



# Clark County Rural Industrial Land Bank

Board of Clark County Councilors  
Public Hearing  
April 5, 2016

## Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. Alternative Sites
4. Master Plan Concept
5. Draft Development Regulations
6. De-designation Analysis
7. What's being adopted

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## RILB Requirements

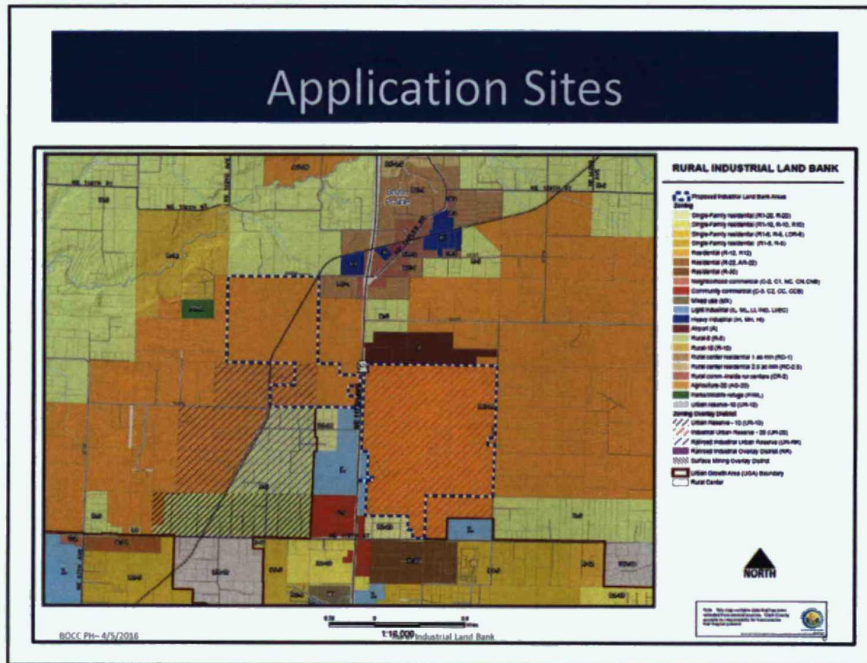
- Rural Industrial Land Bank (RILB)
  - Provisions in the Growth Management Act, RCW 36 70A 367
- Rural ILB Requirements
  - Inventory of sites (Addendum, Part I) **TAB 3**
  - Consultation with cities **Letters - TAB 5**
  - Master planning process (Addendum, Appendix A) **TAB 6**
  - Development regulations **TAB 13**  
(<http://www.clark.wa.gov/planning/landbank/documents/RILBDraftDevelopmentRegulations.pdf>)
  - Programmatic level of environmental review (Addendum, Part II) **TAB 4**
  - Local adoption process
- De-designation analysis (Addendum, Appendix B) **TAB 7**

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## Application Site

- Rural ILB application received February 2014
  - Two sites:
    - ✓ Lagler property. 378.71 acres (east of SR-503)
    - ✓ Ackerland property 223 72 acres (west of SR-503)
  - Eleven parcels, all zoned AG-20

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- ## Rural ILB Application
- **What has been completed**
    - CREDC study, Land for Jobs (lands inventory)
    - February 2014
      - ✓ RILB application taken in by the county
    - August 2014
      - ✓ BERK (Seattle) brought on as a consultant
      - ✓ Mackay Sposito assisting locally
      - ✓ Kittleson & Associates will lead transportation planning efforts
    - November/December 2014
      - ✓ Work sessions with the Board and Planning Commission
      - ✓ NACCC presentation
      - ✓ Updates to county's master planning code requirements
    - January 28, 2015: open house #1
    - April 15, 2015: open house #2
    - May 7, 2015: Planning Commission work session
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# Rural ILB Application

- What has been completed
  - May 14, 2015: EDAT presentation
  - June 3, 2015: BOCC work session
  - June 8, 2015: Railroad Advisory Board presentation
  - July 29, 2015: Open House #3
  - Oct. 7, 2015
    - ✓ Notice of Intent to Designate published
    - ✓ Notice of DS with Addendum published
  - Oct. 21, 2015: Comments on Addendum due
  - Oct. 29, 2015: Open House #4
  - Nov. 5, 2015: PC Work Session
  - Dec. 17, 2015: PC Hearing
  - Jan. 27, 2016: BOCC work session
  - Feb. 17, 2016: Open House #5

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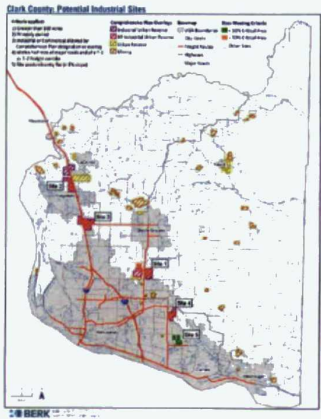
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*Lasler still owns the property*

# Alternative Sites

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




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## Alternative Sites

### Site 2: North of Ridgefield



Aerial map showing a large rectangular area outlined in black, situated north of Ridgefield. The map includes a legend on the left with categories like 'Proposed', 'Existing', and 'Natural Resources'. A scale bar and north arrow are at the bottom left.

