CLARK COUNTY
Community Planning
Planning for Clark County's promising future

Rural Industrial Land Bank

What's Next

An open house is planned for **Wednesday, July 29, 2015, at the CASEE Center, 11104 NE 149th Street, Brush Prairie, from 5 30-7 00 p m**

Information to be presented at the open house will include

- additional information about the application site,
- additional information about the programmatic environmental review, and
- a new draft of proposed site development regulations that would apply to any development occurring in the land bank

A list of current allowable uses in Light Industrial (IL) districts and current development and performance standards can be viewed in Clark County Code Section 40 230 085

Project Summary

Work sessions were held with the Planning Commission on May 7 and with the Board of County Councilors on June 3 The purpose of the work sessions was an update on the status of the project The presentation given was similar to the one given at the April 15 open house

An open house was held on April 15, 2015 to inform the public of progress to date and to ask for comments Below are the materials that were presented and discussed

- Open House Presentation
- Open House Handout
- Open House Display Boards

A number of draft documents have been prepared by BERK Consulting and their team The first is an analysis of critical areas on the site The second includes a list of criteria that make a good industrial site and an alternative sites analysis The third is a de-designation analysis Work has also started on the master planning process for the site

- Critical Areas Existing Conditions
- Inventory of Possible Industrial Land Bank Sites
- De Designation Analysis

An open house was held on January 28, 2015 to introduce the rural industrial land bank concept and to discuss the proposed rural industrial land bank application

- Open House Presentation
- Open House Handout
- Open House Display Boards

One of the requirements for establishing a land bank is the preparation of a master plan for the area The Board of County Commissioners adopted changes to the county's master planning requirements at a public hearing on December 16, 2014
Adopted code language

- Section 40 520 070 Master Planned Development
- Section 40 520 075 Rural Industrial Development Master Plan (new section)
- Section 40 560 010 Plan Amendment Procedures

In 1996, the Growth Management Act (GMA), RCW 36 70A, was amended with provisions to allow major industrial developments to be sited outside of urban growth areas RCW 36 70A 365 allows counties to site major industrial developments where there is a specific development application involved RCW 36 70A 367 allows counties

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to establish up to two rural industrial land banks with the intent that they develop as industrial properties

In February 2014, Clark County received an application for the establishment of an industrial land bank on two different sites The locations are north of the intersection of SR-503 (NE 117th Avenue) and 119th Street on 223 acres and 378 acres currently zoned for agriculture (AG-20) The 223-acre site to the west of SR-503 is referred to as the Ackerland property The 378-acre site to the east of SR-503 is referred to as the Lagler property There is no specific developer, so the county is proceeding under RCW 36 70A 367

Map of Planning Area

Requirements to establish a rural industrial land bank

- there has to be an inventory of potential sites within urban growth areas made,
- consultation with affected cities is required,
- the site has to be master-planned,
- the site has to have a programmatic level of environmental review, and
- regulations for review and approval of industrial developments must be put in place

In addition, because the parcels in the application are zoned for agriculture, a de-designation process is required, because by county code any land in a rural industrial land bank will be zoned for light industrial (IL) uses A list of allowable uses in light industrial (IL) districts can be found in CCC Section 40 230 085-Employment Districts

Project contact
Gordy Euler, Clark County Community Planning
(360) 397-2280 ext 4968
gordon euler@clark wa gov

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