# Clark County
# Rural Industrial Land Bank

Board of Clark County Councilors
Work Session
January 27, 2016

# Agenda

1. Rural Industrial Land Bank (RILB) requirements
2. Application site
3. Alternative Sites
4. Master Plan Concept
5. Draft Development Regulations
6. De-designation Analysis
7. What's being adopted
8. Next Steps



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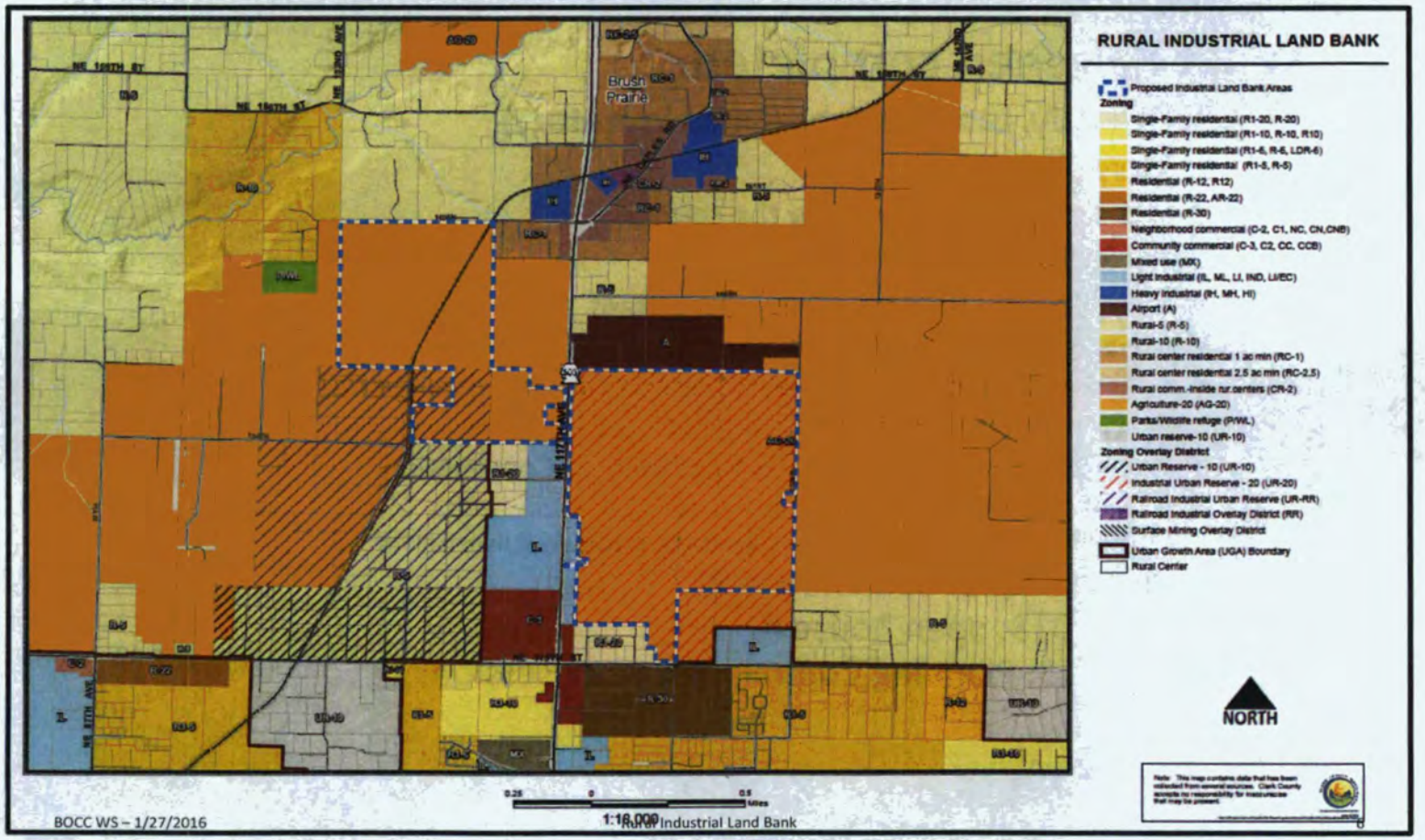
# RILB Requirements

