Clark County
Rural Industrial Land Bank

Board of Clark County Councilors
Work Session
June 3, 2015

Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. What makes a good industrial site?
4. Potential Clark County sites
5. Agricultural evaluation
6. Application site conditions & preliminary concept
7. Next Steps

RILB Requirements

- Rural Industrial Land Bank (RILB)
  - Provisions in the Growth Management Act, RCW 36 70A 367
- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review
  - Local adoption process

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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

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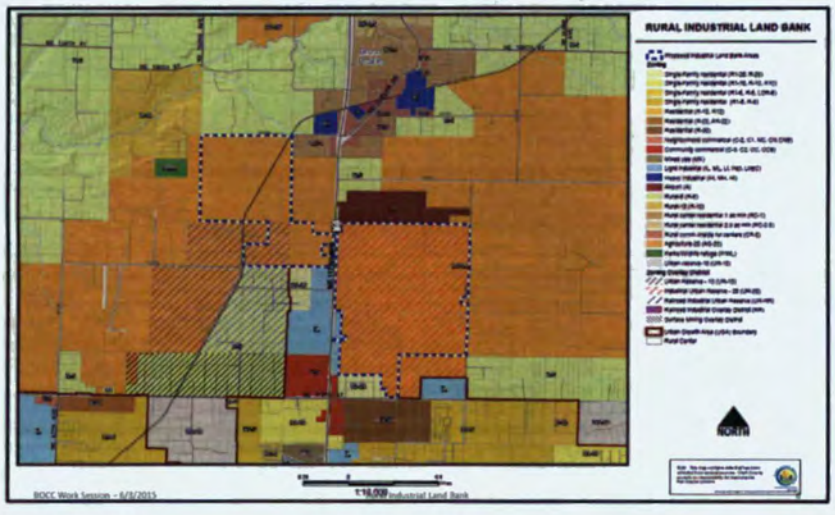
Rural ILB Application



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

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ILB Review Approach

- Develop criteria – what makes a good industrial site?
- Inventory of sites – consider site needs for ILBs
- Identify possible areas for consideration as ILB
- Analyze those areas to identify the best place for an ILB
- Consider re-designation and re-zoning of the identified ILB location

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What makes a good industrial site?

- Utilities
  - Water, sewer, power, etc.
- Parcel Constraints
  - Topography, geometry, ownership, critical areas, etc.
- Transportation
  - Freight, Roads, Access, etc.
- Land Use & Other Plans
  - Comp Plan, Zoning
  - Compatibility
  - Economic Development Plan

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Potential Clark County sites

Criteria

- Greater than 100 acres
- Privately owned
- Industrial or Commercial as allowed by Comprehensive Plan designation or overlay
- Within half mile of major roads and major freight corridor
- Predominantly flat (< 8% slope)
- *Inside UGA:* Land in CREDC Land for Jobs Study, similar size and infrastructure criteria.

Study Area

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Potential Clark County Sites

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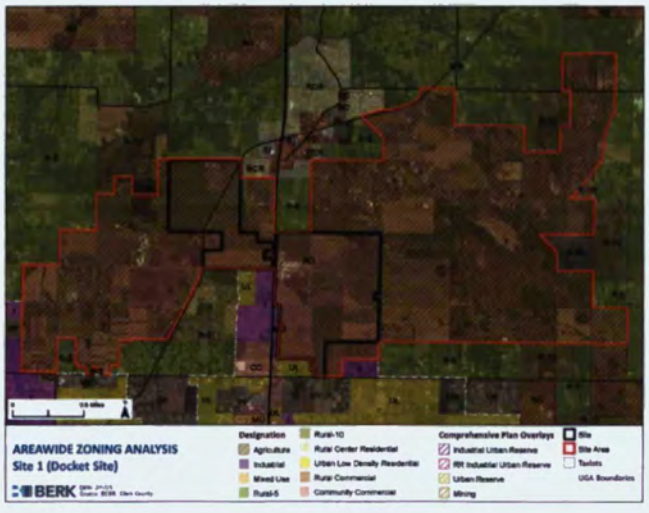
Site 1 Application Site



