to uses outside the boundaries of this specific rural industrial development (except where such services must extend through the rural or resource areas between this rural industrial development and another urban growth area) unless such extensions are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County.

(c) No boundary change to this rural industrial development site shall be made without an amendment to the comprehensive plan land use map consistent with the requirements of RCW 36.70A 367 and the Clark County Code.

E Performance Standards No land or structure shall be used or occupied within employment districts unless there is continuing compliance with the following minimum performance standards:

1 Maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as amended, and applicable provisions of Subtitle 40.3

2 Venting Standards The venting of odors, vapors, smoke, cinders, dust, gas, and fumes shall be directed away from residential uses within fifty (50) feet of the vent

3 Major Odor Sources.

a When an application is made for a use which is determined to be a major odor source, the applicant shall demonstrate that:

(1) The odor abatement for the project shall comply with the best available control technology for odor control; and

(2) The emissions will not exceed SWCAA General Regulations.

b Uses which involve the following odor-emitting processes or activities shall be considered major odor sources:

(1) Lithographic, rotogravure or flexographic printing;

(2) Film burning;

(3) Fiberglassing;

(4) Selling of gasoline and/or storage of gasoline in tanks larger than two hundred sixty (260) gallons;

(5) Handling of heated tars and asphalts;

(6) Incinerating (commercial);

(7) Metal plating;

(8) Tire buffing;

(9) Vapor degreasing;

(10) Wire reclamation,

(11) Use of boilers (greater than one hundred six (106) British Thermal Units per hour, ten thousand (10,000) pounds steam per hour, or thirty (30) boiler horsepower);

- (12) Other uses creating similar odor impacts;
- (13) Uses which employ the following processes shall be considered major odor sources, except when the entire activity is conducted as part of a retail sales and service use:
  - (a) Cooking of grains;
  - (b) Smoking of food or food products;
  - (c) Fish or fishmeal processing,
  - (d) Coffee or nut roasting;
  - (e) Deep-fat frying;
  - (f) Dry cleaning,
  - (g) Animal food processing;
  - (h) Other uses creating odors offensive to a person of ordinary sensitivity at any point along a boundary line of the property on which a use or structure is located

4 Light and Glare Standards

- a Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building
- b Exterior lighting shall be shielded and directed away from lots in adjacent uses.
- c Interior lighting in parking structures shall be shielded, to minimize nighttime glare affecting lots in adjacent uses
- d When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of this section
- e Glare diagrams which clearly identify potential adverse glare impacts on any residential zone and on arterials shall be required when
  - (1) Any structure is proposed to have facades of reflective coated glass or other highly reflective material, and/or a new structure or expansion of an existing structure greater than sixty-five (65) feet in height is proposed to have more than thirty percent (30%) of the facades comprised of clear or tinted glass,
  - (2) The facade(s) surfaced or comprised of such materials either:
    - (a) Are oriented towards and are less than two hundred (200) feet from any residential zone; and/or
    - (b) Are oriented towards and are less than four hundred (400) feet from a major arterial with more than fifteen thousand (15,000) vehicle trips per day
- f When glare diagrams are required, the responsible official may require modification of the plans to mitigate adverse impacts, using methods including but not limited to the following:
  - (1) Minimizing the percentage of exterior facade that is composed of glass;
  - (2) Using exterior glass of low reflectance;
  - (3) Tilting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures,
  - (4) Alternating glass and nonglass materials on the exterior facade; and
  - (5) Changing the orientation of the structure..

5 Outdoor Storage Standards

- a All storage areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from public rights-of-way to the L3 standard
- b Outdoor storage is prohibited.
  - (1) In floodways,
  - (2) On slopes greater than fifteen percent (15%),
  - (3) In parking stalls required by Chapter 40 340;
  - (4) In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the responsible official or where a minimum five (5) foot wide walkway does not remain clear and free of obstructions;
  - (5) If any materials would likely attract animals, birds or vermin; and
  - (6) In fire lanes.
- c The applicant shall demonstrate that both outdoor storage and the screening for outdoor storage are in the appropriate locations on the site to minimize impacts, given the operational practices of the facility.
- 6 Vibration. Site generated ground vibrations shall not be perceptible by a person of ordinary sensitivity without instruments, at any point of any boundary line of the property. Vibrations from temporary construction activities and vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded
- 7 Electromagnetic Interference. Electric fields and magnetic fields shall not be created that adversely affect the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the Federal Communications Commission under the Federal Telecommunication Act of 1996 or its successor

#### 40.520.075 Rural Industrial Development Master Plan

##### A Purpose.

The master planning standards in this section are intended to:

- 1. Promote coordinated and cohesive site planning and design of rural industrial development sites that will develop over an extended period of time;
- 2. Provide a means of streamlining and consolidating development review processes, lessening the scope of piecemeal review as individual developments occur;
- 3. Provide a level of predictability to project applicants, the county and the community at large regarding the nature and type of development which will occur in the future; and
- 4. Through flexibility of standards and consolidation of reviews, promote and facilitate quality development in an integrated, cohesive manner providing for functional, design and other linkages between, and consistency among, a mix of individual uses and structures

##### B Applicability

This chapter applies to rural industrial sites and land banks established pursuant to RCW 36 70A 365 or 36 70A 367 and Section 40 560 010(J). Such sites are to be a minimum of one hundred (100) acres in size and zoned light industrial (IL) with a IL-RILB Overlay

##### C Approval Process

- 1 A master plan prepared for a rural industrial site or land bank will be processed as part of the application for the land bank pursuant to Section 40 560 010(J).
- 2. The master planning review is intended to provide a means of consolidating various reviews into a single master plan application and review, such that specific major industrial developments subsequent to an approved master plan can be processed through site plan review

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- 3 Master plan review and subsequent site plan review for specific major industrial developments shall serve to integrate the following review processes:
  - a. Conditional use review,
  - b. Responsible official review; and
  - c. Variance
- 4 Upon approval by the reviewing authority, the master plan shall remain in force unless amended through Section 40 520 060, Post-Decision Review. All development in the master plan area shall thereafter comply with the master plan requirements and standards included or referenced therein. Provisions of this subsection may be implemented through this section, incorporating Sections 501 through 506 of Chapter 347, Laws of 1995.
- 5 All post-decision reviews of master plans are Type I reviews.

---

*Question on #5: Should All post-decision reviews of master plans be Type I or Type III with a hearing since development applicants have to do that?*

---

D Approval Criteria

1. In approving the master plan, site plans subsequent to master plan approval, or amendments to the master plan, the review authority shall make a finding that the following approval criteria are met:
  - a. General goals:
    - (1) Achievement of the goals and objectives of the community framework plan and the comprehensive plan,
    - (2) Enhancement of economic vitality, particularly opportunities for high wage employment,
    - (3) Efficient provisions and use of public facilities and services;
    - (4) Plan sufficient infrastructure to meet concurrency needs, and
    - (5) Goals provided in the purpose statements of the applicable zoning district.
  - b. Specific conditions:
    - (1) The master plan contains adequate provisions for ensuring that the original visions and goals as stated in the master plan will be implemented;
    - (2) The site of the proposed master plan is adequate in size and shape to accommodate the proposed uses and all yards, spaces, walls and fences, parking, loading, landscaping, and other features as required by this title, and to ensure that said use will have no significant detrimental impacts on neighboring land uses and the surrounding area;
    - (3) The site for the proposed uses relates to streets and highways that are or will be adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed uses;
    - (4) Adequate public utilities are or will be available to serve the proposed project;
    - (5) The establishment, maintenance, and/or conduct of the use for which the development plan review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood; nor shall the use be inconsistent with the character of the neighborhood or contrary to its orderly development,
    - (6) The proposed master plan facilitates quality development in an integrated manner which provides for a functional and design interrelation of uses and/or structures;



CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- (7) The master plan meets all submittal requirements of this section, and material submitted provides sufficient detail to enable review for compliance;
  - (8) All areas of the master plan site to be developed with commercial uses shall be so delineated on the master plan. Commercially delineated areas proposed within industrially zoned areas of the master plan site shall account for no more than ten percent (10%) of the total area.
- 2 The review authority may impose conditions as necessary to satisfy the requirements of this section.
  - 3 The applicant may choose one (1) of two (2) options for environmental review:
    - a Environmental review for build-out of the master plan Projects included in the environmental review of the master plan shall not require additional environmental review; or
    - b Environmental review of the conceptual master plan followed by project-specific environmental review to be completed at the time of individual project development This option includes situations where the conceptual SEPA review for the master plan is completed concurrently with project-specific SEPA review on a first phase. The scope of a narrower review of project proposals may be based on relevant similarities, such as common timing, impacts, implementation or subject matter (per WAC 197-11-060(3)).
- E. Site Plan Review Process Under an Approved Master Plan.

---

*Consultant Note. To be consistent with GMA requirements for RILB development regulations – that the approval of specific major industrial developments addresses a requirement for a hearing.*

---

Major industrial development proposals submitted pursuant to an approved master plan shall be reviewed under Section 40.520.040, subject to a demonstration of consistency with the approved master plan and applicable conditions of master plan approval. Such specific major industrial developments are subject to a Type III review process according to CCC 40.510.030, with the following specific hearing notice requirements that supersede those of CCC 40.510.030: An open record public hearing shall be held before the hearing examiner with notice published at least thirty days before the hearing date and mailed to all property owners within one mile of the site. Such development proposals do not require a public hearing on a project-specific basis so long as the original master plan is followed. The review authority may impose conditions of approval for such site plan proposal as necessary to ensure compliance with master plan approval criteria or conditions.

- F. Development Standards, Covenants, and Guidelines
- 1 The applicant has two (2) options in establishing development standards to control development in the master plan area:
    - a Incorporate the development standards as adopted by the ordinance codified in this section; or
    - b Propose new development standards (which may incorporate some of the standards in this section) Development standards that differ from the existing land use code requirements will be reviewed as part of master plan review.
  - 2 Development standards shall address: See CCC 40.230.085 D.
    - a ~~Permitted, accessory and conditional uses and uses permitted with administrative review;~~
    - b ~~Floor area ratios for office, commercial and industrial development, where permitted;~~
    - c ~~Maximum building heights;~~
    - d ~~Maximum lot coverage (building and impermeable surface);~~
    - e ~~Setbacks;~~
    - f ~~Minimum spacing between buildings;~~
    - g ~~Circulation/access to and within each lot and/or area;~~

- ~~h. Landscaping requirements (minimum landscaped area);~~
  - ~~i. Open space;~~
  - ~~j. Parking requirements (location, design, amount);~~
  - ~~k. Street standards;~~
  - ~~l. Signage, and~~
  - ~~m. Handicapped accessibility.~~
- 3 Covenants, Conditions and Restrictions Notwithstanding any other provision in this section, the review authority may enter into developer agreements pursuant to RCW ~~36 70B 170~~ through ~~36 70B 210~~. The board may also declare the master plan a planned action pursuant to RCW ~~43 21C 031~~.
- a. Other site development restrictions, such as easements and covenants, not covered by the development standards or applicable ordinances may be incorporated into the master plan, in a section stipulating covenants, conditions and restrictions that run with the land,
  - b. Where separate ownership of lots within the master plan area may occur, to ensure consistency in development and protect the character of the development, the owners may be required, or may desire, to confer responsibility for maintaining common open space, communal recreational areas and facilities, private roads and landscaping to one (1) of the following:
    - (1) An association of owners that shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space that is acceptable to the Prosecuting Attorney. Automatic membership in the association upon purchase of property and association fees shall be contained in covenants that run with the land. The association must have the power to levy assessments. Nonpayment of association fees can become a lien on the property; or
    - (2) Dedication to a public agency that agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it
- 4 Other conditions which may be addressed in this section of the master plan document are agreements and assurances on the part of the applicant and on the part of the county with respect to future development. Other general provisions may be included in the final master plan: effective date, duration, cooperation and implementation, intent and remedies, periodic review, dispute resolution, assignment, relationship of parties, hold harmless, notices, severability and termination; time of essence, waiver, successors and assigns, governing state law, constructive notice and acceptance, processing fees
- 5 The owner may choose to establish architectural design guidelines to promote consistency throughout the development. Administering the guidelines shall be the responsibility of the owner of the site or the association of owners. The guidelines may consist of, for example, roof pitches, building materials, window treatments, paving materials, and building articulation, etc
- 6 The comprehensive plan map shall be amended to add the suffix "-mp" to the site at the time of approval of master plans approved under this chapter

#### 40.520.070 Master Planned Development

##### A Purpose

The master planning standards in this section are intended to:

- 1 Promote coordinated and cohesive site planning and design of large, primarily light industrial and mixed use sites that will occur over an extended period of time;
- 2 Promote coordinated and cohesive site planning and design of large, heavy industrial sites that will occur over an extended period of time,

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

3. Provide a means of streamlining and consolidating development review processes. For large sites, intensive and integrated master planning review may occur earlier within the development process, lessening the scope of piecemeal review later as individual developments occur,
4. Through consolidation of review processes, provide a level of predictability to project applicants, the county and the community at large regarding the nature and type of development which will occur in the future; and
5. Through flexibility of standards and consolidation of reviews, promote and facilitate quality development of larger sites in an integrated, cohesive manner providing for functional, design and other linkages between, and consistency among, a mix of individual uses and structures

*(Amended Ord. 2012-12-14)*

**B Applicability.**

**1 Light Industrial (IL) Zones.**

Any development equal to or greater than fifty (50) contiguous acres in size shall be eligible to apply for approval of a master plan by the reviewing authority. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application. A minimum of eighty-five percent (85%) of the area proposed for master planning shall be zoned light industrial (IL), or a change in zoning requested to this effect, at the time of application. The master plan shall consist of both a concept plan which shows the location, distribution and phasing of land uses and related facilities and a development plan as each phase of the plan is developed.

**2. Mixed Use (MX) Zone**

Any development with proposed phasing of uses shall submit a master plan. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application. The master plan shall consist of both a concept plan which shows the location, distribution and phasing of land uses and related facilities and a development plan as each phase of the plan is developed.

**3. Heavy Industrial (IH) Zone.**

Any development equal to or greater than fifty (50) contiguous acres in size shall be eligible to apply for approval of a master plan by the reviewing authority. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application.

**4. Rural Industrial Land Banks.**

Rural industrial land banks established pursuant to RCW 36.70A.365 or 36.70A.367 are required to have a master plan that meets the requirements of Sections 40.560.010(J) and 40.520.075.

*(Amended Ord. 2012-12-14; Ord. 2014-12-16)*

**C Approval Process.**

**1 Applications for a master plan shall be reviewed using a Type II-A process as described in Section 40.510.025, unless:**

- a. Submitted with a subdivision, when it shall be reviewed using a Type III process; or
- b. Submitted as part of a rural industrial land bank, when it shall be reviewed as a Type IV process.

**2 The master planning review is intended to provide a means of consolidating various reviews into a single master plan application and review, such that development subsequent to an approved master plan can be processed through site plan review. The master plan ordinance is not intended to integrate proposed large-scale zone or comprehensive plan changes to commercial designations, or to facilitate development to that effect.**

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- 3 Master plan review and subsequent site plan review shall serve to integrate the following review processes:
  - a Conditional use review,
  - b Mixed use review,
  - c Zone changes, consistent with the procedural ordinance, necessary to meet the applicability requirement of this section,
  - d. Responsible official review,
  - e. Variance
- 4 Proposed comprehensive plan map changes increasing areas of commercial designations shall be processed separately under Section 40 560 010
- 5 Upon approval by the reviewing authority and timely implementation as described in Section 40 520 070(H), the master plan shall remain in force unless amended through Section 40 520 060, Post-Decision Review. All development in the master plan area shall thereafter comply with the master plan requirements and standards included or referenced therein. Provisions of this subsection may be implemented through this section, incorporating Sections 501 through 506 of Chapter 347, Laws of 1995
6. All post-decision reviews of master plans in MH zones are Type I reviews. Development sites within the master planned area may be reconfigured under post-decision review as necessary to attract uses as defined in Section 40.520 070(B)(3)

*(Amended. Ord. 2010-08-06, Ord. 2014-12-16)*

D Approval Criteria

In approving the master plan, site plans subsequent to master plan approval, or amendments to the master plan, the review authority shall make a finding that the following approval criteria are met:

- 1 All of the following general goals are met
  - a Achievement of the goals and objectives of the community framework plan and the comprehensive plan,
  - b Enhancement of economic vitality, particularly opportunities for high wage employment,
  - c. Efficient provisions and use of public facilities and services,
  - d Measures to reduce the number of automobile trips generated and to encourage alternative modes of transportation, and
  - e. Goals provided in the purpose statements of the applicable zoning district
- 2 All of the following conditions exist:
  - a The master plan contains adequate provisions for ensuring that the original visions and goals as stated in the master plan will be implemented,
  - b The site of the proposed master plan is adequate in size and shape to accommodate the proposed uses and all yards, spaces, walls and fences, parking, loading, landscaping, and other features as required by this title, and to ensure that said use will have no significant detrimental impacts on neighboring land uses and the surrounding area;
  - c. The site for the proposed uses relates to streets and highways that are or will be adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed uses;
  - d Adequate public utilities are or will be available to serve the proposed project,
  - e The establishment, maintenance, and/or conduct of the use for which the development plan review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood; nor shall the

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

use be inconsistent with the character of the neighborhood or contrary to its orderly development,

- f. The proposed master plan facilitates quality development in an integrated manner which provides for a functional and design interrelation of uses and/or structures;
- g. The master plan meets all submittal requirements of this section, and material submitted provides sufficient detail to enable review for compliance;
- h. All areas of the master plan site to be developed with commercial uses shall be so delineated on the master plan
  - (1) Light industrial (IL) zone. Commercially delineated areas proposed within industrially zoned areas of the master plan site shall account for no more than ten percent (10%) of the total area.
  - (2) Mixed use (MX) zone. Uses shall conform to the requirements of Section 40 230 020
  - (3) Heavy industrial (IH) zone. Commercially delineated areas proposed within industrially zoned areas of the master plan site shall account for no more than ten percent (10%) of the total building square footage
- 3. The review authority may impose conditions as necessary to satisfy the requirements of this section
- 4. The applicant may choose one (1) of two (2) options for environmental review:
  - a. Environmental review for buildout of the master plan. Projects included in the environmental review of the master plan shall not require additional environmental review, or
  - b. Environmental review of the conceptual master plan followed by project-specific environmental review to be completed at the time of individual project development. This option includes situations where the conceptual SEPA review for the master plan is completed concurrently with project-specific SEPA review on a first phase. The scope of a narrower review of project proposals may be based on relevant similarities, such as common timing, impacts, implementation or subject matter (per WAC 197-11-060(3)).

*(Amended Ord. 2012-12-14)*

E. Site Plan Review Process Under an Approved Master Plan

Development proposals submitted pursuant to an approved master plan shall be reviewed under Section 40 520 040, subject to a demonstration of consistency with the approved master plan and applicable conditions of master plan approval. Such development proposals do not require a public hearing on a project-specific basis so long as the original master plan is followed. The review authority may impose conditions of approval for such site plan proposal as necessary to ensure compliance with master plan approval criteria or conditions

F. Development Standards, Covenants and Guidelines.

- 1. Mixed use (MX) zoned lands shall comply with Section 40 230 020
- 2. Light industrial (IL) and heavy industrial (IH) zoned lands. The applicant has two (2) options in establishing development standards to control development in the master plan area:
  - a. Incorporate the development standards as adopted by the ordinance codified in this section; or
  - b. Propose new development standards (which may incorporate some of the standards in this section). Development standards that differ from the existing land use code requirements will be reviewed as part of master plan review
  - c. Development standards shall address:
    - (1) Permitted, accessory and conditional uses and uses permitted with administrative review;

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- (2) Floor area ratios for office, commercial and industrial development, where permitted;
- (3) Maximum building heights,
- (4) Maximum lot coverage (building and impermeable surface),
- (5) Setbacks;
- (6) Minimum spacing between buildings,
- (7) Circulation/access to and within each lot and/or area,
- (8) Landscaping requirements (minimum landscaped area);
- (9) Open space,
- (10) Parking requirements (location, design, amount),
- (11) Street standards,
- (12) Signage; and
- (13) Handicapped accessibility.

(Amended. Ord 2012-12-14)

3. Covenants, Conditions and Restrictions Notwithstanding any other provision in this section, the review authority may enter into developer agreements pursuant to RCW 36 70B 170 through 36 70B 210. The board may also declare the master plan a planned action pursuant to RCW43 21C 031
  - a Other site development restrictions, such as easements and covenants, not covered by the development standards or applicable ordinances may be incorporated into the master plan, in a section stipulating covenants, conditions and restrictions that run with the land;
  - b Where separate ownership of lots within the master plan area may occur, to ensure consistency in development and protect the character of the development, the owners may be required, or may desire, to confer responsibility for maintaining common open space, communal recreational areas and facilities, private roads and landscaping to one (1) of the following.
    - (1) An association of owners that shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space that is acceptable to the Prosecuting Attorney. Automatic membership in the association upon purchase of property and association fees shall be contained in covenants that run with the land. The association must have the power to levy assessments. Nonpayment of association fees can become a lien on the property; or
    - (2) Dedication to a public agency that agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it
- 4 Other conditions which may be addressed in this section of the master plan document are agreements and assurances on the part of the applicant and on the part of the county with respect to future development. Other general provisions may be included in the final master plan. effective date, duration, cooperation and implementation, intent and remedies, periodic review, dispute resolution, assignment, relationship of parties, hold harmless, notices, severability and termination, time of essence, waiver, successors and assigns, governing state law, constructive notice and acceptance, processing fees
5. The owner may choose to establish architectural design guidelines to promote consistency throughout the development. Administering the guidelines shall be the responsibility of the owner of the site or the association of owners. The guidelines may consist of, for example, roof pitches, building materials, window treatments, paving materials, and building articulation, etc
- 6 The comprehensive plan map shall be amended to add the suffix "-mp" to the site at the time of annual review for all approved master plans approved in the previous calendar year

G Final Master Plan Review.

