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proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

# BOARD OF COUNTY COUNCILORS

# Public Hearing
# Tuesday, March 1, 2016
# 6:00 p.m.

# Rural Industrial Land Bank

1300 Franklin Street • P O BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2280 • FAX (360) 749-6762 • TDD (360) 397-6057

# DESIGNATION OF A

# RURAL INDUSTRIAL LAND BANK

Staff Report

Dated March 1, 2016

proud past, promising future

CLARK COUNTY
WASHINGTON

## DEPARTMENT OF COMMUNITY PLANNING

### STAFF REPORT

**TO:** Board of Clark County Councilors

**FROM:** Clark County Planning Commission

**DATE:** March 1, 2016

**SUBJECT:** Public Hearing, Establishment of a Rural Industrial Land Bank

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### BACKGROUND

The purpose of the hearing is for the Board to consider the Planning Commission recommendation on an application for a rural industrial land bank (RILB) Such land banks are allowed by the Growth Management Act (GMA), RCW 36 70A.367.

An application for a RILB was received by the county in February of 2014 As the application is to re-designate and rezone property, the application was treated like an annual review. The GMA has specific requirements that must be met, and those requirements and the work that has been done to meet them are described below. Per the Clark County Code, land that becomes part of a RILB is zoned for light industrial uses.

The Board of County Councilors approved a contract to prepare the RILB application package. BERK out of Seattle was hired to work with the county on meeting the RILB requirements.

The GMA requires preparation of several work products as part of the application process

- Inventory of Available Sites
- Consultation with Affected Cities
- Programmatic Level of Environmental Review
- Master Plan Concept
- Development Regulations

In addition, because the RILB application is for lands currently zoned for agriculture (AG-20), a de-designation analysis is included as a work product All of these are described below.

Materials are organized as 1) Programmatic Environmental Review, and 2) Addendum to the Clark County Comprehensive Plan. These are further organized, as follows:

Addendum Part 1 Inventory
Addendum Part 2 Alternative Sites Analysis
City Letters
Addendum Part 3 Appendices

- Appendix A Conceptual Plans
- Appendix B Agricultural Lands Analysis
- Appendix C Critical Areas Reports
- Appendix D Docket Application SEPA Checklist
- Appendix E Docket Site Utilities Analysis
- Appendix F Docket Site Transportation Analysis
- Appendix G Excerpt, 2007 Comp Plan EIS

Proposed Development Regulations
SEPA Comments and Responses

## THE APPLICATION SITE

The application site comprises two areas that straddle SR-503 north of NE 119th St (Addendum Part 1 Inventory, page 3). The Lagler property on the east side of SR-503 contains 378 71 acres and is made up of five parcels. The parcels abut the Vancouver urban growth area (UGA) in part along their south and west sides All of the parcels were brought into the Vancouver UGA with the 2007 Comprehensive Plan update, and then designated Area VB after the 2007 Plan was challenged They were changed back to AG-20 when the UGA shrunk in 2009 Even though the land is zoned for agriculture, the entire area has an Industrial Urban Reserve overlay on it.

The Ackerland property on the west side of SR-503 contains 223.72 acres. Three of the seven parcels have a railroad industrial overlay on them, and that overlay extends to the south of the Ackerland site. The largest parcel was designated with railroad industrial zoning in the 2007 Comprehensive Plan update, but the zoning was changed back to AG-20 when the UGB was shrunk in 2009

## INVENTORY OF AVAILABLE SITES

The Comprehensive Plan requires that 'new industrial sites that are part of a major industrial land bank be required to have a minimum of 75 acres or more...' (Policy 9 3.1). CCC Section 40.560 010(J)(2) requires that rural industrial designations be 100 acres or more.

RCW 36.70A.367(2)(b)(i) requires that an inventory of developable land be conducted and that the county determines and enters findings that land suitable to site major industrial development is unavailable within the urban growth area Two things were done to satisfy this requirement.

The Columbia River Economic Development Council (EDC) did a 'Clark County Employment Land Inventory study in 2011 (Addendum Part 1 Inventory, page 5). The study looked at the availability of lands for industrial development both within cities and in UGAs. Two areas under private ownership, both part of Section 30 in Vancouver, were identified that meet the county's 100-acre minimum requirement. But the lands are not strictly planned for industrial uses and have some infrastructure and topographic constraints as well as being owned by numerous landowners that is challenging for lot consolidation and the size of typical industrial uses. The county adopts the CREDC document as meeting the inventory requirement for UGAs.

The second thing that was done was develop a list of sites that would otherwise meet the requirements of the Comprehensive Plan and the Clark County Code (CCC). BERK applied a standard list of what makes a good industrial site to parcels in the county that meet the minimum parcel size requirement (Addendum Part 1 Inventory, page 7), and identified four sites in addition to the docket site (Addendum Part 1 Inventory, pages 12 and 15) This accomplished two things: 1) it showed that the county examined possible alternative sites to the docket site, and 2) it provided a list of sites to compare to the docket site in the programmatic environmental review (more on that below). The Inventory summarizes the EDC study and adds the rural lands evaluation that is part of the RILB process.

## CONSULTATION WITH AFFECTED CITIES

RCW 36 70A 367(1) states that a county....may establish, in consultation with cities...a process for designating a bank of no more than two master planned locations... ..The potentially affected cities for this application are Vancouver and Battle Ground. Letters were sent to the cities in December of 2014 notifying them that the county had received an application and was proceeding to process it

There hasn't been any formal input from either the city of Vancouver or the city of Battle Ground to date

## PROGRAMMATIC LEVEL OF ENVIRONMENTAL REVIEW

RCW 36.70A.367(2)(b) requires that 'the environmental review for amendment of the comprehensive plan must be at the programmatic level...' and must include an inventory of developable land and 'an analysis of the availability of alternative sites within urban growth areas and the long-term annexation feasibility of sites outside urban growth areas.'

Further, the State Environmental Policy Act (SEPA) allows agencies to use existing environmental documents. WAC 197-11-600(2) states that "an agency may use environmental documents that have previously been prepared in order to evaluate proposed actions, alternatives, or environmental impacts The proposals may be the same as, or different than, those analyzed in the existing documents."

The process for establishing available sites is described above. For the environmental review process, an additional criterion was used. All of the docket site properties were included in the EIS on the 2007 Comprehensive Plan update Given the county's desire to adopt the 2007 EIS, sites were chosen for further study that were also part of the 2007 EIS study area All sites were considered for industrial or employment center purposes in the 2007 EIS. The 2007 EIS considered a range of natural and built environment topics addressing the cumulative effects of the subject Sites 1-4 becoming urban and changing to employment uses along with other urban and rural growth proposals Accordingly, the environmental impacts of the subject proposal are covered by the range of alternatives and impacts analyzed in the existing environmental documents (WAC 197-11-600(3(b)(ii)).

Building on the 2007 EIS already completed, the addendum provides the programmatic level environmental review required in RCW 36.70A 367(2)(b) and adds analyses or information about the proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600(4)(c) where the subject properties had been evaluated for conversion to industrial or employment uses. As stated above, four sites in addition to the docket site were chosen for further study (Addendum Part 1 Inventory, page 15). The environmental review is included in Addendum Parts 2 and 3 (appendices). Most of the work was done on identifying the environmental effects of developing the docket site, but all the sites were analyzed for industrial site suitability, critical areas, and agricultural viability. Appendix C looks at critical areas among the alternative sites Appendix D is a SEPA checklist that was submitted by the applicant. Appendix G contains a summary excerpt from the 2007 EIS.

There is additional discussion about the SEPA process below.

**MASTER PLAN CONCEPT**

Master planning is mentioned in both RCW 36.70A.367(1) and (2) as something that is required. Clark County has a master planning code section (CCC Section 40.520.070) but at the time of the RILB application there were no provisions for master planning for a RILB In December of 2014, a new code section was adopted by the Board CCC Section 40.520 075 deals specifically with master planning for rural industrial development.

There was a lot of discussion about what the master plan should be As a practical matter, it is not possible to develop a precise master land use plan, because at this

point it is not known who will be locating in the land bank and what and how they will wish to develop.

Appendix A lists goals and objectives for a master plan. It also contains a master plan concept map for the docket site as well as maps for the alternative sites. Appendix E contains a utilities analysis prepared by Mackay Sposito and a utilities concept plan for the docket site. Appendix F contains a transportation analysis developed by Kittelson & Associates. There have been several conversations with WSDOT about access to the site from SR-503.

With this information and information about how the docket sites are constrained, a master plan concept land use map has been developed (Appendix A, page 2) It is important to note that a 100-foot perimeter setback is proposed for the site(s). With this proposal along with the portions of the site(s) that are environmentally constrained, the amount of developable land drops to about 380 acres.

**DEVELOPMENT REGULATIONS**

RCW 36.70A.367(3) states in part that 'in concert with the designation of an industrial land bank area, the county shall also adopt development regulations for review and approval of specific major industrial developments through a master plan process'

Draft development regulations are included in the packet. By county code, lands designated in RILB must be zoned light industrial. What is proposed for the RILB is a light industrial overlay district, IL-RILB zone overlay. This would in essence allow all uses that are otherwise allowed in a light industrial zone (there are some listed exceptions), but additional language regarding things like the 100' perimeter buffer and other master planning requirements from CCC Section 40.520.075 are incorporated as well Also, by statute, any development in a RILB requires a 30-day notice for a hearing as opposed to the CCC requirement of 15 days.

**COMPREHENSIVE PLAN POLICIES**

It is proposed that comprehensive plan text and policies be added to the Land Use Element (Chapter 1), as follows

**20-YEAR PLAN DESIGNATIONS AND LOCATION CRITERIA, RURAL LANDS** (page 1-16)

**<u>Rural Industrial Land Bank</u>**

<u>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.</u>

"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

Add a new section to **GOALS AND POLICIES** (page 1-18), 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.***

**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.

## ARTERIAL ATLAS AMENDMENTS

Part of the master planning process includes how the RILB will be connected to the surrounding transportation system The primary access is proposed to be a signalized intersection in the vicinity of SR-503 and NE 134th Street The site, however, also needs to be connected to other roads in the area. Appendix F contains proposed Arterial Atlas amendments, which are as follows:

- Commercial/Industrial Classified Road from NE 139 St Extension to NE 149th St at approximately NE 106th Ave. west of Chelatchie Prairie Railroad;
- Commercial/Industrial Classified Road from NE 144 St Extension to Dead End east of the Chelatchie Prairie Railroad; and
- Commercial/Industrial Classified Road from NE 134 St. Extension to NE 139th St Extension at approximately NE 110th Ave. east of Chelatchie Prairie Railroad.

## DE-DESIGNATION ANALYSIS

Because the docket site lands proposed for the RILB are zoned for agriculture, a de-designation analysis was done De-designation criteria are listed in WAC 365-190-050

The docket sites were included in a de-designation study that was done for the 2007 Comprehensive Plan update. The areas were brought into the Vancouver UGA. The inclusion of these parcels in the Vancouver UGA was challenged. As a result, the county shrank the Vancouver UGA in 2009, and the parcels were re-zoned back to AG-20.

The de-designation analysis is included in Appendix B, in Exhibit 3 on page 7 and Exhibit 17 beginning on page 24. The analysis was done not only for the docket site, but for the alternative sites, since they are all zoned for agriculture as well. Additionally, an area-wide analysis was also conducted for each site addressing the extent of the AG-20 zone abutting the studied sites

The docket site(s) meet several of the de-designation criteria, but not all of them (see the de-designation Chapter 2 analysis of the docket site and the area-wide analysis) The site is in agricultural use and uses the current use taxation program, and has prime

soils. The site is also in proximity of urban uses with urban services, permit activity is fairly frequent south of the site, and there is a high volume of traffic on SR 503. The local agricultural market shows activity and increases in small, value added production and direct sales. The challenges of dairy operations are described in the report

Agriculture would continue to be an allowed use in the IL–RILB zone overlay The perimeter buffer described in the development regulations and example cross-sections illustrate how agriculture could occur in the perimeter buffer.

A number of public comments touched on agricultural activities at the docket site and vicinity The County has analyzed a variety of techniques to support the agricultural industry in Clark County, including.

- Agriculture Preservation Strategies Report (2008)
- Rural Lands Task Force Recommendations (2010)
- Rural Lands Study (2012)

Policy options for agricultural lands across the county, including agriculture protection districts and others, are addressed in these documents and have been considered by the Board of County Councilors. These documents are available at: https //www clark.wa.gov/community-planning/rural-lands-review The de-designation analysis does identify some findings from the broader agricultural lands review, such as the Rural Lands Study, part of which further evaluated concepts identified in the earlier strategies and task force reports

**PUBLIC INVOLVEMENT**

The GMA requirements for early and continuous public involvement apply to this project Work sessions on the project were held with the Planning Commission in October and November of 2014 and in May and November of 2015 Work sessions with the Board were held in October and December of 2014. in June of 2015, and in January of 2016. Four public open houses were held in 2015 (January, April, July and October), and one in 2016 (February). Presentations were given to NACCC, the county's Economic Development Action Team (EDAT), the Railroad Advisory Board, and the Brush Prairie and Meadow Glade Neighborhood Associations. A webpage for the project has been maintained throughout the project at: http://www.clark.wa gov/planning/landbank/. Comments from each of the open houses are included on the webpage

**SEPA PROCESS**

Pursuant to WAC 197-11-600(2), the county adopted the 2007 Comprehensive Plan EIS as part of the process, because the docket sites as well as the alternative sites were covered in the analysis done in that EIS. The 2007 EIS assumed that docket site parcels would be zoned for industrial or employment purposes, similar to what is proposed in the land bank application.

WAC 197-11-600(4) states that existing documents may be used for a proposal by employing one or more of several methods. Section 4(c) allows for preparation of an addendum 'that adds analysis or information about a proposal but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.' Pursuant to this section, the county published a Notice of Determination of Significance with an addendum that contains the alternative sites analysis, the master planning process, and the development regulations Comments on the SEPA process are included as the last item in the PC packet

The County held a voluntary comment period on the Addendum, these comments are responded to in the "Responses to SEPA Comments" document prepared in December 2015 and updated in January 2016.

The County held an appeal period per County code A SEPA appeal was filed on November 4, 2015; a companion staff report addresses the appeal The appeal by code will be heard as part of the Board hearing on the RILB application (See related staff report).

## STAFF RECOMMENDATION

Staff has reviewed the body of work prepared by BERK, and believes that the requirements of have RCW 36 70A 367 been met Staff recommends that the Planning Commission forward a recommendation to approve to the Board of County Councilors

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission (PC) had a work session on November 5, 2015 and public hearing on December 17, 2015

The PC voted 4-2 to recommend to the Board approval of the RILB consistent with the staff recommendation However, the PC recommendation also includes additional land use recommendations suggested by the Railroad Advisory Board (RRAB) The RRAB suggested allowing the following land uses from the railroad industrial (IR) district for the Ackerland (west-side of SR-503) properties

| Table 40.230.085-1: Uses | | | | | | |
|---|---|---|---|---|---|---|
| 2012 North American Industrial Classification System (NAICS) | | | | IR[1] | IL[2] | IL-RILB[3] |
| B Manufacturing Uses | | | | | | |
| | 321 | Wood product manufacturing | | | | |
| | | 3211 | Sawmills and wood preservation | P | X | P/X[11] |
| | | 3212 | Veneer, plywood, and engineered wood product manufacturing | P | P | P/X[11] |
| | 322 | Paper manufacturing | | | | |
| | | 3221 | Pulp, paper and paperboard mills | P | X | P/X[11] |
| | 327 | Nonmetallic mineral product manufacturing | | | | |

| Table 40.230.085-1. Uses | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 2012 North American Industrial Classification System (NAICS) | | | | | | IR[1] | IL[2] | IL-RILB[3] |
| | | 3273 | Cement and concrete product manufacturing | | | P | P | P |
| | | | | 327310 | Cement manufacturing | P | X | P/X[11] |
| | | | | 327320 | Ready-mix concrete manufacturing | P | X | P/X[11] |
| | | 3274 | Lime and gypsum product manufacturing | | | P | X | P/X[11] |
| | | 3279 | Other nonmetallic mineral product manufacturing | | | P | X | P/X[11] |
| | 331 | Primary metal manufacturing | | | | P | X | P/X[11] |
| | 332 | Fabricated metal product manufacturing | | | | | | |
| | | 3328 | Coating, engraving, heat treating, and allied activities | | | P | P | P |
| | | | | 332813 | Electroplating, plating, polishing, anodizing, and coloring | P | C | P/C[12] |
| E Transportation and warehousing | | | | | | | | |
| | 488 | Support activities for transportation | | | | X | P | P |
| | | 4883 | Support activities for water transportation | | | P | P | P/X[11] |

*[11]Permitted on IL-RILB parcels on the west side of SR-503, otherwise prohibited*
*[12]Permitted on IL-RILB parcels on the west side of SR-503, otherwise requires a conditional use permit*

[1]From the current IR use list; Planning Commission recommendation
[2]From the current IL use list
[3]Proposed IL-RILB use list

In the 2007 comprehensive plan update the large Ackerland parcel with the railroad running through it was given Railroad Industrial (IR) zoning The use list for IR in the first column was developed by the RRAB in a subsequent planning process For comparison, the use list for light industrial (IL) is in the second column The proposed use list for the overlay district is in the third column County code and the comprehensive plan state that land in a RILB be zoned light industrial Staff believes that IR uses cannot be allowed in the IL-RILB overlay since they are not allowed otherwise in IL districts.

The RRAB also recommended language requiring preparation of rail use plan be included in additional requirements for the land bank developments This language currently exists in code for IR district developments

2

**Draft Ordinance**

**ORDINANCE NO. 2016-_____**

An ordinance relating to land use, and for establishing a rural industrial land bank in Clark County

WHEREAS, Clark County is allowed to plan for up to two rural industrial land banks under the Growth Management Act (RCW 36 70A 367), and

WHEREAS, the County received an application in February 2014 for establishing a rural industrial land bank, and

WHEREAS, the County began the process in August 2014 of working through the requirements of the GMA by hiring BERK as a consultant, and

WHEREAS, a new CCC Section 40.520 075 Rural Industrial Development Master Plan was adopted by Ordinance 2014-12-16 to allow for master planning of rural industrial land bank site(s), and

WHEREAS, the County held five open houses in January, April, July, and October 2015 and February 2016, to keep the public informed about how the GMA requirements were being addressed, and

WHEREAS, the County on October 7, 2015 issued an addendum pursuant to WAC 197-11-600(4)(c), given the completion of the required alternative sites analysis, conceptual master plan, and development regulations, and

WHEREAS, the County included an optional 14-day comment period on the addendum; and

WHEREAS, the Planning Commission in a duly advertised public hearing on December 17, 2015 recommended that the Board of County Councilors (Board) adopt comprehensive plan and code changes to allow the establishment of a rural industrial land bank sites, and

WHEREAS, the Board held a duly advertised public hearing on March 1, 2016 for the purpose of considering the Planning Commission recommendations, and

WHEREAS, the Board finds that adoption of this ordinance will further the public welfare;

NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COUNCILORS OF CLARK COUNTY, STATE OF WASHINGTON, AS FOLLOWS.

**SECTION 1.** Amendatory. The Comprehensive Plan map for Clark County is hereby amended, as follows.

Parcel numbers as listed below are changed from a Comprehensive Plan designation of Agriculture and zoning designation of agriculture (AG-20) to a designation of Employment Center and a zoning designation of light industrial (IL) with a rural industrial land bank overlay (IL-RILB). Parcels are shown in Exhibit 1.

198335000, 198375000,196656000,198111000, 198324000, 198112000, 198101000, 198075000,198072000,198080000, and 198076000.