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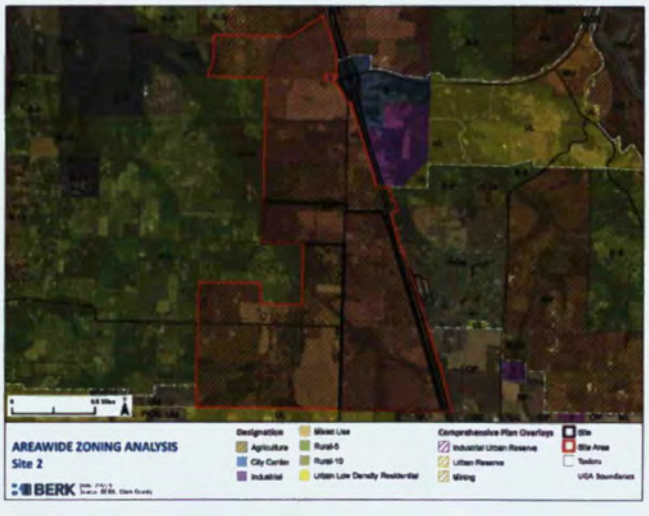
Site 2



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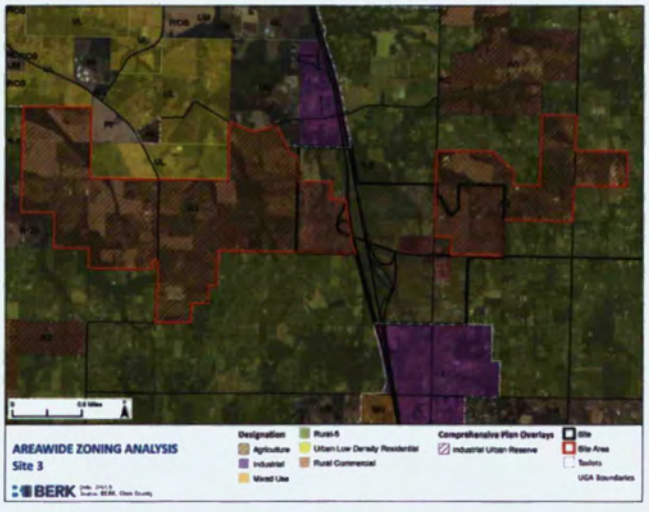
Site 3



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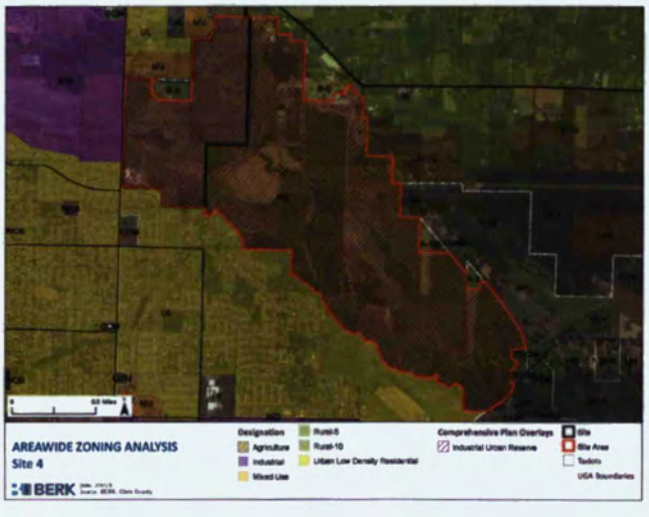
Site 4



