Clark County
Rural Industrial Land Bank

Open House #3
CASEE Center
July 29, 2015

Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. Draft Development Regulations
4. Updated Concept Plan
5. Alternative Sites
6. Next Steps

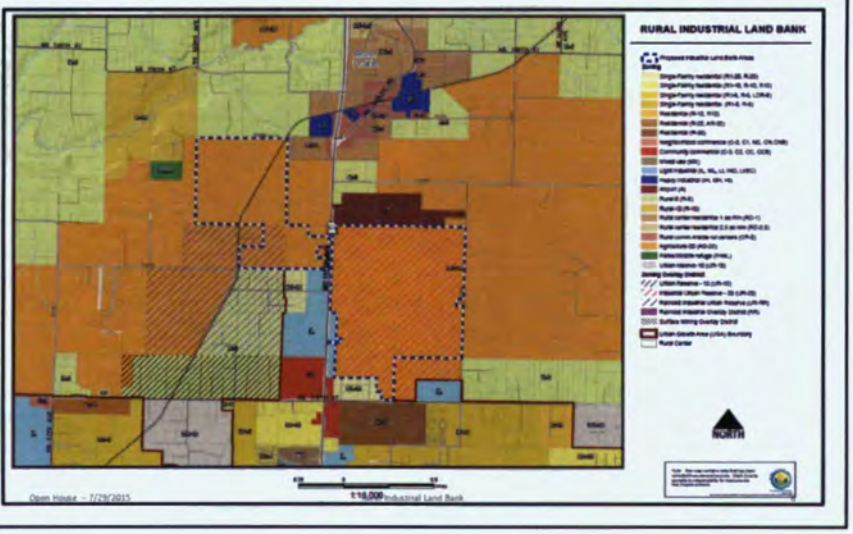
RILB Requirements

- Rural Industrial Land Bank (RILB)
  - Provisions in the Growth Management Act, RCW 36.70A.367
- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review
  - Local adoption process

Rural ILB Application Site

- Rural ILB application received February 2014
  - Two areas:
    - ✓Lagler property: 378.71 acres (east of SR-503)
    - ✓Ackerland property: 223.72 acres (west of SR-503)
  - All zoned AG-20

Rural ILB Application



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
  - May 14, 2015: EDAT presentation
  - June 3, 2015: BOCC work session
  - June 8, 2015: Railroad Advisory Board presentation

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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

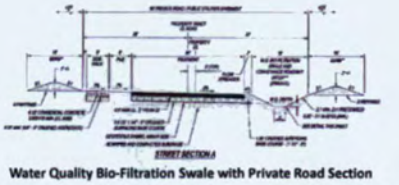
Draft Development Regulations

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	• Light Industrial – Rural Industrial Land Bank (IL-RILB) Overlay • Focus on industrial & manufacturing uses, limit incompatible uses • Retain limit on commercial and service uses to 10% of gross floor area • Hearing required for new RILB developments
Buffers, Protect Rural & Ag	• 100 foot perimeter buffer with dense landscaping / opaque screen • Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan • Agriculture allowed onsite • Other site specific measures may be determined through SEPA project review

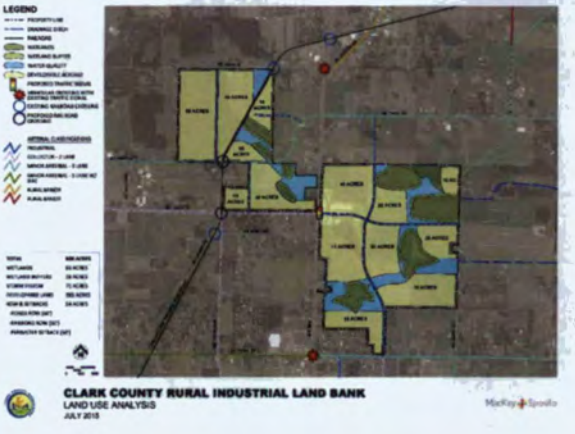
Draft Development Regulations (Cont.)