The final master plan shall be submitted in conjunction with the final construction/site plan application, as required under Section 40 520 040(F)

H. Master Plan Approval Timelines

The master plan approval timelines shall be those established under Section 40 500 010(B)

(Note Section 40 520 060, Post-Decision Procedures, addresses the process for subsequent changes to a master plan; and Section 40 510 020(H) addresses appeals )

(Amended Ord. 2006-04-18; Ord 2011-03-09)

### 40.560.010 Plan Amendment Procedures

A. Purpose

The purpose of this section is to provide guidance as to how the comprehensive plan will be updated and amended over time. Amendments to the comprehensive plan may involve changes in the written text or policies of the plan, or in the map designations adopted as part of the plan, Arterial Atlas, or to supporting documents, including capital facilities plans. This section states the specific procedures and review criteria necessary to process comprehensive plan amendments. Plan amendments will be reviewed in accordance with the state Growth Management Act (GMA), the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, local city comprehensive plans, applicable capital facilities plans, official population growth forecasts and key growth indicators.

(Amended: Ord 2007-09-13)

B. Overall Method of Review

Proposed plan amendments that are submitted for review shall be subject to the applicable criteria of this section. The review shall be processed by Type IV procedures in Section 40 510 040. Applications for plan map amendments are generally processed in conjunction with concurrent rezone requests. Zoning map amendments must be to a zone corresponding to the requested comprehensive plan map designation. Concurrent zoning map amendments must meet all the approval criteria of this chapter and zone changes consistent with the comprehensive plan map shall be considered subject to the approval criteria of Section 40 560 020.

(Amended: Ord. 2007-09-13)

C Applicability

The criteria and requirements of this section shall apply to all applications or proposals for changes to the comprehensive plan text, policies, map designations, zoning map or supporting documents. For the purposes of establishing review procedures, criteria and timelines, amendments shall be distinguished as follows:

- 1 Countywide comprehensive plan map changes involving urban growth area (UGA) boundary changes and rural lands uses on a rotational basis;
- 2 Comprehensive plan map changes not involving a change to UGA boundaries;
- 3 Comprehensive plan policy or text changes;
- 4 Arterial Atlas amendments,
- 5 Changes to other plan documents (such as capital facilities); and
- 6 Out-of-cycle amendments limited to the following:
  - a Emergency;
  - b. The initial adoption of a subarea plan, only to a plan that does not modify the comprehensive plan policies and designations applicable to the subarea;
  - c. The adoption or amendment of a shoreline master program;

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- d To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or from a court of competent jurisdiction, and
- e Siting of major industrial developments and/or master planned locations outside UGA boundaries consistent with the requirements of state statute;
- f The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption of the county budget

Item (1) above may only occur consistent with RCW 36.70A.130 Items (3), (4), (5) and (6) above may only be initiated by the county Item (2) above may be initiated by either the county or a property owner.

*(Amended Ord. 2004-09-02; Ord 2007-09-13)*

D Plan Map Changes – Procedure

- 1. Applications for all plan amendments shall be considered legislative actions, subject to Type IV procedures of Section 40.510.040.
- 2. Site-specific plan map amendments (annual reviews) requested by private parties shall be considered legislative actions, subject to Type IV procedures of Section 40.510.040
- 3. Submittal Requirements and Timelines of the Annual Review All applications for site-specific plan map amendments not involving a change to UGA boundaries requested by parties other than the county shall be submitted as follows.
  - a Between October 1st and November 30th, applicants shall submit a pre-application form containing all of the following information:
    - (1) The pre-application fee, as specified in county fee ordinance,
    - (2) Application form signed by the owner(s) of record;
    - (3) Description of request;
    - (4) GIS packet;
    - (5) Related or previous permit activity, and
    - (6) A statement on how the plan/zone change request is consistent with all of the applicable policies and criteria in the comprehensive plan and this chapter
  - b Between October 15th and December 31st, county staff and applicants shall complete pre-application meetings.
  - c Between January 1st and January 31st, applicants shall submit an application form containing all of the following, including the information required by Section 40.510.030(C)(3):
    - (1) The applicable comprehensive plan and rezone application fees,
    - (2) SEPA checklist and applicable fee,
    - (3) Copy of deed, real estate contract or earnest money agreement;
    - (4) A full analysis of how the plan/zone change request is consistent with the applicable policies and criteria in the comprehensive plan and this chapter,
    - (5) A market analysis and a transportation analysis; and
    - (6) Any additional information the applicant believes is necessary to justify the amendment
  - d Between February 1st and April 1st, initial county staff review shall include the following:
    - (1) Distribution of applications requesting an amendment to an urban growth area boundary or seeking to amend a designation within an urban boundary to the affected city,
    - (2) Completion of county SEPA official determination;



CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- (3) Circulation and publication of SEPA determinations to applicant, affected jurisdiction(s), neighborhood associations and agencies; and
  - (4) Preparation of a single staff report and recommendation based on an assessment of cumulative impacts of plan change requests, and any other plan changes initiated by the county
- e The above process and timeline is intended as a guideline. Actual processing time may depend upon the number of applications and activity level at the time of formal applications.
  - f If the applicant has not supplied the required information by March 15th, the responsible official shall inform the applicant in writing that no further consideration will be given to the request for this annual review cycle.
  - g Following completion of Sections 40.560 010(D)(3)(a) through (D)(3)(e), county staff shall schedule public hearings before the planning commission. Following the completion of the planning commission public hearings, county staff shall schedule public hearings before the board and forward to the board the planning commission recommendations.
  - h After the public hearing by the board, the board will adopt a single resolution disposing of all cases.
  - i Burden of Proof. The burden of proving consistency with the criteria for plan amendments shall be upon the proponent.
4. Annual review applications will not be accepted for properties within an urban growth boundary which are in the process of being annexed.

*(Amended: Ord 2007-09-13, Ord. 2007-11-13)*

E. Governmental Coordination.

1. The county will coordinate with each city and town, the annual review processes. Annual reviews shall be established to occur within each jurisdiction at least once a year.
2. These coordinated annual reviews shall be subject to the criteria of this chapter and that of the applicable jurisdiction and include the following:
  - a Each urban area annual review, including applications initiated by a city, shall assess the cumulative impacts of all potential or requested changes to the comprehensive plan map and policies throughout the specific urban areas as well as, to the countywide plan,
  - b Proposals that would result in urban development outside of an adopted urban boundary shall not be permitted unless the boundary is amended; and
  - c Cities, special districts and the county shall cooperate to preserve and protect natural resources, agricultural lands, open space and recreational lands within and near the urban areas.
3. Individual annual review applications may be submitted once a year to the applicable jurisdiction based on a schedule adopted by that jurisdiction. To the extent possible, the same schedule should be adopted by the county and each city/town for each urban area to facilitate mutual review and assessment of the applicable criteria. The following procedure is recommended for consideration of plan amendments or updates:
  - a After November 30th, distribute copies of pre-application forms submitted by applicant to affected city and agencies,
  - b Between October 15th and December 31st, complete pre-application meetings with county staff, applicants and affected city and agencies in attendance,
  - c Between January 1st and February 28th, distribute fully complete applications with any additional information to affected jurisdictions to facilitate their review process;
  - d In coordinating with the county, the cities shall submit written recommendation or additional information to the county;
  - e The county shall circulate initial review including SEPA determination and other pertinent information to the affected city and agencies, and

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- f The county will schedule public hearings before planning commission followed by public hearings before the board

*(Amended. Ord. 2007-09-13)*

F Comprehensive Plan Map Changes – General

All plan map changes shall be accomplished through the following:

- 1 Changes approved by the county as a result of a comprehensive periodic review of the plan to be initiated by Clark County at minimum seven (7) year intervals;
- 2 Changes approved by the county in response to county, or property owner request not more than once per calendar year;
- 3 Out of cycle amendments initiated and approved by the county at any time,
- 4 Applications for map changes and urban growth area boundary amendments shall be consistent with the comprehensive plan matrix table or accompanied by concurrent rezone applications;
- 5 A county-initiated proposal for siting major industrial facilities and/or master planned locations consistent with RCW 36.70A.365 and 36.70A.367, and processed if accompanied by a current property owner-submitted rezone application;
6. The county shall assess the cumulative impacts of all plan map changes against the comprehensive plan, plan text, map and relevant implementing measures. Monitoring benchmarks may be used to assess impacts.

*(Amended Ord 2004-09-02; Ord 2007-09-13)*

G. Criteria for All Map Changes.

Map changes may only be approved if all of the following are met

- 1 The proponent shall demonstrate that the proposed amendment is consistent with the Growth Management Act and requirements, the countywide planning policies, the community framework plan, comprehensive plan, city comprehensive plans, applicable capital facilities plans and official population growth forecasts; and
- 2 The proponent shall demonstrate that the designation is in conformance with the appropriate locational criteria identified in the plan; and
- 3 The map amendment or site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity; and
4. The plan map amendment either (a) responds to a substantial change in conditions applicable to the area within which the subject property lies, (b) better implements applicable comprehensive plan policies than the current map designation; or (c) corrects an obvious mapping error; and
- 5 Where applicable, the proponent shall demonstrate that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools. Adequacy of services applies only to the specific change site

*(Amended. Ord. 2007-09-13)*

H Additional Criteria for Commercial Map Changes

Amendments to the plan map for designation of additional commercial land or for changing the zoning from one commercial district to another shall meet the following additional requirements:

- 1 A market analysis using the weighted block group centroid retrieval method shall be submitted which verifies the need for the new commercial area or center, and

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

2. A land use analysis of available commercially designated and zoned land in the market area of the proposed site shall be submitted which demonstrates that the existing commercial land is inadequate. The most recent vacant lands model must be used for the land use analysis

*(Amended. Ord. 2008-12-15)*

I. Additional Criteria for Rural Map Changes.

- 1 Amendments to the plan map for (a) changing a natural resource land designation to either a smaller lot size natural resource land designation or to a rural designation, or (b) creating or expanding a rural center, shall demonstrate that the following criteria have been met:
  - a The requested change shall not impact the character of the area to the extent that further plan map amendments will be warranted in future annual reviews; and
  - b The site does not meet the criteria for the existing resource plan designation; and
  - c The amendment shall meet the locational criteria for the requested designation
- 2
  - a The creation of, expansion of, or change of land use within a rural center shall be considered and evaluated by the county through the annual review process under Chapter 40 560
  - b Before the county considers establishing a new rural center, the proponent(s) shall submit to the county a petition signed by at least sixty percent (60%) of the property owners of the land within the boundaries of the proposed new rural center

*(Amended. Ord. 2007-09-13; Ord. 2008-12-15)*

J. Additional Criteria for Rural Major Industrial Map Changes

This section governs designations outside of UGAs for major industrial developments under RCW 36 70A 365 and major industrial land banks under RCW 36 70A 367.

- 1 Application Rural industrial development sites pursuant to RCW 36 70A 365 or 36 70A 367 require a comprehensive plan and zone change, and shall be processed as a Type IV process pursuant to Section 40.510 040 and this chapter
- 2 Rural industrial designations shall require a minimum of one hundred (100) acres and shall be designated as follows:
  - a Comprehensive Plan
    - (1) Major industrial developments (light industrial)
    - (2) Major industrial land banks (light industrial)
  - b Zoning.
    - (1) Major industrial developments (IL).
    - (2) Major industrial land banks (IL)
3. Process. Prior to formally proposing a designation under this section, the county shall
  - a. Undertake an inventory of available urban industrial land;
  - b. Consult with affected city(ies) regarding a proposed designation;
  - c. Make a preliminary assessment that the applicable statutory criteria are met and that the proposed location is superior to other potential rural sites,
  - d. Negotiate an appropriate or statutorily required interlocal agreement with affected city(ies); and
  - e. Complete a master plan for the development site as required pursuant to Section 40 520 075.
- 4 Approval Criteria

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- a In addition to the other applicable designation criteria under this chapter, major industrial developments or major industrial land banks may only be approved upon a finding that the requirement and criteria of RCW 36 70A 365 or 36 70A 367, respectively, are met
  - b. Concomitant Rezone Agreement No designation under this section shall be approved unless accompanied by a concomitant rezone agreement (or development agreement) which at a minimum assures compliance with statutory requirements and criteria, including the limitations on nonindustrial uses in RCW 36 70A 367(2)(k) for a major industrial land bank
- 5 Adjacent Non-Urban Areas. A designation under this section shall not permit urban growth in adjacent non-urban areas

*(Amended Ord 2004-09-02, Ord. 2007-09-13, Ord. 2008-12-15, Ord. 2012-12-14, Ord 2014-12-16)*

- K Rezones/Zone Changes Rezone applications considered with a plan map amendment request shall be reviewed consistent with the plan matrix table and according to the procedures and timing specifications for plan map amendment specified in this section and shall comply with Section 40 560 020 and Chapter 40 510 Rezone applications proposing a change from urban holding to an urban zoning district that is consistent with the comprehensive plan map designation shall be processed through a Type IV process initiated by the county and consistent with the procedures and criteria identified in the special implementation procedures section in Chapter 13 of the comprehensive plan See also Section 40 560 020(G)

*(Amended Ord. 2007-09-13, Ord 2008-06-02; Ord 2008-12-15)*

L. Mixed Use Designation Zone Change Requests

The purpose of this section is to establish the requirements and procedures for the review and approval of rezonè application(s) under the comprehensive plan mixed use designation. It is also intended that this section be utilized to implement pertinent county policies relating to mixed use development in a manner compatible with the comprehensive plan policies

- 1 Action Required
  - a Applications for zone changes shall be reviewed through a Type III procedure in the same manner and with the same public notice procedure as is required for any other change of zoning
  - b. If a contiguous land area is proposed to be added to an existing mixed use designation, the application shall be subject to the plan change procedural ordinance and applicable criteria.
- 2 Criteria Before an area designated mixed use (MX) on the comprehensive plan is rezoned, the applicant shall demonstrate that
  - a The request is consistent with the plan policies and locational criteria and the purpose statement of the requested zoning district,
  - b Requested zone change is consistent with the plan designation to zoning matrix table,
  - c The uses to be permitted and the development standard to be applied in the proposed district will promote the goals of the comprehensive plan and other applicable policies adopted by the county, particularly the mixed use policies in Chapters 1, 2, 5, 9 and 10 of the comprehensive plan;
  - d The proposed rezone and development would be integrated in a manner that provides opportunities to combine residential, commercial or other uses within individual structures, or within adjacent structures or adjacent properties,
  - e The proposed zone is the most appropriate, taking into consideration the purposes of each zone, the zoning pattern of surrounding land and the policies and intent of the mixed use plan designation;
  - f The requested zone change shall meet the standards for the MX zoning district; and
  - g Public services are demonstrated to be capable of supporting the uses allowed by the zone, or will be capable by the time development is complete

*(Amended Ord. 2004-09-02, Ord. 2007-09-13; Ord 2008-12-15)*

- M Additional Required Criteria Specific to Urban Growth Area (UGA) Boundary Map Changes.
- 1 The county shall adopt countywide growth targets and regional sub-allocations, and map corresponding UGA boundaries and designations as follows:
    - a. Adopt countywide twenty (20) year target population and employment levels consistent with official State of Washington Office of Financial Management population growth forecasts ranges; and
    - b. Officially sub-allocate the adopted countywide population and employment targets to urban growth areas associated with each incorporated municipality in the county, and to the remaining rural area, and
    - c. Adopt urban growth area boundaries and comprehensive plan land use designations which are consistent in their sizes and designations with the official sub-allocation for each UGA and the rural area.
  - 2 To allow for a comprehensive review and assessment of cumulative impacts, all UGA boundary review proposals shall be initiated by the county as part of a periodic review and update of the plan.
  - 3 Any expansion to the UGA shall be accompanied by a demonstration that necessary urban services can and will be provided within ten (10) years' time. Such a demonstration shall include a need analysis estimating what urban services will be required, both in the expansion area and elsewhere in the county, and estimates as to when such services will be needed. Written documentation shall be provided from service providers indicating when, how, at what cost, and from which funding sources service will be provided.
  - 4 The extent of a UGA boundary expansion shall be that necessary to provide a minimum ten (10) and a maximum twenty (20) year supply of vacant and buildable lands within the UGA. The calculation of supply shall be based on population growth projections within the UGA, where such projections are consistent with adopted countywide growth targets and regional sub-allocations. If necessary, the county may adjust countywide growth targets and regional sub-allocations, provided, that they are consistent with official OFM forecasts.
  - 5 In evaluating potential changes to a particular UGA boundary, the county shall consider countywide implications for other UGAs and their sub-allocations.
  6. The amendment shall address the assumptions, trends, key indicators and performance measures established in the land use element, Chapter 1, of the comprehensive plan.
  7. The amendment does not include lands that are designated as natural resource (agricultural, forest, mineral resource) unless such lands are also designated with an urban reserve or industrial urban reserve overlay.
  - 8 The amendment only indicates lands within the urban reserve area.
  9. The following shall not apply to Sections 40 560 010(M)(1) through (10):
    - a Correction of technical mapping errors involving small area or few properties;
    - b. An order from a court of competent jurisdiction or as a result of a Growth Management Hearings Board remand.
  - 10 The county shall exercise its best efforts to coordinate UGA boundary change proposals with the affected city(ies), including the preparation of joint staff recommendations where possible. Unless waived by the affected city(ies), such city(ies) shall be given at least sixty (60) days' notice of the proposal prior to a county hearing thereon.

*(Amended. Ord. 2006-09-13; Ord. 2007-09-13, Ord. 2008-12-15)*

- N. Comprehensive Plan Policy or Text Changes.
- 1 Action Required Plan policy or text changes shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the periodic review update to occur consistent with RCW 36 70A 130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provision of this chapter.

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- 2 Required Criteria Plan text or policy changes may be approved only when all of the following are met.
  - a The amendment shall meet all the requirements of and be consistent with the Growth Management Act and other requirements, the countywide planning policies, the community framework plan, the comprehensive plan, local comprehensive plans, applicable capital facilities plans and official population growth forecasts
  - b The amendment, when applicable, shall address the assumptions, trends, key indicators and performance measures established in the land use element, Chapter 1, of the comprehensive plan
  - c The county shall assess the cumulative impacts of all plan policy or text changes against the comprehensive plan, plan text, map and relevant implementing measures.

*(Amended Ord. 2007-09-13, Ord 2008-12-15)*

**O Arterial Atlas Amendments**

1. Action Required. Arterial Atlas amendments shall be accomplished through the changes initiated and approved by the county. These changes may occur as part of the periodic review update to occur consistent with RCW 36 70A.130, or as part of annual changes to the plan once per calendar year, or as part of emergency amendments which may be brought forward at any time, subject to applicable provisions of this chapter.
- 2 Required Criteria Arterial Atlas amendments may be approved only when all of the following are met:
  - a There is a need for the proposed change;
  - b The proposed change is compliant with the Growth Management Act;
  - c The proposed change is consistent with the adopted comprehensive plan, including the land use plan and the rest of the Arterial Atlas;
  - d. The proposed change is consistent with applicable interlocal agreements, and
  - e The proposed change does not conflict with the adopted Metropolitan Transportation Plan

*(Amended Ord. 2007-09-13; Ord 2008-12-15)*

**P Other Plan Amendment Categories**

- 1 Capital facilities plan and updates shall be reviewed at a minimum every four (4) years in Type IV public hearings conducted by the planning commission and board for those facilities subject to county jurisdiction. School capital facility plan and updates shall be reviewed at minimum two (2) year intervals
- 2 The Clark County parks, recreation and open space plan shall be reviewed annually by the Clark County parks advisory board and the board. Any amendments thereto which necessitate changes to the comprehensive plan shall be reviewed in public hearings by the planning commission and the board
- 3 In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements

*(Amended Ord. 2007-09-13, Ord 2008-12-15; Ord. 2010-12-12)*

**Q Out-of-Cycle Amendments.**

- 1 Revisions to the comprehensive plan may be considered more frequently than once per year under the following circumstances.
  - a Emergency in which a delay in action would result in a significant public harm;
  - b The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea,

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- c. The adoption or amendment of a shoreline master program;
  - d. To resolve an appeal of a comprehensive plan filed with a Growth Management Hearings Board or from a court of competent jurisdiction; and
  - e. Siting of major industrial developments and/or master planned locations outside UGAs consistent with the requirements of RCW 36 70A 365 and 36 70A 367
2. Plan amendments reviewed under these conditions shall be considered legislative actions, subject to Type IV procedures of Section 40 510 040
  3. All amendments shall be considered subject to the review criteria established in this chapter  
(Amended: Ord. 2004-09-02; Ord. 2007-09-13; Ord. 2008-12-15)

R Siting of State and Regional Public Facilities of a Countywide or Statewide Nature.