- Rural Industrial Land Bank (RILB)
  - Provisions in the Growth Management Act, RCW 36.70A.367
- Rural ILB Requirements
  - Inventory of sites (Addendum, Part I)
  - Consultation with cities
  - Master planning process (Addendum, Appendix A)
  - Development regulations *(http://www.clark.wa.gov/planning/landbank/documents/RILBDraftDevelopmentRegulations.pdf)*
  - Programmatic level of environmental review (Addendum, Part II)
  - Local adoption process
- De-designation analysis (Addendum, Appendix B)

# 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

# Application Site




BOCC WS – 1/27/2016

# Rural ILB Application

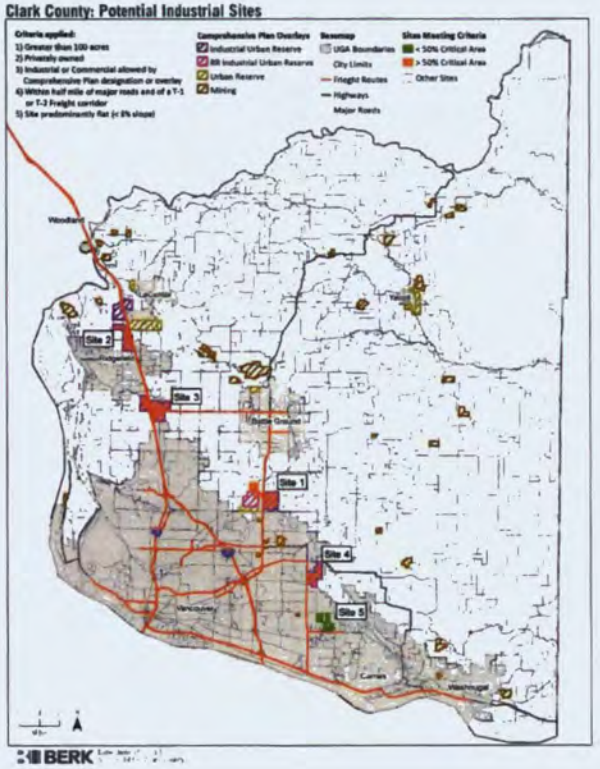
- What has been completed
  - CREDC study, Land for Jobs (lands inventory)
  - February 2014
    - ✓ RILB application taken in by the county
  - August 2014
    - ✓ BERK (Seattle) brought on as a consultant
    - ✓ Mackay Sposito assisting locally
    - ✓ Kittleson & Associates will lead transportation 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

# Rural ILB Application

- What has been completed
  - May 14, 2015: EDAT presentation
  - June 3, 2015: BOCC work session
  - June 8, 2015: Railroad Advisory Board presentation
  - July 29, 2015: Open House #3
  - Oct. 7, 2015
    - ✓ Notice of Intent to Designate published
    - ✓ Notice of DS with Addendum published
  - Oct. 21, 2015: Comments on Addendum due
  - Oct. 29, 2015: Open House #4
  - Nov. 5, 2015: PC Work Session
  - Dec. 17, 2015: PC Hearing