Topic	Draft Regulations
Environment	• Low impact development and stormwater standards – see specific street sections for integration of biofiltration and filter strips • Comply with Critical Area Regulations and Regional Air Quality Standards
Infrastructure	• Applicants responsible for costs of new infrastructure, applicable impact fees and system development charges • Provide for interlocal agreements and demonstrate adequate water, sewer, power
Transit/TDM	• Apply commute trip reduction ordinance, and identify the location of on-site sheltered bus-stops within quarter mile of site



Water Quality Bio-Filtration Swale with Private Road Section

Master Plan Land Use Concept



Changes between April – July 2015:

- Based on coordination with State and County, circulation components of concept plan have been updated
- Traffic analysis is underway

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
- See concept plans on posters for each site

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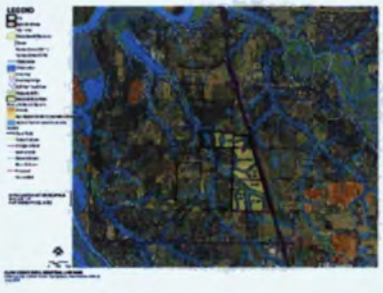
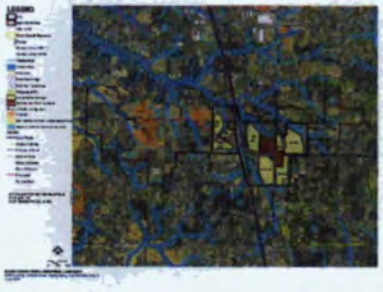
Alternative Concepts

Site 2: North of Ridgefield



Site 3: Between Ridgefield and Vancouver



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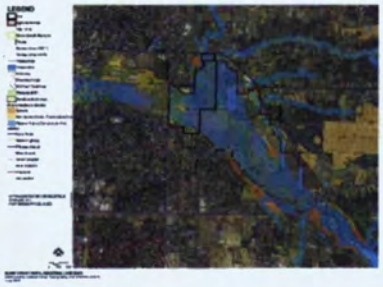
Site 4: East of Vancouver



Site 5: Section 30, City of Vancouver

Alternative Sites

- Preliminary evaluation summarized on handout.
- Based on criteria for what makes a good industrial site.
  - In summary, Site 1 (Docket) most consistent, followed by Site 5.
- Evaluation is draft and will be refined in summer/fall 2015.

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	●	◐	◐	*Not further evaluated due to significant constraints and low developability*	○
Site Geometry: Parcel size, depth	●	◐	○		◐
Common Ownership	●	◐	○		◐
Free of Critical Area Constraints (see percent developable)	◐	○	○		●
Water Adjacency	●	◐	●		●
Sewer Adjacency	◐	○	◐		◐
Freight Route Access	●	○	●		●
Roads: Access to major roads, multiple access points, ability to improve connectivity	◐	○	◐		◐
Rail Access	●	○	○		○
Land Use & Visual Quality: Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	◐	○	◐		◐
Proximity to Workforce and Housing	●	◐	●		●
Legend: Strong Feature	●	Moderate Feature	◐	Low Feature	○

Rural ILB Schedule

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

Rural ILB Public Involvement

- Public Involvement
  - Webpage: www.clark.wa.gov/planning/landbank
  - Contact with Neighborhood Associations
  - NACCC presentation
  - News Releases
  - BOCC and PC Work Sessions
  - Open House #1, January 28, 2015
  - Open House #2, April 15, 2015
  - Open House #3, July 29, 2015

Rural ILB – Next Steps

- Public Involvement
  - Open House #4, Fall 2015
- Process
  - De-designation analysis (draft on the web)
  - Sites analysis (draft on the web)
  - Draft concept master plan (draft on the web)
  - Draft development regulations (draft on the web)
  - Environmental review (in progress, see summary alternatives evaluation, draft on the web)

Rural ILB

Questions?

Thank you!

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

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