**SECTION 2.** Amendatory The Clark County Comprehensive Plan is hereby amended, as follows

**CHAPTER 1 LAND USE ELEMENT**
**20-YEAR PLAN DESIGNATIONS AND LOCATION CRITERIA**
**RURAL LANDS** (page 1-16)

**Rural Industrial**

This industrial designation is to provide for industrial uses in the rural area that are primarily dependent on the natural resources derived from the rural area The Heavy Industrial base zone implements this designation

**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

"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

**GOALS AND POLICIES** (page 1-18 et seq.)

***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.***

**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

**SECTION 3.** Amendatory CCC Section 40 230 085 Employment Districts created by Ordinance 2012-12-14, is hereby amended, as follows **Correct this, based on the Board recommendation.**

**40.230.085 EMPLOYMENT DISTRICTS (IL, IH, IR, BP, IL-RILB)**

A Purpose. The purpose of this section is to provide for a wide range of noncommercial economic development and employment opportunities that limit residential, institutional, commercial, office and other nonindustrial uses to those necessary for the convenience and support of such development and opportunities

B Applicability The regulations in this section shall be applicable in the following zoning districts

1 Industrial (I) Districts.

a Light Industrial District (IL). The light industrial district is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses

b Business Park (BP) District. The Business Park district provides for the development of uses including limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices, and other similar compatible or supporting enterprises not oriented to the general public

c Railroad Industrial District (IR). The railroad industrial district is intended to provide for those industrial uses that are most suited for and can take advantage of locations along the county's rail line

d. Light Industrial – Rural Industrial Land Bank (RILB) Overlay The light industrial – rural industrial land bank district overlay is applied in conjunction with the IL base zone This overlay is intended to provide for industrial and manufacturing businesses which provide a variety of employment uses which produce little noise, odor and pollution Development standards are intended to promotes sustainable development by minimizing environmental impacts, protecting natural resources, reducing waste, promoting compatibility with the surrounding land uses, avoiding urban growth in areas designated for long-term rural or resource-based activity, and creating long term value for both the community and the industrial users

2 Heavy Industrial District (IH) The heavy industrial district is intended to preserve, enhance and create areas containing industrial and manufacturing activities which are potentially incompatible with most other uses

C Uses. The uses set out in Table 40 230 085-1 are examples of uses allowable in the Industrial and Business Park zoning districts.

"P" – Uses allowed subject to approval of applicable permits

"C" – Conditional uses which may be permitted, subject to the approval of a conditional use permit as set forth in Section 40.520.030

"X" – Uses specifically prohibited

The list of uses is based on the 2012 North American Industrial Classification System (NAICS), http://www.naics.com/search.htm NAICS is organized in a hierarchical structure as follows

- Sector (two (2) digit),
- Subsector (three (3) digit),
- Industry groups (four (4) digit), and
- Industry (five (5) digit).

In Table 40 230 085-1, each line is intended to include all lower divisions within it If a specific Industry Group or Industry is separately called out on its own line in the table under a subsector, it is to be separately regulated, but all other Industry Groups or Industry under a subsector not listed will be regulated the same as the subsector Where no Industry Group or Industry is separately called out, the use category is intended to apply generally to uses within the subsector

The use categories apply to the industry sector of the user and are not intended to be applied individually to floor areas within each use category.

| **Table 40.230.085-1. Uses**<br>**2012 North American Industrial Classification System (NAICS)** | **IL** | **IH** | **IR** | **BP** | **IL-RILB Overlay[10]** |
|---|---|---|---|---|---|
| A Resource Uses. | | | | | |
| 11 Agriculture, Forestry, Fishing and Hunting | | | | | |
| 111 Crop production | P | P | P | P | P |
| 112 Animal production | P | P | P | P | P |
| 113 Forestry and logging | P | P | P | P | P |
| 114 Fishing, hunting and trapping | P | P | P | P | P |
| 115 Support activities for agriculture and forestry | P | P | P | P | P |
| 21 Mining | | | | | |
| 211 Oil and gas extraction | X | C[4] | C[4] | X | X |
| 212 Mining (except oil and gas) | X | C[4] | C[4] | X | X |
| 2123 Nonmetallic mineral mining and quarrying | X | P[4] | P[4] | X | X |
| 213 Support activities for mining | X | C[4] | C[4] | X | X |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 22 Utilities | | | | | |
| 221 Utilities | | | | | |
| 22111 Electric Power Generation | P | P | P | C | C |
| 22112 Electric Power Transmission and Distribution | P | P | P | P | P |
| 22121 Natural Gas Distribution | P | P | P | P | P |
| 22131 Water Supply and Irrigation Systems | P | P | P | P | P |
| 22132 Sewage Treatment Facilities | P | P | P | C | C |
| 23 Construction | | | | | |
| 236 Construction of Buildings | P[5] | P[5] | P[5] | P[5] | P[5] |
| 237 Heavy and Civil Engineering Construction | P[5] | P[5] | P[5] | P[5] | P[5] |
| 238 Specialty Trade Contractors | P[5] | P[5] | P[5] | P[5] | P[5] |
| Storage yards for building materials, contractors' equipment and vehicles | P | P | P | X | P |
| B Manufacturing Uses | | | | | |
| 311 Food manufacturing | P | P | P | X | P |
| 31161 Animal slaughtering and processing | C | P | P | X | X |
| 311811 Retail bakeries | P | P | P | P | P |
| 312 Beverage and tobacco product manufacturing | P | P | P | P | P |
| 313 Textile mills | P | P | P | X | P |
| 314 Textile product mills | P | P | P | X | P |
| 315 Apparel manufacturing | P[2] | P[2] | P[2] | X | P[2] |
| 316 Leather and allied product manufacturing | | | | | |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 3161 Leather and hide tanning and finishing | X | P | P | X | X |
| 3162 Footwear manufacturing | P | P | P | P | P |
| 3169 Other leather and allied product manufacturing | P | P | P | P | P |
| 321 Wood product manufacturing | | | | | |
| 3211 Sawmills and wood preservation | X | P | P | X | P/X[11] |
| 3212 Veneer, plywood, and engineered wood product manufacturing | X | P | P | X | P/X[11] |
| 321214 Truss manufacturing | P | P | P | X | P |
| 3219 Other wood product manufacturing | P | P | P | X | P |
| 322 Paper manufacturing | | | | | |
| 3221 Pulp, paper and paperboard mills | X | P | P | X | P/X[11] |
| 3222 Converted paper product manufacturing | P | P | P | P | P |
| 323 Printing and related support activities | P | P | P | P | P |
| 324 Petroleum and coal products manufacturing | X | P | P | X | X |
| 325 Chemical manufacturing | X | P | P | X | X |
| 3254 Pharmaceutical and medicine manufacturing | P | P | P | X | P |
| 3256 Soap, cleaning compound, and toilet preparation manufacturing | P | P | P | X | P |
| 326 Plastics and rubber products manufacturing | P | P | P | X | P |
| 327 Nonmetallic mineral product manufacturing | | | | | |
| 3271 Clay product and refractory manufacturing | P | P | P | X | P |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 3272 Glass and glass product manufacturing | P | P | P | X | P |
| 3273 Cement and concrete product manufacturing | P | P | P | X | P |
| 327310 Cement manufacturing | X | P | P | X | P/X[11] |
| 327320 Ready-mix concrete manufacturing | X | P | P | X | P/X[11] |
| 3274 Lime and gypsum product manufacturing | X | P | P | X | P/X[11] |
| 3279 Other nonmetallic mineral product manufacturing | X | P | P | X | P/X[11] |
| 331 Primary metal manufacturing | X | P | P | X | P/X[11] |
| 332 Fabricated metal product manufacturing | | | | | |
| 3321 Forging and stamping | P | P | P | X | P |
| 3322 Cutlery and hand tool manufacturing | P | P | P | P | P |
| 3323 Architectural and structural metals manufacturing | P | P | P | X | P |
| 3324 Boiler, tank, and shipping container manufacturing | P | P | P | X | P |
| 3325 Hardware manufacturing | P | P | P | X | P |
| 3326 Spring and wire product manufacturing | P | P | P | X | P |
| 3327 Machine shops | P | P | P | C | P |
| 3328 Coating, engraving, heat treating, and allied activities | P | P | P | X | P |

*on construction projects, trucks, and other equipment, and shall not be a purely office use These uses shall not include professional offices such as engineers, planners or architects that support land development and subdivision projects.*

[6] *Subject to the provisions of Section 40.260.200.*

[7] *See Table 40 260 250-1*

[8] *Subject to the provisions of Section 40 260 055.*

[9] *Subject to the provisions of Section 40 260 025*

[10] *Pursuant to CCC 40 230 085 E, specific major industrial developments are required to be the subject of an open record public hearing held before the hearing examiner with notice published at least thirty days before the hearing date and mailed to all property owners within one mile of the site*

[11] *Permitted on sites with railroad access. Otherwise prohibited.*

[12] *Permitted on sites with railroad access. Otherwise requires a conditional use permit.*

*(Amended Ord 2013-07-08; Ord 2014-01-08, Ord 2014-05-07, Ord 2014-11-02)*

D Development Standards Development standards for employment zoning districts are as follows.

1 All districts

a New lots, structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, setbacks and landscaping in Table 40.230.085-2, subject to the provisions of Chapter 40 200 and Section 40 550 020 Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520 040).

**Table 40.230.085-2. Lot Standards, Setbacks, Lot Coverage and Building Height Requirements**

| Subject | Zone | | | | |
|---|---|---|---|---|---|
| | IL | IH | IR | BP | IL-RILB Overlay |
| Minimum area of new zoning district | None | None | None | 5 acres[4] | 100 |
| Maximum area of new zoning district | None | None | None | None | None |
| Minimum lot area | None | None | None | 5 acres[4] | 50 |
| Minimum lot width | None | None | None | None | None |
| Maximum building height[6] | 100 feet[2] | 100 feet[2] | 100 feet[2, 3] | 100 feet[2] | 100 feet[2] |

| Subject | Zone | | | | |
|---|---|---|---|---|---|
| | IL | IH | IR | BP | IL-RILB Overlay |
| Minimum building setback | | | | | |
| Front/street side | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Side (interior) | 0 feet | 0 feet | 0 feet | 0/20 feet[5] | 0/100 feet[7] |
| Rear | 0 feet | 0 feet | 0 feet | 0/20 feet[5] | 0/100 feet[7] |
| Maximum lot coverage | Maximum determined by compliance with screening and buffering standards contained in Chapter 40 320, Table 40 320 010-1, the Stormwater and Erosion Control Ordinance (Chapter 40 385), and all other applicable standards | | | | |
| Minimum site landscaped area[1] | 10 percent | 0 percent | 0 percent | 15 percent | 10 percent |

*[1] Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones See Sections 40 230 065(E) and (F) and 40 320.010*

*[2] Excluding unique architectural features such as towers, cupolas and peaked roofs. No height limitation for accessory towers*

*[3] Building height is limited to sixty (60) feet for parcels on the perimeter of the district or on parcels adjacent to residential districts Buildings on perimeter parcels may be up to one hundred (100) feet in height if the setback is increased to the building height*

*[4] New parcels smaller than five (5) acres are not permitted unless consistent with a site plan approval*

*[5] Twenty (20) feet when abutting residentially zoned property*

*[6] For buildings exceeding thirty-six (36) feet in height, the building setback shall be equal to the height of the building, up to a maximum setback of fifty (50) feet*

*[7] 100 feet required on perimeter of RILB comprehensive plan designation and implementing zone On interior lot lines 0 feet applies*

*(Amended Ord 2014-01-08)*

b. Site plan review pursuant to Section 40 520 040 is required for all new development and modifications to existing permitted development unless expressly exempted by this title

c Freestanding commercial retail buildings are permitted with the exception of drive-through retail businesses Freestanding commercial retail buildings shall not exceed ten thousand (10,000) square feet Where commercial retail uses are approved, a note shall be placed on the final site plan indicating the cumulative amount of the commercial retail areas that have been approved and the residual amount that remains available for use

d Signs. Signs shall be permitted according to the provisions of Chapter 40 310

e Off-Street Parking and Loading Off-street parking and loading shall be provided as required in Chapter 40 340.

f Landscaping. Landscaping and buffers shall be provided as required in Table 40 230 085-2 and Chapter 40 320

2 Additional Development Standards for the Railroad Industrial District.

a The perimeter around railroad industrial parks shall be landscaped to an L5 or L3 standard except along the rail line In determining which standard applies, the responsible official will consider the potential impacts, such as noise and visual impacts to neighboring properties Generally, greater impacts trigger the L5 standard and lesser impacts trigger the L3 standard

b The performance standards of Section 40 230 085(E) shall be met at the park perimeter

c No tracks are allowed in public roadways except at at-grade crossings

d At-grade crossings shall be minimized to the greatest extent practicable

e. Applicants for development in this zoning district shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur Development shall not preclude the extension of any spur track

3 Additional Development Standards for the Business Park District

a Uses in Setbacks. No service road, spur track, hard stand, or outside storage area shall be permitted within required setbacks adjoining residential districts.

b Setbacks No minimum setback is required where side or rear lot lines abut a railroad right-of-way or spur track

c Fences. Fencing is permitted outside of a boundary line where it is necessary to protect property of the industry or the business concerned. No sight-obscuring fence shall be constructed abutting a major arterial or other public right-of-way in excess of four (4) feet in height within the perimeter setbacks Any chain link or other wire fencing must be screened with green growing plant materials or contain slats

d. Site Landscaping and Design Plan In addition to site plan requirements, the following requirements shall apply.

(1) Blank walls are discouraged next to residential zones If a blank wall is adjacent to residential zones, the applicant shall provide and maintain a vegetative buffer at least eleven (11) feet high that creates a varied appearance to the blank wall Other features such as false or display windows, artwork, and varied building materials are acceptable.

(2) Parking areas adjacent to rights-of-way shall be physically separated from the rights-of-way by landscaping or other features to a height of three (3) feet. A combination of walls, berms and landscape materials is preferred. Sidewalks may be placed within

this landscaping if the street is defined as a collector or arterial with a speed limit of thirty-five (35) mph or above, in order to separate the pedestrian from heavy or high speed traffic on adjacent roads

(3) If a development is located within two hundred fifty (250) feet of an existing or proposed transit stop, the applicant shall work with the transit agency in locating a transit stop and shelter as close as possible to the main building entrance

(4) Parking island locations may be designed to facilitate on-site truck maneuvering

(5) Required setback areas adjacent to streets and abutting a residential district shall be continuously maintained in lawn or live groundcover. Allowed uses in these areas are bikeways, pedestrian paths and stormwater facilities

(6) A minimum fifteen percent (15%) of the site shall be landscaped Vegetated stormwater treatment facilities and pedestrian plazas may be used to satisfy this requirement To qualify as a pedestrian plaza, the plaza must

(a) Have a minimum width and depth of ten (10) feet and a minimum size of six hundred fifty (650) square feet, and

(b) Have a minimum of eighty percent (80%) of the area paved in a decorative paver or textured, colored concrete. Asphalt is prohibited as a paver in pedestrian plazas

(7) Structures should be clustered on site to maximize open space within the development

(8) When security fencing is required it shall be a combination of solid wall, wrought iron, dense hedges or other similar treatment Long expanses of fences or walls shall be interspersed with trees or hedges at least every fifty (50) feet for a distance of at least five (5) feet to break up the appearance of the wall

e Pedestrian Access Plan An on-site pedestrian circulation system must be provided which connects the street to the public entrances of the structure(s) on site

(1) The circulation system shall be hard surfaced and be at least five (5) feet wide

(2) Where the system crosses driveways, parking, and/or loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps, varied paving materials or other similar methods approved by the reviewing authority and in compliance with the Americans with Disabilities Act (ADA)

(3) The pedestrian circulation system and parking areas must be adequately lighted so that parking areas can be used safely when natural light is not present.

(4) The pedestrian system must connect the site to adjacent streets and transit stops The pedestrian system must also connect on-site public open space or parks, commercial, office and institutional developments to adjacent like uses and developments for all buildings set back forty-five (45) feet or farther from the street lot line when existing development does not preclude such connection. Development patterns must not

preclude eventual site-to-site connections, even if an adjoining site is not planned for development at the time of the applicant's development

f. Commercial Retail Bonus. Additional floor area beyond ten percent (10%) of the total may be devoted to commercial uses if the following conditions are met Commercial and service bonuses are expressed as a percentage of total floor area of the development or building, up to a maximum of twenty percent (20%)

(1) All required parking is contained within the building or parking structure associated with the development two and one-half percent (2.5%) bonus for each building served by the qualifying parking structure

(2) The building is oriented such that access to a transit stop is available within one-half mile two and one-half percent (2 5%) bonus

(3) Child care facilities are provided within the development two and one-half percent (2.5%) bonus

(4) Any six (6) of the following enhanced pedestrian spaces and amenities are provided. plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks (more than six (6) feet wide outside of public right-of-way), benches, shelters, street furniture, public art or kiosks. two and one-half percent (2 5%) bonus

4 Additional Development Standards for the IL-RILB Overlay District.

a. Use and Dimensional Standards:

(1) Permitted, accessory and conditional uses and uses permitted with administrative review See CCC 40 230 085 C

(2) Floor area ratios: See Table 40 230.085-2 Determined by height, setbacks, and landscape standards

(3) Maximum building heights: See Table 40.230 085-2

(4) Maximum lot coverage (building and impermeable surface) See Table 40.230.085-2 Determined by setbacks, landscaping, and stormwater standards.

(5) Setbacks. See Table 40 230.085-2

(6) Minimum spacing between buildings. Consistent with International Building Code at CCC 14.01 Adoption of Building Safety Codes and CCC Chapter 14 05 Clark County Revisions to International Building Code

b Site Design:

(1) Circulation/access to and within each lot and/or area Shall be compatible with the RILB Master Concept Plan

(a) Joint Access. Tenants may design and utilize joint accesses, where feasible, for adjacent sites within the RILB in order to minimize the total number of driveways.