Plan amendments to implement the policies of the comprehensive plan regarding proposals for siting essential public facilities such as airports, state educational facilities, and other institutions necessary to support community development may be considered as follows:

1. Government facilities may be established as provided in other land use districts through the procedures specified in the applicable district without plan amendment
2. Application for siting of public facilities may be approved if criteria, as noted herein, are met:
  - a. The county shall in cooperation with other jurisdictions ensure that siting of regional facilities is consistent with all elements of the adopted county comprehensive plan, local city plan and other supporting documents;
  - b. The proposed project complies with all applicable provisions of the comprehensive plan, including countywide planning policies;
  - c. The proposal for siting of a public facility contains interjurisdictional analysis and financial analysis to determine financial impact and applicable intergovernmental agreement;
  - d. Needed infrastructure is provided for;
  - e. Provision is made to mitigate adverse impacts on adjacent land uses,
  - f. The plan for the public facilities development is consistent with the county's development regulations established for protection of critical areas; and
  - g. Development agreements or regulations are established to ensure that urban growth will not occur if located adjacent to non-urban areas

(Amended: Ord. 2007-09-13; Ord 2008-12-15)

S Additional Criteria for Surface Mining Overlay Changes.

1. Designation of additional areas with the surface mining overlay shall only occur if:
  - a. The designation criteria in the comprehensive plan have been met;
  - b. The quantity and characteristics of the resource including the size of the deposit, the depth of overburden, the distance to market, and the cost of transport and resource availability in the region suggest that mining is economically viable; and
  - c. At least sixty percent (60%) of the area within one thousand (1,000) feet of the proposed mineral resource land is characterized by parcels of five (5) acres or larger.
2. Removal of the surface mining overlay shall only occur if one (1) of the following conditions is met:
  - a. The mineral resources have been depleted;
  - b. There is evidence that the mining of the mineral resource is not economically feasible based on the factors listed in Section 40 560 010(S)(1)(b),
  - c. Environmental or access constraints make it impractical to mine the resource; or

CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
DEVELOPMENT REGULATIONS

- d The area has been brought into an urban growth boundary or adjacent land uses or developments are incompatible with mineral extraction

*(Added Ord 2014-12-06)*

T Cumulative Impact

In reviewing all prospective comprehensive plan changes, the county shall analyze and assess the following to the extent possible:

1. The cumulative impacts of all plan map changes on the overall adopted plan, plan map and relevant implementing measures, and adopted environmental policies,
2. The cumulative land use environmental impacts of all applications on the applicable local geographic area and adopted capital facilities plans, and
3. Where adverse impacts are identified, the county may require mitigation. Conditions which assure that identified impacts are adequately mitigated may be proposed by the applicant and, if determined to be adequate, imposed by the county as a part of the approval action

*(Amended Ord. 2007-09-13, Ord. 2008-12-15; Ord 2014-12-06)*

U Fees

Application fees for all comprehensive plan and zone changes shall be considered as follows.

1. Filing fees for all plan amendments and zone changes shall be considered subject to the provisions of Chapter 6 110A
2. If multiple similar applications are received in a year, fees set in Section 40 570 100(B) may be adjusted downward by the responsible official to reflect actual cost

*(Amended Ord 2004-09-02, Ord 2007-09-13; Ord. 2008-12-15; Ord 2014-12-06)*



APPENDIX EXAMPLE REGULATIONS – OTHER COUNTIES

Exhibit 4 Example Code Provisions

| Location   | Urban growth will not occur in adjacent nonurban areas  | Provision is made to mitigate adverse impacts on designated resource lands   | Infrastructure Standards   | Other  |
|--|---|--|--|--|
| <p>Lewis County<br/>                     Float Glass Manufacturing Facility (RCW 36.70A.365)<br/>                     LCC 17.21<br/>                     TransAlta (RCW 36.70A.368)<br/>                     LCC 17.205</p>              | <p>17.21.050 Buffers from nonurban areas. To further protect adjacent nonurban lands, the master plan approved under Chapter 17.20 LCC for this major industrial development shall include the buffers and setbacks included in the Application as amended, including the stipulation that the south boundary of the master plan will be north of Olequa Creek and that the area of Olequa Creek and the associated wetlands be protected by a covenant or easement prohibiting all development therein. Except for the electrical substation, no buildings shall be permitted in the setbacks or buffers. Berms, walls, the rail spur, roads and utilities may be placed in the buffers and setbacks.</p> <p>LCC 17.21.070, Protection of Nonurban Lands. (1) By operation of state law, the site of any major industrial development approved under this title becomes an unincorporated urban growth area, but surrounding lands will remain designated rural and those surrounding lands may potentially be designated in part as resource lands. The following measures assure the protection of such lands from urban growth:</p> <p>(a) This specific major industrial development is consistent with the uses authorized in RCW 36.70A.365.</p> <p>(b) No new water facility or wastewater facility shall be extended to uses outside the boundaries of this specific major industrial development (except where such services must extend through the rural or resource areas between this major industrial development and another urban growth area) unless such extensions are consistent with state law and the Lewis County comprehensive plan and have been approved by Lewis County.</p> <p>(c) No boundary change to this major industrial development site shall be made without an amendment to the comprehensive plan land use map consistent with the requirements of RCW 36.70A.365 and Chapter 17.20 LCC.</p> <p>17.20B.050 Criteria for approval. (3) The master plan shall identify buffers to separate the master planned industrial development from incompatible but lawful, rural areas, if any.</p> | <p>17.21.080 Mitigation of adverse impacts on resource lands. This specific major industrial development has no adverse impact on any adjacent or nearby resource lands.</p> | <p>17.21.090 Provision for infrastructure, facilities and services. The Chapter 17.20 LCC master plan approval shall assure that all new infrastructure is provided for directly or by agreement, by a condition from the examiner requiring the applicant to be responsible for all costs of new infrastructure; provided, however this requirement does not preclude use of government programs that fund portions of infrastructure to facilitate economic development and needed community facilities. The county may accept the applicant's voluntary pro-rata contributions for any county road improvements identified by the environmental documents prepared for this major industrial development. Urban governmental services may be provided to this major industrial development so long as such services are not connected to uses in nonurban areas unless such connections are consistent with state law and the Lewis County comprehensive plan and have been approved by Lewis County. Consistent with existing local, state, and federal laws, water and natural gas pipelines and electric power lines and facilities and railroad tracks may cross nonurban areas to serve this specific major industrial development.</p> <p>17.20B.050 Criteria for approval. (6) The water and wastewater facilities developed for the industrial park shall not be used or available outside of the boundaries of the designated master planned industrial development in order to assure that the new development will not encourage urban growth outside the boundaries of the approved urban growth area(s).</p> | <p>17.21.060 Environmental protection. Environmental protection issues including air quality, water quality, and water quantity are addressed by mitigation measures included in the Final Environmental Project Statement (FEIS) published on July 14, 2004. To further protect air quality, the project shall obtain air quality permits from the Washington State Department of Ecology ("Ecology") and the Southwest Washington Clean Air Agency ("SWCAA"). To further protect water quality and quantity, any groundwater withdrawn for this specific major industrial development shall require necessary permits from Ecology or the Lewis County water conservancy board. To further protect water quality and quantity, stormwater shall be managed as required by Chapter 15.45 LCC, provided, however, stormwater management for this specific major industrial development shall be designed for the 100-year 24 hour storm event.</p> |
| <p>Whatcom County<br/>                     Cherry Point (RCW 36.70A.365)<br/>                     Part is zoned as Heavy Impact Industrial and part is zoned Light Impact Industrial – regulations draw from Light Impact Industrial</p> | <p>Light Impact Industrial District. 20.66.950 Buffer area.</p> <p>.551 When a parcel situated within this district adjoins an Urban Residential, Urban Residential Medium Density, Urban Residential-Mixed, Rural or Residential Rural District, or county or state roads designated as or proposed for improvements to principal arterial status, setbacks shall be increased to 50 feet. A minimum of 25 feet shall be landscaped consistent with the requirements of WCC 20.80.345.</p> <p>.552 If any part of said buffer area is separated from, or sold to any contiguous or adjacent owner, lessee or user, the parcel so separated or sold shall be used only as a buffer area in accordance with the above requirements.</p> <p>.553 Required buffers may be provided off-site by written agreement in the form of a deed restriction on the off-site parcel that runs with the land and shall be filed with the county auditor. The off-site buffer agreement shall be written so that it may be revised or rescinded in the event that land use or zoning designations are changed in such a way that the buffer becomes no longer necessary.</p>   | <p>There are no designated resource lands that abut</p>  | <p>No unique standards – meet County Code</p>  |  |

| Location  | Urban growth will not occur in adjacent mountain areas   | Prohibition is made to mitigate adverse impacts on adjacent resource lands  | Interference Standards   | Other  |
|---|--|---|--|--|
| <p><b>Grant County</b><br/>Not Designated Yet<br/>(Inventory Complete)<br/>Policies and Code Developed)</p> | <p><b>23 12 240 Master Planned Industrial Development Standards (b) Development Standards.</b> The following development standards shall apply:</p> <p>(11) Retention of tree-canopy and landscaping: The perimeter of a master planned industrial development shall be delineated from the town right-of-way extending to the fence and within the development consisting of a combination of shrubs, trees and ground cover.</p> <p>(24) Open space and landscaped areas shall be provided. A landscaping plan shall be prepared consistent with requirements of and incorporating the development plan, and shall be submitted to the Planning Commission for review and approval. The plan shall meet the requirements specified in GCC § 23 12 100 and § 23 12 110 and § 23 12 120 and § 23 12 140.</p> <p>(8) All parking shall be screened from view from public right-of-way.</p> <p>(10) Utilities: All utilities (including irrigation domestic water and sewer collection distribution, telephone and cable TV, natural gas, and electric) shall be located on site, and shall meet the requirements and standards GCC § 23 12 980. A drainage plan shall be prepared as specified in GCC § 23 12 050 for review by the County. Streets, and easements within and adjacent to the right-of-way shall meet the requirements specified in GCC § 23 12 100 and § 23 12 110 § 23 12 120 and § 23 12 140.</p> <p>(8) All parking shall be screened from view from public right-of-way.</p> <p>(10) Utilities: All utilities (including irrigation domestic water and sewer collection distribution, telephone and cable TV, natural gas, and electric) shall be located on site, and shall meet the requirements and standards GCC § 23 12 980. A drainage plan shall be prepared as specified in GCC § 23 12 050 for review by the County. Streets, and easements within and adjacent to the right-of-way shall meet the requirements specified in GCC § 23 12 100 and § 23 12 110 § 23 12 120 and § 23 12 140.</p> | <p><b>23 12 310 Approval criteria.</b> (5) Prohibition is made to mitigate adverse impacts on adjacent resource lands. Forest lands and mineral resource lands shall be identified by rural demarcation lines buffer per subsection (3) of this section and other state or federal specific measures as required by the State Environmental Policy Act require.</p> | <p><b>23 12 340 Master Planned Industrial Development Standards (b) Development Standards.</b> The following development standards shall apply:</p> <p>(1) Water supply shall demonstrate adequate and available water to serve each phase of the development as specified in GCC § 23 12 950.</p> <p>(5) Sewage Disposal: Shall demonstrate adequate sewage disposal to serve each phase of the development as specified in GCC § 23 12 960.</p> <p>(6) Stormwater Drainage: All excess stormwater drainage created by development shall be retained on site, and shall meet the requirements and standards GCC § 23 12 980. A drainage plan shall be prepared as specified in GCC § 23 12 050 for review by the County. Streets, and easements within and adjacent to the right-of-way shall meet the requirements specified in GCC § 23 12 100 and § 23 12 110 § 23 12 120 and § 23 12 140.</p> | <p><b>23 12 325 Planning of development, expansion, future development, and other uses.</b> (a) The owner of the land owned and used for major industrial development and/or the applicant for particular development shall be responsible for the preparation of an environmental remediation and/or restoration plan for the site in the case of abandonment of the industrial or commercial operation. The responsible party shall be identified in the development plan. The responsibility for adequate and timely environmental remediation and/or restoration will be determined through environmental review of the application and compliance with the terms of the plan. The remediation and/or restoration plan shall be approved by the Planning Commission and conditional use permit approval.</p> |
| <p><b>Jefferson County</b><br/>Not Designated Yet (Policies and Code Developed)</p>                         | <p><b>23 12 830 Urban growth in adjacent mountain areas</b></p> <p>Chapter 18 70A RCW requires that development regulations are established to protect mountain areas. Jefferson County rural lands are characterized by rural demarcation lines (one dwelling unit per five acre sites for rural residential) and less dense (or resource lands) in order to ensure that their contents remain intact. It should be noted that proximity to a major industrial development urban growth boundary shall be a consideration in the development of such regulations for a Competitive Plan amendment to ensure that land use districts for property adjacent to a major industrial development to a land use district with greater development density or more intensive use.</p> <p><b>23 12 830 Approval criteria.</b> (5) Buffers are provided between the major industrial development and adjacent rural lands. The minimum buffer shall be 30 feet for major industrial developments in all but 30 feet of screen. Buffer landscaping for road frontages and 100 feet of screen landscaping for interior lot lines along any portion adjacent to a residential use shall be provided. The minimum buffer shall be 10 feet for all other uses as stated by the applicant's use, except for 15' 18.30 1300(b)</p>  | <p><b>23 12 830 Approval criteria.</b> (5) Prohibition is made to mitigate adverse impacts on adjacent resource lands. Forest lands and mineral resource lands shall be identified by rural demarcation lines buffer per subsection (3) of this section and other state or federal specific measures as required by the State Environmental Policy Act require.</p> | <p><b>No urban standards – meet County Code</b></p>  | <p><b>23 12 835 Planning of development, expansion, future development, and other uses.</b> (a) The owner of the land owned and used for major industrial development and/or the applicant for particular development shall be responsible for the preparation of an environmental remediation and/or restoration plan for the site in the case of abandonment of the industrial or commercial operation. The responsible party shall be identified in the development plan. The responsibility for adequate and timely environmental remediation and/or restoration will be determined through environmental review of the application and compliance with the terms of the plan. The remediation and/or restoration plan shall be approved by the Planning Commission and conditional use permit approval.</p> |

14

**PC Minutes, dated 12/17/2015**



*proud past, promising future*

---

**CLARK COUNTY PLANNING COMMISSION  
MINUTES OF PUBLIC HEARING  
THURSDAY, DECEMBER 17, 2015**

BOCC Hearing Room  
1300 Franklin Street, 6<sup>th</sup> Floor  
Vancouver, Washington

6.30 p m.

**CALL TO ORDER & ROLL CALL**

MORASCH Okay. Well, welcome to the December 17, 2015, Planning Commission hearing. I'll call the meeting to order. Can we have a roll call, please.

WRIGHT. HERE  
BARCA. LATE  
QUIRING. HERE  
JOHNSON. ABSENT  
BLOM. HERE  
BENDER. HERE  
MORASCH. PRESENT

Staff Present: Oliver Orjiako, Community Planning Director; Gordy Euler, Program Manager, Chris Cooke, Prosecuting Attorney, Sonja Wisner, Administrative Assistant, Kathy Schroader, Office Assistant, and Cindy Holley, Court Reporter

**GENERAL & NEW BUSINESS**

**A. Approval of Agenda for November 19, 2015**

MORASCH: All right. Moving on to approval of the agenda. Are there any amendments to the agenda? If not, I'd take a motion to approve the agenda.

BLOM: Move to approve.

QUIRING: So moved.

BLOM: Second.

MORASCH: It's been moved and seconded. All in favor.

EVERYBODY AYE

MORASCH All right It's been moved and seconded and I think we had the roll call or we had the vote already and it was in favor, so that passed

**B. Approval of Minutes for September 17, 2015**

MORASCH Moving on Approval of the minutes. Does anyone have any changes to the minutes? If not, I'd take a motion to approve the minutes

QUIRING So moved

BENDER Second

MORASCH Okay It's been moved and seconded to approve the minutes All in favor.

EVERYBODY AYE

MORASCH. Opposed? No? Okay It passes

**C. Communications from the Public**

MORASCH Now we're on to communications from the public Is there anyone in the audience who would like to speak tonight on a matter not on the printed agenda? If so, please come forward now All right No one's coming forward

**PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:**

**A. DESIGNATION OF A RURAL INDUSTRIAL LAND BANK**

Clark County received an application for a rural industrial land bank pursuant to Growth Management Act, RCW 36 70A 367, in February of 2014. Since that time the county has been working with a consultant to meet the statutory requirements for establishing the land bank. The requirements include an inventory of possible industrial sites, consultation with affected cities, development of a master plan concept, development of regulations that will be applied to all land bank uses, and an environmental review at the programmatic level. Information about all of these requirements can be found on the county's website at <http://www.clark.wa.gov/planning/landbank/>.

**Staff Contact:** Gordy Euler (360) 397-2280, Ext 4968  
**Email:** gordon.euler@clark.wa.gov

MORASCH So we will move on to the first public hearing item which is the designation of a rural industrial land bank. And before turning it over to staff, I'll ask the members of the Planning Commission if anyone has any conflicts of interest to disclose?

(Commissioner Barca entered the hearing )

QUIRING Mr. Chair, I have no conflict of interest, but I do want to make a disclosure that I have a close family member that owns property that abuts the Lagler property. She has never expressed an interest in either for or against this particular item. I have no pecuniary interest in this, nor does my family member, and I believe based upon the information that we will get in this hearing that I can make a fair decision and, therefore, I have no conflict of interest, but I wanted to make that disclosure

MORASCH: All right. Thank you. Anyone else?

BARCA. Mr. Chair, just for the record, Ron Barca has arrived

MORASCH All right. Did you miss the roll call?

BARCA. I did. I missed the roll call.

MORASCH Oh, you snuck in behind me. I didn't even notice. All right. Thank you, Ron

Gordy, with that, we'll turn it over to you to give us the staff report and introductions

EULER: Thank you, Mr. Chair. For the record, I'm Gordy Euler, Clark County Community Planning

The subject before you tonight is designation of a rural industrial land bank. I want to introduce our consultant, Lisa Grueter, who's here. She's going to share the staff report duties with me. We have the applicant's representative, Mr. Steve Horenstein, who is sitting in the audience, and some other folks out here that I'm sure will testify and will introduce themselves, so .

We had a work session on this with the Planning Commission in November, and we were scheduled to hear this on November 19th, and given other obligations that you had, this hearing was moved to tonight, so .

Let's roll through the PowerPoint presentation. Here's our agenda. This is you've seen most of this before and I'll run through it quickly with Lisa's help and we'll get on to the hearing from the public

So next slide. So rural industrial land bank is a designation, I guess you could call it, of an area in the rural areas. It's allowed by the Growth Management Act. You can see the citation. There's a number of statutory requirements that the County has to undertake to establish, one of which is an inventory of sites, a consultation with cities, a master planning process, the development regulations that will apply to property that becomes part of the land bank, a programmatic level of environmental review and then the local adoption process. And the bottom one there, because the land that's part of the -- it's in the application is zoned for ag, we also need to do a de-designation analysis, and we'll explain more about these as we go through.

So next slide. The application we received came in in February of 2014, two areas. The next slide, there's the map. All of these parcels are zoned AG-20. It's a little hard to see there, but the area that's inside the blue and white dotted line is the areas -- are the areas in question. The SR-503, NE 117th Avenue runs up the middle. At the bottom of the picture there going east/west is NE 119th Street.

Next slide. This is what's been completed so far with regard to the application. We've used the CREDC study in the land for jobs as a lands inventory. One of our requirements is that if you're going to state that you need area in a rural area for industrial land, you have to show that there aren't any large parcels in urban areas or in urban growth areas, and so we've used a study that CREDC did in 2011 for that purpose.

We took the application in again in February, as you can see. In August we - this is 2014 - we brought BERK on as a consultant and MacKay Sposito, which is a firm known to many of you locally, was brought on to assist us locally and they worked on the master plan and we used Kittelson & Associates for some of the transportation analysis, so.

Last November, December we had a series of work sessions with you and with the Board. We went to NACCC, that's the Neighborhood Advisory Council of Clark County, and one of the first things we did because of the master planning requirement in the statute, we amended our County code to allow for master planning for a rural industrial land bank. The next couple there, we had an open house in January, an open house in April, we were back before you in May.

The next slide. We've talked to the County's Economic Development Action Team, another Board work session. We made a Railroad Advisory Board presentation. We had another open house. The environmental review was done through the Addendum process, and I'll let Lisa explain that when we get to that part. Our last open house was October 29th and there's the November 5th date was the time we were before you in work session.

The next slide So I'm going to turn it over to Lisa to talk a little bit about the process. So, Lisa you're up.

GRUETER Good evening Gordy went over some of the requirements in the law in order to consider designation of a land bank, and one of them is to do an inventory of developable sites, and so that was our first step So we looked at what Gordy mentioned, the land for jobs study which largely covered within the urban areas but did not necessarily address rural areas So we developed some criteria for what makes a good industrial site using the skills of MacKay Sposito, for example, who have designed industrial parks here and elsewhere in the state and applied those criteria

So some of those criteria were that it needed to be at least 100 acres in size, that's partly based on your own comprehensive plan policy, and that it needed to be privately owned and it needed to be relatively flat, so less than 8 percent grade, and be within a half mile of a major road and a freight line

And we also looked at the percentage of critical areas and there were a number of other factors that are stated in the inventory document And then took a look at sites also that either had an overlay designation in the comp plan as being industrial or commercial or base designation and came up with five sites, four being rural and one being in the urban area It was actually a compilation of two different sites that were looked at in the land for job study. So that was our beginning of our process, and as part of the Addendum, that's Part I of that document.