### Site 3: Between Ridgefield and Vancouver

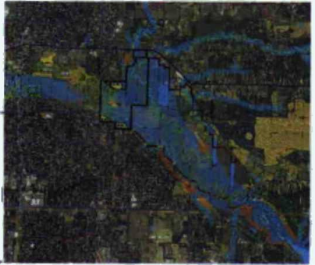


Aerial map showing a rectangular area outlined in black, located between Ridgefield and Vancouver. The map includes a legend on the left with categories like 'Proposed', 'Existing', and 'Natural Resources'. A scale bar and north arrow are at the bottom left.

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## Alternative Sites

### Site 4: East of Vancouver



Aerial map showing a rectangular area outlined in black, located east of Vancouver. The map includes a legend on the left with categories like 'Proposed', 'Existing', and 'Natural Resources'. A scale bar and north arrow are at the bottom left.

### Site 5: Section 30, City of Vancouver




FIGURE 1.0 - Overall Concept Map  
Aerial map of Section 30 in the City of Vancouver, outlined in black. The map includes a legend on the left with categories like 'Proposed', 'Existing', and 'Natural Resources'. A scale bar and north arrow are at the bottom left. To the right of the map are several small inset images showing architectural renderings of buildings and street scenes.

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## Alternative Sites

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

Clark County Rural Industrial Land Bank: Alternative Sites Comparison

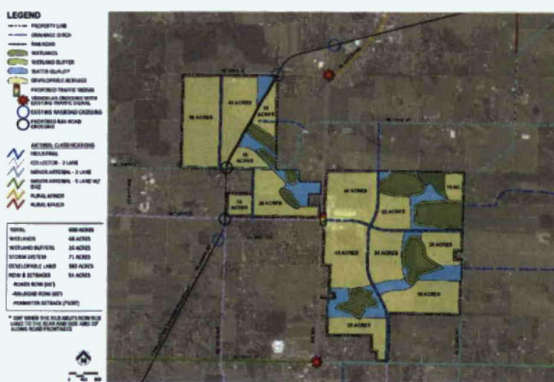
Feature	Site 1	Site 2	Site 3	Site 4	Site 5
Gross Parcel Acres	602	412	764	366	325
Net Buildable Area, estimated	378	179	219	23.5	213
Percent Developable, estimated	63%	43%	29%	6%	66% +
UGA Adjacency	Vancouver	Ridgefield	Vancouver, Ridgefield	Vancouver	Vancouver
Site Topography Suitability	●	●	●		○
Site Geometry: Parcel size, depth	●	●	○		●
Common Ownership	●	●	○		●
Free of Critical Area Constraints (see percent developable)	○	○	○		●
Water Adjacency	●	●	●		●
Sewer Adjacency	○	○	○	Not further evaluated due to significant constraints and low developability	○
Freight Route Access	●	○	●		●
Roads: Access to major roads, multiple access points, ability to improve connectivity	○	○	●		○
Rail Access	●	○	○		○
Land Use & Visual Quality: Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	○	○	●		○
Proximity to Workforce and Housing	●	○	●		●
Legend:	Strong Feature ●	Moderate Feature ○		Low Feature ○	

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## Master Plan Land Use Concept



July 2015 Concept



CLARK COUNTY RURAL INDUSTRIAL LAND BANK  
LAND USE ANALYSIS  
JULY 2015

MarkKoy Spatial

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## Draft Development Regulations

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

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

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*Details are in the draft ordinance TAB 2*

## Draft Development Regulations

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

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

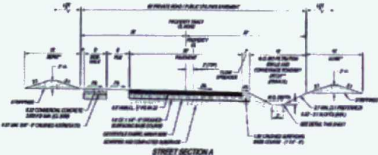
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# Draft Development Regulations