(b) The responsible official shall review proposed joint accesses between parcels If the responsible official finds that all other applicable access and circulation standards

are met, he or she may approve the proposed joint access

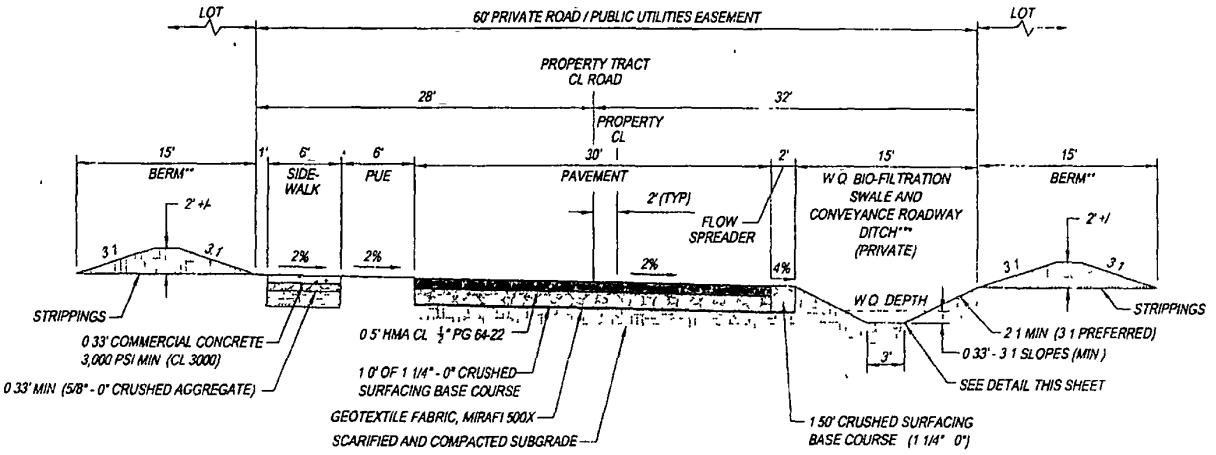
(c) Reciprocal Access Agreement The applicant shall submit to Clark County a reciprocal access agreement or other legal covenant running with the land to formalize the joint access prior to commencement of construction The agreement must be signed by all affected property owners or tenants, shall be notarized, and shall be recorded with the Clark County Auditor prior to construction

(2) Street Standards

(a) Streets shall meet the provisions of CCC 40 350 030

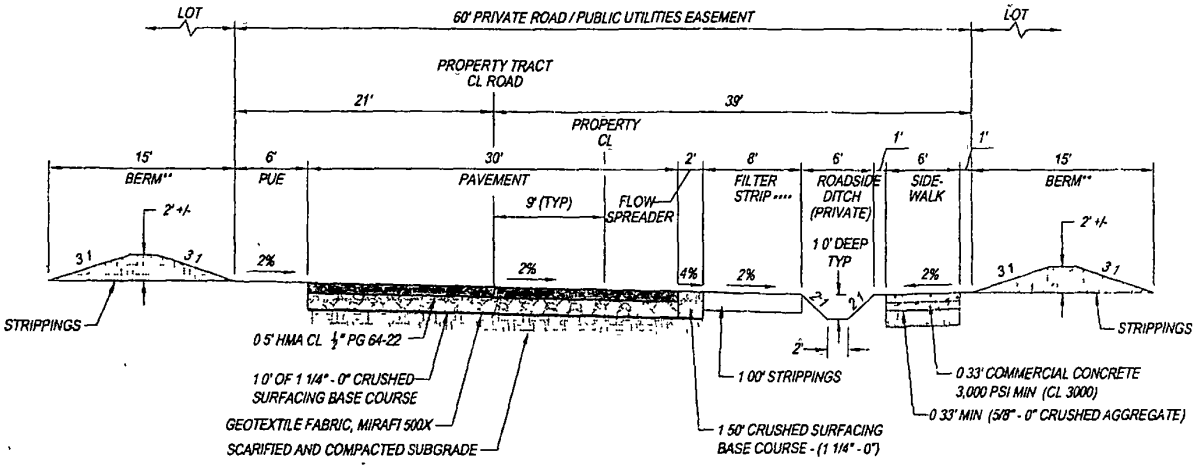
(b) Private streets shall be designed and constructed to be compatible with the rural character of the RILB and surroundings by integrating low impact development, landscaping, and water quality treatment measures Private roads shall be consistent with Figures 4 230 085-A and B that provide two options for road design addressing stormwater quality unless the responsible official requires the standard private road design or an alternative application of the County's stormwater manual that meet the intent of this development standard

**Figure 4.230.085-A. Street Section A:**
**Water Quality Bio-Filtration Swale with Private Road Section**




STREET SECTION A

**Figure 4.230.085-B. Street Section B: Water Quality Filter Strip with Private Road Section**




STREET SECTION B

(3) Parking Requirements See CCC 40 340 Parking, Loading and Circulation

(4) Non-motorized Circulation and Handicapped Accessibility: Provide consistency with CCC 40 350 010 Pedestrian/Bicycle Circulation Standards

(5) Transportation demand management programs shall be implemented consistent with CCC Chapter 5 50 Commute Reduction

(6) Transit-oriented site planning: Site plans implemented consistent with the RILB Master Concept Plan shall identify the location of on-site sheltered bus-stops (with current or planned service) or a sheltered bus stop within 1/4-mile of site with adequate walkways if approved by C-TRAN

(7) Signage See CCC 40 310 Signs

(8) Landscaping requirements Landscaping shall be consistent with standards contained in CCC Chapter 40 320 and the following standards In the case of conflict, the following standards shall control

(a) Opaque Screen An opaque screen shall be installed in the 100 foot perimeter setback of the RILB This screen is opaque from the ground to a height that is equal to or greater than the adjacent building roof and mechanical equipment of 100' depth This screen may be composed of a combination of landscaped earth berm, planted vegetation, fencing or existing vegetation Compliance of planted vegetative screens or natural vegetation will be evaluated on the basis on the average mature height and density of foliate of the subjected species, or field observation of the existing vegetation The opaque portion of the screen must be opaque in all seasons of the year At maturity, the portion of the intermittent visual obstructions should not contain any completely unobstructed openings more than 10' wide The

portion of intermittent visual obstructions may contain deciduous plants Suggested planting patterns should be naturalized and use native plants suited to the area

(b) Evergreen Trees At least one row of evergreen trees shall be planted, minimum eight feet in height and 10 feet maximum separation at time of planting Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet within five years Multiple tree species shall be integrated into the buffer design to promote long-term health and provide visual interest

(c) Deciduous Trees Projects shall incorporate deciduous trees (vine maples are a desirable example) into the buffer to add seasonal variety and interest. Deciduous trees shall have a caliper of at least one inch at the time of planting

(d) Shrubs shall be planted at a rate of one shrub per 20 square feet of landscaped area At least 50 percent of the shrubs shall be evergreen. At least 25 percent of the shrubs should be deciduous to provide seasonal interest Shrubs shall be at least 16 inches tall at planting and have a mature height between three and four feet

(e) Ground cover shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:

(i) Four inch pots at 18 inches on center

(ii) One-gallon or greater sized containers at 24 inches on center

(f) New landscaping materials shall consist of drought-tolerant species that are native to the coastal region of the Pacific Northwest or noninvasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest

(g) Maintenance A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be posted

(9) Open Space Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan

(10) Agriculture is allowed onsite per the permitted uses of the IL-RILB Overlay Provision is made for compatibility with agricultural activities on abutting agricultural lands of long-term commercial significance via perimeter landscaped setbacks consistent with subsection (8) of this section, agricultural use allowances within onsite open space areas of the RILB Master Concept Plan, or other site-specific measures as determined through State Environmental Policy Act review if there are possible significant adverse impacts

c Environmental Quality

(1) Air Quality Emissions shall not exceed Southwest Clean Air Agency Regulations

(2) Water Quality Stormwater quantity and quality shall be managed consistent with CCC Chapters 13 26A and 40.385 Implementing site plans shall document consistency with the regional stormwater concept included with the RILB Master Concept Plan

(3) Development shall be consistent with critical areas regulations

(a) Chapter 40 410 Critical Aquifer Recharge Areas (CARAs)

(b) Chapter 40 420 Flood Hazard Areas

(c) Chapter 40 430 Geologic Hazard Areas

(d) Chapter 40.440 Habitat Conservation

(e) Chapter 40 450 Wetland Protection

d. Infrastructure:

(1) Specific major industrial developments implementing the RILB Master Concept Plan shall assure that all new infrastructure is provided for by interlocal agreement between the County and the service provider or otherwise guaranteed by the service provider and the applicant and documented to the satisfaction of the responsible official

(2) The applicant shall extend road and utility improvements to and within the rural industrial site consistent with the RILB Master Concept Plan and service provider requirements

(a) The applicant shall be responsible for all costs of new infrastructure; provided, however, this requirement does not preclude use of government programs that fund portions of infrastructure to facilitate economic development and needed community facilities. A latecomer's agreement may be approved where an applicant installs improvements that will serve future phases or adjacent development The applicant shall pay applicable impact fees or system development charges for system improvements supporting the development

(b) Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the specific major industrial developments shall be made, including street paving, and sidewalks, curb, gutter, and street lighting Improvements shall be installed prior to issuance of a building permit for any development in the rural industrial development, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements

(c) Power and Water Supply Shall demonstrate adequate and available water to serve each phase of the development as specified by Clark Public Utilities

(d) Sewage Disposal. Shall demonstrate adequate sewage disposal to serve each phase of the development as specified by the Clark Regional Wastewater District.

(e) All utilities, including irrigation, domestic water and sewer, electrical distribution, telecommunication, and other

necessary services, shall be installed prior to or in conjunction with construction of permitted buildings in the rural industrial development

(f) The internal water system shall include fire hydrants and fire flow pressure consistent with Fire District requirements

(g) Concurrency requirements shall be met as provided in CCC 40 350 020 Transportation Concurrency Management System.

(3) Urban governmental services may be provided to this major industrial development so long as such services are not connected to uses in nonurban areas unless such connections are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County

(4) Consistent with existing local, state, and federal laws, water and natural gas pipelines and electric power lines and facilities, and railroad tracks may cross nonurban areas to serve this specific major industrial development

(5) Applicants for development shall submit a rail use plan showing where they could build a spur track that will connect with the main line. A rail use plan does not apply if an applicant can show there is an existing track or spur. Development shall not preclude the extension of any spur track (See also Clark County Code, 40.230 085(D)(2)(e)).

e Protection of Non-Urban Lands The following measures assure the protection of such lands from urban growth:

(a) The rural industrial development is consistent with the uses authorized in RCW 36.70A 367

(b) Urban governmental services shall not be extended to uses outside the boundaries of this specific rural industrial development (except where such services must extend through the rural or resource areas between this rural industrial development and another urban growth area) unless such extensions are consistent with state law and the Clark County comprehensive plan and have been approved by Clark County.

(c) No boundary change to this rural industrial development site shall be made without an amendment to the comprehensive plan land use map consistent with the requirements of RCW 36.70A.367 and the Clark County Code

E. Performance Standards No land or structure shall be used or occupied within employment districts unless there is continuing compliance with the following minimum performance standards.

1 Maximum permissible noise levels shall be as determined by Chapter 173-60 WAC, as amended, and applicable provisions of Subtitle 40 3.

2 Venting Standards The venting of odors, vapors, smoke, cinders, dust, gas, and fumes shall be directed away from residential uses within fifty (50) feet of the vent

3 Major Odor Sources

a When an application is made for a use which is determined to be a major odor source, the applicant shall demonstrate that

(1) The odor abatement for the project shall comply with the best available control technology for odor control, and

(2) The emissions will not exceed SWCAA General Regulations

b. Uses which involve the following odor-emitting processes or activities shall be considered major odor sources:

(1) Lithographic, rotogravure or flexographic printing,

(2) Film burning;

(3) Fiberglassing;

(4) Selling of gasoline and/or storage of gasoline in tanks larger than two hundred sixty (260) gallons,

(5) Handling of heated tars and asphalts,

(6) Incinerating (commercial),

(7) Metal plating;

(8) Tire buffing,

(9) Vapor degreasing,

(10) Wire reclamation;

(11) Use of boilers (greater than one hundred six (106) British Thermal Units per hour, ten thousand (10,000) pounds steam per hour, or thirty (30) boiler horsepower);

(12) Other uses creating similar odor impacts,

(13) Uses which employ the following processes shall be considered major odor sources, except when the entire activity is conducted as part of a retail sales and service use

(a) Cooking of grains;

(b) Smoking of food or food products,

(c) Fish or fishmeal processing;

(d) Coffee or nut roasting;

(e) Deep-fat frying;

(f) Dry cleaning,

(g) Animal food processing,

(h) Other uses creating odors offensive to a person of ordinary sensitivity at any point along a boundary line of the property on which a use or structure is located.

4 Light and Glare Standards

a Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.

b Exterior lighting shall be shielded and directed away from lots in adjacent uses.

c Interior lighting in parking structures shall be shielded, to minimize nighttime glare affecting lots in adjacent uses

d When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of this section

e Glare diagrams which clearly identify potential adverse glare impacts on any residential zone and on arterials shall be required when

(1) Any structure is proposed to have facades of reflective coated glass or other highly reflective material, and/or a new structure or expansion of an existing structure greater than sixty-five (65) feet in height is proposed to have more than thirty percent (30%) of the facades comprised of clear or tinted glass;

(2) The facade(s) surfaced or comprised of such materials either

(a) Are oriented towards and are less than two hundred (200) feet from any residential zone, and/or

(b) Are oriented towards and are less than four hundred (400) feet from a major arterial with more than fifteen thousand (15,000) vehicle trips per day.

f. When glare diagrams are required, the responsible official may require modification of the plans to mitigate adverse impacts, using methods including but not limited to the following

(1) Minimizing the percentage of exterior facade that is composed of glass;

(2) Using exterior glass of low reflectance;

(3) Tilting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures,

(4) Alternating glass and nonglass materials on the exterior facade; and

(5) Changing the orientation of the structure

5 Outdoor Storage Standards

a All storage areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from public rights-of-way to the L3 standard

b Outdoor storage is prohibited.

(1) In floodways,

(2) On slopes greater than fifteen percent (15%),

(3) In parking stalls required by Chapter 40.340,

(4) In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the responsible official or where a minimum five (5) foot wide walkway does not remain clear and free of obstructions;

(5) If any materials would likely attract animals, birds or vermin, and

(6) In fire lanes

c The applicant shall demonstrate that both outdoor storage and the screening for outdoor storage are in the appropriate locations on the site to minimize impacts, given the operational practices of the facility.

6 Vibration Site generated ground vibrations shall not be perceptible by a person of ordinary sensitivity without instruments, at any point of any boundary line of the property. Vibrations from temporary construction activities and vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded

7 Electromagnetic Interference Electric fields and magnetic fields shall not be created that adversely affect the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the Federal Communications Commission under the Federal Telecommunication Act of 1996 or its successor

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**SECTION 4.** Amendatory The Clark County Arterial Atlas is hereby amended, as follows

Modifications

The planned extension of NE 139th St (M-2cb) connecting to NE 144th St is proposed to transition north/south entirely east of Chelatchie Prairie Railroad at approximately NE 112th Av Currently the planned extension transitions gradually from NE 139th St to NE 144th St beginning at NE 102nd Ave

The planned north/south extension of NE 124th Ave (Commercial/Industrial) from NE 119th St. to NE 144th St. is currently shown as a vertical alignment The proposed amendment will serpentine the road westward beginning at approximately NE 124th St to NE 135th St and continue a direct connection to NE 144th St.

Reclassify NE 134th St from a 2-lane collector (C-2) to a 2-lane minor arterial (M-2cb), from the new proposed road at NE 110th Ave to the intersection with 132nd Ave.

Reclassify NE 144th St from a 2-lane minor arterial (M-2cb) to a 2-lane collector (C-2), from the NE 139th St intersection to the NE 137th Ave intersection.

Deletions None

Additions

Commercial/Industrial Classified Road, running North/South, from NE 139 St Extension to NE 149th St at approximately NE 106th Ave west of Chelatchie Prairie Railroad



001826

Commercial/Industrial Classified Road, running East/West, from NE 144 St Extension to Dead End east of the Chelatchie Prairie Railroad

Minor Arterial 2-lane with bike lanes (M-2cb) classified road, running North/South, from NE 134 St Extension to NE 139th St Extension at approximately NE 110th Ave east of Chelatchie Prairie Railroad

**SECTION 5.** Effective Date This ordinance shall go into effect at 12 01 a m on April 1, 2016

**SECTION 6.** Instructions to Clerk The Clerk to the Board shall

1 Transmit a copy of this ordinance to the Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A 106

2 Transmit a copy of the adopted ordinance to Clark County Geographic Information Systems (Ken Pearrow GIS Coordinator), and to the Community Planning Department

3 Record a copy of this ordinance with the Clark County Auditor

4. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36 70A.290

ADOPTED this ____ day of March, 2016

BOARD OF COUNTY COUNCILORS
FOR CLARK COUNTY, WASHINGTON

Attest:

_____
Clerk to the Board

By _____
Mark Boldt, Chair

Approved as to Form Only
Anthony F Golik
Prosecuting Attorney

By _____
Christine Cook
Deputy Prosecuting Attorney

By _____
David Madore, Councilor

By _____
Jeanne Stewart, Councilor

By _____
Tom Mielke, Councilor

By _____
Julie Olson, Councilor

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 332813 Electroplating, plating, polishing, anodizing, and coloring | C | P | P | X | P/C[12] |
| 3329 Other fabricated metal product manufacturing | P | P | P | X | P |
| 333 Machinery manufacturing | P | P | P | C | P |
| 334 Computer and electronic product manufacturing | P | P | P | P | P |
| 335 Electrical equipment, appliance, and component manufacturing | P | P | P | P | P |
| 336 Transportation equipment manufacturing | P | P | P | X | P |
| 336991 Motorcycle, bicycle, and parts manufacturing | P | P | P | P | P |
| 337 Furniture and related product manufacturing | P | P | P | X | P |
| 339 Miscellaneous manufacturing | P | P | P | P | P |
| C. Wholesale Trade | | | | | |
| 423 Wholesale trade, durable goods (retail sales prohibited) | P | P | P | P | P |
| 424 Wholesale trade, nondurable goods (retail sales prohibited) | P | P | P | P | P |
| 425 Wholesale electronic markets and agents and brokers | P | P | P | P | P |
| D. Retail Trade | | | | | |
| Retail sales of products fabricated on site | P[1] | P[1] | P[1] | P[1] | P[1] |
| Construction and industrial equipment sales | P | P | P | X | P |
| 4411 Automotive dealers | X | X | X | X | X |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 4412 Other motor vehicle dealers | X | X | X | X | X |
| 4413 Automotive parts, accessories, and tire stores | P[1] | P[1] | P[1] | P[1] | P[1] |
| 4441 Building material and supplies dealers | P | X | X | X | P |
| 44412 Paint and wallpaper stores | P[1] | X | X | X | P[1] |
| 44413 Hardware stores | P[1] | X | X | X | P[1] |
| 445 Food and Beverage Stores | P[1] | X | X | P[1] | P[1] |
| 44512 Convenience stores | P[1] | P[1] | P[1] | P[1] | P[1] |
| 446 Health and personal care stores | P[1] | X | X | P[1] | P[1] |
| 447 Gasoline stations | C | C | C | C | C |
| 448 Clothing and clothing accessories stores | P[1] | X | X | P[1] | P[1] |
| 451 Sporting goods, hobby, book and music stores | P[1] | X | X | P[1] | P[1] |
| 452 General merchandise stores | X | X | X | X | X |
| 453 Miscellaneous store retailers | P[1] | X | X | P[1] | P[1] |
| 454 Non-store retailers | P | X | X | P | P |
| 45431 Fuel dealers | P | P | P | X | C |
| E Transportation and warehousing | | | | | |
| 482 Rail transportation | P | P | P | X | P |
| 483 Water Transportation | X | P | X | X | X |
| 484 Truck transportation | P | P | P | P | P |
| 485 Transit and ground passenger transportation | P | P | P | P | P |
| 486 Pipeline transportation | P | P | P | P | P |
| 487 Scenic and sightseeing transportation | P | P | X | X | P |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 488 Support activities for transportation | P | P | X | X | P |
| 4882 Support activities for rail transportation | P | P | P | X | P |
| 4883 Support activities for water transportation | X | P | P | X | P/X[11] |
| 4884 Support activities for road transportation | P | X | X | X | P |
| 4885 Freight transportation arrangement | P | P | P | P | P |
| 4889 Other support activities for transportation | P | P | P | P | P |
| 491 Postal Service | P | P | P | P | P |
| 492 Couriers and messengers | P | P | P | P | P |
| 493 Warehousing and storage | P | P | P | P | P |
| F. Information | | | | | |
| 511 Publishing industries | P | P | P | P | P |
| 512 Motion picture and sound recording industries | P | P | P | P | P |
| 515 Broadcasting (except Internet) | P | P | P | P | P |
| 516 Internet publishing and broadcasting | P | P | P | P | P |
| 517 Telecommunications | P | P | P | P | P |
| 5172 Wireless communications carriers | P/C[7] | P/C[7] | P/C[7] | P/C[7] | P/C[7] |
| 518 Internet service providers, web search portals, and data processing services | P | P | P | P | P |
| 519 Other information services | P | P | P | P | P |
| 52 Finance and insurance | X | X | X | P | X |
| 5221 Branch banks (including drive-up service) | P[1] | P[1] | X | P | P[1] |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 524 Insurance carriers and related activities | P | X | X | P | P |
| 53 Real estate and rental and leasing | | | | | |
| 531 Offices of real estate agents and brokers | P | X | X | P | P |
| 532 Rental and leasing services | P | X | X | P | P |
| 5324 Commercial and industrial machinery and equipment rental and leasing | P | P | P | X | P |
| 533 Lessors of nonfinancial intangible assets (except copyrighted works) | X | X | X | P | X |
| 54 Professional, Scientific, and Technical Services | | | | | |
| 541 Professional, scientific, and technical services | P | X | X | P | P |
| 54135 Building Inspection services | P | X | X | P | P |
| 54136 Geophysical surveying and mapping services | P | X | X | P | P |
| 54137 Surveying and mapping (except geophysical services) | P | X | X | P | P |
| 54138 Testing laboratories | P | X | X | P | P |
| 54194 Veterinary services | P | P | X | P | P |
| 55 Management of Companies and Enterprises | | | | | |
| 551 Management of companies and enterprises | P | X | X | P | P |
| 56 Administrative and Support and Waste Management and Remediation Services | | | | | |
| 561 Administrative and support services | P | X | X | P | P |
| 5616 Investigation and security services | P | X | X | P | P |
| 5617 Services to buildings and dwellings | P | X | X | P | P |
| 5619 Other support services | P | X | X | P | P |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 562 Waste management and remediation services | C[6] | C[6] | C[6] | X | C[6] |
| 61 Educational services | | | | | |
| 611 Educational services | C | C | X | C | C |
| 6111 Elementary and secondary schools | C | C | X | C | X |
| 6112 Junior colleges | C | C | X | C | C |
| 6113 Colleges and universities | C | C | X | C | C |
| 6114 Business schools and computer and management training | C | C | X | P | C |
| 6115 Technical and trade schools | P | P | P | P | P |
| 611519 Truck driving schools | P | P | X | P | P |
| 6116 Other schools and instruction | C | C | X | P | C |
| 611692 Automobile driving schools | P | C | X | P | P |
| 6117 Educational Support Services | C | C | X | P | C |
| 62 Health Care and Social Assistance | | | | | |
| 621 Ambulatory health care services | P | X | X | P | P |
| 6215 Medical and diagnostic laboratories | P | X | X | P | P |
| 6216 Home health care services | P | X | X | P | P |
| 6219 Other ambulatory health care services | P | X | X | P | P |
| 62191 Ambulance Services | P | P | P | P | P |
| 622 Hospitals | C | X | X | P | C |
| 623 Nursing and residential care facilities | X | X | X | P | X |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 6232 Residential mental retardation, mental health, and substance abuse facilities | X | X | X | C | X |
| 624 Social assistance | X | X | X | P | X |
| 6244 Child day care services | P[1] | P[1] | P[1] | P | P[1] |
| 71 Arts, entertainment, and recreation | P[1] | X | X | P | P[1] |
| 7112 Spectator sports | C | X | X | C | C |
| 71391 Golf courses and country clubs | X | X | X | X | X |
| 71392 Skiing facilities | X | X | X | X | X |
| 71393 Marinas | P | X | X | X | P |
| 71394 Fitness and recreational sports centers | P[1] | P[1] | P[1] | P[1] | P[1] |
| 71399 All other amusement and recreation industries | P[1] | X | X | P[1] | P[1] |
| 72 Accommodations and food services | | | | | |
| 721 Accommodation | X | X | X | P | X |
| 722 Food services and drinking places | P[1] | P[1] | P[1] | P[1] | P[1] |
| 7223 Special food services | P | P | P | P | P |
| 81 Other Services (Except Public Administration) | | | | | |
| 811 Repair and maintenance | P[3] | P[3] | P[3] | P[3] | P[3] |
| 8111 Automotive repair and maintenance | P[3] | P[3] | P[3] | C | P[3] |
| 8113 Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance) | P[3] | P[3] | P[3] | C | P[3] |
| 812 Personal and laundry services | P[1] | X | X | P[1] | P[1] |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| 81221 Funeral homes and funeral services | X | X | X | P | X |
| 81222 Cemeteries and crematories | C | C | C | C | C |
| 8123 Dry cleaning and laundry services | P[1] | X | X | P[1] | P[1] |
| 81233 Linen and uniform supply | P | P | X | P | P |
| 81291 Pet care (except veterinary) services | P[1] | X | X | P[1] | P[1] |
| 813 Religious, grant making, civic, professional, and similar organizations | X | X | X | C | X |
| 92 Public Administration | P | X | X | P | P |
| 92214 Correctional institutions | C | C | X | X | X |
| G Other uses not listed as NAICS codes | | | | | |
| 1 Service stations for vehicle fleets, including cardlock facilities | P | P | P | P | P |
| 2. Personal property storage including outdoor RV and boat storage | P | X | X | X | P |
| 3 Accessory uses | | | | | |
| a Administrative, educational, and other related activities and facilities | P[2] | P[2] | P[2] | P[2] | P[2] |
| b Caretaker, security or manager residence when incorporated as an integral part of a permitted use | P[2] | P[2] | P[2] | P[2] | P[2] |
| c Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105 210) | P[2] | P[2] | P[2] | P[2] | P[2] |
| 4 Other Uses | | | | | |
| a Parks, trails and related uses | P[2] | P[2] | P[2] | P[2] | P[2] |

| Table 40.230.085-1. Uses<br>2012 North American Industrial Classification System (NAICS) | IL | IH | IR | BP | IL-RILB Overlay[10] |
|---|---|---|---|---|---|
| b Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement | P | P | P | P | P |
| c Legally existing commercial and industrial use structures | P | P | P | P | P |
| d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility | P | P | P | P | P |
| e. Electric vehicle infrastructure | P | P | P | P | P |
| f Coffee and food stands two hundred (200) square feet or less | P[8] | P[8] | P[8] | P[8] | P[8] |
| g Agricultural stands and markets | P[9] | P[9] | P[9] | P[9] | P[9] |
| h Medical marijuana collective gardens | X | X | X | X | X |
| i Marijuana-related facilities | X | X | X | X | X |

*[1] These uses shall be limited to a maximum of ten percent (10%) of the gross floor area of all buildings within the development site. These uses are intended to serve and support the needs of employees, clients, customers, vendors, and others having business at the industrial site, to allow limited retail sales of products manufactured on site, to attract and retain a quality workforce, and to further other public objectives such as trip reduction*

*[2] Permitted only in association with a permitted use.*

*[3] The repair and maintenance subsector does not include all establishments that do repair and maintenance For example, a substantial amount of repair is done by establishments that also manufacture machinery, equipment and other goods These establishments are included in Sector 31-33 Manufacturing Uses Repair of transportation equipment is often provided by or based at transportation facilities, such as airports and seaports, and these activities are included in Sector 48-49 Transportation and Warehousing. Excluded from this subsector are establishments primarily engaged in rebuilding or remanufacturing machinery and equipment These are classified in Sector 31-33, Manufacturing Uses Also excluded are retail establishments that provide after-sale services and repair These are classified in Sector 44-45, Retail trade*

*[4] Subject to the provisions of Section [illegible], Surface Mining Overlay District.*

*[5] Businesses that are actively working on construction projects and not just coordinating with other contractors. Uses include the storage of materials for use*

3

# Intro & Addendum

# Part 1 Inventory

# ADDENDUM PART I. INVENTORY

# CLARK COUNTY
# RURAL INDUSTRIAL LAND BANK

## Programmatic Environmental Review pursuant to RCW 36.70A.367(2)(b): Inventory of Possible Industrial Land Bank Areas


*Prepared by:*

BERK Consulting, in conjunction with

Cairncross & Hempelman

MacKay Sposito

Kittelson & Associates, Inc.

*Prepared for:*

Clark County Community Planning



**March 2015 / Revised September 2015**

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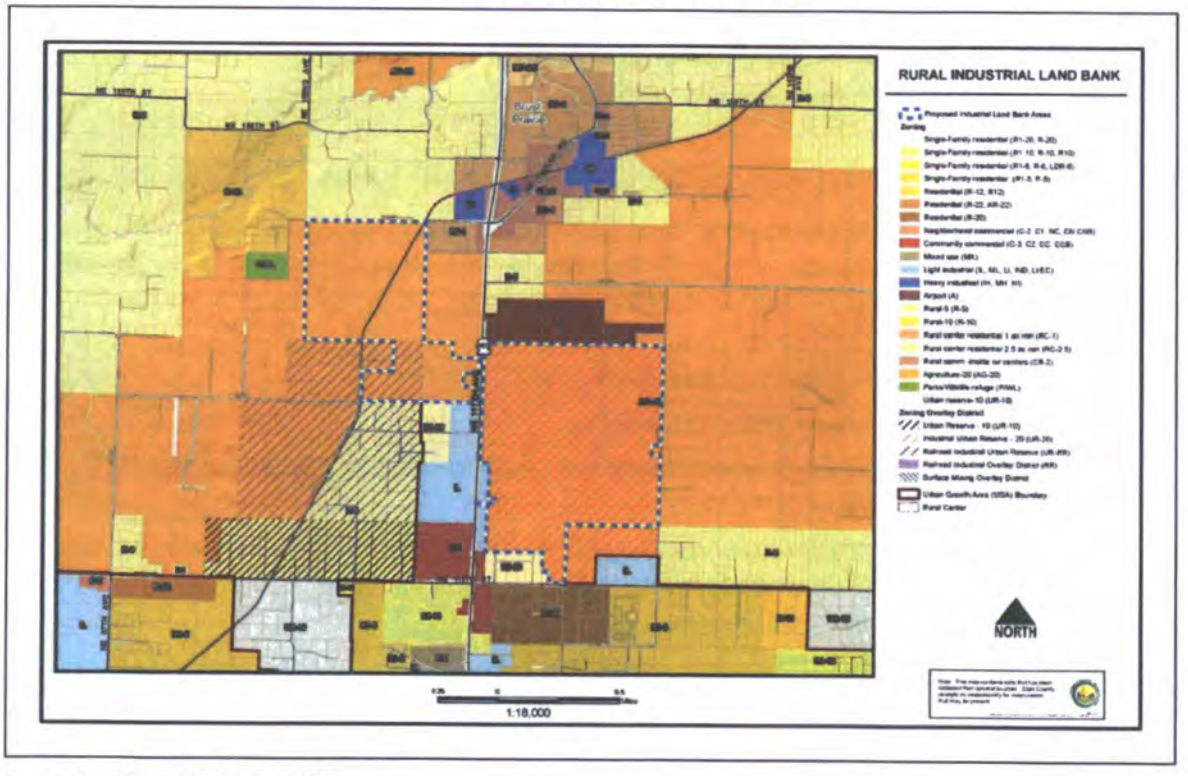
# 1.0 INTRODUCTION

In 1996, the Growth Management Act (GMA), RCW 36.70A, was amended with provisions 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. 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. 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.

**Exhibit 1. Ackerland and Lagler Properties**




Source: Clark County GIS August 2014

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. No zoning implementing Comprehensive Plan overlays has been applied to the subject properties.

The sites were studied for a variety of agricultural and employment uses, including urban industrial uses, in a 2007 Environmental Impact Statement (EIS). Prior Comprehensive Plan amendments included the properties in the Vancouver UGA, but the expansions were removed after a Growth Management

Hearings Board determination and compliance order requiring the County to do so based on the agricultural land status. The sites have not previously been evaluated as part of potential RILB.

Clark County's approach to the RILB docket application is to:

- consider site requirements for industrial sites and identify possible areas for designation as an RILB; and
- analyze those possible RILB areas to identify the best place for an RILB and pursue re-designation and rezoning of the identified RILB location.

This document presents criteria on what makes a suitable industrial site and begins to screen properties with those criteria to identify possible RLIB alternative sites. The document contains the following sections:

1. Introduction
2. Key Steps in Rural Industrial Land Bank Process
3. Locations Suited to Major Industrial Development
   a. Prior Studies of Suitable Employment Land
   b. Industrial Criteria and RILB Inventory Analysis
4. Candidate Alternative Sites and Next Steps

## 2.0 KEY STEPS IN RURAL INDUSTRIAL LAND BANK PROCESS

GMA allows consideration of major industrial activity outside UGAs. The process involves "[d]esignation of an industrial land bank area in the comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process ..." (RCW 36.70A.367(2)) 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 with an inventory of developable land and alternative sites, and
- Developing comprehensive plan amendments and development regulations for the bank and future specific major industrial developments.

The requirements of RCW 36.70A.367 are further described below:

A. **Locations:** The Comprehensive Plan must identify locations suited to major industrial development because of their proximity to transportation or resource assets. The plan must identify the maximum size of the industrial land bank area and any limitations on major industrial developments based on local limiting factors, but the plan does not need to specify a particular parcel or parcels of property or identify any specific use or user. In selecting locations for the industrial land bank area, priority must be given to locations that are adjacent to, or in close proximity to, a UGA (RCW 36.70A.367(2)(a)).

B. **Programmatic Environmental Review:** The environmental review for amendment of the comprehensive plan must be at the programmatic level, and, in addition to a threshold determination, must include:

   1. An inventory of developable land as provided in RCW 36.70A.365; and

2. 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)).

C. **Comprehensive Plan Amendments:** Final approval of an industrial land bank area under this section must be by amendment to the comprehensive plan adopted under RCW 36.70A.070. The amendment may be done at any time and is not subject to the once-a-year limitation on revising the comprehensive plan RCW 36.70A.130(2). Approval of a specific major industrial development within the industrial land bank area requires no further amendment of the comprehensive plan (RCW 36.70A.367(2)(c)).

D. **Development Regulations:** In concert with the designation of an industrial land bank area, the County is required to adopt development regulations for review and approval of specific major industrial developments through a master plan process (RCW 36.70A.367(3)).

# 3.0 LOCATIONS SUITED TO MAJOR INDUSTRIAL DEVELOPMENT

The purpose of this document is to address Key Steps A and B listed above – identify sites suited to major industrial development and to prepare an inventory of developable land and available and alternative sites. The inventory (Step B.1) references RCW 36.70A.365 as providing a method:

> *RCW 36.70A.365(h) An inventory of developable land has been conducted and the county has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area [UGA]. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth area.*

RCW 36.70A.365(h) indicates the need to demonstrate that land suitable to major industrial development is unavailable within the UGA and that priority is to be given to sites adjacent to or in close proximity to a UGA.

In developing an inventory for the RILB, the County wished to consider available studies and supplement it as needed with further analysis. Prior studies and the present analysis are described below.

## 3.1 Prior Studies of Suitable Employment Land

A recent study was developed by the Columbia River Economic Development Council (CREDC). The CREDC established a Land for Jobs Committee the 2011 and completed the *Clark County Employment Land Inventory*. The process included the following steps:

- Define employment land as it relates to Clark County's economic development goals.
- Inventory currently undeveloped and underdeveloped employment land.
- Evaluate the current employment land inventory and its level of readiness to support development.
- Make recommendations to local leaders and appropriate parties for the preparation and preservation of employment land to meet current and future economic development goals.

The CREDC analysis was based on the County's Vacant Buildable Lands Model (VBLM) developed to analyze residential, commercial, and industrial lands within UGAs. Given the focus on economic development, the CREDC study addressed commercial and industrial land suitability in UGAs.

The commercial and industrial zoned properties in the VBLM were evaluated on a number of criteria including proximity to water, sewer, presence of critical areas, arterial access, and common ownership. The CREDC's study found:

- Of the 70 potential employment land sites 15 are constrained by critical lands or geologic hazards, 27 are not in proximity to water service, 38 are not near sewer service, 43 have poor or challenging access, and 30 have multiple owners.
- 31 identified sites are in proximity (100 ft.) of both water and sewer service.
- Only 3 of the sites in the inventory of 70 sites were 100 acres or larger.
- 12 properties, in total, are found to be under common ownership, have water and sewer access, and are easily accessible from a highway or minor arterial road and only 7 of these were zoned for industrial uses.

The 2011 study found that the majority of commercial and industrial development has occurred on sites 10 acres or less. There were few large sites in the analysis. The report concluded that large parcels of land are important in future progress, and that smaller parcels may continue to be critical to subsequent growth countywide.

Several of the VBLM sites in the CREDC study are partially developed with buildings taking up a portion of the site and others have been already approved for master planned developments in progress (for example, Section 30 in the Vancouver UGA). Most of the VBLM commercial and industrial sites are not within a 0.5 mile of a State designated freight route.

## 3.2 Industrial Criteria and RILB Inventory Analysis

The CREDC study has determined few large sites are available in the UGA. The CREDC study, however, does not address sites in non-UGA areas.

The RILB statute indicates the County must consider the availability of alternative sites within UGAs as well as the long-term annexation feasibility of sites outside of UGAs. (RCW 36.70A.367(2)(b)(ii)). The law also describes a number of criteria for the RILB related to size, access, etc. Therefore, Industrial Site Criteria have been developed for the purposes of this RILB inventory; they are similar to and more detailed than those in the CREDC study. See Exhibit 2.

Fundamental to the criteria is identifying land that is consistent with the County's economic development strategy and policies:

- **Policy:** The Clark County Comprehensive Plan identifies that Industrial Reserves should be 100 acres or more in size (Policy 1.6.2) and that new industrial sites in a major industrial land bank must have a minimum of 75 acres or more and shall not be subdivided less than 50 acres. Further, RILB sites must be zoned as Light Industrial (IL) (CCC 40.520.075). (See criteria 15, 16 and 21).
- **Strategy:** The Clark County Economic Development Plan (commissioned by CREDC in 2011), identifies target industries: technology, industry including traditional light manufacturing and distribution of goods, and professional and healthcare services. This plan is considered in the criteria (See criterion 21).

In addition to economic development policies and strategies, the criteria in Exhibit 2 also address a number of practical considerations regarding utilities, topography and site configuration as well as compatibility.

The purpose of the Industrial Site Criteria is to identify conditions under which industrial uses may be suitable to create an inventory of potential industrial sites for study that may then be further evaluated as alternatives. The analysis allows the County to consider the needs of industrial uses in general before analyzing the particular docket site that is to be considered.