Go to the next slide Okay So for each of the sites, we did a view of constraints and took a closer view of topography and roads, and so these are some examples for Alternative Site 2 north of Ridgefield We looked at the developable area and noticed a ribbon of streams and riparian areas there, and then in Site 3 between Ridgefield and Vancouver, less concentrated areas of developable land

And then going on Site 4 east of Vancouver, another dairy, Andersen Dairy, very constrained, very little developable area. And then Site 5 is formerly called Section 30 and then it was -- it was master planned by the County and then ultimately master planned by the City and it consists of a number of property owners. It was formerly, I think, a mining area, so it's got some steep slopes. And so those are the four options to Site 1 which Gordy introduced the docket sites along SR-503

So next slide. There's an alternative sites analysis that's Part II of the Addendum where we looked at a number of criteria and looked at each of the sites So Site 1 is 600 acres and about nearly 400 of it is buildable and it's got the most flat territory. It does have some critical areas And we compared that to the other sites

Site 4 you'll see there, we didn't further evaluate it because it was so constrained. It didn't have sufficient developable area compared to the other sites, so we sort of



stopped short on that one. So we went through for each of them and showed which ones had more or less the features that were called for in the law. So how available are utilities, how constrained are the sites, that sort of thing.

So go on. This is the master land use concept prepared for the docket site, and MacKay Sposito led that analysis. And the main thing here was just to determine is it feasible, aside from policy considerations, would it be physically feasible to develop an industrial land bank.

And so the yellow areas there represent the developable areas which all together are about 380 acres, and then the green are potential wetlands. We looked not only at mapped features, but we also had a biologist go and walk the sites. And then we -- the blue areas would be connected stormwater features so that it would be sort of a connected habitat and low impact development feature.

In addition, we tested what would it mean for roads, both in the regional traffic model but also based on the recommendations of County staff, and Kittelson looked at what the arterial plan would need to be in order to support this. And you'll see in the middle there on the State route, there's a signal proposed in between the two sites and then there's a series of internal access roads that are the blue dashed lines and then connections to the arterial system.

It's a little hard to see on this feature. We did have some blowups of the boards, but there is a note that there would be a perimeter buffer. So not necessarily along the roads, but on the exterior where it abuts rural and agricultural land, there would be a 100-foot planted buffer.

Go to the next slide. One of the other requirements in the law is to develop development regulations that meet certain parameters. One is to identify that the primary uses in the land bank will be industrial and manufacturing and there's a limit on the percentage of commercial uses. So I think it's as advertised. It's supposed to be an industrial land bank so the predominant use there would be that. And the County last -- in 2014 already established that the appropriate zone would be light industrial, so not heavy but light industrial, so we are looking at uses in that zone.

Buffers, we'll see a view of it conceptualized, but the buffers would be 100 feet and would be between the development and adjacent agricultural areas and there could be agriculture that continues in that 100-foot area and perhaps elsewhere on the site. For the environment, you have critical area regulations that would continue to apply, and any regional or local air quality and water quality standards would need to be met.

There's provisions in the draft development regulations that development would be required to provide infrastructure or provide impact fees and they could do interlocal agreements with service providers and they might do latecomers agreements for

example as well

There's a requirement in the law that there be a provision showing how transit would work and the County has some code already for encouraging transit, so we've connected to that existing portion of your code.

And then per the law, there would be a public hearing for each application on the site that would come in the future, so with a 30-day notice period That's the overview. There's a little bit more detail in these slides

I think we've kind of covered that there would be buffers and that there would be the hearing process And you'll see in the use table that we've proposed a Light Industrial - RILB overlay, so we've used the IL zone as the base and then identified uses that would be allowed or not allowed, so it's largely similar to the IL zone, but there are a few uses which we're suggesting not be part of the land bank. Things that might be land consumptive are not necessarily appropriate Schools or energy-type facilities that would not necessarily match the intent of the area

So we can go to the next slide. We talked a little bit about the environment, so we linked to your stormwater standards and low impact development standards and there are even some street sections There's a view of that down below showing where biofiltration swales could be appropriate and what would be the appropriate street section given that it's both industrial and still in the rural area, so it's showing how that would work.

Again, the applicants would be responsible for the cost of infrastructure and impact fees and system development charges, and commute trip reduction would apply as well as if they needed to provide transit shelters and so on. And there are some transit routes that run on the State highway, but how else, you know, they might need to work on how that would circulate to the site.

And this slide shows two different ways that the 100-foot buffer could be implemented One would be a full dense screen, so you can see conifers and really dense vegetation, and then another view where perhaps, you know, half of it could be in agriculture and then there would still be another half that would be that dense screen so that if you're viewing this from the rural or agricultural area, you would have a screen to the buildings.

Gordy mentioned that because the site is and actually all the rural sites have some amount of agricultural zoning. We needed to do what's called a de-designation analysis and that means we look at the Washington Administrative Code and we look at the criteria that suggest when property does or doesn't meet the provisions to be considered agriculture of long-term commercial significance So this is a summary, the provisions in the WAC are a little wordier than this, but this is the highlights

So there's a number of criteria we look at. One of the provisions is that we not only look at the site, but we look at an area-wide study area, and so what we looked at for each of the rural sites was not only that site that was under consideration, but anything that was zoned AG-20 abutting north, east, west and south all the way around with that same agricultural designation of long-term significance.

The WAC criteria also look at whether the land is characterized by urban growth or not, whether it has prime soils, whether there's public infrastructure, whether they're in the current use taxation program, how close are they to the urban areas, what are the parcel sizes, what's the intensity of what's happening nearby, what's the traffic on the road, proximity to market.

So there's a number of things, I won't read all of them, but a number of factors. And for each of the sites, we had a matrix in the de-designation analysis that went through each one and a series of maps to show how the sites compared to the criteria.

The next slide. So this is just an example of a map showing on the right there, the docket site which is in the blackout line and then the red boundary shows all the AG-20 zoned land that abuts the sites that were also considered in the area-wide analysis. And for each of the sites including the docket sites, they meet some of the WAC criteria and not others, and so that's detailed in the report. And it is a policy choice, and if you chose to designate the land or recommend designation of land bank, it would convert from the AG-20 zone to an industrial zone.

EULER: I think it's important to note for the record for this analysis that the statute requires to look at alternative sites. The ones that BERK picked were all designated ag. We went beyond that requirement because we thought it was the thing to do, not only look at the site itself, but if that site was picked, how would it affect the agriculture around the site. So that's what this graphic is showing. It's not just the 600 acres or the 300 acres at another site or the 200 acres, but if you were to pluck that out of agricultural land, what would the effect -- and make it industrial, what would the effect be on the rest of the land that surrounds it. So I wanted to make sure that got into the record.

GRUETER: Right. Right. And so for this example, the docket sites are near about 600 acres and that whole study area is more like 3200 acres that we were looking at. The next slide.

EULER: Okay. Thank you, Lisa. Stay right there because I'm sure there's going to be questions.

So a little bit about public involvement. We've mentioned this. We've had a web page up since the very first day we got the application back in February. We've already talked about some of the Board work sessions and neighborhood groups that we met

with. We've met with the Brush Prairie Neighborhood Association and the Meadow Glade Neighborhood Association. Our four open houses, as you can see there, were all at the CASEE Center out on 149th just so that we were meeting in the area that was going to be affected by, potentially affected by the redesignation.

Next slide. So one of the things that became evident to me was, well, somebody looking at, you know, this stack of material, what is it that the Planning Commission is actually being asked to do? So we thought we'd cut to the chase, and I talked with Lisa a little bit about this this afternoon before we got here, so this is called -- I just call this the rural industrial land bank package for lack of a better term.

What's already been adopted, again as I said last year as we updated our code to allow for a master planning process for rural industrial land bank sites, previous to that we had no -- there was nothing in our code that says, one, that you could do that; and, two, how you would do that.

So what's to be adopted, and again this relates to the information that's in the updated staff report that has today's date on it, we proposed some comprehensive plan policies that say if we're going to adopt a rural industrial land bank, it should look like this. It should have these policies. Those are in the staff report. Those were came from BERK. We would be approving a change in zoning of the parcel from ag to light industrial and again with a proposal that's in the draft development regulations of a new category of uses that we would call the rural industrial land bank light industrial overlay, so it would be a real IL overlay.

Then the development regulations that Lisa just mentioned would be a new column with use tables and specific sections for things like roads, cross-circulation, buffering, landscaping, that sort of thing. There's some arterial atlas amendments and those are listed in the -- and there's three that we're proposing in here again for how to connect the site, not necessarily with SR-503, but this is going to be a fairly large site and it needs some other connectivity, so there's arterial atlas amendments. And then essentially the master planning concept.

The rest of the material as has been presented is basically supporting documentation that we're going to put into the record that one is, number one, establishes the record, but, number two, shows how we're meeting the statutory requirements of GMA.

As I mentioned earlier, the industrial lands inventory, the CREDC study, we've adopted that as part of the record, we're using that as our lands inventory. The de-designation analysis again is part of the record because in this particular case we're proposing to take land that's zoned ag out of ag. The alternative sites analysis that was done. That's the programmatic level of environmental review and that's -- again that's a statutory requirement. And then the last thing we did was the transportation and utilities analysis and those were appendices in the Addendum. So we've got some specific things that

are going to happen as a result of your recommendation and/or the Board's action and the rest of this then is going to be supportive documentation, so.

Next slide Next steps, there aren't very many, the first one there is we're here. It's the hearing tonight We have not gone to the Board's office and said when do you want to have a work session if you do and when do you want to have a hearing partly because we've got a lot going on with the comp plan, partly because it's the holidays and partly because we wanted to see since we're kind of pioneering this entire process what the results of tonight's hearing is going to be, so ..

Next slide That concludes the staff report Certainly be happy to answer any questions that you may have before you get on to testimony

MORASCH: All right Thank you, Gordy. I do have a quick question I'm looking at the November 4 letter from the Clark County Railroad Advisory Board, they made two requests for, it looks like, changes They wanted to add some uses to the use table from the IR zoning and they wanted to include a provision regarding development not precluding extension of spur tracks Did those get incorporated into the December 17 staff report?

EULER: I do not believe so, but there's a member of the Railroad Advisory Committee here who -- Dan Weaver is in the audience I'm guessing he'll testify and --

MORASCH. He signed up, yep Before he comes up though, what was staff's reasoning for not including that in the proposal?

EULER We are at this point just including all of the comments we've got into the record We don't have a position one way or the other We'll take your recommendation and submit that on to the Board

MORASCH Okay. Thank you Any other questions from members of the Planning Commission for staff before we open it up to the public?

WRIGHT I had a question about the development regulations that you're proposing for the overlay Are there any in State law or in WAC or would these entirely be County code?

EULER The statute basically says you will develop regulations that will apply to any development that is on a parcel that you include in the land bank And what we did since we already have an industrial code is we started there and said what are the things you generally might -- generally do to buffer or to mitigate for any kinds of effects that you would have from industrial development And that's what BERK did and that's what's being proposed, so . And the way to implement those then was just create essentially a separate industrial, light industrial zone, call it rural but call it an overlay.

GRUETER: And I might add, on Page 5 of the draft development regulations, we've listed what's in the law, that has the categories of things that development regulations need to cover, things that we mentioned, the critical area regulations, the commute trip reduction and transit-oriented development infrastructure, that sort of thing

WRIGHT: As would be the 10 percent limitation on commercial use?

GRUETER: Correct. Correct. And the hearing that's required for when development applications would apply.

WRIGHT: Okay. Very good. Thank you.

EULER: This is an interesting process. As Lisa mentioned, it's not only are we going through this process, but any time there's a proposal to develop property that's in a rural industrial land bank, there has to be a public notice given, I think it's 1,000 feet, and it requires a 30-day notice. That's different than the standard that applies to development in the rest of our code, but that's statutory so that's what's written into the development regulations in terms of process, that's once the bank is established.

MORASCH: All right. Any other questions?

BARCA: I have a comment that I'd like to bring forward to my fellow Commissioners. We have an application in front of us for a very specific parcel, and at the same time, we are tying it to a rural industrial land bank, but these are actually two separate issues.

The way that I read the RCW 36.70A 367 and then the follow on is 370, they talk about establishing a rural industrial land bank and it says, but does not need to specify a particular parcel or parcel of properties or identify any specific uses or users except as limited by this section.

So I would like our discussion to be at least two-fold in the concept of the rural industrial land bank as a policy for us to decide that that is really an important thing for us to do, and then in that context, look at the idea of this particular parcel on this particular application that's come forward.

I think there is relevance to the idea that we are charging in to take a particular piece of agricultural designated property that has its designation as resource land held up in court as recently as 2007 without regard to the idea that we even have a need for 600 acres of industrial land.

We are just coming off of a comp plan review where we purposefully did not look at any urban requirements or change any urban requirements, and now we are looking at the concept of growing our urban industrial land, but we're putting it in the rural area. We're

growing industrial inventory by 35 percent, and yet we didn't have the need to do that two weeks ago when we went ahead and passed this

I find it a little incongruous as if we are trying to make these two items seem unrelated, and granted, we have the application here, but the County could have certainly come forward and put this into the comp plan. We chose specifically not to and it masks the full impact of what we're trying to accomplish. So as we go forward, please think about the idea of rural industrial land bank at any location and then we can be site-specific when we make that decision. Thank you.

MORASCH: All right. Goidy or Chris or anybody, do you want to respond to that? You don't have to, but I'll give you the opportunity if you have something you want to say about that. It looks like Oliver's coming up to --

ORJIAKO: Thank you members of the Planning Commission. For the record, Oliver Orjiako, Clark County Community Planning Director.

The issues that Planning Commissioner Ron Barca raised are a good one, however, there is nothing in the statute that requires the County to put this application in the comp plan. That's one. Two, the statute requires that you consider designation of rural industrial land bank out-of-cycle, in other words, you can do it at any time. It doesn't have to follow your periodic review which is what we are going through now.

The application was submitted February and 2014. We started the plan update July of 2013 recognizing that the statute that governs the periodic review and the statute that governs or the requirement that governs designation of rural industrial land bank are two separate things. And because you can do it out-of-cycle, we chose to look at the application and process it as an application that we received.

Secondly, the statute requires counties planning under the GMA to designate two sites A, you can use Section 265 if you have a user. Secondly, if you don't have a user, Section 367 requires you to designate it as a bank, which is what we are reviewing, and the provision allowed by the State sunsets December of 2016. The timeline for the County periodic review for the comp plan update is June 30th, 2016. So you have two different timelines.

If we were to include this in the comp plan update, we would have -- we will be obliged to complete the process before June 30th, 2016. Now, you have the provision that says you can complete this by the end of December 2016. So you have two conflicting -- we just want to separate the two for a variety of reasons. If we are appealed on the comp plan, that stands on its own and on its own merit process whatever the substantial issues may be. If this one is appealed, it stands on its own. So I made the decision to process the two applications separately and I think it's the right call.

Now, in terms of employment land and jobs, there is again, if you were to look at it individually, there is nothing in the statute that says assuming we complete our comp plan and meet our deadline by June 30th, 2016, and continue this application and review it given the timeline that it has, there's no way we could have made the correction. In the future periodic review, we can include the number of potential jobs on this site when we look at it again, but I don't think we've missed that opportunity.

MORASCH. All right. Thank you, Oliver. Are there any other questions for staff? John

BLOM. I have two questions. You talked about the transportation. This infrastructure within the site is going to be paid for by the developers, correct? You mentioned impact fees, though I'm assuming that they would still fall under the County's impact fee waiver, so they would not be --

GRUETER. They would be subject to the same impact fee standards as any other proposal.

BLOM: Okay.

BARCA: Impact fee waiver

BLOM. Which is currently, so they would currently be -- okay. What about the direct impact off-site? Would there be as part of the development process if 117th or 503 needs to be expanded, is that money paid for by impact fees or would that be a site-specific review requirement that says there needs to be improvements at this intersection and the developer is going to bear some of those costs?

GRUETER. Well, I think the code is that they be responsible for the infrastructure related to their impact. And what the modeling showed is that with the proposed network, as you saw in the concept, that the system could handle this bank plus the general cumulative growth that's planned for in the future.

BLOM. Okay. And in the study, so my second question, do you have an idea of what percentage of the 600 acres is currently being used for agriculture?

GRUETER. I think except for the wetland areas and there's some habitat areas, I think it's largely in use for agriculture on both sides of the road, a dairy on the east side and hay on the west.

BLOM. Okay. Thank you.

MORASCH. Any other questions?



All right With that, we will open the public hearing, and the first person on our sign-in sheet is Daniel Weaver

WEAVER: Do you want me to come up there?

MORASCH: Yep. Come on up if you want to talk. If you can give your name and spell your last name for the record.

WEAVER: My name -- do I have to turn this on?

BARCA: Just lean close. It's on.

WEAVER: My name is Daniel Weaver, and I'm a member of the Railroad Advisory Board.

I've been chairman a number of times and I'm currently the vice chairman for the board of that advisory board. I've been involved for over a dozen years with the railroad. And the railroad passes through the western part of this industrial land bank and I would have to say that we have been instrumental in trying to get properties for the railroad. And if you look at the industrial properties along the railroad all the way up and down, they are very fragmented at best in the ability to place a major industrial company along the railroad. So we've had difficulty in getting people there.

And I always characterize it as we have three eggs and no chickens. I mean, we have a railroad that needs repair, we have few, if any, industrial customers and we have little land to be able to utilize for the industrial use of the railroad, and so that's why we've pushed for getting some properties. And in terms of when I say "push," we've just tried to get it brought forward and now the study has been done and that's the piece of property that's adjacent to the railroad that makes the most sense for us to be able to develop properties along the railroad.

And in addition to that, we have added the things from our letter that we wrote in support of this, we have pushed for provisions that would make it more conducive for railroad use. If somebody comes in and does industrial development, we want them to have an impetus to use the railroad in their planning process, rather than just put an industrial site there without use of the railroad because that's what's happened now along the rail is a lot of industrial uses, but very few of them supporting the railroad or using the railroad, and we have an operator that obviously needs to make money and the County will make money eventually when we get to a point of higher production along the railroad.

Now, that rail line is a very valuable resource to the County that they paid a lot of money for several years ago and we'd like to be able to utilize it by, like I said, getting customers, and then we can get grants and support from developers to develop the line.

to fully utilize it and that's what our purpose is

MORASCH All right Thank you. Any questions?

BARCA: Mr Weaver, what is the condition of the railroad up to that point right now?

WEAVER: Up to that point, up to the what we call the Rye yard around 78th Street, it is in very good condition We have some upgrades I wish I had the examples here, but the rail was put in there in the late 1800s and it's a very small rail, and the current usage of cars now is significantly heavier than they were in 1890, and so the rails need to be upgraded in some places Some places have already been upgraded, but it's in pretty good shape up to 78th, and then from 78th on to that industrial site would need to be upgraded.

BARCA: So do you have a dollar value on what it would cost to upgrade the railroad so heavy freight could run from the industrial lands to, I'm assuming, the Port of Vancouver or onward beyond the Port?

WEAVER. I don't have those numbers with me, but it's around 10 to \$12 million to upgrade that fully in there

BARCA. And who would we project would be providing that 10 to \$12 million to upgrade the railroad to get it ready for the industrial site?

WEAVER. It's, again, back to those three eggs and no chickens But if you get an industrial, a heavy industrial user, not heavy industrial, but a large industrial user on situated on property there, they would help upgrade that property We would also have the ability to go to the State legislature and even to the Federal legislature to get funds, grant funds to complete that land. We have gotten grants every year up to the tune of about \$6 million for improvement of that line up to the 78th Street, and again, we just need to fully upgrade it

One of the issues is Burlington Northern would pull cars all the way up the line to that point if we were fully upgraded to the large track and everything was fully brought up-to-speed Right now they have to leave them down at Fruit Valley Road and we have to take an engine down and pull them up from there. They have to leave them on that hill and then we pull them up If the line were fully upgraded, they could bring a large section of cars up and park them up there on in our yard either at the Rye yard or further up for an industrial user.

BARCA: Thank you

MORASCH: Any other questions? All right Well, thank you for coming tonight The next person on our list is Steve Jagelski You don't wish to testify?

JAGELSKI: No, I don't

MORASCH: Okay Thank you  
That brings us to Steve Horenstein

HORENSTEIN: Thank you, Mr Chair, members of the Commission For the record my name is Steve Horenstein. My business address is 500 Broadway, Suite 120 here in downtown Vancouver

Thank you for the opportunity to appear before you tonight I do represent the applicant, Mr Lagler and Ms Ackerland and their LLCs First I want to say, I want to thank staff for the hard work on this I have been doing this kind of work for a long time now and I've never seen the kind of staff effort that has gone into this. They have really taken this application to a level beyond what we filed and have done a great deal of work and I believe it's a very defensible application It's an important project for the community

The only other industrial park, light industrial park, business park that we have in Clark County of any that's comparable at all is Columbia Tech Center that's on 164th We worked on that in early to mid-'90s and it is now within about 50 acres of being built out, about 450 acres, and the developer is also buying maybe another 50, so we're really getting to the end of the developable property there

The CREDC study was mentioned some as being the basis, inventory basis for meeting the inventory requirement, if I might say, for the application, and it was completed in 2011 Not much happened between 2011 until recently as the economy started to pick up and I think it remains pretty accurate There's not a site in that inventory that is greater than 78 acres, and even that site has some constraints.

I do want to provide a slightly different perspective than Mr Barca did tonight on our need for industrial land I do serve on the Board of the Columbia River Economic Development Council and on the Land For Jobs Committee and I can tell you we are struggling to find land for new larger development in the community

And the different, slightly different perspective I want to impart to you is this. In the 2008 update to the comprehensive plan, we included more industrial acreage than we're proposing on this site. Almost all of it was ag land and it did not survive challenges before the Growth Management Hearings Board Almost all of that had to come back out and into ag land

This application has been pending for a couple of years now, almost two years now as Oliver said, and it seems like a long time, but there's been an awful lot of work done between then and now, and we were working on this project probably for three years

before that.