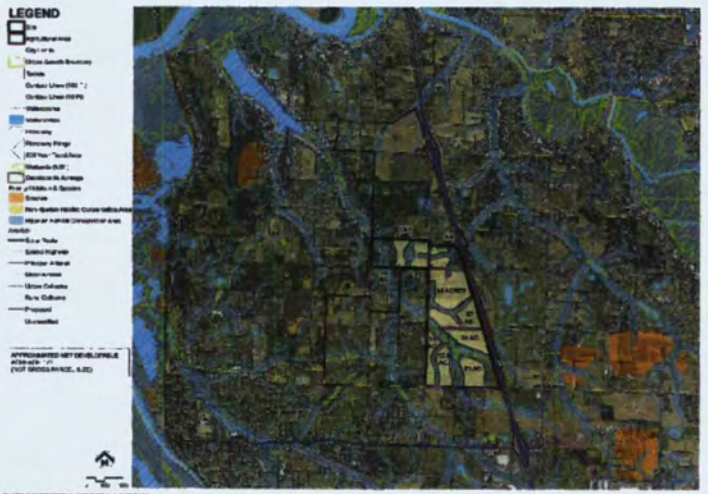
# Alternative Sites

- 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

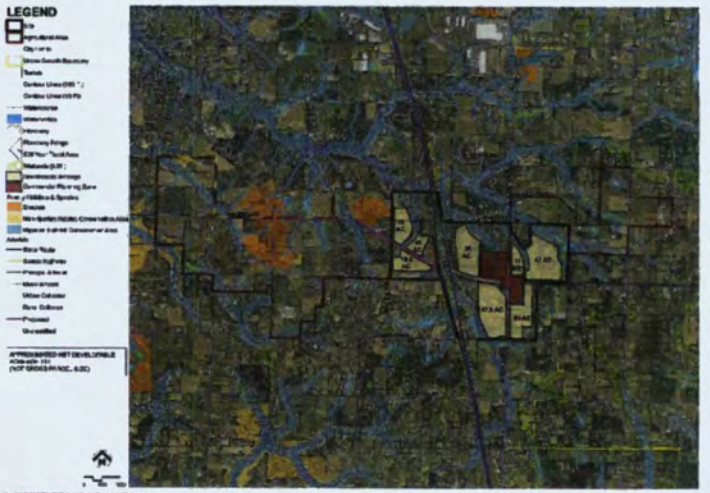


# Alternative Sites

## Site 2: North of Ridgefield

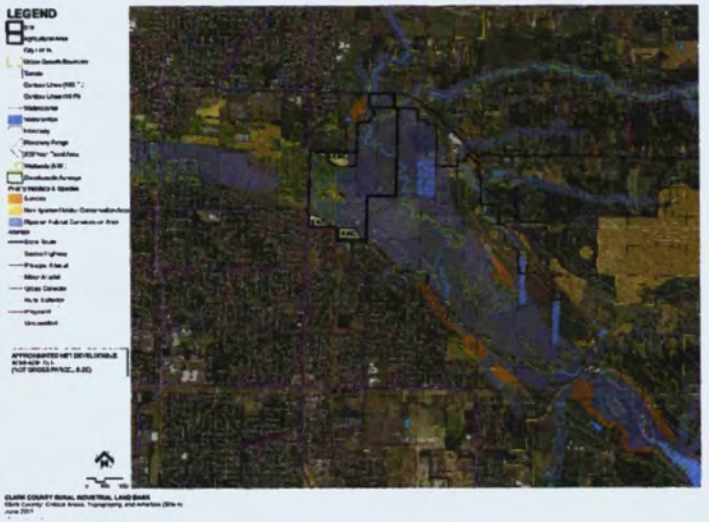



## Site 3: Between Ridgefield and Vancouver



# Alternative Sites

## Site 4: East of Vancouver




## Site 5: Section 30, City of Vancouver

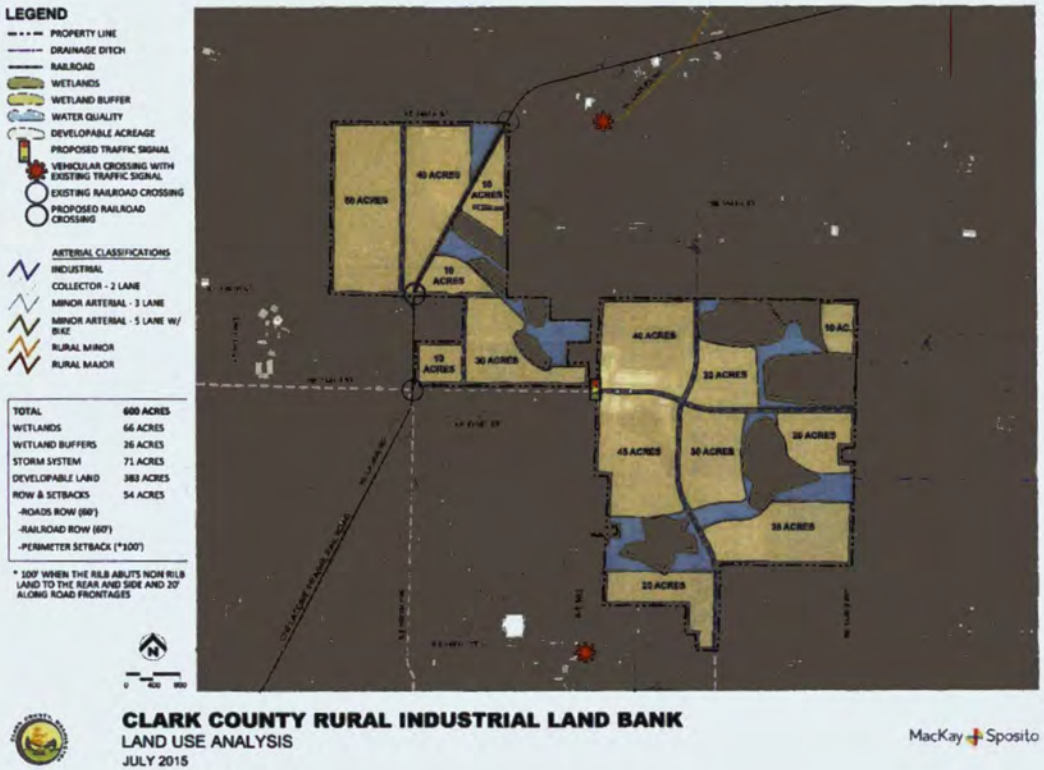
# Alternative Sites

- Evaluation completed in Addendum: Inventory and Alternatives Analysis
- Site 1 (Docket) most consistent criteria of what makes a good industrial site, followed by Site 5.

**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 | ○ |

# Master Plan Land Use Concept




July 2015 Concept