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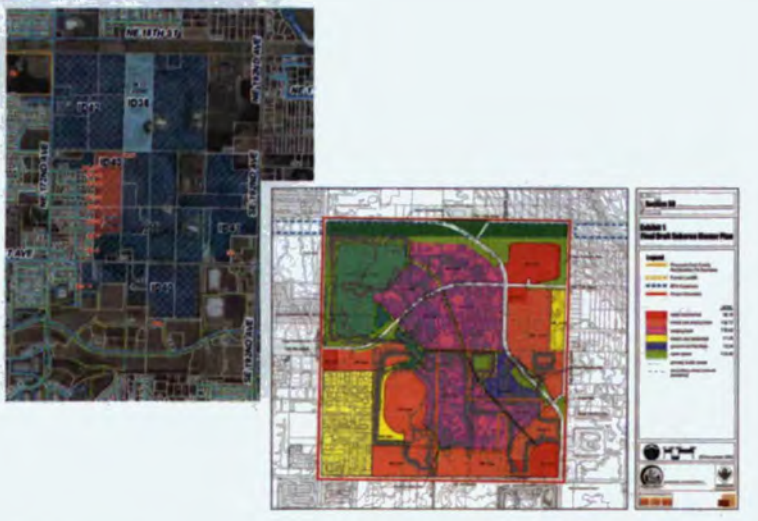
Site 5: Portion of Section 30



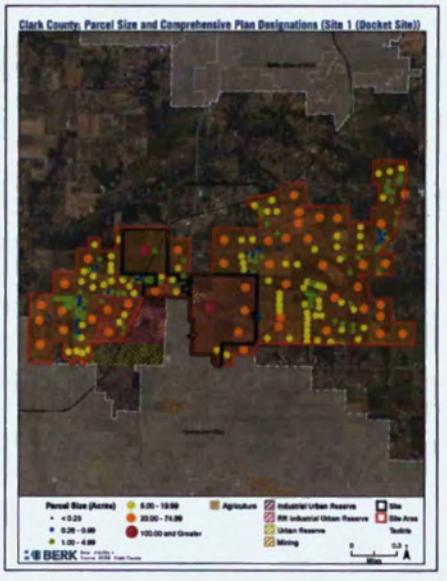
Agricultural evaluation

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

Site 1 Application Site

Parcel Sizes



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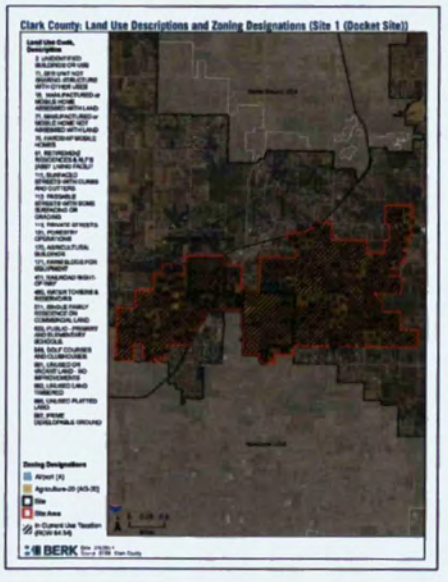
Site 1 Application Site

Current Use



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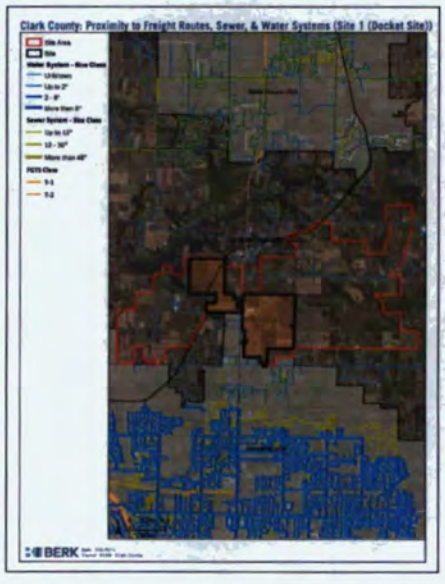
Site 1 Application Site