**Exhibit 2. Industrial Site Criteria**

| **Utilities** |
|---|
| **1. System Development Charges**<br>• High costs<br>• Medium costs<br>• Low costs |
| **2. Process Water - Capacity and adjacency (Volume and disposal; national averages)**<br>Capacity<br>• High Tech Manufacturing 3 million gallons per day (GPD)<br>• Light Industrial 20,000 - 40,000 GPD<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property |
| **3. Potable Water - Capacity and adjacency (Volume)**<br>Capacity<br>• High Tech Manufacturing 3 million gallons per day (GPD)<br>• Light Industrial 20,000 - 40,000 GPD<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property |
| **4. Fire Flow – Capacity and adjacency**<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property<br>Capacity<br>• 1,200-1,800 gallons per day (preferred capacity)<br>• 800-1,200 gallons per day (adequate capacity)<br>• 400-800 gallons per day (minimal required capacity)<br>Pressure<br>• 95+ (exceeds pressure required)<br>• 45-75 psi (preferred range)<br>• 35 and lower (undesirable) |
| **5. Sewer - Availability to wastewater disposal *(Clark Regional Wastewater District)***<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property |

Capacity

- High Tech Manufacturing 2.4 million gallons per day (GPD)
- Light Industrial 20,000-40,000 GPD

**6. Power - (Clark Public Utility)**

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tech Manufacturing 2 separate sources at 115KV or 20 MW continuous
- Light Industrial 5,500 KW peak demand, 3,000,000 KWH/Month, 75% demand factor

Costs

- High
- Medium
- Low

**7. Natural Gas- Proximity, capacity, predictability, continuity, affordability *(Northwest Natural)***

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tech Manufacturing 2,000 MCF @ 8 PSI
- 50,000 therms or 5,000 MCF/Month

Costs

- High
- Medium
- Low

**8. Telecommunications - *(varies)***

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

**Physical Parcel Constraints**

**9. Site Topography**

- 0-8% Slopes (highly developable)
- 8-15% Slopes (moderately developable )
- 15%+ Slopes (undesirable)

**10. Soils**

- Hydric soils (wetlands)
- Infiltration capacity (High, Medium or Low)

- Foundation bearing capacity (High, Medium or Low)
- Seismic vulnerability (High, Medium or Low)
- Moisture content (High, Medium or Low)
- Spill containment, (High, Medium or Low)

**11. Presence of sensitive onsite critical areas (e.g. wetlands, floodplains, aquifer recharge areas/wellhead protection areas, fish and wildlife habitat conservation areas, geologic hazards)**

- Yes
- No

**12. Environmental Contaminants (prior uses, including Agriculture)**

- Yes (High, Medium or Low contamination)
- No

**13. Geometry of the parcel(s)**

- Rectangular (preferred)
- Square (acceptable)
- Broken parcels (unacceptable)
- Common ownership (may assist parcel geometry to be acceptable or preferred instead of unacceptable)
- 400' parcel depths or conglomeration to make these depths (preferred)
- 100 acres minimum parcel requirement (contiguous property preferred)
  - **Policy 1.6.2.** The Industrial Reserve Area overlay should be applied at certain freeway or arterial interchanges or other sites well served by existing or planned transportation systems, or adjacent to technological or research related uses associated with industrial uses The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more.
  - **Policy 9.3.1, last bullet.** New industrial sites that are part of a major industrial land bank shall be required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres.
- Adjacent parcels allows for future expansion

**14. Ownership**

- Common ownership of properties (minimal acquisition time)
- Multiple ownerships (maximum acquisition time)

**Land Use**

**15. Comprehensive Plan and Zoning**

- Identified for commercial or industrial purposes through designation or overlay, or zoned for such
- Agricultural lands of long-term commercial significance / Agricultural-20 zone

**16. Compatibility**

- Industrial friendly neighborhoods Adjacent Industrial or commercial zones, limited conflict with residential uses, common adjacent land uses and zoning
- Visual quality - Ability to provide a buffer or increase quality of development
- Proximity to complementary/ancillary uses
- Proximity to employee workforce
- Proximity to housing options

| Transportation |
|---|
| **17. Transportation impact fee burden**<br>• High Costs<br>• Medium Costs<br>• Low Cost |
| **18. Access to a Regional Roadway Facility**<br>• Convenient access (less than 0 5 mile driving distance) to a major road or minor or major arterial roadway facility as designated by the Clark County Arterial Atlas<br>• Convenient access to a designated freight route The Washington State Freight and Goods Transportation System (FGTS) Classification System designates roadways and railways based on tonnage Roadways designated at T-1 or T-2 are considered to be Strategic Freight Corridors The T-1 designation represents roadways carrying more than 10 million tons per year while the T-2 designation represents roadways carrying 4 million to 10 million tons per year. Per WSDOT, the FGTS is primarily used to establish funding eligibility for Freight Mobility Strategic Investment Board (FMSIB) grants, fulfill federal reporting requirements, support transportation planning process, and plan for pavement needs and upgrades<br>• Balances site circulation and access needs with regional mobility<br>• Site circulation provides for appropriate separation between freight, employee, and nearby neighborhood access<br>• More than one access point<br>• Site is located in proximity to existing and planned residential areas within the County to ensure convenient access for employees |
| **19. Rail Access**<br>• Adjacent to site (within 100' of property)<br>• Rail Spur could be extended (1 mile length maximum)<br>• Mainline can be easily accessed (5 mile radius maximum) |
| **20. Travel time to International Airport**<br>• 20 minutes preferred<br>• 40 minutes acceptable<br>• 40 minutes or more undesirable |
| **Other criteria** |
| **21. Ability to accommodate desired Economic Development Plan and Light Industrial Zoning Uses**<br>Suitability for existing industrial cluster or targeted cluster consistent with the Clark County Economic Development Plan (commissioned by CREDC in 2011), and compatibility with Light Industrial (IL) zone uses [CCC 40 230.085 Employment Districts (IL, IH, IR, BP)] See Appendix A for more details. |

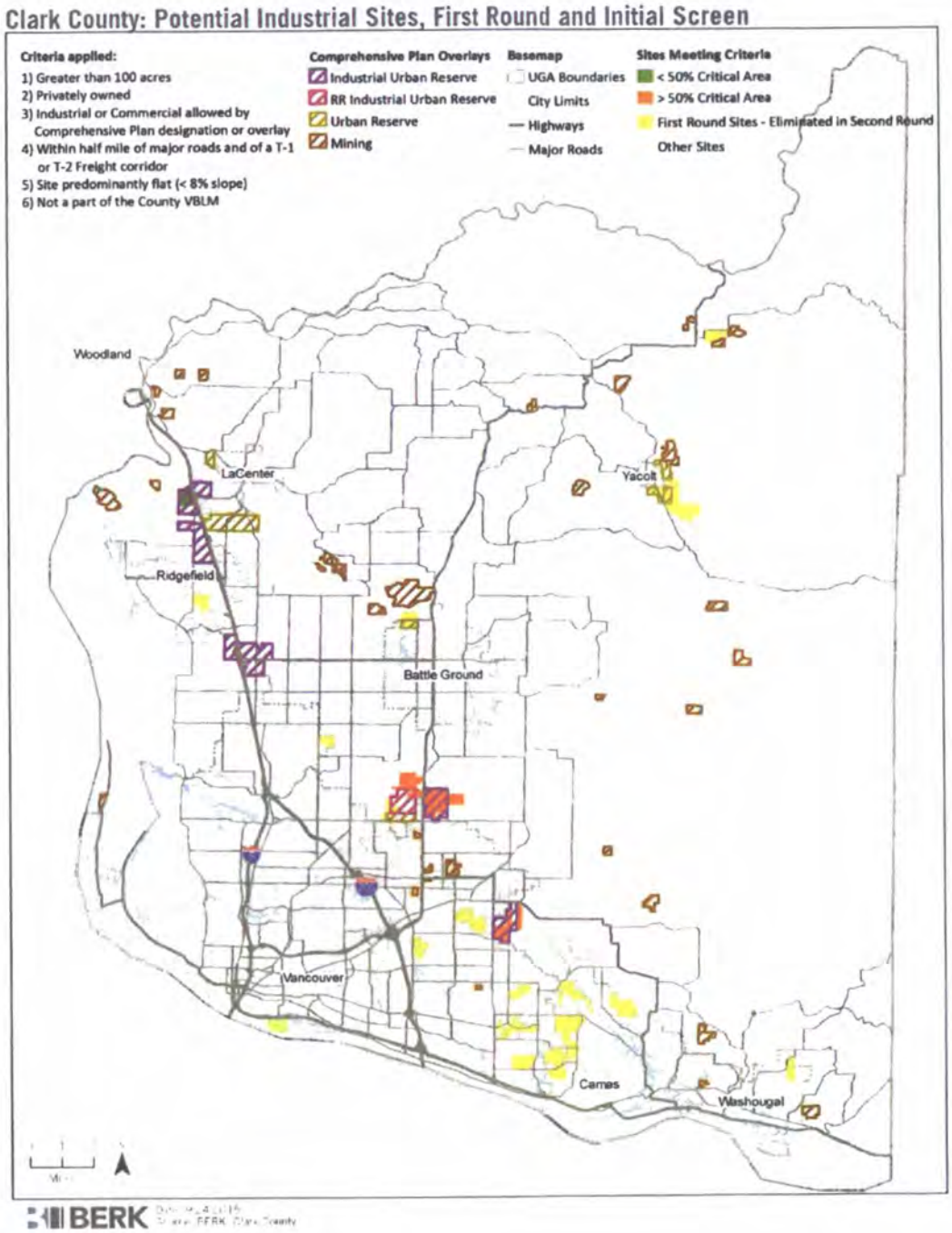
## First Round, Initial Screen Results

A test of the criteria was made in a first round of analysis. Corresponding to the criteria numbers above, the initial screen used geographic information system (GIS) data to identify sites with the following characteristics:

- 13 – size and privately owned,
- 15 – commercial or industrial land use designation,
- 18 – proximity to roads (at the time based on designated major roads not freight routes),
- 9 – slopes, and
- 11 – critical areas.

The initial screen considered sites across the County inside and outside of UGAs. Exhibit 2 shows potential industrial sites that met initial site criteria in the first round.

**Exhibit 3. First Round Initial Screen of Potential Industrial Sites Greater than 100 Acres**




Source: Clark County GIS and BERK Consulting 2014

## Second Screen, Revised Results

The initial screen proved valuable to make corrections due to changed circumstances in land ownership and classification, and to consider more refined criteria. Changes include:

- **Corrected Boundaries:** As a result of initial evaluation some incorrect UGA boundaries along the northern Battle Ground and Washougal UGAs were corrected to match more recent County information and Growth Management Hearings Board decisions.
- **Changes in Ownership and Purpose:** A site west of La Center purchased for tribal purposes was suitable but no longer available for fee simple ownership and is being identified for other tribal purposes; thus the site was removed from consideration.
- **Transportation and Freight Criteria:** Criteria regarding transportation facilities were also amended including extending the distance to arterials from 0.25 to 0.5 miles, and by adding a criteria regarding access to freight routes also within 0.5 miles. Large sites within a half mile of an arterial and freight route could support industrial activities. Designated freight routes identified as T-1 or T-2 by Washington Statement Department of Transportation signify Strategic Freight Corridors. The T-1 designation represents roadways carrying more than 10 million tons per year while the T-2 designation represents roadways carrying 4 million to 10 million tons per year.
- **UGA Sites already included in CREDC Study:** UGA sites were already addressed in the CREDC's 2011 study with similar criteria, and vetted by a committee; they included sites inventoried in the County's VBLM. Thus, these sites were eliminated in the second screening, to focus on the non-UGA sites that were not previously screened. Recommendations for UGA sites are made below in reference to the CREDC study.

Following are the revised, GIS-based criteria applied in the second round screen. The second screen considers sites that are:

*1) Greater than 100 acres;*

*2) Privately owned;*

*3) Industrial or Commercial as allowed by Comprehensive Plan designation or overlay;*

*4) Within half mile of major roads and of a T-1 or T-2 Freight corridor;*

*5) Predominantly flat (< 8% slope); and*

*6) Not a part of the County VBLM.*

**Non-UGA sites:** Exhibit 3 shows the sites meeting the updated second screen criteria. Two sites appear to meet the revised screening criteria and lie adjacent to UGAs – the RILB application site (Site 1) and another site to the southeast (Site 4).

Two additional sites on Exhibit 3 (Site 2 and Site 3 along I-5) meet the above criteria except that they are between 50-75 acres under common ownership. These two sites are located within an Industrial Reserve Overlay area that is larger than 100 acres, and, thus, they are included as candidate alternative sites.

**UGA sites:** The 2011 CREDC study identified the following sites as greater than 100 acres and potentially ready to develop within 18-36 months:

- Site 41, Section 30, Industrial, 224.81 acres, Vancouver
- Site 42, Section 30, Industrial, 100.19 acres, Vancouver



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One other site (#65, Gateway) at the Port of Vancouver was identified at 500 acres in size along the Columbia River and was considered less ready to develop (readiness at greater than 36 months); the site was considered to have access to water and arterials, but not to sewer. It is also publicly owned at this time.

Sites 41 and 42 combined appear to be similar to the non-UGA sites in that they are under private ownership and have potential access to water, sewer, and arterials. They are shown on Exhibit as "Site 5" collectively.

## 4.0 CANDIDATE ALTERNATIVE SITES AND NEXT STEPS

The County will need to study alternative sites adjacent to the UGA and within the UGA. Based on the inventory described in this document, the following non-UGA sites are recommended to be carried forward as candidate alternative sites (see Exhibit 4):

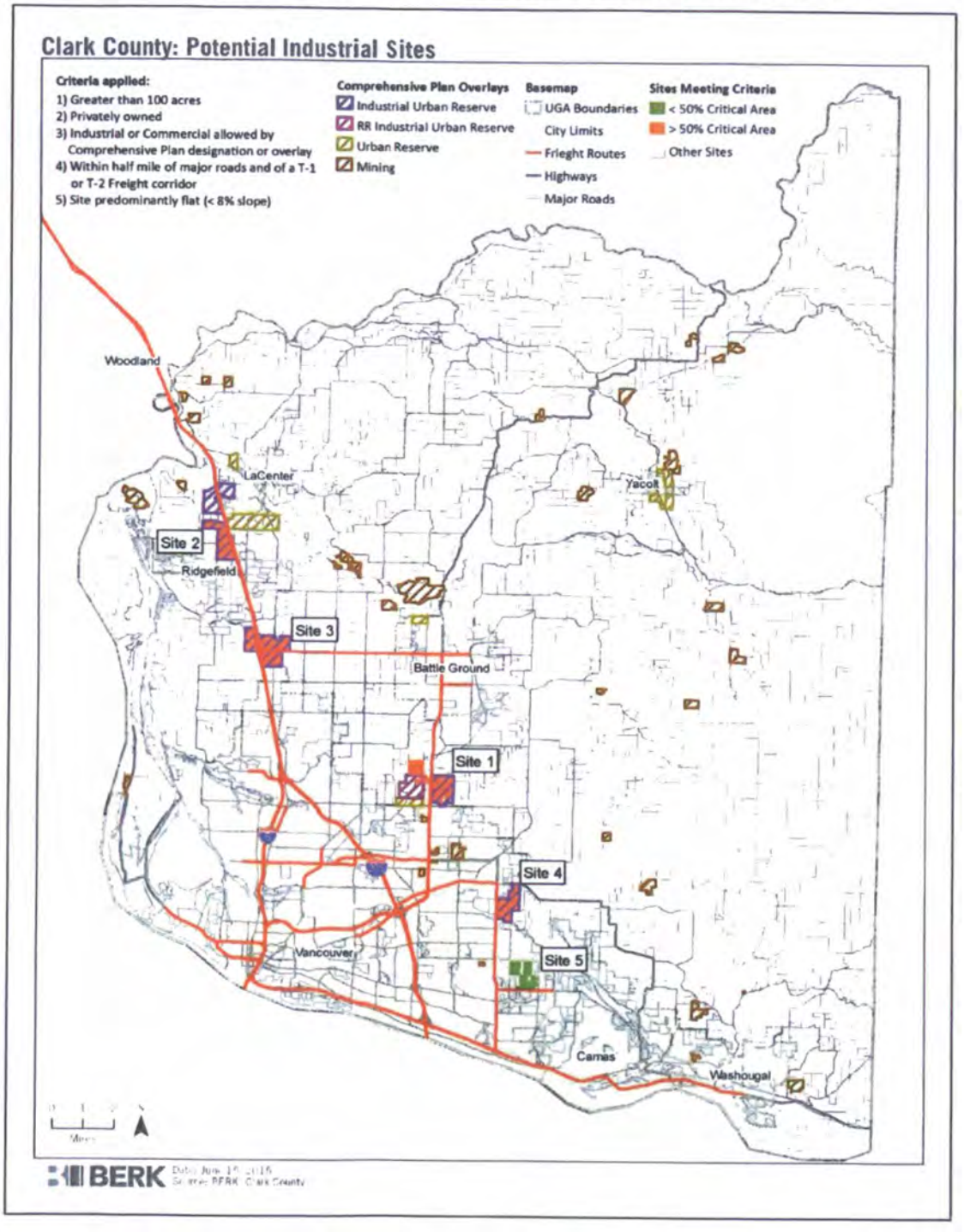
- Site 1 is the subject docket site north of the Vancouver UGA.
- Site 2 is adjacent to the Ridgefield UGA.
- Site 3 lies between the Vancouver and Ridgefield UGAs.
- Site 4 is adjacent eastward of the Vancouver city limits.

All four non-UGA sites are in Industrial Land Reserve Overlays. All except Site 3 have predominantly AG-20 zoning. Site 3 has predominantly Rural Comprehensive Plan designations implemented by Rural-5 and Rural Commercial zoning as well as some AG-20 zoning. All sites lie outside of a UGA but lie adjacent to one or more UGA. Following the more detailed criteria review, these sites would be considered candidate locations for an Industrial Land Bank area.

The consultant team suggests studying at least one UGA location for comparison sake. Two Section 30 properties identified as Sites 41 and 42 in the CREDC study are shown as Site 5 on Exhibit 4. They are two of the three larger sites studied by the CREDC and have greater readiness for development than the third large Port-owned site (Site 65). Both Sites 41 and 42 would be studied together as candidate Site 5.

Each of these sites is proposed for review as alternative sites in greater detail applying the criteria in Exhibit 2. Once evaluated the sites will be part of the environmental analysis required in the RILB review process.

**Exhibit 4. Second Screen and Candidate Sites Selected for Further Evaluation**




Source: Clark County GIS, BERK Consulting 2014

# APPENDIX A. INDUSTRIAL CRITERIA – ECONOMIC DEVELOPMENT AND LIGHT INDUSTRIAL USES

This appendix provides more detail on the types of industry sectors addressed in the Clark County Economic Development Plan and allowed in the County's Light Industrial Zone.

| **Industrial Uses – Economic Development Plan and Light Industrial Zone** |
|---|
| Suitability for existing industrial cluster or targeted cluster consistent with the Clark County Economic Development Plan (commissioned by CREDC in 2011), and compatibility with Light Industrial (IL) zone uses [CCC 40.230.085 Employment Districts (IL, IH, IR, BP)]. |
| • Technology<br>  ○ Manufacturing. of instruments & devices for medicine & science<br>  ○ Manufacturing of components for solar energy production<br>  ○ Data processing, software, & broadcast media<br>  ○ R&D services<br>  ○ Related IL Zone Uses<br>  ▪ Computer and electronic product manufacturing<br>  ▪ Publishing industries<br>  ▪ Motion picture and sound recording industries<br>  ▪ Broadcasting (except Internet)<br>  ▪ Internet publishing and broadcasting<br>  ▪ Telecommunications |
| • Industry (traditional light manufacturing and distribution of goods where allowed by IL zone)<br>  ○ Food manufacturing, beverage and tobacco product manufacturing<br>  ○ Logistics & distribution, wholesale trade, transportation and warehousing (rail, truck, transit, pipeline, freight, etc.), warehousing and storage<br>  ○ Other IL zone uses<br>  ▪ Utilities<br>  ▪ Construction<br>  ▪ Textiles, apparel, footwear, and other leather and allied product manufacturing<br>  ▪ Truss and other wood product manufacturing<br>  ▪ Converted paper product manufacturing, printing, and related activities<br>  ▪ Pharmaceutical and medicine manufacturing<br>  ▪ Pharmaceutical and medicine manufacturing<br>  ▪ Soap, cleaning compound, and toilet preparation manufacturing<br>  ▪ Plastics and rubber products manufacturing<br>  ▪ Clay product and refractory manufacturing<br>  ▪ Glass and glass product manufacturing<br>  ▪ Cement and concrete product manufacturing<br>  ▪ Fabricated metal product manufacturing<br>  ▪ Machinery manufacturing<br>  ▪ Electrical equipment, appliance, and component manufacturing<br>  ▪ Transportation equipment manufacturing |



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| Industrial Uses – Economic Development Plan and Light Industrial Zone |
|---|
| • Furniture and related product manufacturing<br>• Miscellaneous manufacturing |
| • Professional Services<br>○ Wealth management services<br>○ Computer & engineering services<br>○ Related IL Zone Uses<br>• Internet service providers, web search portals, and data processing services<br>• Other information services<br>• Professional, Scientific, and Technical Services<br>• Management of Companies and Enterprises |
| • Healthcare Services<br>○ Centralized services<br>○ Related IL Zone Uses<br>• Ambulatory health care services |

Based on the Clark County Economic Development Plan, the CREDC is focusing the following targeted industry sectors, addressing technology, traditional light manufacturing and distribution of goods, and professional and healthcare services.[1]

[1] http://www.clark.wa.gov/planning/2016update/documents/FINAL_Clark-County-ED-Plan-9_2011.pdf

Clark County, Washington

Figure 61

**Proposed target industries**

*Industries with job growth potential that also suit Clark County's capacity*

TIP Strategies, Inc.