- Legend Clarified
- Buffer Treatments Illustrated

# 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

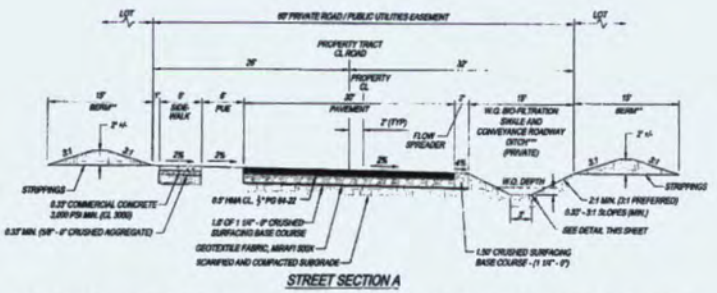
# Draft Development Regulations

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

# Draft Development Regulations

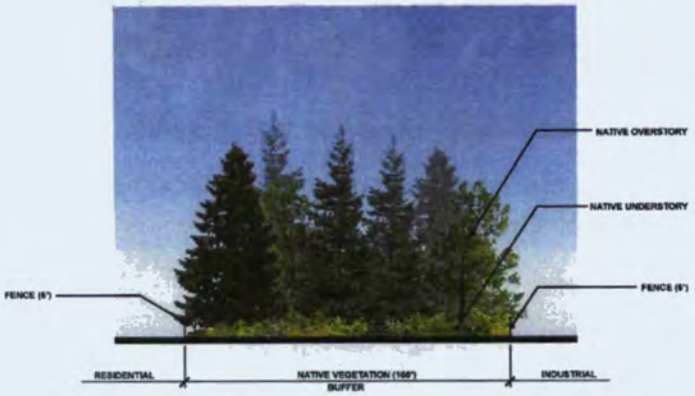
| Topic | Draft Regulations |
|---|---|
| Environment | • Low impact development and stormwater standards – see specific street sections for integration of biofiltration and filter strips<br>• Comply with Critical Area Regulations and Regional Air Quality Standards |
| Infrastructure | • Applicants responsible for costs of new infrastructure, applicable impact fees and system development charges<br>• 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**