Freight

Water

Sewer



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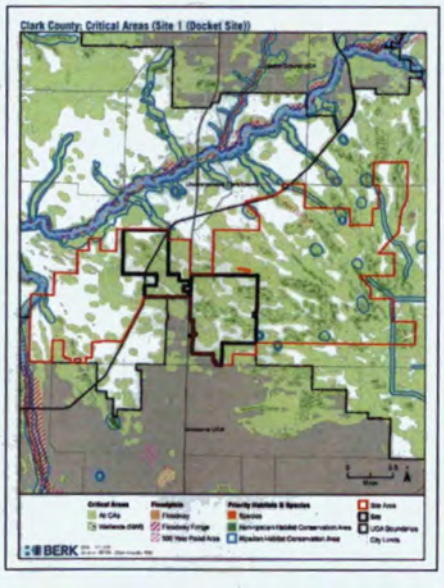
Site 1 Application Site

Critical Areas



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Site 1 Application Site Mapped Critical Areas versus Physical Site Visit

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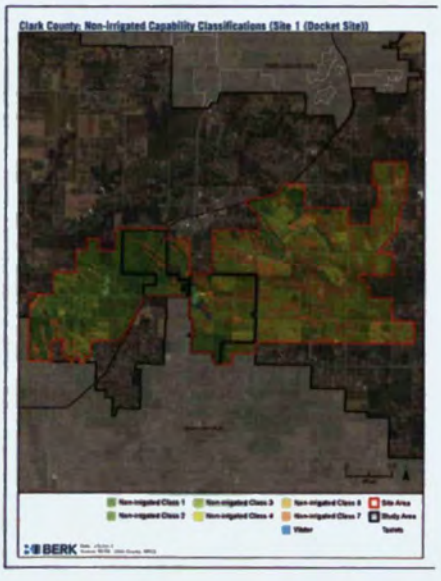
Site 1 Application Site

Soil Capability



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Master Plan Guiding Principles - Summarized

- **Goals**
  - Compatible with the surrounding land uses
  - Create long term value for community and industrial users
  - Promote sustainable development by minimizing environmental impacts and reducing waste
  - Anticipate changing market and industrial needs and maintain flexibility for a variety of light industrial uses
  - Support the creation of a rural industrial land bank per the criteria set forth in the GMA

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Master Plan Guiding Principles - Summarized

- **Objectives**
  - Create coordinated and cohesive master plan allowing streamlined review
  - Respect and preserve critical areas
  - Develop a stormwater solution mimicking natural hydrology of site
  - Address site criteria for industrial lands and maximize the land value
  - Develop roadway & site infrastructure allowing phased development
  - Coordinate infrastructure with public and private agencies
  - Ensure that rail access and/or a loop is accommodated in plan
  - Provide predictability for future light industrial developers with flexible standards

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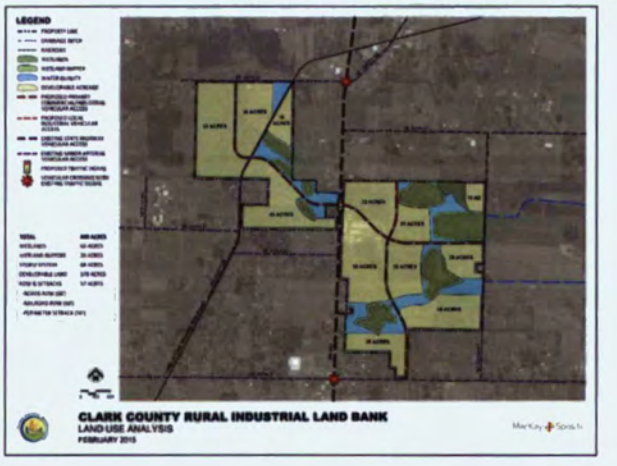
Master Plan Land Use Concept



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Rural ILB Schedule

- Proposed Timeline
  - Jan/Mar 2015 — Draft de-designation analysis
  - Jan/August 2015 — Master Planning Process
  - Jan/August 2015 — Draft development regulations
  - Sept/Oct 2015 — Environmental Review
  - Oct-Dec 2015 — Local Adoption Process

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Rural ILB Public Involvement

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

Rural ILB – Next Steps

- Public Involvement
  - Open House #3, July 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
  - Environmental review

Rural ILB

Questions?

Thank you!

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

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