# CLARK COUNTY RURAL INDUSTRIAL LAND BANK
## Comprehensive Plan, Arterial Atlas, and Zoning Changes

## 1.0 INTRODUCTION

In 1996, the Growth Management Act (GMA), RCW 36.70A, was amended to allow major industrial developments to be sited outside of urban growth areas (UGAs). RCW 36.70A.367 allows counties to establish up to two rural industrial land banks (RILBs) with the intent that they develop as industrial properties. Key steps in the RILB process include the following:

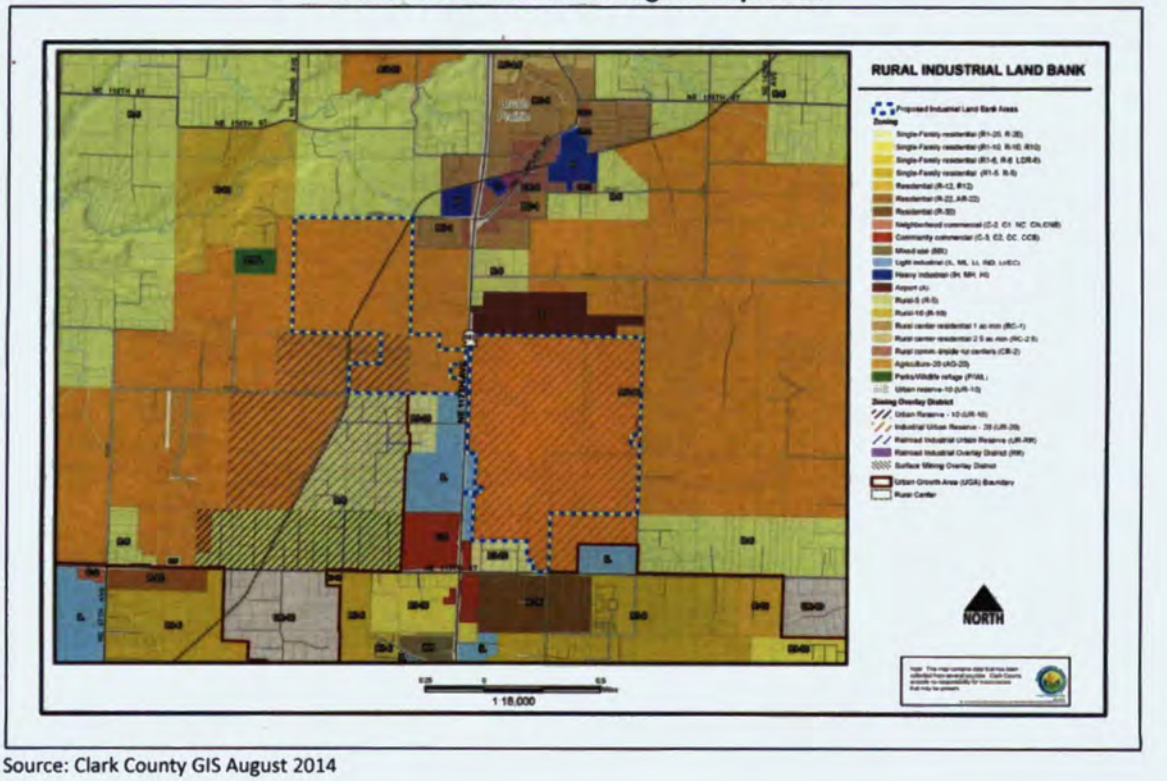
- Identifying locations suited to major industrial use,
- Identifying the maximum size of the bank area,
- Developing a programmatic environmental review, and
- Developing comprehensive plan amendments and development regulations for the bank and future specific major industrial developments.

In 2014, Clark County received a docket application to establish an RILB on properties that straddle SR 503 north of the Vancouver UGA:

- Ackerland property west of 117th Avenue, 223.72 acres.
- Lagler property east of 117th Avenue, 378.71 acres.

Exhibit 1 below shows these areas.

**Exhibit 1. Ackerland and Lagler Properties**




Source: Clark County GIS August 2014



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Presently the zoning for both properties is Agriculture (AG-20). The requested zoning is Light Industrial (IL). The IL zone uses are listed in Clark County Code (CCC) Section 40.230.085. The proposed zoning of IL is consistent with CCC Section 40.520.075.B that specifies this zone when designating an RILB.