*Final Edition 9/2011*

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APPENDIX C: TARGET INDUSTRY ANALYSIS

Clark County, Washington

Figure 62

**Proposed target industries**

*Industries with job growth potential that also suit Clark County's capacity*

TIP Strategies, Inc.

*Final Edition 9/2011*

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APPENDIX C: TARGET INDUSTRY ANALYSIS

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# Addendum Part 2

# Alternative Sites Analysis

# ADDENDUM PART II. ALTERNATIVE SITES ANALYSIS

# CLARK COUNTY
# RURAL INDUSTRIAL LAND BANK

## Programmatic Environmental Review pursuant to RCW 36.70A.367 (2)(b): Alternative Sites Analysis


Prepared by:

BERK Consulting, in conjunction with:
Anchor QEA, LLC
Cairncross & Hempelman
MacKay Sposito
Kittelson & Associates Inc.

Prepared for:

Clark County Community Planning


**September 2015**

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1 0 Introduction and Purpose ..... 3
2.0 Key Steps in Rural Industrial Land Bank Process ..... 6
3.0 Criteria for Industrial Sites ..... 6
4 0 Prior Evaluation of Sites ..... 10
5 0 Assessment Comparison of Sites ..... 12
6 0 References ..... 26

**Appendices:**

Appendix A: Conceptual Plans, including Master Plan Objectives and Perimeter Setback Cross Sections

Appendix B: Agricultural Lands Analysis

Appendix C: Critical Areas Reports for Docket and Alternative Sites

Appendix D: Docket Application Checklist

Appendix E. Utilities Analysis, Docket Site

Appendix F: Transportation Analysis, Docket Site

Appendix G. 2007 EIS Summary Excerpt



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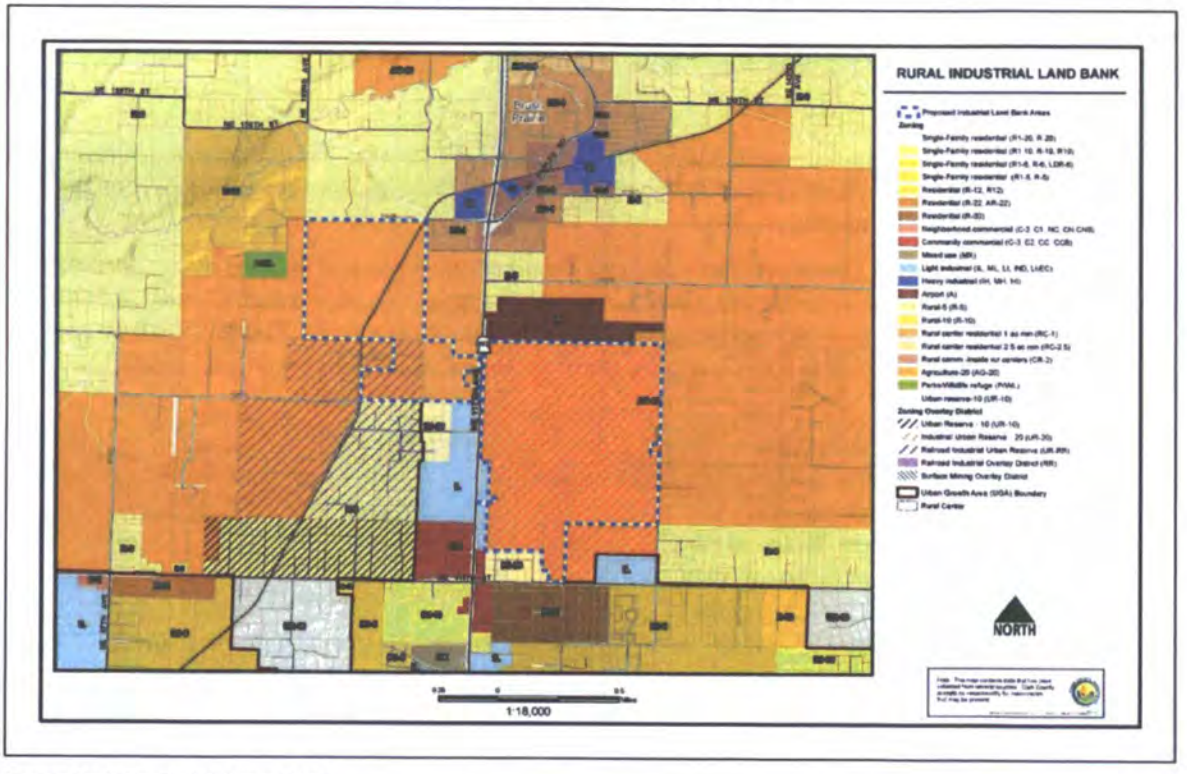
# 1.0 INTRODUCTION AND PURPOSE

Clark County is considering the establishment of a rural industrial land bank (RILB) as provided in the GMA under 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 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. 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.

**Exhibit 1. Ackerland and Lagler Properties**




Source: Clark County GIS August 2014

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. No zoning implementing Comprehensive Plan overlays has been applied to the subject properties.

The sites were studied for a variety of agricultural and employment uses, including urban industrial uses, in a 2007 Environmental Impact Statement (EIS). Prior Comprehensive Plan amendments included the properties in the Vancouver UGA, but the expansions were removed after a Growth Management Hearings Board determination and compliance order requiring the County to do so based on the agricultural land status. The sites have not previously been evaluated as part of potential RILB.

Clark County's approach to the RILB docket application is to.

- consider site requirements for industrial sites and identify possible areas for designation as an RILB, and
- analyze those possible RILB areas to identify the best place for an RILB and pursue re-designation and rezoning of the identified RILB location.

This Alternative Sites Analysis builds on the "Inventory of Possible Industrial Land Bank Areas" prepared in March 2015 by BERK Consulting et al and presented at a public workshop in April 2015; the report was revised in September 2015. That inventory identified five sites – one site in the Urban Growth Area (UGA) and four non-UGA sites including the docket site for analysis as candidate alternative sites. The five sites are listed below and shown in Exhibit 2·

- Site 1 is the subject docket site north of the Vancouver UGA.
- Site 2 is adjacent to the Ridgefield UGA
- Site 3 lies between the Vancouver and Ridgefield UGAs
- Site 4 is adjacent eastward of the Vancouver city limits
- Site 5 consists of the Section 30 subarea plan site where the 2011 the *Clark County Employment Land Inventory* prepared by the Columbia River Economic Development Council (CREDC) studied two larger industrial properties

This Alternative Sites Analysis document provides a comparative analysis of the sites using the criteria for what makes a good industrial site and provides a programmatic environmental review of the RILB application including 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)) This document includes the following sections:

1 Introduction and Purpose
2. Key Steps in Rural Industrial Land Bank Process
3 Criteria for Industrial Sites
4. Prior and Current Studies of Sites
5. Assessment Comparison of Sites
6 References
Appendix A· Conceptual Plans, including Master Plan Objectives and Perimeter Setback Cross Sections
Appendix B. Agricultural Lands Analysis
Appendix C· Critical Areas Reports for Docket and Alternative Sites
Appendix D· Docket Application Checklist
Appendix E: Utilities Analysis, Docket Site
Appendix F· Transportation Analysis, Docket Site
Appendix G: 2007 EIS Summary Excerpt



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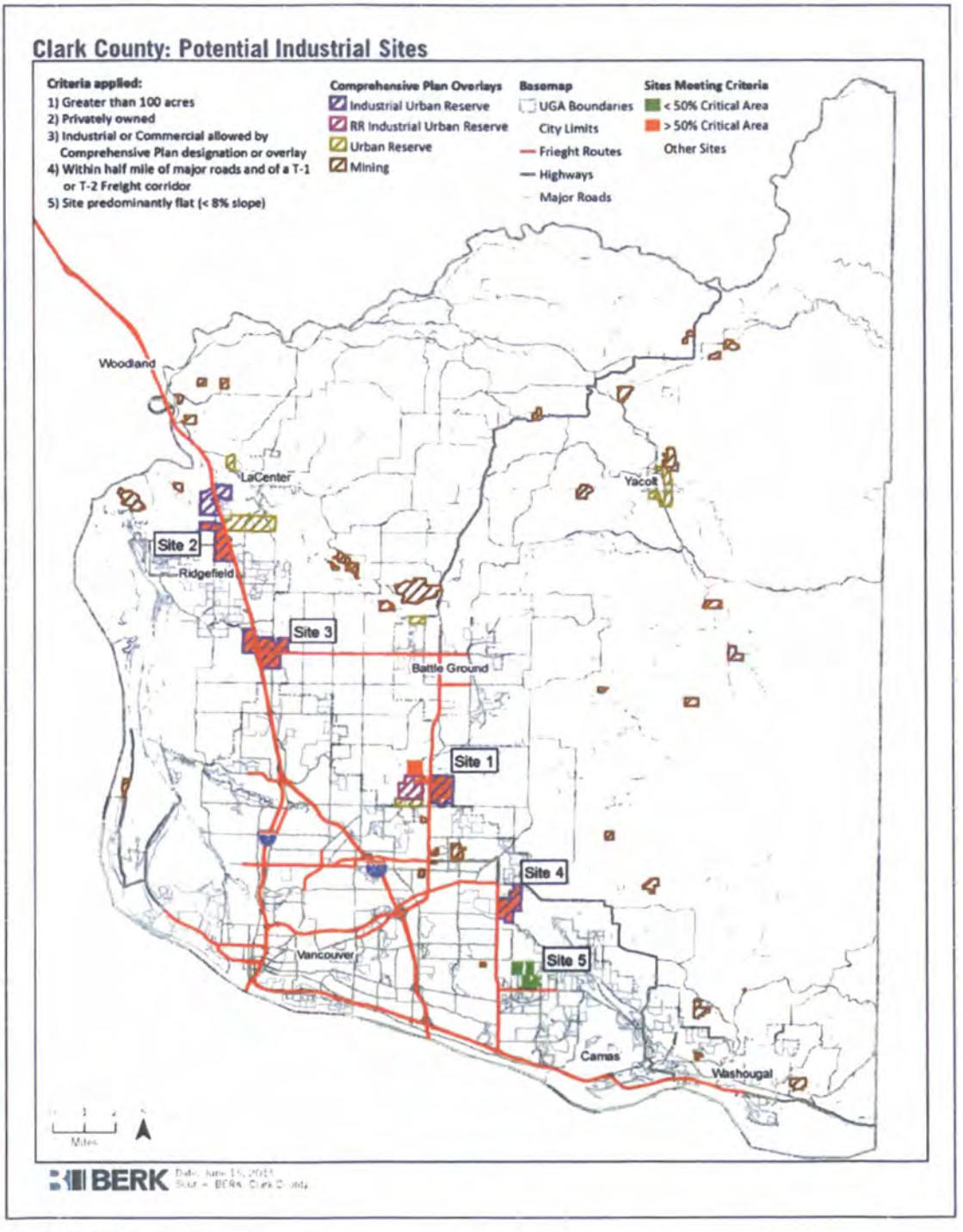
**Exhibit 2. Alternative Sites**




Source: BERK Consulting, June 2015

## 2.0 KEY STEPS IN RURAL INDUSTRIAL LAND BANK PROCESS

GMA allows consideration of major industrial activity outside UGAs. The process involves "[d]esignation of an industrial land bank area in the comprehensive plan; and subsequent approval of specific major industrial developments through a local master plan process ..." (RCW 36.70A.367(2)) Key steps in the RILB process include the following:

A. **Locations:** The Comprehensive Plan must identify locations suited to major industrial development because of their proximity to transportation or resource assets. The plan must identify the maximum size of the industrial land bank area and any limitations on major industrial developments based on local limiting factors, but the plan does not need to specify a particular parcel or parcels of property or identify any specific use or user. In selecting locations for the industrial land bank area, priority must be given to locations that are adjacent to, or in close proximity to, a UGA (RCW 36.70A.367(2)(a)).

B. **Programmatic Environmental Review:** The environmental review for amendment of the comprehensive plan must be at the programmatic level, and, in addition to a threshold determination, must include:

   1. An inventory of developable land as provided in RCW 36.70A.365; and
   2. 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)).

C. **Comprehensive Plan Amendments:** Final approval of an industrial land bank area under this section must be by amendment to the comprehensive plan adopted under RCW 36.70A.070. The amendment may be done at any time and is not subject to the once-a-year limitation on revising the comprehensive plan RCW 36.70A.130(2). Approval of a specific major industrial development within the industrial land bank area requires no further amendment of the comprehensive plan (RCW 36.70A.367(2)(c)).

D. **Development Regulations:** In concert with the designation of an industrial land bank area, the County is required to adopt development regulations for review and approval of specific major industrial developments through a master plan process (RCW 36.70A.367(3)).

Previously the "Inventory of Possible Industrial Land Bank Areas" prepared in March 2015 by BERK Consulting et al. and updated in September 2015 addresses Step A and B.1 by identifying potential criteria for a site and developing an inventory.

This Draft Alterative Sites Analysis addresses Step B.2. Under separate cover, a draft code has been prepared for Step D. Comprehensive Plan Amendments in Step C would be prepared when a site or sites is proposed for designation so that the appropriate amendments may be developed.

## 3.0 CRITERIA FOR INDUSTRIAL SITES

As described in the "Clark County Rural Industrial Land Bank: Inventory of Possible Industrial Land Bank Areas" (March 2015/Revised September 2015) industrial site criteria have been developed that address policy and practical considerations regarding what makes a good industrial site. See Exhibit 3. Topics address land use, economic development, utilities, topography and site configuration as well as compatibility. These criteria serve as evaluation criteria for the candidate alternative sites.



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## Exhibit 3. Industrial Site Criteria

| Utilities |
|---|
| 1 System Development Charges<br>• High costs<br>• Medium costs<br>• Low costs |
| 2 Process Water - Capacity and adjacency (Volume and disposal, national averages)<br>Capacity<br>• High Tech Manufacturing 3 million gallons per day (GPD)<br>• Light Industrial 20,000 - 40,000 GPD<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property |
| 3 Potable Water - Capacity and adjacency (Volume)<br>Capacity<br>• High Tech Manufacturing 3 million gallons per day (GPD)<br>• Light Industrial 20,000 - 40,000 GPD<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property |
| 4 Fire Flow – Capacity and adjacency<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property<br>Capacity<br>• 1,200-1,800 gallons per day (preferred capacity)<br>• 800-1,200 gallons per day (adequate capacity)<br>• 400-800 gallons per day (minimal required capacity)<br>Pressure<br>• 95+ (exceeds pressure required)<br>• 45-75 psi (preferred range)<br>• 35 and lower (undesirable) |
| 5 Sewer - Availability to wastewater disposal *(Clark Regional Wastewater District)*<br>Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property<br>Capacity<br>• High Tech Manufacturing 2 4 million gallons per day (GPD)<br>• Light Industrial 20,000-40,000 GPD |



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6 Power - (Clark Public Utility)

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tech Manufacturing 2 separate sources at 115KV or 20 MW continuous
- Light Industrial 5,500 KW peak demand, 3,000,000 KWH/Month, 75% demand factor

Costs

- High
- Medium
- Low

7 Natural Gas- Proximity, capacity, predictability, continuity, affordability *(Northwest Natural)*

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

Capacity

- High Tech Manufacturing 2,000 MCF @ 8 PSI
- 50,000 therms or 5,000 MCF/Month

Costs

- High
- Medium
- Low

8 Telecommunications - *(varies)*

Adjacency

- Adjacent to the property (within 100' of property)
- Within one mile of the property
- Further than one mile of the property

**Physical Parcel Constraints**

9 Site Topography

- 0-8% Slopes (highly developable)
- 8-15% Slopes (moderately developable )
- 15%+ Slopes (undesirable)

10 Soils

- Hydric soils (wetlands)
- Infiltration capacity (High, Medium or Low)
- Foundation bearing capacity (High, Medium or Low)
- Seismic vulnerability (High, Medium or Low)
- Moisture content (High, Medium or Low)
- Spill containment, (High, Medium or Low)

11 Presence of sensitive onsite critical areas (e g wetlands, floodplains, aquifer recharge areas/wellhead protection areas, fish and wildlife habitat conservation areas; geologic hazards)

- Yes
- No

12 Environmental Contaminants (prior uses, including Agriculture)

- Yes (High, Medium or Low contamination)
- No

| | |
|---|---|
| 13 | Geometry of the parcel(s)<br>• Rectangular (preferred)<br>• Square (acceptable)<br>• Broken parcels (unacceptable)<br>• Common ownership (may assist parcel geometry to be acceptable or preferred instead of unacceptable)<br>• 400' parcel depths or conglomeration to make these depths (preferred)<br>• 100 acres minimum parcel requirement (contiguous property preferred)<br>o **Policy 1.6.2.** The Industrial Reserve Area overlay should be applied at certain freeway or arterial interchanges or other sites well served by existing or planned transportation systems, or adjacent to technological or research related uses associated with industrial uses The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more<br>o **Policy 9.3.1, last bullet.** New industrial sites that are part of a major industrial land bank shall be required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres<br>• Adjacent parcels allows for future expansion |
| 14 | Ownership<br>• Common ownership of properties (minimal acquisition time)<br>• Multiple ownerships (maximum acquisition time) |
| **Land Use** | |
| 15 | Comprehensive Plan and Zoning<br>• Identified for commercial or industrial purposes through designation or overlay, or zoned for such<br>• Agricultural lands of long-term commercial significance / Agricultural-20 zone |
| 16 | Compatibility<br>• Industrial friendly neighborhoods Adjacent Industrial or commercial zones, limited conflict with residential uses, common adjacent land uses and zoning<br>• Visual quality - Ability to provide a buffer or increase quality of development<br>• Proximity to complementary/ancillary uses<br>• Proximity to employee workforce<br>• Proximity to housing options |
| **Transportation** | |
| 17 | Transportation impact fee burden<br>• High Costs<br>• Medium Costs<br>• Low Cost |
| 18 | Access to a Regional Roadway Facility<br>• Convenient access (less than 0 5 mile driving distance) to a major road or minor or major arterial roadway facility as designated by the Clark County Arterial Atlas<br>• Convenient access to a designated freight route The Washington State Freight and Goods Transportation System (FGTS) Classification System designates roadways and railways based on tonnage Roadways designated at T-1 or T-2 are considered to be Strategic Freight Corridors The T-1 designation represents roadways carrying more than 10 million tons per year while the T-2 designation represents roadways carrying 4 million to 10 million tons per year Per WSDOT, the FGTS is primarily used to establish funding eligibility for Freight Mobility Strategic Investment Board (FMSIB) grants, fulfill federal reporting requirements, support transportation planning process, and plan for pavement needs and upgrades<br>• Balances site circulation and access needs with regional mobility<br>• Site circulation provides for appropriate separation between freight, employee, and nearby neighborhood access<br>• More than one access point<br>• Site is located in proximity to existing and planned residential areas within the County to ensure convenient access for employees |
| 19 | Rail Access<br>• Adjacent to site (within 100' of property)<br>• Rail Spur could be extended (1 mile length maximum)<br>• Mainline can be easily accessed (5 mile radius maximum) |

| |
|---|
| 20. Travel time to International Airport<br>• 20 minutes preferred<br>• 40 minutes acceptable<br>• 40 minutes or more undesirable |
| **Other criteria** |
| 21. Ability to accommodate desired Economic Development Plan and Light Industrial Zoning Uses<br>Suitability for existing industrial cluster or targeted cluster consistent with the Clark County Economic Development Plan (commissioned by CREDC in 2011), and compatibility with Light Industrial (IL) zone uses [CCC 40.230.085 Employment Districts (IL, IH, IR, BP)]. See Appendix A for more details. |

## 4.0 PRIOR AND CURRENT STUDIES OF SITES

All non-UGA sites were considered for industrial or employment center purposes in the 2007 Comprehensive Plan EIS; see the Alternative 3 map in Exhibit 4. Site 1 was also part of the Preferred Alternative in the Final EIS.

