Notice of Intent to Designate a Rural Industrial Land Bank

Clark County hereby provides notice of its intent to designate an industrial land bank in one or more rural areas. The purpose of the industrial land bank is to allow "major industrial development" on large properties that are master planned to accommodate industrial and manufacturing businesses outside of urban growth areas. Clark County received an application to establish the industrial land bank on two properties that front SR-503 north of the Vancouver urban growth area: the Ackerland property, 223.72 acres west of 117th Avenue, and the Lagler property, 378.71 acres east of 117th Avenue.

See http://www.clark.wa.gov/planning/landbank/ for additional information including available reports and analysis and the scheduling of public meetings and hearings.

Contact:
Oliver Orjiako, Director
Clark County Community Planning
1300 Franklin Street, Floor 3
Vancouver, Washington 98668-9810
(360) 397-2280 x4112; oliver.orjiako@clark.wa.gov

Approved as to Form only:

ANTHONY F. GOLIK
Prosecuting Attorney

By: _____
Christine Cook, Deputy Prosecuting Attorney

PLEASE PUBLISH: Wednesday, September 30, 2015

Please Bill: Clark County Community Planning
Reflector Account 29111269
Columbian Account 70914
Attn: Sonja Wiser
P. O. Box 9810
Vancouver, WA 98666-9810

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Determination of Significance and Adoption of Existing Environmental Document

Description of current proposal

Clark County is considering the establishment of a rural industrial land bank (RILB) as provided in the Growth Management Act (GMA; RCW 36.70A.367). Clark County received a docket application to establish the RILB on two properties that front SR-503 north of the Vancouver urban growth area (UGA): Ackerland property west of 117th Avenue, 223.72 acres and Lagler property east of 117th Avenue, 378.71 acres.

Designation of the RILB would allow large properties in rural areas to accommodate industrial and manufacturing businesses, and limited commercial uses. Future development would need to be master planned and demonstrate consistency with the Clark County Comprehensive Plan, the Light Industrial Zone, and development standards requiring a perimeter landscaped buffer, water quality and air quality standards, critical areas regulations, stormwater standards, and adequate roadway, water, sewer, power and other infrastructure.

The Clark County Comprehensive Plan identifies the subject areas as agricultural lands of long-term commercial significance. Portions of the properties are identified as Railroad Industrial Reserve or Industrial Reserve. As part of designating the RILB, the properties would be de-designated from agricultural lands of long-term commercial significance, designated as a RILB, and rezoned as Light Industrial (IL).

Based on the requirements of GMA, alternative locations for the RILB have been considered. An inventory identified five sites – one site in the Vancouver Urban Growth Area (UGA) and four non-UGA sites including the docket site for analysis as alternative sites:

- Site 1 is the subject docket site north of the Vancouver UGA straddling SR 503.
- Site 2 is adjacent to and north of the Ridgefield UGA along I-5.
- Site 3 lies between the Vancouver and Ridgefield UGAs along I-5 at SR 502.
- Site 4 is adjacent eastward of the Vancouver city limits.
- Site 5 consists of the Section 30 subarea plan site in eastern Vancouver city limits.

All sites were considered for industrial or employment center purposes in the Clark County 2007 Comprehensive Plan Environmental Impact Statement (EIS). The City of Vancouver led a subarea plan for Section 30 and development agreements were prepared in 2009. Environmental review was conducted with the subarea plan and also has occurred as developments have been proposed.

Proponent
Clark County

Location of current proposal
The docket site is north of the Vancouver UGA along SR 503. Primary addresses are: 13207 NE 117th Ave, Vancouver, 98662 (east) and 10901 NE 149th St, Brush Prairie, 98606 (west).

Title of document being adopted
Clark County Comprehensive Growth Management Plan Final Environmental Impact Statement 2007

Agency that prepared document being adopted
Clark County

Date adopted document was prepared
May 4, 2007

Description of document (or portion) being adopted
The Final EIS is being adopted.

If the document being adopted has been challenged (WAC 197-11-630), please describe:
Not applicable.

The document is available, as follows:

- On-line, at: http://www.clark.wa.gov/planning/comp_plan/eis.html.
- Clark County Community Planning
  1300 Franklin Street, Floor 3
  Vancouver, Washington 98668-9810

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. To meet the requirements of RCW 43.21C.030(2)(c), the lead agency is adopting the document described above. Under WAC 197-11-630, there will be no scoping process for this project.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Environmental review
An addendum to the 2007 EIS in the form of a programmatic environmental review has been prepared regarding the RILB. This document includes a review of environmental factors for the application site and contains mitigating measures as required in the form of a master plan concept and proposed development regulations. The addendum is available at: http://www.clark.wa.gov/planning/landbank/.

Comments
Comments on the addendum will be taken for 14 days after the date of issuance of this notice (October 14, 2015). Comments may be sent as follows:

- Post a comment online: Engage Clark County
- Send us an email at: commplanning@clark.wa.gov
- Mail your comments:
  Clark County Community Planning
  Attn: Rural Industrial Land Bank
  P.O. Box 9810, Vancouver, WA 98666-9810

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Appeals

SEPA appeals shall be filed in writing with the Board of County Councilors within fourteen (14) calendar days of the close of the comment period (October 28, 2015), which appeal shall be decided by the Board in conjunction with its decision on the underlying recommendation

Name of agency adopting document

Clark County

Responsible official

Oliver Orjiako, Director, SEPA Responsible Official
Clark County Community Planning
1300 Franklin Street, Floor 3
Vancouver, Washington 98668-9810

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