So let me say that a different way to look at it is this. We thought we needed more acreage than this for industrial land in 2008. We were not able to sustain it. This is an alternative way to actually go into the rural area and create large parcels of industrial land, and this really becomes the replacement for what we tried to do in 2008 but doing it under different statutory mechanism that does allow for industrial land in the rural area.

So I don't think it's accurate to say we don't need more industrial land today, I think it's more accurate to say we've got two processes going on to get to the same place we tried to get to in 2008. One is the comp plan that does have some job creation land in it. The update to the GMA plan, you all have seen that, it's been through the Planning Commission and at modest at best, and then this process which gets us to a great deal more industrial land as we needed in 2008.

So let me go a little further and say that I don't want to repeat all the details you heard from staff and you've had workshops and I think you know the application very well so I'm happy to answer questions about that, but I'm not going to get into the details of that.

A couple of things where I differ with staff to a certain extent, number one, the application puts an emphasis, itself puts an emphasis on mitigating the loss of farmland by including organic farms which are generally smaller in nature in the open space areas of this project, and I really would like any recommendation to move forward to the Board of Commissioners that is positive from the Planning Commission to highlight that issue because I think that's a very important mitigation piece. I think it addresses a lot of the concerns from the farming community. It is smaller organic farms are what's happening for farming today. Large dairy farms west of the mountain -- east of the -- west of the mountains are not happening any longer, and I really think I'd like to see that emphasized a little more as the project moved forward.

The second thing, and I think I have mentioned this before, I do as one of the three drafters of the rural industrial land bank legislation and always in my experience in drafting legislation in hindsight you could do better than you did, but the issue of looking at the rural sites I think is a bit of a distraction here.

The intent behind the legislation was to require jurisdictions considering using the rural industrial land banks statutory scheme to create large industrial parcels required them to first look inside the urban growth boundary, and if you had large enough parcels inside the urban growth boundary, that would be a basis for turning down an application to develop in the rural area.

Comparing and looking at other rural sites seems to be a non-starter to me because you have one application before you, even if you liked one of those sites better, you couldn't

pick it because you don't have an application before you. So I really would ask that you de-emphasize the issue of, well, what about other rural sites? I just don't -- that isn't what we intended when the legislature was drafted.

I'm very pleased with the support we have from the Railroad Advisory Committee. The only thing I would caution about modifications to the uses for the rural industrial land bank is that it is required to be light industrial. Now, sometimes if you go down to, oh, Columbia Business Center, for example, on the river, that's pretty heavy industrial and the rail is there. That's the only real water and rail served heavy industrial site in the county that has both water and rail, and it's pretty heavy stuff if you drive through down there. This site can't be that heavy. It has to be light industrial under the rural industrial land bank statute. So we have to be cautious about what uses we bring in, and that probably isn't even before you tonight, I think we have to create the bank first and address that issue as we go.

The two issues that were raised by I think Mr. Blom, at least raised one if not both of these, the impact fee waiver. Today if we were to develop the site, there wouldn't be impact fees developed or charged to the site. This is a very large site. It's a 15-, 20-year build-out, probably.

If you just compare it to Columbia Tech Center which is started at 120 acres and it grew to 450 acres, we are 20 years into that site, if not a little more now, and it's just now getting to the build-out stage, so this is a long-term project. My guess is it will be not that far in the future before we start charging impact fees again to commercial industrial developers. I guess time will tell, but today it wouldn't happen. In the future, I think it's likely.

Also the good news is 503 is fully built out today as an urban arterial, I guess it would be. Would it be an arterial? Yeah. Yeah. I don't think that means that there wouldn't be on-site or even some off-site transportation improvements required of the developer or developers of this site over time, and both the County code and then the law generally place requirements and limitations on what that could be, but I would fully expect even though we have a pretty robust cross-circulation plan proposed for this site, I would expect there to be some additional transportation improvements required, and the site is of such a size that it could support that obviously. It's one thing to be developing a Minit Mart and having to put in a signal at an interchange. It's quite another to develop large industrial parcels and have to put signals in, you know, it works.

That concludes the comments I have, and I'd be happy to answer any questions on behalf of the applicant.

MORASCH. All right. I have a couple of quick ones.

HORENSTEIN Sure

MORASCH You mentioned the rail and the uses. What were your comments on the other request by the Railroad Advisory Board for some policy language that would basically say that the developers couldn't preclude future rail spurs, would have to submit a rail plan showing where a rail spur could locate on the property as part of their development, is there any concern about that?

HORENSTEIN I'm fine with that because I think one of the most unique things about this site is that it is rail served.

MORASCH Rail served. Okay.

HORENSTEIN Yeah. So I'm fine with that.

MORASCH. And then you mentioned the mitigation, the organic farms on the open space. Is that intended to be on some of the internal open space areas or is that just the buffer that staff showed us?

HORENSTEIN Both.

MORASCH. Both. Okay.

HORENSTEIN Yeah.

MORASCH. All right. Thank you. Any other questions for Mr. Horenstein? Dick.

BENDER: Is there currently any strong applicants for either of these lots?

HORENSTEIN You mean developers?

BENDER: Yes.

HORENSTEIN No, it's too premature for a developer to be -- well, I shouldn't say that. At least one and maybe two ports have expressed a lot of interest in this site to be involved in developing it for industrial, so we have port interest, public sector interest. The port would be perfect for a site this size because they have the horsepower to and staying power to build out a site like this over a long period of time as ports tend to do. It's a little early yet for private developers in my experience to show much interest.

BENDER: Thank you.

HORENSTEIN Thank you very much.

MORASCH. All right Well, thank you

HORENSTEIN: I'll be around to answer any further questions

MORASCH Jim Hunter.

HUNTER. Jim Hunter, H-u-n-t-e-r

I own with my wife and operate with my wife a farm, oh, approximately a quarter mile north of the site. Have you all had a chance to read the comments I submitted?

MORASCH: Yes

HUNTER Okay So I don't want to repeat too much of that and I'm happy to answer any questions you have about it. So I guess my wife suggested I make bullets and I whittled it down to two

MORASCH All right That sounds good.

HUNTER: And one is this is about food in our future Now, there's been some talk about the local food movement, but, I mean, this in a bigger way and I think the Growth Management Act means this in a bigger way, that the reason for preserving agricultural resource land is that we have the capacity to grow food for our community.

And what we need to look at is not just the current trend, but what are the potential changes in our future that might affect how we grow and how food is moved around the region, around the country, around the world And I think there are some big uncertainties in our future, both environmentally and politically, that would suggest that we be cautious about eliminating capacity to grow food that's close to us

My second bullet is transportation conflicts, and one of the uses of that is in the approved uses of the light industrial zone is rail activity, and there's been some discussion already about light and heavy and how rail would fit into this site. There's clearly, from my reading of the Railroad Advisory Board's minutes, some pretty intense interest in including rail in this site

One of the things I read about in their minutes was a company that was looking for a place to unload 100-unit trains of ethanol And in some of the conceptual drawings that don't seem to make it into the body of the Addendum, there are conceptual drawings that have appeared at the open houses of two big rail circles, one on each side of the highway, and those are a lot like the rail circles that you see for the oil port concept drawings and presumably something large enough to handle a unit train. So if we're bringing unit trains out to Brush Prairie, 100-car trains, have we looked at all the railroad

crossings between the Port and Brush Prairie and what the conflicts will be if we have increased rail traffic, increased semi traffic focused in this area?

I can tell you right now that on 100 and where the tracks cross 503 north of 149th Street in the morning that the school buses are backed up maybe ten because they have to stop at that track. So you've got buses from Battle Ground School District running through there. You've got students in buses and students in cars coming to the CASEE Center for their ag program there. You have Prairie High School at the other end of this area and you have Glenwood Heights and is it Laurin in the middle of it. So you've got all these school buses not only now stopping for empty tracks, but when we start running trains on that and if those trains are unloading to semis, more semis and you've got young students driving cars in irresponsible ways getting back and forth to the CASEE Center and Prairie High School, we've got some pretty serious transportation issues that I don't see anybody really talking about.

There was some talk in the comments in the response to the comments about my cranberry criticism and it really isn't enough to add cranberries to the list of or caneberries rather than cranberries to the list of crops that are grown in the area, because if you didn't recognize the difference between cranberries and caneberries when you were doing the analysis, something's wrong. You're not comprehending the agricultural activity that's going on here.

And part of my appeal that I've filed and my comments regard the fact that really the western part of this area has the better soils. And I understand that when they chose how to or what areas to include in their study, they were talking about abutting AG-20 parcels to the property. Well, to the north, the anomalies that create the situation that there aren't AG-20 parcels directly to the north really are exceptions that you ought to factor in. The property directly north is the CASEE Center. I don't know how that's zoned, but it's public property, but there are portions of that property that are leased to berry growers and the berry growers, grower that leases that property then abuts that property to the north. So to not consider what's happening to the north is missing.

And the other big issue about that is that grower grows on both sides of the Lagler or the Ackerland parcel. So you put 3,000 people coming in cars and trains and trucks and he's trying to get to his fields, you've just blown a big hole in an agricultural production area and those farms are going to drop away as well. And so you're not just removing 600 acres, you are blowing apart an agriculture production area.

I guess I'll -- I could talk to you all night, but I'll leave it there and answer any questions.

MORASCH: Okay. All right. Thank you very much. Any questions?

BARCA: So, Mr. Hunter, what I'm hearing you say is basically that on the western portion of this application we have agriculture going on to the north of it, to the west of



it --

HUNTER And to the south of it

BARCA -- and to the south of it And what I guess I need to point out to my fellow Commissioners is that it appears like we have AG-20 in orange throughout this map and what we're going to do is we're going to take a big divider and put industrial land right between that. And when we do that, what we're doing is we're segregating then the activities of each side and creating two smaller islands of activity that goes on there. So to take 600 acres and to mitigate it with organic farms in the areas not fit for industrial habitation, do you see that as being able to help sustain what's going on there?

HUNTER Certainly not the type of -- one of the things I wanted to say here was when it comes to agriculture, size doesn't matter. Now, it does matter, but it doesn't matter the way you think it does And so -- and I'm digressing, and I tend to do that so haul me back in -- for the kind of activity I just described of the medium-sized berry growers, it's not going to do anything for them. It's going to add insult to injury to have those whacko organic people getting the land and them not having access to it if that's the way you're going to parse it out and say it has to be organic. It might help a few more people like me get a start, but I think in terms of the, you know, the conservation or preservation of commercially productive agricultural lands, I don't think it does what is required in this case because you're still going to destroy those existing operations.

BARCA. Thank you

BENDER Any idea as to the loss of dollars if the ag in the area is depleted?

HUNTER I don't have the answer I'm not really a number cruncher person I can say that those from what I understand from one of the farmers involved that berries produce about 7 to \$10,000 an acre. And one of the things -- you know, part of what we're dealing with here is are we going to let Dennis Lagler out of here, you know?

And I -- one of things I want to say is that I have a lot of respect for Dennis and I don't really want to oppose Dennis. I'd rather be sitting with him discussing about how we're going to figure out how to use this land in a productive way, but I can't let the train leave the station without being worried about what might happen So 7 to \$10,000 an acre. Now, I don't know how much berry land is around there, but I think that's one of the things that should have been included in the study and that question answered.

BENDER Thank you

MORASCH I do have a question. You said there was ag going on to the north, and I'm looking at the zoning map, it looks like it's not AG-20 to the north, and I can't read the fine print Do you know what the zoning is or does staff know what the zoning is to the

north?

BARCA. It's rural

ORJIAKO: It's rural, but as you know, ag is allowed in any zone in the county.

MORASCH Right. I'm just curious because it's not an ag zone. So is it Rural 5?

BARCA Yeah, it is.

ORJIAKO Yes

HUNTER Yeah, some.

MORASCH Okay And what kind of ag again is going on up there?

HUNTER. There's berry farming kind of scattered, and there is some more AG-20 beyond the 5.

MORASCH Further, yeah, that's quite a bit up

HUNTER. And so it's, anyway, primarily a number of kind of berries farming. There's blackberries, strawberries, blueberries There's a new blueberry operation that's just started just on that north of Salmon Creek

That's the other thing you need to look at is Salmon Creek breaks up the parcels there I have canyons on both sides of my 10 acres, so there wasn't going to be a 20-acre parcel there. So the fact that there's some Rural 5 in there doesn't -- I mean, if you want to -- it's one of things that I kind of object to in the approach of the study is, you know, we have to have these precise definitions of what's in and what's out, rather than looking at what's going on So berries, a lot of berries, quite a lot of berries, actually

MORASCH Okay. Any other questions? No? Okay. All right Well, thank you very much for coming.

Sue Marshall

MARSHALL Hello, Chair, Commission members. My name is Sue Marshall

My family owns a 20-acre farm in Ridgefield and I'm a board member of Slow Food Southwest Washington My comments tonight are on behalf of Slow Food Southwest Washington. Our concern is not with the merits of any proposed project on this site, but with the de-designation of 600 acres of agricultural land with no meaningful mitigation to offset this loss of farmland.

This land qualifies as agricultural land of long-term commercial significance and continues to have an agricultural comprehensive plan designation. We believe that the County is overdue in developing tools that can ameliorate conflicting land uses related to agriculture. These tools can serve as a catalyst to create win/win opportunities and can protect farmland for the long-term.

There have been two excellent reports that point the way forward. The Agriculture Preservation Strategies Report, one of their principle recommendations from the report is the designation of agricultural production districts in the county. These would be prioritized area for the preservation of agricultural lands and the focus for application of purchase or transfer of development rights and aggregation of land dedicated to farming.

We encourage you to follow up with this report and convene a task force that will focus on identification of agricultural production districts and implementation of strategies to enhance and protect these districts in the long-term.

The other report, Promoting Agriculture Food Production in Clark County, I see was included as part of your packet. Their recommendation was that during the current update of the comprehensive plan that you consider voluntary measures to protect and maintain agricultural productive lands. The Clark County Food System is, I think, ready and available to assist you in that task. Now, we recognize that you may not have the power to set up such a task force or a commission, but we urge you to be proactive in making this recommendation to the County Council.

Agriculture has long-term commercial significance in Clark County and income from farm-related resources is up sharply by about 41 percent from 2007 to 2012, according to the USDA National Agricultural Statistic Service of 2012. This increase, I think, is in part due to the access to direct markets and a customer base that is very motivated to buy locally. We need to build on this momentum.

To the other issue, not just this particular parcel, but how do you go about designating rural industrial lands? We believe that any regulations should include a requirement and guidance to mitigate for the loss of agricultural land. Our land is designated AG-20. If the comprehensive Alternative 4 goes through, there's not going to be very much AG-20, and if that's a criteria for determining significance of agricultural land, it's going to pretty much wipe it out.

Just to comment a bit on the organic farming that is intended to be used as mitigation, I'm not sure what the viability of that would be. I think that if you're putting it into a 50-foot buffer, I think that raises a lot of concerns about potential conflicts, water sources and I don't know how viable that will be, and I don't know how many resulting acres that would provide for agricultural land.

So thank you for your consideration and we urge you to postpone this designation until an adequate mitigation plan can be put in place. Thank you

MORASCH All right Thank you Any questions? All right Thank you  
Next we have Val, and I can't read the handwriting

MARSHALL Alexander

MORASCH Alexander

MARSHALL And I'll be reading for Val.

MORASCH You'll be reading for Val Okay

ALEXANDER So, Dear Councilors, Staff and Planning Commission My name is Val Alexander.

As a rural landowner, farmer and board member of Friends of Clark County, I want to ask that you reflect on the long-term result of de-designating some of the finest ag land in Clark County I can understand the situation that Dennis Lagler has with his parcel, but I am hoping that you will find a way to help him and yet save much of this land to provide food for our county residents

It is large enough that huge amounts of produce could grow there to supply our grocery stores in case of earthquake, the loss of the Columbia River Crossing and being cut off from trucking from California where most of our produce comes from except for that that is grown locally

One of the limiting factors in growing food here and keeping it in the county is the lack of a processing plant. We used to have the Robinson Cold Storage on NE 10th Avenue in Ridgefield. The plant is still there but being used as a winery now It would be helpful if some of the Lagler property could be used for a place for farmers to take their produce for freezing or canning and keep the money here in Clark County I know one -- I know of one berry farmer who has to take her produce to the Willamette Valley for processing, and I assume most others do too The berries grown in the Woodland bottoms would also be a good potential for such an endeavor

I'm hoping that your priorities will be for the future and not for a short-term break that will cost us all. Let's use up the other industrial land first Thank you.

MORASCH All right Thank you. Any questions?

QUIRING I guess just a comment or maybe a question to staff Wouldn't a food processing plant be an appropriate thing in a light industrial bank?

EULER Yes. It's actually on the list We've been asked that question many times and agriculture is allowed in any zone, would be allowed to continue here, and certainly food processing is something that's contemplated in a light industrial zone

QUIRING Okay. Thanks

ALEXANDER Thank you.

MORASCH All right. Any other questions? No All right. Well, thank you Sydney, Sydney Reisbick.

REISBICK. Good evening. Sydney Reisbick, S-y-d-n-e-y, R-e-i-s-b-i-c-k

Friends of Clark County has just a couple of comments One on the master plan, the work of landowner Dennis Lagler and County staff on the master plan for the industrial land bank has created a master plan that raises a level of such plans

The neighbors in critical areas have 100-foot buffers and the owner, as I understand it, intends to keep ownership of the land even though a port or someone else like that would develop it until each part is sold off.

While the County historically has sold plots on a first come, first permit basis, the landowner can and, as I understand it, intends to use criteria such as job quality and relevance to the railroad.

The other one thing is the de-designation of the agricultural land Our continuing concern is the de-designation of close to 100 (sic) acres of prime agricultural land The GMA mandate to protect ag lands stands in the way of this de-designation and the Growth Management Hearing Board may disallow one or both parcels Our Friends of Clark County position is that the de-designation should be refused unless there is some replacement for this large amount of ag land and/or creation of a way for citizens to protect other agricultural lands.

We refer to and support input from the other agricultural groups that have given input and also the work of the three citizen committees that have made specific recommendations in their reports for how to protect ag lands. The rural lands task force -- okay -- those are the rural lands task force, the rural lands study and especially the agricultural preservation strategies study and report, and that includes agricultural production districts which would be large areas under ag that weren't conflicting with other uses and divided in ways that were hard on both themselves and the conflicting uses

And I think I would like to add one more thing and that's the other market that's coming up and maybe rather lucrative is not just organic but non-GMO and people are willing to

pay a lot for the non-GMO products as well. So we do -- if we're decreasing agriculture in the face of an increasing local demand and even international demand for special agricultural products, that might not be the best idea. Thank you.

MORASCH: All right. Thank you. Any questions? No questions. Okay. Thank you very much.

Well, that is all the names we have on our sign-in sheet. Is there anyone who didn't get a chance to talk that wants to come and talk to us about this issue? All right. Seeing none, we will go ahead and close the public hearing, and I guess I'll turn it over to staff. If you have any response that you'd like to make to any of the testimony or are you okay?

EULER: We'll respond to your questions about the testimony, sure.

MORASCH: Our questions. Okay. All right. With that, I'll turn it back to the Planning Commission for any additional questions of staff and any deliberations.

BARCA: I'd like to start out with we have an opportunity to discuss Site 5, Site 5 that is not in the ag land. When we are supposed to be reviewing a variety of parcels and we find that this particular parcel is not in ag land, that's a particular threshold that we wouldn't have to overcome, that this property is available. It has all of the utility requirements. It's inside the City of Vancouver, I believe.

GRUETER: That's right.

BARCA: So doesn't that by itself put us in a position that says creating the industrial land bank is outside of our purview when we do the review and we find that there is a parcel of significant size available for industrial use?

EULER: Do you want to respond?

GRUETER: So some of the differences are that with that site, it's about 325-gross acres versus 600-gross acres for the docket site, so the size. And then the number of owners is a factor. There's two owners with the docket site and many more with Site 5. It was Site 5 is a collection of a couple of sites looked at in the land for jobs study, so we put them together in consideration as Site 5, but there's -- they don't in and of themselves achieve the same land area and they have constraints in terms of steep slopes.

So, yes, there are some abilities to extend utilities. There are, you know, it does have employment zoning and it is more than 100 acres, but it has some other challenges related to slopes and ownership that this site doesn't have.

BARCA. Right Everything that you stated does not preclude it from the rural industrial land bank criteria. What you're just stating is preferences. We don't have a market study that says we need 600 acres. We don't have a market study that says we need railroad adjacent property. So what we're faced with is you're coming before us and saying that it's necessary to de-designate some agricultural land and I believe your own study shows that there is an alternative.

GRUETER. I think what we were showing is that it's a policy choice and you need to weigh and balance Growth Management Act goals, and we were looking at rural industrial land bank designation and we had an application and we were looking at alternative sites per the statute and so it is before you.

BARCA. Yeah. Can we pull up again the matrix that shows the criteria and the different designations, please, of properties. There we are. So as I see the matrix, we have strong and moderate features all across Site 5 except for rail access.

BLOM. And topography.

GRUETER. And topography.

BARCA. And topography which it's already in a jobs generating zoning. So to say that the topography is a consideration, I would say, yeah, it's a consideration, but in the context that is a judgment call about what type of development is actually going to end up there, right?

GRUETER. We're looking at, you know, what --

BARCA. Light industrial.

GRUETER. Right. And typically the more suited sites have slopes less than 8 percent. This site has some challenges because it's got ribbons of steeper slopes that make parcel consolidation and development of typical light industrial a little more difficult and more property owners to contend with.

MORASCH. If I recall, the City has a development agreement with the property owners on Section 30 requiring mixed use with a residential component. Did you look into that with the City?