Consistent with RCW 36.70A.367 and CCC Section 40.560.010, this document provides:

- proposed text amendments to the County Growth Management Comprehensive Plan
- proposed land use map amendments to the County Comprehensive Plan
- proposed arterial atlas amendments
- proposed zoning map changes

Other development regulation amendments are proposed per the following link:

http://www.clark.wa.gov/planning/landbank/documents/RILBDraftDevelopmentRegulations.pdf

## 2.0 PROPOSED COMPREHENSIVE GROWTH MANAGEMENT PLAN TEXT AND LAND USE MAP AMENDMENTS

Amend the text description plan designations and criteria in the Land Use Element, as follows:

CHAPTER 1. 20-YEAR PLAN DESIGNATIONS AND LOCATION CRITERIA

RURAL LANDS

Rural Industrial Land Bank

A rural industrial land bank is a master planned location for major industrial developments established consistent with RCW 36.70A.367. The minimum size of the land bank is 100 acres, and the maximum size is 700 acres.

"Major industrial development" means a master planned location suitable for manufacturing or industrial businesses that: (i) Requires a parcel of land so large that no suitable parcels are available within an urban growth area; (ii) is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent; or (iii) requires a location with characteristics such as proximity to transportation facilities or related industries such that there is no suitable location in an urban growth area. The major industrial development may not be for the purpose of retail commercial development or multitenant office parks.

"Industrial land bank" means up to two master planned locations, each consisting of a parcel or parcels of contiguous land, sufficiently large so as not to be readily available within the urban growth area of a city, or otherwise meeting the criteria in "Major industrial development" above, and is suitable for manufacturing, industrial, or commercial businesses and designated by Clark County through the comprehensive planning process specifically for major industrial use.

Amend Goals and Policies to add Section 1.7 as follows, based on the RILB concept plan guiding principles:

***GOAL: SUPPORT THE CREATION OF A RURAL INDUSTRIAL LAND BANK CONSISTENT WITH THE GROWTH MANAGEMENT ACT TO PROVIDE A MASTER PLANNED LOCATION FOR LIVING WAGE JOBS AND INDUSTRIES SUPPORTING RURAL COMMUNITIES IN AN ENVIRONMENTALLY SENSITIVE MANNER.***



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***1.7 Policies***

*1.7.1. Designate a rural industrial land bank that is compatible with surrounding land uses and that creates long term value for both the community and the industrial users.*

*1.7.2 Develop rural major industrial developments within the designated rural industrial land bank that promotes sustainable development by minimizing our environmental impacts, protecting natural resources, and reducing waste.*

*1.7.3 Anticipate changing market and industrial needs and maintain the flexibility required for a variety of light industrial uses within the rural industrial land bank.*

*1.7.4 Ensure rural major industrial development within the rural industrial land bank respects and preserves critical areas functions and values, and develops a stormwater solution that mimics the natural hydrology of the site while developing buffers both internally and externally. Incorporate low impact development strategies.*

*1.7.5 Ensure infrastructure requirements are met to maximize the land value. Coordinate infrastructure analysis and planning with public and private agencies so that their long term planning can anticipate the future light industrial development within the rural industrial land bank.*

*1.7.6 Develop a roadway and site infrastructure backbone within the rural industrial land bank that allows for phased development based on the market needs. Accommodate rail access.*

*1.7.7 Promote a level of predictability for future light industrial developers and the County through the flexibility of standards and consolidated reviews.*

# 3.0 PROPOSED COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS

Amend the Comprehensive Plan land use map to redesignate the properties in Exhibit 1 from Agriculture with an Industrial Urban Reserve Overlay to Rural Industrial Land Bank.

Amend the Zoning Map to redesignate the properties in Exhibit 1 from AG-20 to Light Industrial base zone and a Rural Industrial Land Bank-Light Industrial Overlay.

[Gordy – do you want to have your staff prepare maps similar to Exhibit 1 with the amendments above?]

# 4.0 ARTERIAL ATLAS AMENDMENTS

Amend the County's 2013 Arterial atlas to match the arterial plan of the Concept Plan in Exhibit 2, consistent with the attached technical report prepared by Kittelson & Associates, Inc. September 9, 2015.

Preliminary

## Exhibit 2. Arterial Plan – Rural Industrial Land Bank

**Attachment:** Clark County Rural Industrial Land Bank, Transportation Findings, September 9, 2015