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



Water Quality Bio-Filtration Swale with Private Road Section

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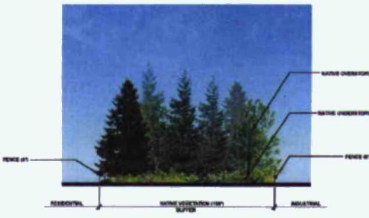
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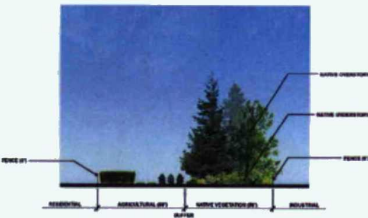
# Perimeter Buffer Treatment Concepts

**Full 100 foot dense screen**

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



SECTION A



SECTION B

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# De-designation Criteria

## WAC 365-190-050 Criteria

- Areawide analysis
- Regulations conserving ag.
- Not characterized by urban growth
- Used or capable of use for ag.
- Land-capability classification
- Prime and unique farmland soils
- Availability of public facilities
- Tax status, including current use
- Availability of public services
- Relationship or proximity to UGAs
- Predominant parcel size
- Land use settlement patterns
- Intensity of nearby land uses
- History of development permits nearby
- Land values under alternative uses
- Proximity to markets
- Designating ag. lands sufficient to maintain & enhance economic viability of ag. industry long-term

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# Summary of De-designation

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



show the "rainbow" slide here?

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## Rural ILB Public Involvement

- Public Involvement
  - Webpage: [www.clark.wa.gov/planning/landbank](http://www.clark.wa.gov/planning/landbank)
  - Contact with Neighborhood Associations
  - NACCC presentation
  - News Releases
  - BOCC and PC Work Sessions
  - Open House #1, January 28, 2015
  - Open House #2, April 15, 2015
  - Open House #3, July 29, 2015
  - Open House #4, October 29, 2015
  - Open House #5, February 17, 2016

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## Rural ILB Package

- What has been adopted
  - Master Plan CCC code section (December 2014)
- What is to be adopted (draft ordinance)
  - Comprehensive Plan policies
  - Change from AG to IL, with an IL-RILB overlay
  - Development regulations for IL-RILB overlay properties
  - Arterial Atlas amendments
- Supporting documentation
  - Industrial lands inventory
  - De-designation analysis
  - Alternative sites analysis
  - Master Plan concept
  - Transportation and utilities analysis

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## Rural ILB – Adoption Process

- Local Adoption Process
  - Planning Commission work session: November 5, 2015
  - Planning Commission public hearing: December 17, 2015
  - Board work session: January 27, 2016
  - Board public hearing: April 5, 2016

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## Rural ILB – PC Recommendation

- Voted 4-2 for staff recommendation on:
  - Zone change (AG-20 to IL and IL-RILB overlay)
  - Comprehensive Plan policies
  - Arterial Atlas amendments
- Voted 4-2 for staff recommendation on the draft development regulations, AND to add RRAB uses to Ackerland property

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# Rural ILB – PC Recommendation

Table 40.230.085-1. Uses			
2012 North American Industrial Classification System (NAICS)			
	IR <sup>1</sup>	IL <sup>2</sup>	ILC/RILB <sup>3</sup>
<b>B. Manufacturing Uses</b>			
321	Wood product manufacturing		
3211	Sawmills and wood preservation	P	X P/C <sup>4</sup>
3212	Veneer, plywood, and engineered wood product manufacturing	P	P P/C <sup>4</sup>
322	Paper manufacturing		
3221	Pulp, paper and paperboard mills	P	X P/C <sup>4</sup>
327	Nonmetallic mineral product manufacturing		
3273	Cement and concrete product manufacturing	P	P P
	327310 Cement manufacturing	P	X P/C <sup>4</sup>
	327320 Ready-mix concrete manufacturing	P	X P/C <sup>4</sup>
3274	Lime and gypsum product manufacturing	P	X P/C <sup>4</sup>
3279	Other nonmetallic mineral product manufacturing	P	X P/C <sup>4</sup>
331	Primary metal manufacturing	P	X P/C <sup>4</sup>
332	Fabricated metal product manufacturing		
3328	Coating, engraving, heat treating, and allied activities	P	P P
	332813 Electroplating, plating, polishing, anodizing, and coloring	P	C P/C <sup>4</sup>
<b>F. Transportation and warehousing</b>			
488	Support activities for transportation	X	P P
4883	Support activities for water transportation	P	P P/C <sup>4</sup>

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Sites ( 100 acres or more. Zoned IL

# Rural ILB

Questions?

Thank you!

[www.clark.wa.gov/planning/landbank/index.html](http://www.clark.wa.gov/planning/landbank/index.html)

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Kayler win - still on the property  
window close on 367 sites  
June 30  
2 sites is all CC gets