GRUETER. I did not review the development agreement. I think there on the previous slides, there's a real rough concept that does show some pockets of -- I think the circles imply some mixed character there and I think some of the other zoning in the lower southeast also has a different character than -- right. It's not necessarily a traditional industrial park. It does have --

MORASCH Right That was my recollection --

GRUETER. Right

MORASCH: -- that the City wasn't supporting traditional light industrial there They were looking for more mixed use type employment uses.

ORJIAKO That's correct, and that's what has been master planned for.

MORASCH Okay Thank you. Any other deliberation or comments or questions?

BARCA: Can we talk about the de-designation process So we're specifically looking at Site 1 and it's a working farm with current use taxation?

ORJIAKO: That's correct

BARCA Okay Type 1 soils?

GRUETER: Prime soils

ORJIAKO Yes, prime soils

BARCA. Okay. Yes It appears to me that it hits just about every one of the criteria necessary in the WAC to be designated as resource land agricultural We've taken a run at de-designating this property before and we're taking another run at it now What has changed in the thought process that says we're going to be able to say this property is now ready to be taken out of the land inventory as agricultural land?

ORJIAKO I will like Lisa to chime in on that, but I will only add that with all due respect to the work that the County did in 2007 and '08, I think this is a more thorough review, if you will, and a much, much more in-depth analysis than what was done in 2007

The second comment I will make is that, yes, this property meets and is designated as resource. We made an attempt in 2007 to bring it into the urban growth boundary and did do a de-designation which the Growth Board found to be not adequate This, to me, took a different approach to it and did a much more in-depth analysis in terms of how does the criteria no longer meets the WAC It is your call whether the analysis is stronger this time. It is before you to review

One of the things that we've struggled is that, yes, all the testimony we heard today are very strong testimony in terms of the agricultural issues that have been raised Recognize also - and this may be commentary on my part - but recognize also that there is nothing in the statute that says you cannot designate agricultural land for industrial land bank, period This property happens to be ag and we took the effort to



go through the designation process

If this is rural, we wouldn't be doing that, but we're just obligated to look at using the WAC to go through the de-designation process, but I also maintain that there is nothing the way that the legislation is written that says that you cannot designate agricultural land for. It just asks you to find a way to mitigate the impact, if you so choose.

Secondly, it requires that in your de-designation of rural industrial land bank, it has to be in close proximity to the urban growth boundary, and this happens to be at the application in front of us. I don't know how you designate, if you were to look at the county and go to somewhere, and again I say this as commentary, and go to somewhere out in, say, northeast county passed Yacolt, I don't know how you provide urban services or essential services to those sites. So this one is the site before us that we are reviewing.

I'm not going to convince you, but this is going to be a policy call that you will make in your recommendation to the Councilors. I believe that we would have done this in-house just like we did in '07 and brought Bruce, I can't remember the last name, to also give us additional support for what was done in 2007.

EULER (Inaudible)

ORJIAGO: Thank you, Gordy. But if you review what is before you and find it to be thoroughly done, then I will say you make a recommendation to the Council whether you designate this property for rural industrial land bank or not.

EULER: So can we go to the map? So keeping in mind that it's -- I think it's fairly clear that the work that BERK did shows that this property meets some of these designation criteria, but not all of them. Another thing to keep in mind is here's the zoning map. All of the parcel to the east side is in an industrial urban reserve overlay zone, that and again, I'm not arguing either way, I just want to make sure that this fact is recognized, and that's been on the County's comprehensive plan map since 1994. And the parcels to the west, just a small part of the Ackerland property there, is also in industrial urban reserve. The area south of that, that's in rural along the railroad is so similarly designated.

And again, without appearing to argue either for or against, somebody at some point in the past as we look at this said this is going to be an industrial, another industrial hub in the county someday. This is not something that Mr. Horenstein or Mr. Lagler proposed when they submitted their application in 2014. This has been on the comprehensive plan map for 20 years. So that's one of the things that we look at.

I think your question, Commissioner Barca, was, and it's a good one, what's changed since 2007 when we kind of drew the boundary and said we're going to bring all this

land in? I would argue that in terms of the economic growth in the county, not a lot has changed. We had the great recession. What we do have before us is this zoning map with this zoning criteria which is ag and the industrial overlay, and we have Mr. Lagler's own anecdotal information that says, you know, I can't get across Highway 503 with my cows. That sounds a little rural but that's the truth.

And so given the fact that we have an application to respond to, what we're trying to do for you is to provide you all enough information and so you can ask the kinds of questions is this the right thing to do for this property, and through our work and the absolutely over the top excellent work that BERK has done, we've tried to respond to Mr. Lagler's application and say it's not 100 percent. There's some things that are still iffy, but we're bringing those before you so you can discuss them, but this is what the map shows. This is the overlay. This is the lay of the land. I can't answer the question as to what really has changed since '07, except that we have the application to respond to, and that's what we've done.

GRUETER: Maybe a couple of things. The analysis that was done in the rural lands study and then also the application by Mr. Lagler showed there's been a decline in the mid and larger size farming and a greater increase in activity in the smaller farms. We've also seen in some of the material collected that about half the dairies in Western Washington have moved eastward because they can better meet the water quality standards and size their operations to a greater extent. And so that was some of the backdrop that we were looking at.

And then as both Oliver and Gordy pointed out, it's Page 37 of the de-designation analysis section, 2.4, we summarized the analysis in the matrix and as was pointed out, the property meets some criteria and not others. It is still in farming. There is prime soils. It's in current taxation. Some of the other features that Gordy mentioned, it's right adjacent to the urban boundary. There's traffic on 503 that makes it difficult to use both sides of the operation. There's permitting activity to the south, so there's some pressures there to bear.

So there's nothing in the law that says what percentage of the criteria you meet to be considered designated or not designated. It's a weighing and balancing of the information, and so it's not a cut-and-dried analysis.

MORASCH: All right. Anybody else want to say anything?

WRIGHT: I would say that I think the proponents and the staff have done an excellent job in presenting the information and doing their homework. It's not a perfect proposal, but where are there perfect proposals. I think that this could be a very important economic hub for the county in the future. It has a symbiotic effect of tying in the railroad activities which are very important, possible activity from the Port and I think it's all in all a good proposal that we should support.

MORASCH All right Thank you.  
Eileen, did you want to say anything?

QUIRING. I would just agree with what Bill said

MORASCH All right Dick

BENDER: Yeah. Loss of agricultural land is really a tragedy in my mind. I watched the Kent Valley from Renton to Puyallup disappear over a course of 30 years, some of the richest soil in Washington west of the Cascades and the strawberries and the other crops that were grown there are totally nonproductive today. With that being said, growth will occur and has to occur.

What really bothers me, though, is the lack of fees, a fee waiver program. The intersection of 117th or SR-503 and Fourth Plain is close to failure now at rush hour both in the morning and in the afternoon, and I don't particularly like to bet on that the fee waiver program will be any time soon changed, so I have a real concern with that

MORASCH John

BLOM Yeah. We're faced with a really difficult decision here. I'm very sympathetic to a lot of the elements raised about the local food movement, not only as an element of choice, choosing to go to a farmers market to get stuff that's grown locally, but also as an element of food source. Diversity and security of having local food, I think, is important for our long-term well-being as a community. But at the same time, you look at the study from BERK and some of their comments.

Commissioner Barca raised the elements of the gross acreage of industrial land, but what this study looked at is also the site-specifics and how many large sites are there and CREDC found that there's only three large sites, two of which are in Site 5 which, as we heard earlier, are not planned for traditional light industrial use. So there is a need, not necessarily for the gross acreage but for the kind of industrial sites that this could provide. So we have two very important economic interests for our county that are conflicting here.

In my mind what this site provides that other potential agricultural land doesn't is the access to urban growth boundaries as Gordy was talking about, the access to transportation. So I tend to support the move towards the rural industrial land bank, but I would like to see something done to set up some kind of task force to look at local food sourcing to be able to come up with some ways that while we're doing this, let's identify some other sites that could be a local food growth center.

MORASCH All right Well, I would tend to agree with Bill and John and I would also

support the point too made by the Railroad Advisory Board to include some provision that says we're not going to allow development that would preclude rail spurs, but other than that, I'm in support of the proposal for the reasons Bill and John outlined

And, Ron, I'll give you the last word if you want. Do you have any more comments?

BARCA: Well, colleagues, I don't think this is planning. I don't think the Planning Commission is planning right now. I think we're reacting to an application and it's vital that we give the application its appropriate due in a hearing.

But if this was something that was really important to us, we had industrial land put on our comp plan review from the City of La Center and it was just outside their urban growth boundary and we turned them down, and now we're putting four times, maybe it's five times as much acreage in just outside of the City of Vancouver's urban growth boundary or a little further away from Battle Ground's urban growth boundary. And the criteria about major industrial development is there is the need for long-term annexation feasibility of the site. There is a need for urban services.

We have been shown a different site that has all the urban services. We've had an opportunity to talk about what is best for another municipality in the county in the case of La Center who's gone begging for jobs. I am for jobs and I believe they can be done appropriately.

I know that by me being in opposition to this, it puts me in a position that makes people believe that I am against growth and against jobs, but what I'm truly against is going back to court again and trying to de-designate another piece of agricultural property when I believe we have alternatives, and that's my problem about not planning. We were given a chance to do some planning and we didn't do it. Now we're going to react to the need for our rural industrial land bank and a specific application. We should have been out in front of this. The County staff should have been able to show us something.

How long have we discussed the Discovery Corridor along the I-5? We get nowhere in making any kind of changes with that. The Discovery Corridor was supposed to be our movement for commercial expansion and the utilization of that transportation corridor. Quite frankly, I have a lot of skepticism that the railroad is going to play an important component in this development.

My fear is what happened in Ridgefield will happen with the industrial lands here. It will be utilized with very, very low job-producing opportunities. We're just not out in front of this. We are reacting, and I'm disappointed that this is how it's going to come down because once we put this 600 acres under the industrial land bank, any other municipality that wants to come forward and get more land put on to their urban growth boundary is going to have to fight the fight that we can't even justify the amount of industrial land we have now.

And so I know how we're going to go forward and I understand that, but I just want to really be clear about the idea that what galls me the most is that we're not planning this. We're reacting to it and that isn't how we're supposed to be using this Commission.

MORASCH All right. Anybody want to respond to that?

QUIRING. I just disagree. I'm sorry. I just have to say I disagree with that, period.

MORASCH Okay. My recollection of La Center was it was a 3 to 3 tie and we didn't have all seven of us there. Am I remembering that right, Oliver?

ORJIAKO Yes, Mr. Chair, it was 3/3. And if I may add, when the Council considered their preferred plan, they voted to include the 56 acres that the City of La Center requested.

Now, to answer your question, I don't think that, unless there is a change that I'm not aware of, but I don't think that this community has walked away from the Discovery Corridor concept. I think that that vision is still there. One of the issues, and I think Bill will agree, one of the issues that the County faces is infrastructure investment.

If you were to go back to the Ridgefield interchange as an example, that stood there for many years until the Port Director, who was -- and who took the foresight and went after a lot of funding from the State to make the improvement at the Ridgefield Junction. Now, I will attest that the price of land in Ridgefield, you cannot afford to buy because of the investment made at the Ridgefield Junction. Had a similar investment been made at the 179 interchange and other corridors, I think the vision for the Discovery Corridor would have still been realized by now, but I don't think that is still lost. And I will leave it at that.

This is your review of this application. The statute requires Clark County as one of the fully planning GMA county to designate two sites for industrial land bank. It happens to be on this site, what a coincident, but that is the application before you. You either review it, reject the analysis or make a recommendation that the County designate that.

As I mentioned in my earlier remarks to a question, that provision sunsets December 2016, so this is an opportunity. If it's gone, unless the legislature reinstates that, that will be gone forever. Steve Horenstein mentioned that he participated in the drafting of that legislature, I participated in reviewing it. That bill was written using County code draft that legislation. That's where the 10 percent limitation came from is from county planning staff. So we do do some work.

I don't think that this application -- it's up to you to make a recommendation to the Council to review what is before you, either you recommend that we designate one

The struggle we also have is that, and Lisa who we brought in can say so, how many of these have been designated throughout the state? The criteria is not that easy to meet. There's so many conflicting provisions. We've done the best that we could.

Like I said, we could have done this in-house. We brought a consultant to help us answer some of these questions, and in my opinion, they've done a good job. If you review this and don't agree, then you make a different recommendation to the Councilors.

BARCA: Oliver, a point of clarification. Are you asking as a staff recommendation that these two parcels are done as separate land bank because you said two? The way that the statute states, it says it's a maximum of two, but I've been under the impression that you are asking for this to be a single entity.

ORJIAKO: The application came to us as two separate entities.

BARCA: Okay. So this will be both of the land banks that the County can designate. And we're dividing them along the 503, is that how we're doing it?

EULER: That's the way it turns out. If these are indeed two sites, regardless of what happens with the statute, we're done. There will never be another opportunity because we get a maximum of two sites, period.

ORJIAKO: It came to us as two sites and I believe Steve Horenstein can attest to that, it came to us as two sites and that's how we are processing it.

BARCA: Okay. So we're saying that this is two master planned locations?

ORJIAKO: Yes, sir.

BARCA: Okay.

MORASCH: Okay.

BLOM: I just want to disagree with the idea that we're not planning by doing this. I think when this was brought, if you look at what we need, we need large parcels for light industrial, and so when this application came in, I mean, my belief is that County staff saw this as, yes, this fits a long-term need for our county. This is a 15- to 20-year build-out. This is long-term, medium long-term needs for the community, so I don't see how you can say this isn't planning, but that's my opinion.

QUIRING: And I'd also like to say that the issue about the fees, if this is a 20 or more year build-out, I think we can be pretty confident that fees will be reinstated in 20 years. It may not be that long.

MORASCH. All right. Is there any more discussion? No? Does someone want to make a motion?

BLOM. I'd make a **motion** that we adopt the staff report, staff recommendation incorporating the elements raised by the Railroad Advisory Board. And also as Steve Horenstein said, if there's a way to emphasize the importance of the organic farms in the open spaces, I don't know if that fits in the motion or not.

MORASCH. Does your motion include both elements? Because there was the uses --

BLOM. Yes.

MORASCH. -- that we had some testimony about and then there was also the don't disturb the possibility of a spur

BLOM. Yes, both

MORASCH. Okay

QUIRING. I would **second** that motion if it's -- because I think John asked the question is this an okay motion. Can that -- well, of course it is. He made it. He's a board member. I'm seconding it.

MORASCH. All right. So it's been moved and seconded to adopt the staff recommendation with the two additional recommendations by the Railroad Advisory Board. Did I summarize that correctly?

BLOM. Yes

MORASCH. Yes. Okay. Is there any discussion on the motion?

WRIGHT. I think there was also the reference to the organic farming in the open spaces as well

MORASCH. That's correct.

BLOM. Making that emphasis as part of the recommendation

MORASCH. Any other discussion on the motion? All right. It's been moved and seconded to adopt the staff recommendation with the two additional recommendations by the Railroad Advisory Board and to put additional emphasis on the organic farming as Mr. Horenstein testified to. There's no further discussion. So can we have the roll call

**ROLL CALL VOTE**

BLOM. AYE  
QUIRING. AYE  
BENDER NAY  
WRIGHT AYE  
BARCA. NO  
MORASCH. AYE

MORASCH: All right So the motion passes 5 to 2 Did I count that right?

BARCA. No

WISER 4/2.

MORASCH. 4/2 I'm sorry 4/2

BARCA: Karl's not here

MORASCH: Oh, okay That explains it. 4/2

BARCA.. Get him on the phone

MORASCH. All right. With that, that concludes the public hearing on the railroad advisory, for the rural industrial land bank, let me get my acronyms correct here at this time of night And that brings us to old business. I'm not sure if we have any old business. Do we have any new business?

WRIGHT I had a thought that I wanted to present in response to Richard's mentioning about the fee waiver

MORASCH. Yes

WRIGHT: I have a great concern that not collecting the commercial fees is not funding a major leg of the capital facility plan and could potentially put us in jeopardy of a GMA remand in the future. So I wanted to amplify your concern about that issue and raise it on my own, so

BENDER Thank you

MORASCH All right. Oliver, do you have any response to that?

ORJIAKO I don't, and I think Bill knows what he's talking about I don't know what, if



any, action the Council may take in the future when you have a five Council member, so I will just say stay tuned

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

MORASCH All right Any other new business? All right. Well, then with that, I think we are adjourned Thank you all for coming

BARGA Happy holidays, everybody Happy new year

**ADJOURNMENT**

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at.

<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Proceedings can be viewed on CVTV on the following web page link

<http://www.cvtv.org/>

*Minutes Transcribed by:*

*Cindy Holley, Court Reporter/Rider & Associates, Inc.*

*Sonja Wiser, Administrative Assistant, Clark County Community Planning*



proud past, promising future

CLARK COUNTY  
WASHINGTON

## Clark County Planning Commission

Steve Mořasch, Chair  
Ron Barca, Vice Chair  
Bill Wright  
Eileen Quiring  
Karl Johnson  
John Blom  
Richard Bender

### CLARK COUNTY PLANNING COMMISSION THURSDAY, November 19, 2015

6:30 P.M. - PUBLIC HEARING

BOCC HEARING ROOM, 6<sup>TH</sup> FLOOR  
PUBLIC SERVICES BUILDING  
1300 FRANKLIN STREET  
VANCOUVER, WA

#### AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for November 19, 2015
- B. Approval of Minutes for September 17, 2015
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

B. 2016 COMPREHENSIVE PLAN UPDATE SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

Clark County is updating its comprehensive plan to meet the 2016 Growth Management Act deadline. As part of the update process, the county is required to analyze growth alternatives through the SEPA process. The county has re-adopted the environmental impact statement (EIS) prepared on the 2007 update and prepared a supplemental EIS (SEIS) to look at potential growth alternatives for the 2016-2035 time horizon. Four alternatives are reviewed in the draft SEIS.

The Board of County Councilors and the Planning Commission heard public testimony at a joint public hearing on September 3 and 10, 2015, and the Planning Commission made a recommendation to the Board on a preferred alternative at a hearing on September 17. The Board held a duly noticed public hearing on October 20 on the Planning Commission recommendation, and that hearing was continued to November 24.

The Planning Commission will consider and may take action on a broad range of options and revisions related to the comprehensive plan and related documents including revisions to the planning assumptions, VBLM methodology, population projections, urban/rural split ratio, corrections to the SEIS, revised maps, documents to be included or excluded from the comprehensive plan, and the definition of a preferred alternative

Revised maps of Alternative 4 and additional documents relating to planning assumptions and population projections have been posted on the county website under the October 20 Public Hearing entry of the Grid at <http://clark.wa.gov/thegrid/>

The Planning Commission at the November 19 hearing will consider materials related to these and additional materials to be considered at a November 9 joint work session with the Board and the Planning Commission

The Board of County Councilors has asked the Planning Commission to consider those documents and to make a recommendation on them

**Staff Contact:** Oliver Orjako (360) 397-2280, Ext 4112  
Gordy Euler (360).397-2280, Ext 4968  
**Email:** oliver.orjako@clark.wa.gov  
gordon.euler@clark.wa.gov

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION**

**VIII. ADJOURNMENT**

**STAFF REPORT AND RECOMMENDATIONS:**

*Staff recommendations to Planning Commission will be available 14 days prior to the hearing date listed above. To receive the staff report for the meeting, contact Sonja Wiser, Administrative Assistant to the Clark County Planning Commission at (360) 397-2375, ext. 4558, or e-mail [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)*

**SUBMISSION OF WRITTEN TESTIMONY:**

*If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff)*

**E-MAIL TESTIMONY:**

**PLEASE NOTE:** *All e-mails need to be received no later than **48 hours prior to the hearing** and need to include full name, address, city, zip code, and phone number to be included as parties of record. Testimony can be e-mailed to the above-listed planners or to [Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)*

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office **Relay** (800) 833-6384 or 711, **E-mail** ADA@clark.wa.gov*

**HEARING COVERAGE:**

*Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or [www.cvtv.org](http://www.cvtv.org)*

Web Page at: <http://www.clark.wa.gov/planning/commission.html>

15

**Public Comments Prior to PC  
Hearing of 12/17/2015**

Attachment B

COMMISSIONERS  
Norm Harker  
Denny Kiggins  
Neil Kimsey  
GENERAL MANAGER  
John M. Peterson P.E.

8000 NE 52 Court Vancouver, WA 98665 PO Box 8979 Vancouver, WA 98668  
Phone (360) 750-5876 Fax (360) 750-7570 www.crwwd.com

October 29, 2015

Gordy Euler  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666-9810

Re Rural Industrial Land Bank – Sanitary Sewer Service

Dear Mr. Euler,

A request has been made to address the District's ability to provide sanitary sewer service to the proposed Rural Industrial Land Bank (RILB) in the Brush Prairie area. Based on the flow estimates presented in the document titled "Inventory of Possible Industrial Land Bank Sites", the District has the capacity to serve this area, both in terms of collection system capacity and treatment capacity.

The area on the east side of State Route 503 is currently within the area covered by the District's Comprehensive General Sewer Plan, and as such there is a defined plan to serve the area. This plan was originally adopted by the District in 2006 and subsequently approved by both Clark County and the Washington State Department of Ecology.

The area on the west side of State Route 503 can be served as shown in Appendix 3 of the Addendum to the 2007 Comprehensive Plan EIS. A map of the proposed service is included with this letter.


If you have any questions, or need further clarification, I can be reached by e-mail at [sbacon@crwwd.com](mailto:sbacon@crwwd.com) or by phone at 360 993 8810.