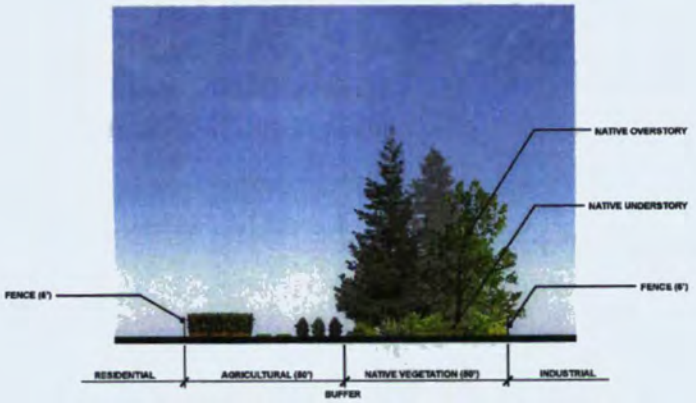
# Perimeter Buffer Treatment Concepts

## Full 100 foot dense screen




**SECTION A**

## Outer buffer – 50 foot agriculture, Inner buffer 50 foot dense screen




**SECTION B**

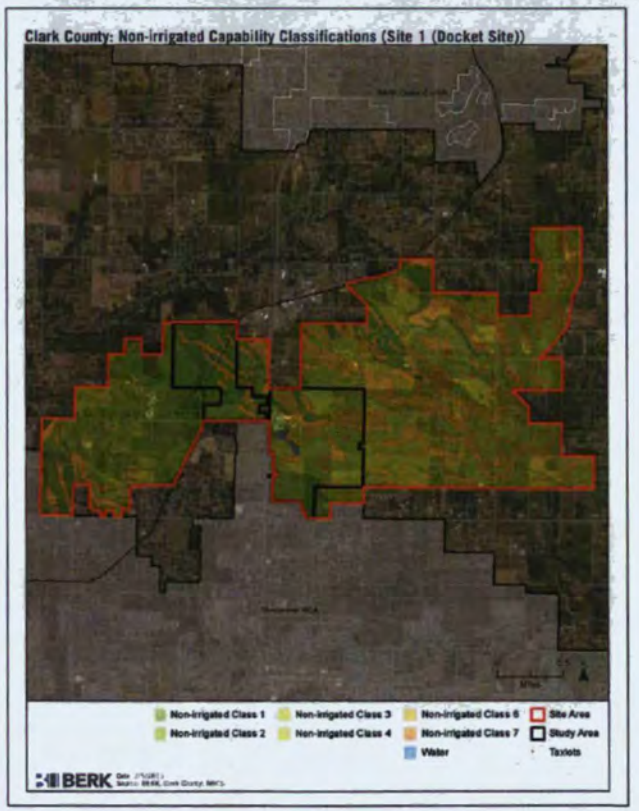
# Consider agricultural criteria

**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

# Summary of De-designation Analysis

- Addendum includes the de-designation analysis presented in Spring 2014.
- *Sites 1, 2, 3 and 4* have agricultural zoned lands.
- The Agricultural zoned lands meet some State criteria and not others.
- Land would convert from agriculture to industrial uses.



# 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
  - Open House #4, October 29, 2015
  - Open House #5, February 17, 2016

# Rural ILB Package

- What has been adopted
  - Master Plan CCC code section (December 2014)
- What is to be adopted
  - Comprehensive Plan policies
  - Change from AG to IL, with an RILB-IL overlay
  - Development regulations for RILB overlay properties
  - Arterial Atlas amendments
  - Master Plan concept
- Supporting documentation
  - Industrial lands inventory
  - De-designation analysis
  - Alternative sites analysis
  - Transportation and utilities analysis

# Rural ILB – Next Steps

- Open House #5, February 17, 2016
- Local Adoption Process
  - Planning Commission work session: November 5, 2015
  - Planning Commission public hearing: December 17, 2015
  - Board work session: January 27, 2016
  - Board public hearing: March 1, 2016

# Rural ILB

**Questions?**

**Thank you!**

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

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