The 2007 EIS considered a range of natural and built environment topics addressing the cumulative effects of the subject Sites 1-4 becoming urban and changing to employment uses along with other urban and rural growth proposals. The implications of growth impacts to ecosystems, potential to convert agricultural resource lands to other land uses, disturbance of critical areas, increase in impervious area, increased demand for services, and contribution to traffic were evaluated. Policies, programs, and codes to reduce impacts were also identified.

This Alternative Sites Analysis similarly reviews the natural environment (critical areas), agricultural resources and land use, transportation, and utilities topics important to the potential designation of an RILB.

Two Section 30 properties are shown as Site 5 on Exhibit 2. The site was the subject of a subarea plan in 2004 and was annexed in 2008 and considered an employment center; a city led subarea plan and development agreements were prepared in 2009. See Appendix A for a subarea plan map. Environmental review has occurred as developments have been proposed.

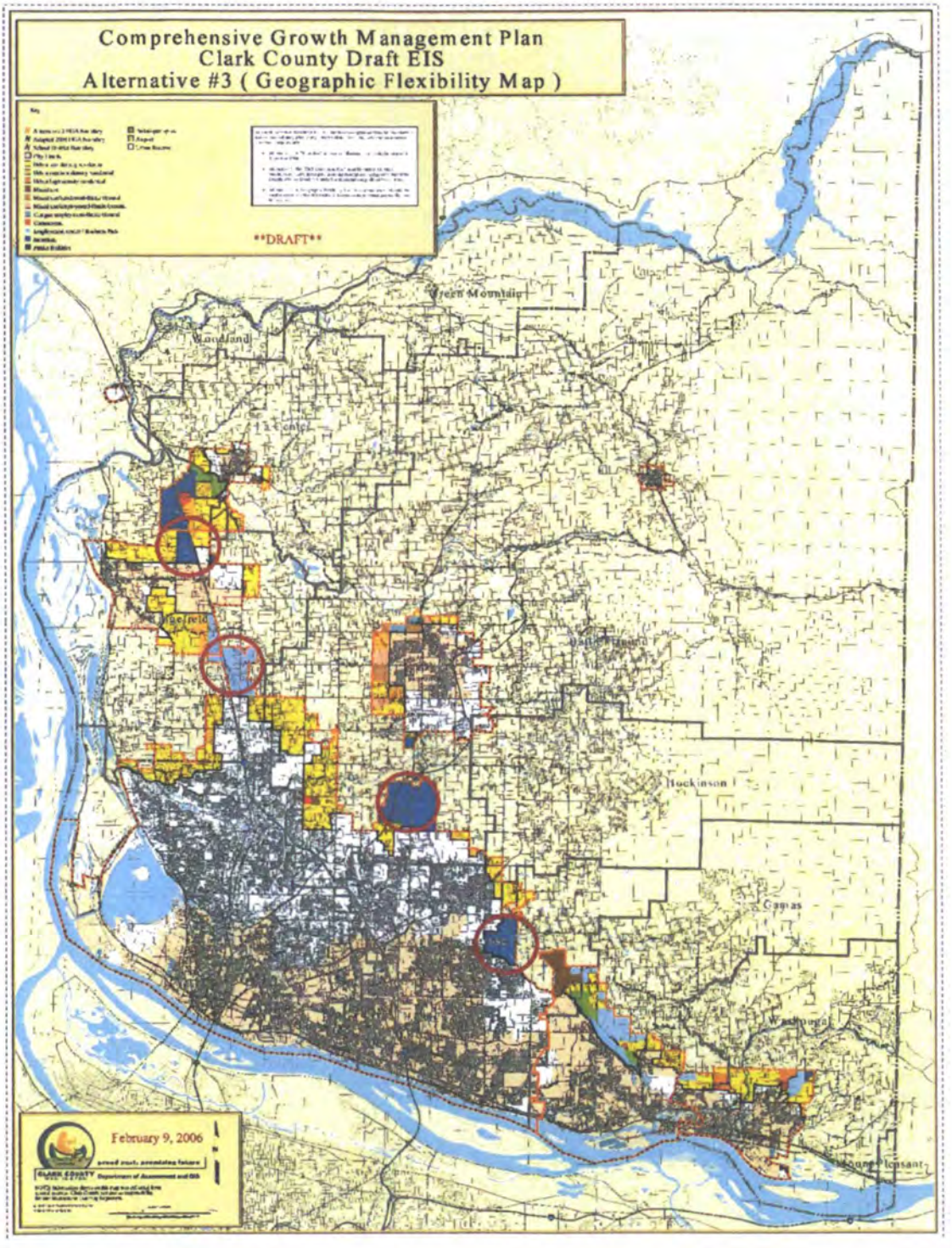
The potential to convert land in agricultural use to employment uses is considered in the Agricultural De-Designation analysis for all non-UGA Sites 1-4 (see Appendix B). All non-UGA Sites 1-4 have been reviewed at a planning level for critical areas presence in Appendix C. Section 30 plans have already considered environmental constraints and protections for Site 5.

Regarding Site 1 itself, the docket application has been considered (see Appendix D for the application SEPA checklist).

As part of preparing a concept plan (Appendix A) for Site 1, additional focused analysis has been prepared by the consultant team regarding utilities and transportation. See Appendix E Utilities Plan and Appendix F Transportation Study.

These prior and recent environmental studies have been considered in the evaluation of the Alternative sites in this report.

**Exhibit 4. 2007 EIS Alternative 3**




Source: Clark County 2006

# 5.0 ASSESSMENT COMPARISON OF SITES

## Alternative Comparisons

Each site has been reviewed at a planning level for developability, and concept plans prepared (see Appendix A). Exhibit 5 shows basic information about site size and location for each alternative location. Considering site concept plans, presence of critical areas, and roads, each has different configuration and ability to be developed.

Site 4 has the most extensive critical areas and appears to have limited developability – about 6% of the total site area. The two developable areas mapped on Site 4 are separated by extensive critical areas. Appendix C indicates "Buffers on streams and wetlands as well as floodway development restrictions and the presence of a Bonneville Power Administration utility corridor would likely significantly limit buildable acreage at the site." Thus this site is not further evaluated across all the industrial site criteria for what makes for a good industrial site. Prior environmental analysis in the 2007 EIS may be considered for Site 4.

**Exhibit 5. Site Feature Comparison: Sites 1 through 5**

| | Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 4 | Site 5 |
|---|---|---|---|---|---|---|
| a | Location | Docket SR 503 & NE 119th Street | Ridgefield North NW 31st Avenue & N 10th Street | North of Vancouver UGA and South of Ridgefield I-5 and SR 502 Junction | Anderson Dairy, East of Vancouver city limits at NE 162nd Avenue and SR 500 | Section 30, Vancouver city limits, NE 172nd and NE 18th |
| b | Primary Address | 13207 NE 117th Ave, Vancouver, 98662 (east)<br>10901 NE 149th St, Brush Prairie, 98606 (west) | Multiple owners, agriculture use | Multiple owners | 4507 NE 162nd Ave, Vancouver, 98682 | Multiple owners |
| c | UGA Adjacency | Vancouver UGA abuts to south | Ridgefield UGA abuts to south | Ridgefield UGA abuts to north and Vancouver UGA abuts to south | Vancouver UGA to west | Inside Vancouver city limits |
| d | Gross parcel acres | 602 | 412 | 764 | 366 | 325 |
| e | Net Buildable Acres (Appendix A), estimated | 378 | 179 | 219 | 23 5 | Some grading and arterial needs Percent buildable on two sites likely high but unknown |
| f | Percent Developable, estimated | 63% | 43% | 29% | 6% | If subarea planned industrial and industrial office land uses occur on two sites 66% potential industrial use |

Sources Clark County GIS, City of Vancouver, MacKay Sposito, Anchor QEA LLC

Sites 1, 2, 3 and 5 are further evaluated in Exhibit 6 across all criteria. Information is based on information gathered from planning documents, website resources, and field observations. See Chapter 6, References and Appendices Comparative analysis about the sites include:

- **Ability to Develop and Topography – All Sites:** Site 1 has the most area under 8% slope which is considered a feature important for an industrial site Site 1 appears to have more acres available for industrial development potential (378 acres) than all sites, urban or rural. The second site with 213-325 acres of potential industrial area is Section 30. The low range is the estimated land demand in the subarea plan and the upper end are the total parcel acres of sites in CREDC study; the upper end likely overstates potential for development due to slopes and internal access that would be needed.
- **Critical Areas – Rural Sites:** Based on a site tour completed for the candidate alternative Sites 2, 3, and 4 in comparison to Site 1 where a reconnaissance was performed, the mapped environmental constraints at Sites 2-4, appear to be more significant than those mapped for Site 1, in particular due to topographical features, the presence of mapped fish bearing streams, and mapped floodways that are not present on Site 1 While each site contains mapped wetlands, the wetland features of the candidate alternative sites are more directly adjacent to mapped streams or other wetland features and exist within less disturbed or undeveloped habitat, whereas wetlands that may exist within Site 1 would all occur within agricultural lands. The available environmental information and visible site characteristics at the candidate alternative sites support the premise that development potential is more environmentally constrained at these sites than at Site 1.
- **Critical Areas – Urban Site:** As a site that was formerly mined in part, there are no mapped or known wetlands or streams. Site 5 has some geological hazards (steep slopes; landslide hazard areas) and wellhead protection areas. A challenge to developing the site includes multiple ownerships and the need to execute a coordinated grading plan
- **Agricultural Lands of Long-Term Significance:** All sites in the non-UGA areas would result in a change from agricultural to industrial use if an RILB is approved The sites meet some agricultural classification criteria and do not meet other classification criteria as identified in Appendix B.
- **Utilities:** Sites 1, 3, and 5 have access to water lines though upgrades for industrial use would likely be needed. All sites would require extension of sewer service. A conceptual sewer plan has been submitted by Site 1 applicant based on coordination with the Clark Regional Wastewater District. Through a Subarea Plan, Site 5 has a coordinated sewer plan. Site 2 has the least available adjacent utilities currently.
- **Transportation:** Sites 1, 3 and 5 have access to major roads and abut freight routes Site 2 does not have direct access to I-5 and its network abutting the site is rural in nature. The road network would not substantively change if industrial uses were located in Sites 2 and 3 beyond the layout that exists today. With Site 1, the County could advance greater east-west connectivity per its proposed arterial plan and would help distribute traffic associated with the industrial development. Site 1 is the only site with rail access.
- **Coordinated Development and Land Use Compatibility:** All sites abut urban growth boundaries, and other properties with urban and rural uses. Site 1 with two common owners and large parcel sizes could be master planned with regional stormwater and wetland protection and perimeter buffer compatibility measures included. Sites 2 and 3 have multiple owners and a more complex pattern of critical areas that would make a coordinated development pattern with compatibility measures more challenging to implement Site 5 is larger and has been planned in a coordinated way, but challenges include multiple property owners and differential topography.



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*Note: Site 4 has the most extensive critical areas and appears to have limited developability – about 6% of the total site area Thus this site is not further evaluated across all the industrial site criteria for what makes for a good industrial site in Exhibit 6.*

**Exhibit 6. Matrix Evaluation of Sites with Industrial Site Criteria: Sites 1, 2, 3, and 5**

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| Water Service Provider | Clark Public Utilities | Potential City of Ridgefield | Clark Public Utilities | City of Vancouver |
| 1 System Development Charges High costs, Medium costs, Low costs | Charges to be determined<br>Published rate for 8" water meter is $ 475,130 (2012) No published rate for 12" | Charges to be determined<br>City of Ridgefield 1 5x In-City SDC (Per Meter Equivalent Size (MES))<br>For each MES $3,950 00<br>8" water meter is 80 MES At 1 5 times $474,000 No published rate for 12" | Charges to be determined<br>Published rate for 8" water meter is $ 475,130 (2012)<br>No published rate for 12" | Charges to be determined<br>Rate per one MES $2,360 00 (2010) Meter Size 8" = 80 0 MES Equal to $188,800 Meter Size 12" = 231 0 MES Equal to $545,160 |
| 2 Process Water - Capacity and adjacency (Volume and disposal, national averages) | | | | |
| Capacity High Tech Manufacturing 3 million gallons per day (GPD), Light Industrial 20,000 - 40,000 GPD | Usage depends on future user but would be consistent with IL Zone if RILB is designated<br>Water service to the project would need to be extended along the major roadways to provide water for processing, potable water needs, and fire protection It is anticipated that water main extensions would need to be at least 12" diameter and improvements to the existing off-site water system will likely be required to increase capacity to the site | Usage depends on future user but would be consistent with IL Zone if RILB is designated<br>There is no water infrastructure within the site area Water service would need to be extended to site to provide for process water | Usage depends on future user but would be consistent with IL Zone if RILB is designated<br>Water mains would likely need to be upgraded for industrial use | The City of Vancouver will be the purveyor of water as Section 30 develops The Section 30 utility concept plans show the approximate location of the water mains needed to complete a connected system to serve Section 30 Twelve inch water mains should be sufficient for most development, however, if an exceptionally large water user were to locate in Section 30, additional improvements may be necessary to handle the intensive industrial water needs |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | Current Infrastructure is adjacent to the property<br>Water Mains in NE 117th Ave (SR 503) (10"/12" Water Main), NE 119th Street (12" Water Main), and NE 144th Street (12" Water Main), NE 124th Street (12" Water Main) | There is no water infrastructure within the site area Both City of Ridgefield and Clark Public Utility water lines lie to the east of the site east of I-5 about 350 feet from the eastern edge of the parcel The size of these is water pipes is 8-inch diameter Additionally, there is an existing 12-inch diameter water line about 0 3 miles south of the site in the City of Ridgefield | Water lines are present on the eastern edge of the property east of I-5 The size of the water lines are unknown There are no water lines west of I-5 in the vicinity of the site | A few 12 inch water distribution mains exist within portions of the street right-of-ways located along the boundaries of the plan area |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| 3 Potable Water - Capacity and adjacency (Volume) | | | | |
| Capacity High Tech Manufacturing 3 million gallons per day (GPD), Light Industrial 20,000 - 40,000 GPD | See #2 above | See #2 above | See #2 above | See #2 above |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | See #2 above | See #2 above | See #2 above | See #2 above |
| 4 Fire Flow – Capacity and adjacency | | | | |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | See #2 above Hydrants adjacent | See #2 above No water lines or hydrants in site, and would need to be extended | See #2 above Hydrants located where there are businesses along NE 10th and 219th on the east side of I-5 | See #2 above Hydrants are located on peripheral streets |
| Capacity<br>• 1,200-1,800 gallons per day (preferred capacity)<br>• 800-1,200 gallons per day (adequate capacity)<br>• 400-800 gallons per day (minimal required capacity) | See #2 above | See #2 above | See #2 above | See #2 above |
| Pressure<br>• 95+ (exceeds pressure required)<br>• 45-75 psi (preferred range)<br>• 35 and lower (undesirable) | See #2 above | See #2 above | See #2 above | See #2 above |
| 5 Sewer / Wastewater Provider | Potential Clark Regional Wastewater District | Potential Clark Regional Wastewater District or City of Ridgefield | Potential Clark Regional Wastewater District or City of Ridgefield | City of Vancouver Potential Site 41 Served Site 42 |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | Within 1 mile Gravity sewer main is present in NE 124th Avenue about 1000 feet south of the property (i e south of NE 119th Avenue, at the intersection of NE 124TH Avenue and NE 114th Street) | No sewer lines in site or abutting land Exists within one mile of the property<br>City of Ridgefield Comprehensive Sewer plans show extension south of the site New forcemain and pump | Further than one mile south of the site is a small (4-inch diameter) forcemain This force main would not have capacity for an industrial development Gravity sewer lines are further south in the Vancouver UGA or further north in the Ridgefield UGA (about 3 miles | Gravity sewer service to existing sewer mains is not feasible for most of Section 30 A 12-inch sanitary sewer main is located near the intersection of SE 1st Street and NE 192nd Avenue This main will provide a discharge |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| | Conceptual plan for extension prepared with docket application | station planned south of N 10th per 2013 Sewer Plan Site not in analysis of plan | north to gravity sewer lines in the City of Ridgefield) Clark Regional Wastewater District has some of this area included in its 2013 Comprehensive Plan Update (Basin #48) A pump station is proposed near 209th Street on the east side of I-5 Additionally, City of Ridgefield Comprehensive Sewer plans show extension of sewer to area just north of the site New forcemain and pump station planned on NW Carty Road per 2013 Sewer Plan Site not in analysis of plan | point for domestic sewage pumped from Section 30 |
| Capacity High Tech Manufacturing 2 4 million gallons per day (GPD), Light Industrial 20,000-40,000 GPD | Sewer service to this project would be provided through the construction of two sanitary lift stations On-site sanitary sewer would gravity drain to one of the two lift stations The northern lift station would pump to the southern pump lift station, the southern lift station would pump to the existing off-site sanitary sewer system in NE 124th Avenue<br>Area was considered for inclusion in UGA in 2007 Environmental Impact Statement, and calculated as part of potential sewer flows and costs in Alternative 3 and the Preferred Alternative | Area not currently planned for inclusion in sewer planning area<br>Area was considered for inclusion in UGA in 2007 Environmental Impact Statement, and calculated as part of potential sewer flows and costs in Alternative 3 | Area was considered for inclusion in UGA in 2007 Environmental Impact Statement, and calculated as part of potential sewer flows and costs in Alternative 3 | The City of Vancouver will be the purveyor of sanitary sewer as Section 30 develops The utility concept plans show the approximate location of the sewer mains needed to complete a connected system to serve Section 30 Twelve inch sanitary sewer mains should be sufficient for most development, however, if an exceptionally large water user were to locate in Section 30, additional improvements may be necessary to handle the intensive industrial water and wastewater needs<br>For efficiency and cost effectiveness, a maximum of two public pump stations should be sited to serve all of Section 30 |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| 6 Power Clark Public Utilities (CPU) | | | | |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | Electrical infrastructure in NE 119th Avenue and along Highway 503 (NE 117th Ave) CPU has an existing substation located at the southeast corner of the project site, along NE 119th Street This substation has some existing capacity to serve a portion of the proposed industrial properties development depending on electrical demand The existing substation has capacity to provide approximately 5 5 MW | Power lines are visible in aerial mapping on NE 31st Avenue Substation location appears to be southeast of I-5 at the eastern boundary of Ridgefield (CPU Union Ridge Substation 8427 S 5th St) | Power lines are visible aerial mapping on main roads SR 502 (NE 10th Avenue, NE 219th Street)<br>North of the Site, there is a CPU Pioneer Switching Station, 23910 NE 11th Ave South of site is CPU Jones Substation 15325 NE 10th Ave, and west of the site is the CPU Clark Substation, 3414 NW Carty Rd | Electric power is supplied to the planning area by CPU Power lines are visible in Google Earth on main roads NE 1st Street, NE 18th Street, and NE 192nd Avenue<br>West of the site appears to be CPU Fishers Substation, 16612 SE 1st St, and east of the site is CPU Lacamas Substation, 6100 NW Friberg-Strunk St<br>BPA maintains a high voltage transmission line that runs in the east-west direction along the north edge of the plan area |
| Capacity High Tech Manufacturing 2 separate sources at 115KV or 20 MW continuous, Light Industrial 5,500 KW peak demand, 3,000,000 KWH/Month, 75% demand factor | Electrical service to the industrial development would require installation of backbone electrical infrastructure to a central area of the project. Additional electrical infrastructure in the form of distribution conduits and conductor and distribution transformers would also be needed<br>If the project demand is greater, then a new substation would be needed somewhere in the project This substation could be setup with a redundant transmission source and with redundant transformers to improve system reliability depending on the ultimate users' power needs | Capacity unknown With no nearby substation, likely improvements would be greater than for Site 1<br>Area was considered for inclusion in UGA in 2007 Environmental Impact Statement The 2007 EIS indicated *CPU has instituted an aggressive energy conservation policy and provides incentives to customers to encourage their participation in conservation efforts For this reason, CPU expects to be able to expand the electrical system to serve development, no matter which alternative is selected Likewise, availability of electricity is not expected to be a limiting factor for new development (However, industries with special power needs – either total amount or reliability – may prefer to locate near existing substations or in areas where the power grid is more fully developed )* | Capacity unknown See Site 2 for information about 2007 EIS Power discussion Improvements likely similar to Site 1 | Capacity unknown Improvements likely similar to Site 1 |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| Costs High, Medium, Low | Electrical system upgrades are paid for by the developer Rates will depend on use, CPU has identified industrial rates | See Site 1 | See Site 1 | See Site 1 |
| 7 Natural Gas- Proximity, capacity, predictability, continuity, affordability (Northwest Natural) | | | | |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | Adjacent<br>6" Main in NE 117th Ave (Hwy 503) | In Northwest Natural service area Adjacency is unknown | Same as Site 2 | Private utility providers to the Section 30 plan area include Northwest Natural Gas Adjacency is unknown |
| Capacity<br>• High Tech Manufacturing 2,000 MCF @ 8 PSI<br>• 50,000 therms or 5,000 MCF/Month | NW Natural is planning significant backbone infrastructure reinforcement in this area within the next few years that will exceed the 2,000-5,000 mcf/month demand usage load requirement | Local capacity unknown<br>Area was considered for inclusion in UGA in 2007 Environmental Impact Statement 2007 EIS indicated *The demand for electricity, natural gas, and other natural resources would increase in Clark County as growth occurs* | Same as Site 2 | Local capacity unknown |
| Costs High, Medium, Low | To be determined based on particular uses Northwest Natural will be investing in area | To be determined based on particular uses | To be determined based on particular uses | To be determined based on particular uses |
| 8 Telecommunications Century Link QC | | | | |
| Adjacency<br>• Adjacent to the property (within 100' of property)<br>• Within one mile of the property<br>• Further than one mile of the property | Fiber optic data infrastructure is installed along Highway 503 (NE 117th Avenue), in NE 159th Street, and NE 119th Street Copper data infrastructure is installed in various locations around the perimeter of the proposed industrial property, see Utility exhibit for locations | Telephone lines visible similar to power lines – see #6 | Telephone lines visible similar to power lines – see #6 | Telephone lines visible similar to power lines – see #6 |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| Site Features | | | | |
| 9 Site Topography<br>• 0-8% Slopes (highly developable)<br>• 8-15% Slopes (moderately developable)<br>• 15%+ Slopes (undesirable) | Whole site less than 8% slope | 64% is less than 8% slope based on soil classification data | 80% is less than 8% slope based on soil classification data | Western quarry slopes are steep and high Subarea plan notes *Site elevation and grade transition between properties should be coordinated to maximize the development potential of Section 30* |
| 10 Soils<br>• Hydric soils (wetlands)<br>• Infiltration capacity (High, Medium or Low)<br>• Foundation bearing capacity (High, Medium or Low)<br>• Seismic vulnerability (High, Medium or Low)<br>• Moisture content (High, Medium or Low)<br>• Spill containment, (High, Medium or Low) | Well drained to moderately well drained Mapped hydric soils<br>Soil limitations to foundations (moderate to severe limitations, severe based on hydric soils)<br>National Earthquake Hazards Reduction Program (NEHRP) predominantly Class D except for peat soils [1]<br>Liquefaction risk Very Low to Low except for peat soils | Moderately well drained<br>Mapped hydric soils<br>Soil limitations to foundations (moderate to severe limitations, severe along stream corridors)<br>NEHRP Class C Liquefaction risk Very Low to Low except for stream corridors which are Low to Moderate | Moderately well drained<br>Mapped hydric soils<br>Soil limitations to foundations (moderate to severe limitations, severe along stream corridors)<br>NEHRP Class C and D Liquefaction risk Very Low to Low except for stream corridors which are Low to Moderate | Excessively drained<br>No mapped hydric soils<br>Slight limitations predominantly<br>NEHRP Class C Liquefaction risk Very Low |
| 11 Presence of sensitive onsite critical areas (e g wetlands, floodplains, aquifer recharge areas/wellhead protection areas, fish and wildlife habitat conservation areas, geologic hazards)<br>• Yes<br>• No | See Anchor QEA report February 2015 Small area of liquefaction, NE corner Oregon white oaks and other habitat in NE corner About 66 acres of wetlands based on site reconnaissance, less than based on GIS mapping database<br>Category 2 Critical Aquifer Recharge Areas on both properties Wellhead Protection Area on west side | See Appendix A, Anchor QEA June 2015 Riparian habitat conservation areas and biodiversity areas located throughout the site likely are comprised of mature forest and complex understory of sub-canopy Riparian area good or excellent quality habitat and may support fish and wildlife Oak Woodland conservation areas to north Wetlands are likely to be associated with jurisdictional tributaries<br>The area lies in Category 2 Recharge Area | Numerous tributaries to Gee Creek exist throughout the site with moderate to good condition riparian areas Potential unmapped seasonal tributaries Effective buffers smaller due to existing impervious area<br>Lies in a Category 2 Recharge Areas<br>There are some wellhead protection areas to the west and north | As a former mine site the area is highly altered There are steep slopes and potential landslide hazard areas There are Category 1 and 2 Critical Aquifer Recharge Areas<br>There are public and private wellhead protection areas<br>A Bonneville Power Administration easement and owned lands with high voltage transmission lines would also present a constraint |