Regards,

Steve Bacon  
Development Program Manager



002243



Clark County Railroad Advisory Board  
PO Box 5000  
Vancouver, WA  
98666-5000

November 4, 2015

Board of Clark County Councilors  
The Hon David Madore, Chair  
The Hon Jeanne Stewart  
The Hon Tom Mielke  
PO Box 5000  
Vancouver, WA  
98666-5000

Dear Councilors.

The Clark County Railroad Advisory Board (RRAB) makes recommendations to County staff and the Board of County Councilors (BOCC) to improve the economic use of the County's railroad, and to explore other possible uses beneficial to the citizens of Clark County. The RRAB is grateful to the Councilors for their interest in and support of the Chelatchie Prairie Railroad.

The RRAB has consistently maintained that having available, development-ready industrial properties adjacent to the railroad is a top priority to generate a return on the taxpayers' investment in the railroad. Rail-related industrial development improves the economic utilization and output of the railroad, enabling opportunities for essential employment for the County and its citizens, particularly family wage jobs in traded sectors. Rail-served industrial employment lands remain in short supply and high demand in the Portland-Vancouver Metropolitan Region, resulting in lost opportunities to attract and site regionally-significant employers.

Accordingly, the RRAB supports the designation of a rural industrial land bank on the Lagler/Ackerland properties, per the applicants' land use submittal to the county, which has been the subject of an ongoing analysis by county staff and consultants. This site presents a

significant opportunity to create needed jobs for Clark County citizens closer to home, making use of a unique asset/site feature Clark County's Chelatchie Prairie Railroad

Pending BOCC approval of the application, by Clark County code the subject properties would be zoned light industrial or IL (see 40 560 010(J)(2)(a)(2) and 40 560 010(J)(2)(b)(2)) Since the Chelatchie Prairie Railroad traverses the docket site to the west of SR 503 (known as the "Ackerland Property"), this alignment naturally lends itself to railroad use **The RRAB strongly urges the BOCC to take all of the following actions in its approval of the rural industrial land bank application:**

- 1) In addition to the uses included in the light industrial zoning code (IL), include the following approved uses from the railroad industrial zoning code (IR) as permissible on the Ackerland properties to encourage rail-related development:

| Table 40.230 085-1. Uses                                     |     |   |  |   |
|--|-----|---|--|---|
| 2012 North American Industrial Classification System (NAICS) |     |   |  |   |
| B Manufacturing Uses   |     |   |  |   |
|  | 321 | Wood product manufacturing                |  |   |
|  |     | 3211                                      | Sawmills and wood preservation                             |   |
|  |     | 3212                                      | Veneer, plywood, and engineered wood product manufacturing |   |
|  | 322 | Paper manufacturing                       |  |   |
|  |     | 3221                                      | Pulp, paper and paperboard mills                           |   |
|  | 327 | Nonmetallic mineral product manufacturing |  |   |
|  |     | 3273                                      | Cement and concrete product manufacturing                  |   |
|  |     |   | 327310   | Cement manufacturing  |
|  |     |   | 327320   | Ready-mix concrete manufacturing                            |
|  |     | 3274                                      | Lime and gypsum product manufacturing                      |   |
|  |     | 3279                                      | Other nonmetallic mineral product manufacturing            |   |
|  | 331 | Primary metal manufacturing               |  |   |
|  | 332 | Fabricated metal product manufacturing    |  |   |
|  |     | 3328                                      | Coating, engraving, heat treating, and allied activities   |   |
|  |     |   | 332813   | Electroplating, plating, polishing, anodizing, and coloring |
| E Transportation and warehousing                             |     |   |  |   |
|  | 488 | Support activities for transportation     |  |   |
|  |     | 4883                                      | Support activities for water transportation                |   |





Columbia River Economic Development Council  
805 Broadway, Suite 412 | Vancouver, WA 98660  
*Accelerating Business Growth and Innovation*

(360) 694-5006  
credc.org

November 19, 2015

The Honorable David Madore, Chair  
The Honorable Jeanne Stewart  
The Honorable Tom Mielke  
Board of Clark County Councilors  
P.O. Box 5000  
Vancouver, WA 98666-5000

Dear Clark County Councilors:

The Columbia River Economic Development Council (CREDC) supports policy recommendations that ensure Clark County has an adequate supply of employment-ready land consistent with the strategies outlined in the 2011 Clark County Economic Development Plan.

To that end, CREDC supports the preservation and development of office- and industrial-zoned land in the County. In particular, rail-served industrial employment lands remain in high demand and short supply in the Greater Portland Metropolitan Statistical Area, resulting in lost opportunities to attract and retain regionally significant employers.

The designation of a rural industrial land bank would help to support the development of industrial and rail-served land in the County and is consistent with CREDC's employment land policy.

We appreciate your attention to this important economic development matter and appreciated the opportunity to weigh in on this issue.

Sincerely,

Mike Bomar  
President, CREDC



Building communities  
Protecting the land

December 14, 2015

Mr. Steve Morasch, Chair  
Clark County Planning Commission  
Clark County Community Planning  
PO Box 9810  
Vancouver, Washington 98666-9810

Dear Chair Morasch and Planning Commission Members:

**Subject: Comments on the proposed Rural Industrial Land Bank for the Planning Commission's December 17, 2015 public hearing.**

Sent via email to: [comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov); [gordon.euler@clark.wa.gov](mailto:gordon.euler@clark.wa.gov)

Thank you for the opportunity to comment on the proposed Rural Industrial Land Bank. We urge the Planning Commission to recommend denial of the Rural Industrial Land Bank because it is unneeded and will pave over a working farm.

Futurewise is working throughout Washington State to create livable communities, protect our working farmlands, forests, and waterways, and ensure a better quality of life for present and future generations. We work with communities to implement effective land use planning and policies that prevent waste and stop sprawl, provide efficient transportation choices, create affordable housing and strong local businesses, and ensure healthy natural systems. We are creating a better quality of life in Washington State together. We have members across Washington State including Clark County.

**The Rural Industrial Land Bank is unneeded because land suitable to site the major industrial development is available within the Clark County's existing urban growth areas and therefore the Rural Industrial Land Bank violates the Growth Management Act (GMA)**

The Growth Management Act (GMA), in RCW 36.70A.365(2)(h), provides that one of the requirements for a "major industrial development" is that "[a]n inventory of developable land has been conducted and the county has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area." RCW 36.70A.367(2)(b)(i) applies this requirement to major industrial developments with master planned locations. The *Addendum* identifies land suitable for major industrial development in the existing urban growth areas.<sup>1</sup> Consequently, the Rural Industrial Land Bank cannot be approved at this time

<sup>1</sup> *Clark County Rural Industrial Land Bank Programmatic Environmental Review pursuant to RCW 36.70A 367(2)(b), and Addendum to the Clark County Comprehensive Growth Management Plan*

Mr. Steve Morasch, Chair Clark County Planning Commission  
Subject: Rural Industrial Land Bank Comments  
December 14, 2015  
Page 2

and, therefore, a Rural Industrial Land Bank on any of the non-urban growth area sites will violate the Growth Management Act.

### **There is enough land in the County's UGAs to accommodate the County's planned residential and job projections**

The most recent *Clark County Buildable Lands Report* documents that there is more than enough land in the County's urban growth areas (UGAs) to accommodate the County's planned employment growth. The *Clark County Buildable Lands Report* states:

In 2014, the Board of County Commissioners chose to plan for a total of 91,200 net new jobs. The County has an estimated capacity of 101,153 jobs as follows: The 2015 VBLM [Vancouver Buildable Lands Model], indicates a capacity of 76, 978 jobs. The cities of Battle Ground, La Center, and Ridgefield, have indicated they have additional capacity to accommodate 16, 755 jobs. Publicly owned land is not included in the model, therefore we assume that the 7,400 new public sector jobs estimated by ESD [State of Washington Employment Security Department] will occur on existing publicly owned facilities.<sup>2</sup>

So there is no need for the Rural Industrial Land Bank. The Planning Commission should recommend denial of this proposal.

### **The Rural Industrial Land Bank is unneeded because Commercial and Light Industrial is already located in this area**

Not only is there enough land in the UGAs, but Commercial and Light Industrial land is already located west and south of the proposed Rural Industrial Land Bank. The existing Vancouver urban growth area is also just south of the site. While this proposal is being sold on the grounds that rural residents could easily drive to jobs on the new site, there are already opportunities for jobs in this area. So again, the Rural Industrial Land Bank is unneeded

---

*Final Environmental Impact Statement* (October 2015) pages 13 and 14 of the *Addendum Part I Inventory* accessed on Dec 14, 2015 at <http://www.clark.wa.gov/planning/landbank/>. Hereinafter referred to as the *Addendum*

<sup>2</sup> *Clark County Buildable Lands Report* p. 11 (June 2015) accessed on Dec 14, 2015 at [http://www.clark.wa.gov/planning/documents/061015WS\\_2015BUILDABLE\\_LANDS\\_REPORT.pdf](http://www.clark.wa.gov/planning/documents/061015WS_2015BUILDABLE_LANDS_REPORT.pdf) and enclosed with the paper original of Futurewise's October 16, 2015 letter commenting on the *Addendum*

Mr. Steve Morasch, Chair Clark County Planning Commission  
Subject: Rural Industrial Land Bank Comments  
December 14, 2015  
Page 3

### **The proposed Rural Industrial Land Bank qualifies as agricultural lands of long-term commercial significance and should be conserved**

The proposed Rural Industrial Land Bank is Area VB from the County's illegal 2007 attempt to dedesignate this agricultural land.<sup>3</sup> Area VB was found to be illegally dedesignated by both the Growth Management Hearings Board and Clark County Superior Court.<sup>4</sup> The "County passed an ordinance redesignating parcels BC, VB, and the portions of parcels CA-1 and RB-2 that were not purportedly annexed, as [agricultural lands of long-term commercial significance] ALLTCS."<sup>5</sup> So this land qualified, and as the *Addendum's* analysis shows, continues to qualify as agricultural lands of long-term commercial significance.<sup>6</sup> And this land continues to have an Agriculture comprehensive plan designation.<sup>7</sup>

Agriculture had long-term commercial significance in Clark County. Income from farm-related sources is up sharply in Clark County, increasing from \$4.2 million in 2007 to \$5.98 million in 2012. This is an increase of 41 percent, a much larger percentage increase than the Washington State increase of 27 percent.<sup>8</sup> Between 2007 and 2013, the average market value of products sold per farm increased five percent from \$25,079 to \$26,367.<sup>9</sup> Clark County farmers rank second in Washington State in the number of "broilers and other meat-type chickens" they are raising.<sup>10</sup> The Clark County Food System Council reports that "in the past 5 years Clark County has seen an increase in the number of Community Supported Agriculture programs, growth in

---

<sup>3</sup> See *Comprehensive Growth Management Plan NE Vancouver UGA - Map 1 Deliberation Components* and *Comprehensive Growth Management Plan NE Vancouver UGA - Map 2 Deliberation Components* enclosed with the paper original of Futurewise's October 16, 2015 letter commenting on the *Addendum*

<sup>4</sup> *Clark Cnty Washington v W Washington Growth Mgmt Hearings Review Bd*, 161 Wn App 204, 220, 254 P 3d 862, 868 (2011) vacated in part *Clark Cnty v W. Washington Growth Mgmt. Hearings Review Bd.*, 177 Wn 2d 136, 298 P 3d 704 (2013). This portion of the decision was not vacated

<sup>5</sup> *Id.*

<sup>6</sup> *Addendum* Appendix B: Agricultural Lands Analysis pages 7 - 10.

<sup>7</sup> County/UGA Comprehensive Plan Clark County, Washington accessed on Oct 14, 2015 at [http://www.clark.wa.gov/planning/comp\\_plan/documents/AmendCompPlan\\_2013.pdf](http://www.clark.wa.gov/planning/comp_plan/documents/AmendCompPlan_2013.pdf)

<sup>8</sup> United States Department of Agriculture, National Agricultural Statistics Service, *2012 Census of Agriculture Washington State and County Data Volume 1 • Geographic Area Series • Part 47 AC-12-A-47 Chapter 2: County Level Data, Table 6 Income from Farm-Related Sources: 2012 and 2007* p 261 (May 2014) accessed on Dec 14, 2015 at

[http://www.agcensus.usda.gov/Publications/2012/Full\\_Report/Volume\\_1\\_Chapter\\_2\\_County\\_Level/Washington/](http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_2_County_Level/Washington/) and a copy of *2012 Census of Agriculture Washington State and County Data Volume 1* was enclosed with the paper original of Futurewise's October 16, 2015 letter commenting on the *Addendum*

<sup>9</sup> US Department of Agriculture National Agricultural Statistics Service, *2012 Census of Agriculture County Profile Clark County, Washington* p \*1 accessed on Dec. 14, 2015 at [http://www.agcensus.usda.gov/Publications/2012/Online\\_Resources/County\\_Profiles/Washington/cp530\\_LL.pdf](http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Washington/cp530_LL.pdf) and enclosed with this letter

<sup>10</sup> *Id.*

Mr. Steve Morasch, Chair Clark County Planning Commission  
Subject: Rural Industrial Land Bank Comments  
December 14, 2015  
Page 4

the number of farmers markets, and more interest in locally sourced and organically grown food.”<sup>11</sup> So farming and ranching has economic value for Clark County.

Washington State Department of Agriculture's *Washington Agriculture Strategic Plan 2020 and Beyond* documents the need to conserve existing agricultural lands to maintain the agricultural industry and the jobs and incomes the industry provides.<sup>12</sup> As the strategic plan concludes “[t]he future of farming in Washington is heavily dependent on agriculture’s ability to maintain the land resource that is currently available to it.”<sup>13</sup> The *Addendum* discloses that this land is current available to agriculture and in fact is currently being farmed.<sup>14</sup> Globalwise, Inc. concluded that “[o]ne of the key obstacles in Clark County is the limited access to high quality agricultural land at an affordable cost.”<sup>15</sup> As both this letter and the *Addendum* have documented, the site of the proposed Rural Industrial Land Bank is high quality agricultural land.<sup>16</sup>

The Rural Industrial Land Bank proposal is simply an attempted end run around the fact that this land qualifies as agricultural land of long-term commercial significance and so cannot be included in the urban growth area. We urge the Planning Commission to recommend denial of this proposal. If there was a needed to expand the UGA or provide sites outside the UGAs for major industrial developments, which there is not, there are sites that are not agricultural lands of long-term commercial significance that could be paved over.

### **The proposed Rural Industrial Land Bank qualifies as “Clark County’s Best Farm Land” and should be conserved**

The Clark County Food System Council has identified all of the proposed Rural Industrial Land Bank and much of the land in its vicinity as “Clark County’s Best Farm Land.”<sup>17</sup> The Clark County Food System Council identified this land “by looking at

---

<sup>11</sup> *Promoting Agricultural Food Production in Clark County*, A proposal developed by the Clark County Food System Council p. 2 (November 2013) accessed on December 14, 2015 at [http://www.clark.wa.gov/Planning/agric/documents/14-0218\\_FSC\\_PP.pdf](http://www.clark.wa.gov/Planning/agric/documents/14-0218_FSC_PP.pdf) and enclosed in a separate email

<sup>12</sup> Washington State Department of Agriculture, *Washington Agriculture Strategic Plan 2020 and Beyond* pp 50 – 52 (2009) accessed on Dec. 14, 2015 at: <http://agi.wa.gov/foi/> and enclosed with the paper original of Futurewise’s October 16, 2015 letter commenting on the Addendum

<sup>13</sup> *Id.* at p 50

<sup>14</sup> *Addendum Appendix B Agricultural Lands Analysis* p 37

<sup>15</sup> Globalwise, Inc , *Analysis of the Agricultural Economic Trends and Conditions in Clark County*, Washington Preliminary Report p 48 (Prepared for Clark County, Washington April 16, 2007) accessed on Dec 14, 2015 at

[http://www.clark.wa.gov/planning/comp\\_plan/documents/final\\_ag\\_analysis\\_prelim\\_report.pdf](http://www.clark.wa.gov/planning/comp_plan/documents/final_ag_analysis_prelim_report.pdf)

<sup>16</sup> *Addendum Appendix B Agricultural Lands Analysis* pages 7 – 10

<sup>17</sup> *Promoting Agricultural Food Production in Clark County*, A proposal developed by the Clark County Food System Council p 4 (November 2013)

Mr. Steve Morasch, Chair Clark County Planning Commission  
Subject: Rural Industrial Land Bank Comments  
December 14, 2015  
Page 5

characteristics of the land that make it suitable for food production."<sup>18</sup> These included soils with land capability 1 through 4 soils, land that is flat and rolling, lands that have at least four acres outside the buffers around stream habitats, and "lands that are currently zoned for agriculture or rural residences. . . [They] excluded lands that are tax exempt because they are owned by churches, land trusts, or governments."<sup>19</sup>

This is another reason that this land should be conserved. The Planning Commission should recommend denial of this proposal.

**The Addendum does not identify reasonable mitigation measures and so violates the Washington State Environmental Policy Act (SEPA) and the Growth Management Act (GMA)**

An environmental impact statement (EIS), including an addendum, must identify reasonable mitigation.<sup>20</sup> The GMA, in RCW 36.70A.365(2)(a), requires that the "[n]ew infrastructure is provided for and/or applicable impact fees are paid " for the Rural Industrial Land Bank. But the *Addendum's* discussion of mitigation measures on page 26 of the *Addendum Part II: Alternative Sites Analysis* includes no information on how the new infrastructure will be provided or how the impact fees the county charges will be updated to include the considerable costs of the needed infrastructure. Nor are any systems development changes discussed for providing water and sewer service is not available at this site.

Similarly, RCW 36.70A.365(2)(f) requires that "[p]rovision" must be "made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands[.]" But again, the *Addendum* does not include this required mitigation. Given that these properties are agricultural lands of long-term commercial significance and are adjacent to agricultural lands of long-term commercial significance this is a significant deficiency.

The failure to identify mitigation violates both the Washington State Environmental Policy Act (SEPA) and the GMA. This is other reason the Planning Commission should recommend denial of the Rural Industrial Land Bank.

Thank you for considering our comments. If you require additional information please contact me at telephone 206-343-0681 Ext. 118 and email [tm@futurewise.org](mailto:tm@futurewise.org)

---

<sup>18</sup> *Id.* p. 5.

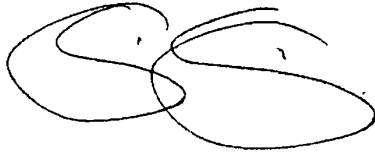
<sup>19</sup> *Id.*

<sup>20</sup> WAC 197-11-440(6)(a)

---

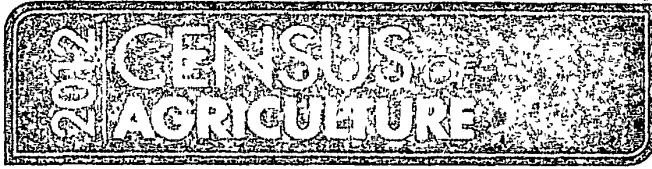
Mr. Steve Morasch, Chair Clark County Planning Commission  
Subject: Rural Industrial Land Bank Comments  
December 14, 2015  
Page 6

Very Truly Yours,

A handwritten signature in black ink, consisting of several overlapping loops and curves, appearing to read 'Tim Trohimovich'.

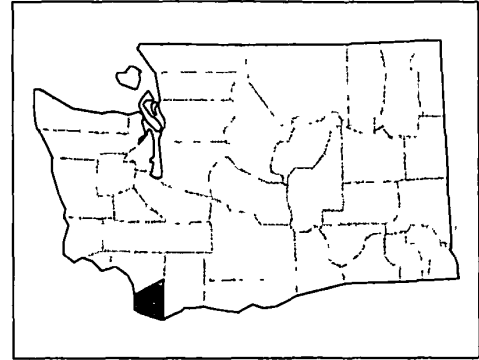
Tim Trohimovich, AICP  
Director of Planning & Law

Enclosures

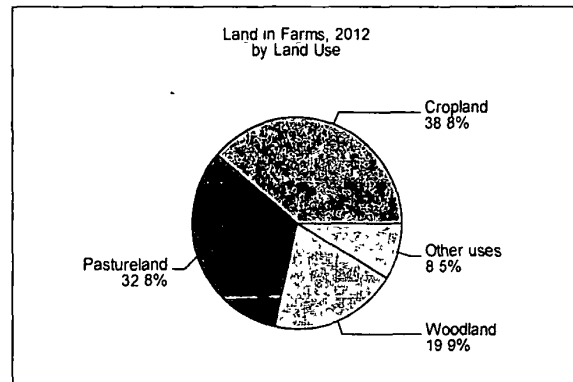
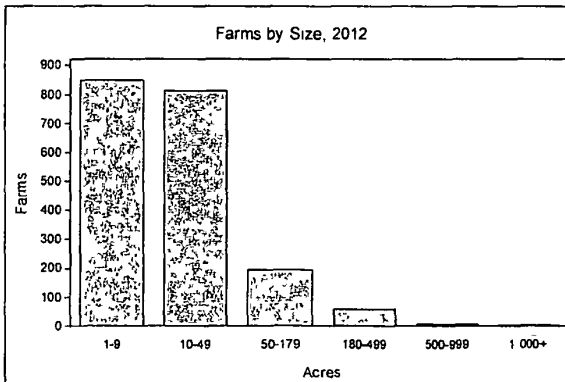


COUNTY PROFILE

**Clark County  
Washington**



|  | 2012         | 2007         | % change |
|--|--------------|--------------|----------|
| <b>Number of Farms</b>                     | 1,929        | 2,101        | - 8      |
| <b>Land in Farms</b>                       | 74,758 acres | 78,359 acres | - 5      |
| <b>Average Size of Farm</b>                | 39 acres     | 37 acres     | + 5      |
| <b>Market Value of Products Sold</b>       | \$50,861,000 | \$52,691,000 | - 3      |
| Crop Sales \$18,856,000 (37 percent)       |              |              |          |
| Livestock Sales \$32,005,000 (63 percent)  |              |              |          |
| <b>Average Per Farm</b>                    | \$26,367     | \$25,079     | + 5      |
| <b>Government Payments</b>                 | \$293,000    | \$115,000    | + 155    |
| <b>Average Per Farm Receiving Payments</b> | \$6,359      | \$3,397      | + 87     |







## Clark County – Washington

### Ranked items among the 39 state counties and 3,079 U.S. counties, 2012

| Item  | Quantity | State Rank | Universe <sup>1</sup> | U.S. Rank | Universe <sup>1</sup> |
|---|----------|------------|-----------------------|-----------|-----------------------|
| <b>MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)</b>           |          |            |                       |           |                       |
| Total value of agricultural products sold                             | 50 861   | 23         | 39                    | 1,757     | 3 077                 |
| Value of crops including nursery and greenhouse                       | 18,858   | 24         | 39                    | 1,738     | 3,072                 |
| Value of livestock, poultry, and their products                       | 32 005   | 16         | 39                    | 1,248     | 3 076                 |
| <b>VALUE OF SALES BY COMMODITY GROUP (\$1,000)</b>                    |          |            |                       |           |                       |
| Grains, oilseeds, dry beans, and dry peas                             | 489      | 27         | 34                    | 2,401     | 2,926                 |
| Tobacco   | -        | -          | -                     | -         | 438                   |
| Cotton and cottonseed   | -        | -          | -                     | -         | 635                   |
| Vegetables, melons, potatoes, and sweet potatoes                      | (D)      | (D)        | 39                    | (D)       | 2,802                 |
| Fruits, tree nuts, and berries  | 6 838    | 14         | 39                    | 171       | 2,724                 |
| Nursery, greenhouse, floriculture, and sod                            | 5,691    | 12         | 38                    | 394       | 2,678                 |
| Cut Christmas trees and short rotation woody crops                    | (D)      | 3          | 33                    | (D)       | 1,530                 |
| Other crops and hay   | 2,735    | 19         | 39                    | 1,062     | 3,049                 |
| Poultry and eggs  | 7,774    | 9          | 39                    | 659       | 3,013                 |
| Cattle and calves   | 8 002    | 18         | 39                    | 1,471     | 3,056                 |
| Milk from cows  | 14 525   | 12         | 30                    | 403       | 2,038                 |
| Hogs and pigs   | (D)      | (D)        | 37                    | (D)       | 2,827                 |
| Sheep, goats, wool, mohair, and milk                                  | 309      | 9          | 39                    | 538       | 2,988                 |
| Horses, ponies, mules, burros, and donkeys                            | 749      | 9          | 39                    | 345       | 3,011                 |
| Aquaculture   | (D)      | 26         | 34                    | (D)       | 1,366                 |
| Other animals and other animal products                               | 361      | 14         | 39                    | 532       | 2 924                 |
| <b>TOP CROP ITEMS (acres)</b>   |          |            |                       |           |                       |
| Forage-land used for all hay and haylage, grass silage, and greenchop | 17,541   | 14         | 39                    | 1,112     | 3,057                 |
| Corn for silage   | 2,181    | 8          | 24                    | 733       | 2,237                 |
| Land in Berms   | 1,088    | 5          | 39                    | 42        | 2,339                 |
| Cut Christmas trees   | 696      | 3          | 33                    | 69        | 1,557                 |
| Wheat for grain, all  | 570      | 25         | 32                    | 1,835     | 2,537                 |
| <b>TOP LIVESTOCK INVENTORY ITEMS (number)</b>                         |          |            |                       |           |                       |
| Broilers and other meat-type chickens                                 | 420,614  | 2          | 36                    | 410       | 2,723                 |
| Cattle and calves   | 16,169   | 19         | 39                    | 1,523     | 3,063                 |
| Layers  | 13 548   | 9          | 39                    | 654       | 3 040                 |
| Pullets for laying flock replacement                                  | 3 565    | 8          | 38                    | 464       | 2 637                 |
| Horses and ponies   | 3,104    | 6          | 39                    | 187       | 3 072                 |

### Other County Highlights, 2012

| Economic Characteristics                    | Quantity | Operator Characteristics  | Quantity |
|---|----------|---|----------|
| Farms by value of sales                     |          | Principal operators by primary occupation                         |          |
| Less than \$1,000                           | 718      | Farming   | 682      |
| \$1,000 to \$2,499                          | 373      | Other   | 1 247    |
| \$2,500 to \$4,999                          | 306      | Principal operators by sex  |          |
| \$5,000 to \$9,999                          | 216      | Male  | 1,483    |
| \$10,000 to \$19,999                        | 112      | Female  | 446      |
| \$20,000 to \$24,999                        | 55       | Average age of principal operator (years)                         | 59.0     |
| \$25,000 to \$39,999                        | 47       | All operators by race <sup>2</sup>                                |          |
| \$40,000 to \$49,999                        | 15       | American Indian or Alaska Native                                  | 33       |
| \$50,000 to \$99,999                        | 37       | Asian   | 33       |
| \$100,000 to \$249,999                      | 22       | Black or African American   | -        |
| \$250,000 to \$499,999                      | 3        | Native Hawaiian or Other Pacific Islander                         | 5        |
| \$500,000 or more                           | 25       | White   | 2 953    |
| Total farm production expenses (\$1 000)    | 54,736   | More than one race  | 29       |
| Average per farm (\$)                       | 28,375   | All operators of Spanish, Hispanic, or Latino Origin <sup>2</sup> | 82       |
| Net cash farm income of operation (\$1,000) | 2,398    |   |          |
| Average per farm (\$)                       | 1,243    |   |          |

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

- Represents zero (D) Withheld to avoid disclosing data for individual operations.

<sup>1</sup> Universe is number of counties in state or U.S. with item. <sup>2</sup> Data were collected for a maximum of three operators per farm.

## Wiser, Sonja

---

**From:** Karen Wood <kwood@pacifier.com>  
**Sent:** Tuesday, December 15, 2015 4:25 PM  
**To:** Wiser, Sonja  
**Cc:** Euler, Gordon  
**Subject:** RILB Comments for 12/17/15 Planning Commission Meeting

I previously commented on the Rural Industrial Land Bank on April 22, 2015, via an email to Gordon Euler, which I see is included in the open house comments posted on the RILB webpage for that meeting. This email is for the December 17, 2015, Planning Commission meeting to reiterate my previous comments. I do not support the proposed RILB.

In addition to attending the April 22, 2015, open house, I attended the open houses on July 29, 2015, and October 29, 2015, and have reviewed the materials posted on the RILB webpage. I have not heard or seen any information that mitigates my concerns about turning the Lagler and Ackerland properties into an industrial area. If anything, the Master Plan, showing large areas of open water and wetlands, underscores how much of the properties are wetland soils and how expensive it will be to develop, for a small number of jobs. I think there are better places in Clark County for industrial development and there is no need to designate the Lagler and Ackerland properties as an RILB. I don't think dedesignation from AG-20 to IL is justified, especially knowing that the properties are prime farmland soils.

I hope my April 22 comments and those of others submitted prior to the SEPA, at open houses and otherwise, will be considered in the Planning Commission's deliberations.

Karen Wood  
14910 NE 46th St  
Vancouver, WA 98682

## Comments on the Rural Land Bank Proposal for the public hearing on December 17, 2015

As you consider the proposal to de-designate yet another large block of prime agricultural land of long-term commercial significance, please reflect on the following counter proposals. Either way, **please do not grant the Rural Industrial Land Bank proposal** to develop yet another 600 acres of farmland.

1. The Agricultural De-designation Appendix formulates a draft Agricultural Land Bank proposal. Long-term commercially significant agriculture is variously mapped and described.
2. The only way to abide by the intent of the GMA **to keep the land in agriculture is to keep the land in agriculture; it's that simple.** With all due respect to current, past, and future farming operations, de-designation is not justifiable.
3. All the sites could represent potential Agricultural Production Districts.
  - a. There are of course other neighborhoods in Clark County that would be still suited for such districting as well.
  - b. In such regions, various policy and economic development tools can be used to support the infrastructure and other needs of the agriculture community and its beneficiaries.
  - c. All residents of the region and all participants in the food system benefit, in the long run, when farmland is conserved, along with critical areas, ecosystem services, and other natural resources.
  - d. Farmers benefit as well, as the infrastructure and sector capacity is better maintained, adapted, and implemented.
  - e. It is very heartening that these four areas you have cursorily analyzed have a "majority of land in current use taxation," further documenting their agricultural significance, and current use.
4. See also the Food System Council map for Agricultural Land Bank and Production Districts.
5. Please refer to the 2009 Agricultural Preservation Committee report. The County's food system resilience would be greatly enhanced if farmers were supported in overcoming the barriers and challenges, as outlined clearly with recommended solutions in the 2009 report. Food security depends on all of the food system, and is not just pertaining to the emergency food system and direct marketing venues. There are many ways to support farmers.
6. Farmers both young and old want to stay or start farming here! All sizes of operations are needed, and a diversity of products are indeed feasible to produce here, a fact supported by the numbers and diversity of farming operations. Farmers are using various site class lands as well. And they need more land, not less, larger parcels, not smaller.
7. This is indeed some of the most valuable farmland in the County, as it is relatively large enough for a commercially viable mid-size farm! The infrastructure is there, there are a diversity of farms, and operations in the areas, including both leased and owned farmland. The GMA specifies keeping enough infrastructure to ensure viable agricultural commerce.
8. The sector is still viable, and the land is still available and being farmed. Please do not de-designate farmland or potential farmland. There are many farmers looking for more land to farm, whether they are younger operations or multi-generational businesses. Let's make them all feel welcome and supported.

Thanks for your time and consideration for supporting farming and farmland preservation in Clark County. Such efforts are sadly way past due. Thank you, Clark County, for developing a justification for an Agricultural Production Zone for the agricultural and rural lands a much-needed area wide study.

Respectfully submitted,  
Jude Wait, food farm resilience researcher

## Euler, Gordon

---

**From:** Jude Wait <waitjude@gmail.com>  
**Sent:** Wednesday, December 16, 2015 8:00 AM  
**To:** Wisner, Sonja, Euler, Gordon  
**Subject:** Rural Land Bank  
**Attachments:** Rural Land Bank comments to PC for 17dec2015 ph.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Clark County Planning Commission

c/o Sonja Wisner  
Clark County Community Planning  
[sonja.wisner@clark.wa.gov](mailto:sonja.wisner@clark.wa.gov)

Dear Planning Commission & Board of County Commissioners,

Attached please find comments to the Planning Commission for the 17 December public hearing

Please do not recommend de-designation of any more prime farmland of long term commercial significance for agriculture. Please instead recommend an Agricultural Land Bank and Agricultural Production Districts

As such efforts would take time, building on the work done for the de-designation process and by the Food System Council, the current RILB proposal would cause cumulative long term adverse impacts. As we would lose another large area of agriculturally productive land. Please recommend denial at this time for the RILB

Thanks for considering the future of food farming in Clark County

Respectfully,  
Jude Wait

## Comments on the Rural Land Bank Proposal for the public hearing on December 17, 2015

As you consider the proposal to de-designate yet another large block of prime agricultural land of long-term commercial significance, please reflect on the following counter proposals. Either way, **please do not grant the Rural Industrial Land Bank proposal** to develop yet another 600 acres of farmland

1. The Agricultural De-designation Appendix formulates a draft Agricultural Land Bank proposal Long-term commercially significant agriculture is variously mapped and described.
2. The only way to abide by the intent of the GMA **to keep the land in agriculture is to keep the land in agriculture; it's that simple** With all due respect to current, past, and future farming operations, de-designation is not justifiable
3. All the sites could represent potential Agricultural Production Districts.
  - a. There are of course other neighborhoods in Clark County that would be still suited for such districting as well
  - b. In such regions, various policy and economic development tools can be used to support the infrastructure and other needs of the agriculture community and its beneficiaries
  - c. All residents of the region and all participants in the food system benefit, in the long run, when farmland is conserved, along with critical areas, ecosystem services, and other natural resources.
  - d. Farmers benefit as well, as the infrastructure and sector capacity is better maintained, adapted, and implemented
  - e. It is very heartening that these four areas you have cursorily analyzed have a "majority of land in current use taxation," further documenting their agricultural significance, and current use
4. See also the Food System Council map for Agricultural Land Bank and Production Districts
5. Please refer to the 2009 Agricultural Preservation Committee report The County's food system resilience would be greatly enhanced if farmers were supported in overcoming the barriers and challenges, as outlined clearly with recommended solutions in the 2009-report. Food security depends on all of the food system, and is not just pertaining to the emergency food system and direct marketing venues. There are many ways to support farmers.
6. Farmers both young and old want to stay or start farming here! All sizes of operations are needed, and a diversity of products are indeed feasible to produce here, a fact supported by the numbers and diversity of farming operations. Farmers are using various site class lands as well And they need more land, not less, larger parcels, not smaller
7. This is indeed some of the most valuable farmland in the County, as it is relatively large enough for a commercially viable mid-size farm! The infrastructure is there, there are a diversity of farms, and operations in the areas, including both leased and owned farmland. The GMA specifies keeping enough infrastructure to ensure viable agricultural commerce.
8. The sector is still viable, and the land is still available and being farmed Please do not de-designate farmland or potential farmland There are many farmers looking for more land to farm, whether they are younger operations or multi-generational businesses. Let's make them all feel welcome and supported.

Thanks for your time and consideration for supporting farming and farmland preservation in Clark County. Such efforts are sadly way past due Thank you, Clark County, for developing a justification for an Agricultural Production Zone for the agricultural and rural lands a much-needed area wide study

Respectfully submitted,  
Jude Wait, food farm resilience researcher



American Farmland Trust

December 16<sup>th</sup>, 2015

Mr Steve Morasch, Chair  
Clark County Planning Commission  
Clark County Community Planning  
PO Box 9810  
Vancouver, Washington 98666-9810

Dear Chair Morasch and Planning Commission Members,

Subject Comments on the proposed Rural Industrial Land Bank for the Planning Commission's December 17<sup>th</sup>, 2015 Public Hearing

Thank you for the opportunity to comment on the proposed Rural Industrial Land Bank **We respectfully urge the Planning Commission to recommend denial of the Rural Industrial Land Bank.**

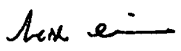
We lose almost an acre of farmland every minute in the United States. American Farmland Trust works to prevent conversion of this precious resource by supporting policies to protect farmland from development. Maintaining our agricultural land base is critical to feeding our growing population and to providing the ecosystem services required for a healthy environment. Once farmland is paved over for development, we can never get it back. Our members come from all over Washington State, including Clark County.

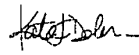
The agricultural economy is significant in Clark County. In 2012, the market value exceeded \$50 million. However, we are seeing a decrease in the number of farms and the land in farms (decrease of 8% and 5% respectively from 2007 to 2012).<sup>1</sup> **The proposed Rural Industrial Land Bank is a step in the wrong direction. It would result in the loss of even more farmland.**

According to *Addendum B: Agricultural Land Analysis*, 99% of the proposed site contains prime soils. Prime farmland soils have the best physical and chemical properties for most kinds of agriculture, requiring less water, fertilizers, and pesticides. They are the easiest soils to keep healthy, farm profitably, and grow the widest variety of crops with the least environmental impact. These soils are a limited natural resource, they cannot be replaced. Furthermore, The *Clark County Buildable Lands Report* found that the County's urban growth areas have sufficient land to accommodate the County's planned employment growth. It does not make sense, nor does it follow the intent of the Growth Management Act, to convert land that is actively being farmed to industrial use. **We urge the Planning Commission to recognize that this land has properties that make it particularly well suited for agricultural use and that it deserves to maintain its current designation. Please deny the proposed Rural Industrial Land Bank.**

Thank you for your consideration. Please do not hesitate to contact us via telephone 206-860-4222 or e-mail [kdelavan@farmland.org](mailto:kdelavan@farmland.org) if you have any questions.

Sincerely,

  
Heidi Eisenhour  
Regional Director

  
Kate Delavan  
Policy and Planning Manager

<sup>1</sup> USDA (2012) *2012 Census of Agriculture County Profile, Clark County, Washington*

**From:** [Dianne Kocer](#)  
**To:** [Wiser, Soma](#)  
**Subject:** Rural Industrial Land Bank  
**Date:** Thursday, December 17, 2015 2:29:42 AM

---

To All Members of the Planning Commission:

There are only a few things vital to human survival. We cannot afford to leave water and food to chance. The proposed Rural Industrial Land Bank designation for the Lagler Property is a poor choice for that prime farmland. That property has been a dairy for decades. As such it has never been polluted by industrial wastes, herbicides or pesticides. Instead it has been organically fertilized by the presence of dairy cows. It is likely the best farm land in all of Clark County. It's close proximity to the urban area makes it even more desirable. A great deal of food can be raised on over 600 acres, with little loss of use for minimal, gravel roads as needed. The consultants hired to propose a plan for development of this property as a RILB indicated that about half of the property could either not be used for development or would be paved for streets and parking. The land will be lost for any future as farmland.

We take for granted that our food will always appear on a daily basis in the grocery store....often from thousands of miles away. Any emergency, especially a long emergency, could/would interfere with that supply chain. It is incumbent upon our community to plan ahead....more than a year or two....but for decades. Just as we look out to the future to plan for water supply, we must do that for food.

The County Council has irresponsibly chosen an option that will have a chilling effect on agricultural development as larger tracts are subdivided in random areas throughout the county. That will be incompatible with agriculture. The Lagler property is in close proximity to other larger tracts currently in use as ag land. Smart, far-sighted planners would know that our community needs to become more self-sustaining. It makes sense to support our vibrant farmers' markets which provide fresh, good quality food right in our back yard.

I urge you to recommend against designating these two large tracts, currently used as a dairy farm, as RILB. It would be nice to see visionary, creative leaders in this county. I hope you will set that example.

With Regards,

Dianne Kocer  
Brush Prairie, WA

Friends of Clark County  
PO Box 513  
Vancouver, WA 98642  
Friendsofclarkcounty.org

To:  
Oliver Orjiako, Director Community Planning  
Gordy Euler, Project Head Planner  
Clark County Planning Commission  
Board of County Councilors  
Kathy Schroader

**UPDATE ON FOCC POSITION ON THE INDUSTRIAL LAND BANK (ILB)  
For the record for the Planning Commission Hearing of 12/17/15**

The master plan: The work of landowner Dennis Lagler and County staff on the Master Plan for the Industrial Land Bank (ILB) has created a master plan that raises the level of such plans. The neighbors and critical areas have 100-foot buffers. The owner will continue to own the land until it is sold and developed. While the County historically sold plots on a first-come/first permit basis, the landowner can and intends to use criteria such as job quality and relevance to the railroad.

De-designating agricultural land: Our continuing concern is the de-designation of close to 600 acres of prime agriculture (AG) land. The GMA mandate to protect AG lands stands in the way of this de-designation, and the WWGMHB may disallow one or both parcels.

Our position is that the de-designation should be refused unless there<sup>is</sup> some replacement of this large amount of AG land and/or creation of a way for citizens to protect other agriculture lands. We refer to and support input from the several agriculture groups that are giving input and also the work of the three citizen committees that have made specific recommendations in their reports: The Rural Lands Task Force, The Rural Lands Study and the Agriculture Preservation Strategies.

Sincerely,  
Sydney Reisbick, President

Friends of Clark County



**Schroader, Kathy**

---

**From:** Coyote Ridge Ranch <coyoteridge@tds.net>  
**Sent:** Thursday, December 17, 2015 2:57 PM  
**To:** Schroader, Kathy  
**Subject:** RILB

Val Alexander

2404 NW Coyote Ridge Rd

La Center, WA 98629

To:

Oliver Orjiako, Director Community Planning

Gordy Euler, Project Head Planner

Clark County Planning Commission

Board of County Councilors

Kathy Schroader

For the record for the Planning Commission Hearing of 12/17/15

Dear Councilors, Staff and Planning Commission,

As a rural landowner, farmer and board member of Friends of Clark County, I want to ask that you reflect on the long term result of de-designating some of the finest ag land in Clark County. I can understand the situation that Dennis Lagler has with his parcel, but I'm hoping that you will find a way to help him, and yet save much of this land to provide food for our county residents. It is large enough that huge amounts of produce could grow there to supply our grocery stores in case of earthquake, the loss of the CRC and being cut off from trucking from California, where most of our produce comes from, except for that grown locally. One of the limiting factors in growing food here and keeping it in the county is the lack of a processing plant. We used to have the Robinson Cold Storage on NE 10<sup>th</sup> Ave, Ridgefield. The plant is still there, but being used for a winery now.

It would be helpful if some of the Lagler property could be used for a place for farmers to take their produce for freezing or canning and keep the money here in Clark County. I know of one berry farmer who has to take her produce to the Willamette Valley for processing and I assume most others do too. The berries grown in the Woodland bottoms would also be a good potential for such an endeavor

I'm hoping that your priorities will be for the future and not for a short term break that will cost us all. Let's use up the other industrial land first.

Thank you,

Val Alexander

Valerie Alexander  
Coyote Ridge Ranch  
2404 NW Coyote Ridge Rd  
La Center, WA 98629  
Phone & Fax 360-263-2521  
cell 360-607-8797  
[coyoteridge@tds.net](mailto:coyoteridge@tds.net)