[1] NEHRP Soil Site Classes categorizes the potential for enhanced or amplified ground shaking and range from A (the best - hard rock) to F (the worst - soft clay or swamp muck) See Clark County Code - Chapter 40 430 for more detail

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| 12 Environmental Contaminants (prior uses, including Agriculture)<br>• Yes (High, Medium or Low contamination)<br>• No | Use is in agriculture Use of herbicides | Use is in agriculture Likely use of herbicides | Highway commercial may have current or former sites using hazardous materials There is an existing gas station subject to state standards for underground storage tanks Some parcels in agriculture or rural residential use | Former County landfill in part of Section 30 adjacent to private owned sites Clay cap installed Groundwater monitoring occurring |
| 13 Geometry of the parcel(s)<br>• Rectangular (preferred)<br>• Square (acceptable)<br>• Broken parcels (unacceptable)<br>• Common ownership (may assist parcel geometry to be acceptable or preferred instead of unacceptable)<br>• 400' parcel depths or conglomeration to make these depths (preferred)<br>• 100 acres minimum parcel requirement (contiguous property preferred)[2], [3]<br>• Adjacent parcels allows for future expansion[4] | Total site area is 602 acres Parcel sizes range from 1 to over 100 acres, but are in two ownerships that each equal over 100 acres Parcels are over 400 feet in depth<br>A land use concept shows developable areas of 10-60 acres served by a new circulation plan, regional stormwater system, and wetland protection<br>As the area would subdivide in the future, many 400 foot deep parcels are possible Adjacent parcels may be appropriate for similar designations of industrial | Total site area is 412 acres Typically rectangular Parcels range from 5-75 acres in size, with some in common ownership exceeding 100 acres Most parcels have 400 foot parcel depths<br>However, as shown on the concept plan, the site is ribonned with streams The actual developable area is more limited and in chunks that are typically less than 25 acres, one developable area is about 44 acres Developable areas may cross parcel boundaries of different owners | Parcels range from 1-75 acres in size and are rectangular and square Some parcels have 400 foot parcel depths and some less than that (e g rural residential lots)<br>Chunks of developable land are 30-47 acres east of I-5 and smaller west of I-5 are smaller Developable areas may cross parcel boundaries of different owners | Typically rectangular and with 400 foot depth Parcels range in size and are around 25 acres in size, some are in common ownership |
| 14 Ownership<br>• Common ownership of properties (minimal acquisition time)<br>• Multiple ownerships (maximum acquisition time) | While there are multiple parcels, there are two owners | Multiple owners and moderate parcelization | Multiple owners with greater parcelization | Multiple owners and moderate parcelization |

[2] Policy 1 6 2 The Industrial Reserve Area overlay should be applied at certain freeway or arterial interchanges or other sites well served by existing or planned transportation systems, or adjacent to technological or research related uses associated with industrial uses The IRA designation shall be applied in a limited number locations, in contiguous areas of 100 acres or more

[3] Policy 9 3 1 Last bullet New industrial sites that are part of a major industrial land bank shall be required to have a minimum of 75 acres or more and shall not be subdivided less than 50 acres

[4] Once two land banks are designated, no further expansion would be feasible under the Rural Industrial Land Bank provisions of GMA

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| **Land Use** | | | | |
| 15 Comprehensive Plan and Zoning<br>• Identified for commercial or industrial purposes through designation or overlay, or zoned for such<br>• Agricultural lands of long-term commercial significance / Agricultural-20 zone | Agriculture (Ag) with Industrial Urban Reserve & Railroad Industrial Urban Reserve Overlays See Appendix B for dedeisgnation analysis | Ag with Industrial Urban Reserve Overlay See Appendix B for dedeisgnation analysis | Rural Commercial, Rural-5, and Ag with Industrial Urban Reserve Overlay See Appendix B for dedeisgnation analysis | Industrial Comp Plan Land Use and Employment Center Mixed Use (ECX) zoning Planned Non-Retail or Mixed Uses are Office Industrial 100 acres, Industrial 113 acres |
| 16 Compatibility<br>• Industrial friendly neighborhoods Adjacent Industrial or commercial zones, limited conflict with residential uses, common adjacent land uses and zoning<br>• Visual quality - Ability to provide a buffer or increase quality of development<br>• Proximity to complementary/ancillary uses<br>• Proximity to employee workforce<br>• Proximity to housing options | Most of surrounding area is designated Agriculture North of the site east of SR 503 is a small airport<br>South (and west) of site along SR 503 frontage there is compatible Industrial zoning Industrial use would be more developed in character than surrounding areas<br>There is an ability to provide a landscaped buffer – 100 feet assumed in concept plan See Appendix A for cross-section of the perimeter buffer<br>Site lies north of a Community Commercial node at NE 119th Street<br>Close to potential workforce and housing options in Vancouver | Adjacent to the west Agriculture is designated in unincorporated County<br>South of the site are the Ridgefield city limits where residential and light industrial uses are planned<br>Across I-5 to the east Office Park is planned<br>To the north the County's Agricultural designation is applied A tribal casino is planned on a tribal trust land though designated Agricultural<br>Within the site, streams and buffers would separate development Due to the location of streams, development would likely be closer to roadways with less setbacks possible compared to Site 1 | Site is fully in Industrial Urban Reserve with Rural Commercial, Rural-5, and Agriculture designations<br>On the periphery Industrial is planned in the Vancouver UGA to the south, and in Ridgefield to the north To the east and west of the boundaries are additional Agricultural designations<br>Within the site, Industrial uses could be clustered around a central Rural commercial area which could have design standards, parcelization may make significant buffers on peripheral agriculture and rural residential areas more challenging<br>The site is between Ridgefield and Vancouver UGAs where there are housing options, and a potential workforce | To the north, east and west are Urban Low Density Residential designations To the south is Industrial designated land A Commercial node is located to the southeast<br>Close to potential workforce and housing options in Vancouver |
| **Transportation** | | | | |
| 17 Transportation impact fee burden [Fee per trip County 2013]<br>• High Costs<br>• Medium Costs<br>• Low Cost | Orchards North $735 00<br>Rural 1 $365 | Rural 2 $79 | Rural 1 $365 | City Fee – Cascade District $223 (2015) |

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| 18 Access to a Regional Roadway Facility<br>• Convenient access (less than 0 5 mile driving distance) to a major road or minor or major arterial roadway facility as designated by the Clark County Arterial Atlas<br>• Convenient access to a designated freight route[5]<br>• Balances site circulation and access needs with regional mobility<br>• Site circulation provides for appropriate separation between freight, employee, and nearby neighborhood access<br>• More than one access point<br>• Site is located in proximity to existing and planned residential areas within the County to ensure convenient access for employees | The study area is bisected by SR 503, a five-lane state highway Approximately 24,000 to 26,000 vehicles per day were projected to traverse the segment of SR 503 between NE 119th Street and NE 149th Street per data in WSDOT's 2014 Annual Traffic Report<br>SR 503 is a freight route<br>The site has more than one access point<br>SR 503 will be limited in terms of signal location<br>Development of the Rural Industrial Land Bank Concept has the potential to result in a need for transportation improvements<br>The SR 503 Circulation Plan and Arterial map unit would require implementation to distribute traffic<br>The site is located near Vancouver with source of employees<br>A preliminary capacity assessment at a planning level was conducted and found that with the proposed road network in place, there is sufficient capacity along SR 503 and County-maintained collectors and arterials in the vicinity to accommodate development of the RILB properties for industrial use See Appendix F | Abuts I-5 as freight route but does not have direct access Access would be primarily via north-south NW 31st Avenue corridor linking to I-5 via interchanges at LaCenter Road to the north or Pioneer Street to the south<br>Very limited connectivity/options<br>NW 31st Avenue is a rural 2-lane road, appears to be designated R-2 (Rural Major Collector)<br>N 45th Avenue/Pioneer Street roundabout to the south needed to access I-5 is operating close to capacity at Comprehensive Plan buildout and probably could not absorb Site 2 trips without mitigation (intersection is already programmed as a multi-lane roundabout)<br>LaCenter Road interchange proposed to be reconstructed in conjunction with Cowlitz Tribal Development proposal | SR 502 bi-sects site east-west and connects to I-5<br>WSDOT is now widening SR 502 to four lanes with a median barrier between I-5 and Battle Ground Completion projected in 2016<br>Access to SR 502 likely not allowed except at key signalized intersections<br>No County Roads shown serving property west of I-5 Potential future NW 219th Street extension shown in yellow west of I-5 – this is a project desired by Ridgefield but unfunded<br>Virtually no roads to west of site connecting to I-5, this may mean there would be a need to construct 219th west of I-5 to serve site and modify interchange | A recent study was developed by the CREDC, indicating "Limited access or challenges in obtaining access" for Site 5 [6] Congestion in the study area is on Mill Plain Boulevard and on 164th Avenue per the Section 30 subarea plan<br>The existing perimeter roads although classified as principal and minor city arterials, are today 2 lane unimproved rural type roadways<br>A subarea plan was prepared for Section 30 by the City of Vancouver in 2009<br>The City has a detailed traffic study and a long list of infrastructure needs, many of which the City is working towards (NE 1st Street corridor is currently under conceptual design), future NE 18th Street and NE 192nd Avenue widening to 5-lanes linking SR 14 interchange to the south and new I-205 interchange to the west |

[5] The Washington State Freight and Goods Transportation System (FGTS) Classification System designates roadways and railways based on tonnage Roadways designated at T-1 or T-2 are considered to be Strategic Freight Corridors The T-1 designation represents roadways carrying more than 10 million tons per year while the T-2 designation represents roadways carrying 4 million to 10 million tons per year Per WSDOT, the FGTS is primarily used to establish funding eligibility for Freight Mobility Strategic Investment Board (FMSIB) grants, fulfill federal reporting requirements, support transportation planning process, and plan for pavement needs and upgrades

[6] The CREDC established a Land for Jobs Committee the 2011 and completed the Clark County Employment Land Inventory It applied to urban areas

| Feature & Criteria | Site 1 | Site 2 | Site 3 | Site 5 |
|---|---|---|---|---|
| 19 Rail Access<br>• Adjacent to site (within 100' of property)<br>• Rail Spur could be extended (1 mile length maximum)<br>• Mainline can be easily accessed (5 mile radius maximum) | Chelatchie Prairie Railroad traverses the western site | Not available | Not available | Not available |
| 20 Travel time to International Airport<br>• 20 minutes preferred<br>• 40 minutes acceptable<br>• 40 minutes or more undesirable | About 18 minutes without traffic | About 26 minutes without traffic | About 22 minutes without traffic | About 16 minutes without traffic |
| Other Criteria | | | | |
| 21 Suitability for existing industrial cluster or targeted cluster consistent with the Clark County Economic Development Plan (commissioned by CREDC in 2011)[7] and compatibility with Light Industrial (IL) zone uses (CCC 40 230 085 Employment Districts (IL, IH, IR, BP)) | Technology and traditional light manufacturing and distribution of goods would likely be possible where allowed by IL zone Professional services and health services limited by zoning and GMA provisions for the RILB establishment | Same at Site 1 The presence of streams and buffers may mean smaller industrial uses | With parcelization likely that light industrial uses would be smaller | Light industrial and tech/flex, office, retail and residential planned in Section 30 plan Some not compatible with RILB statute (i e residential, more than accessory levels of retail) |

[7] http //www clark wa gov/planning/2016update/documents/FINAL_Clark-County-ED-Plan-9_2011 pdf

## Mitigation Measures

At a programmatic level the following policy and code standards would reduce potential environmental impacts.

**Clark County Rural Industrial Land Bank Draft Development Regulations:** Several elements of the draft RILB development standards would minimize natural and built environment impacts associated with light industrial development where the RILB is established:

- Land Uses: Generally, IL zone uses would be allowed with a focus on light manufacturing. Some uses would be restricted either due to potential incompatibilities with onsite industrial uses or abutting rural residential uses.
- Perimeter Setback: A 100-foot perimeter setback is proposed that is greater than the standard setback for the IL zone.
- Landscaping: A dense screen and berming is proposed within the 100-foot perimeter setback.
- Street Standards and Stormwater Quality: Private road standards are included to be more compatible with the concept of the regional stormwater and rural character of the industrial land bank.
- Application of Environmental Quality Measures: The County's critical areas and stormwater regulations would apply to protect ecosystems and water quality. The Southwest Clean Air Agency Regulations would also apply addressing air quality. County roadway concurrency and commute trip reduction requirements would likewise apply to ensure County levels of service are met and roads are improved concurrent with development.
- Infrastructure: Future RILB development would have to demonstrate adequate and available infrastructure and services and would be responsible for the extension of infrastructure as appropriate.

**Master Plan Concept:** The Site 1 Master Plan Concept would protect critical areas functions and values and accounts for buffers, and develops a stormwater solution that mimics the natural hydrology of the site. The Site 1 Master Plan Concept includes 100-foot perimeter landscaped buffers for compatibility with rural residential areas abutting the site. The Site 1 Master Plan Concept incorporates onsite circulation and a circulation plan that advances the SR 503 Circulation Plan and the County's Arterial Plan. New infrastructure would follow the circulation plan; utility providers have been contacted regarding extension of sewer.



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## 6.0 REFERENCES

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David Evans and Associates, Inc. May 4, 2007. FINAL Environmental Impact Statement for the Comprehensive Growth Management Plans of Clark County, Battle Ground, mas, La Center, Ridgefield, Vancouver, Washougal, and Yacolt. Available: http://www.clark.wa.gov/planning/comp_plan/eis.html. Accessed: July 1, 2015.

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Kennedy/Jenks Consultants, March 2013, Clark Regional Wastewater District, Comprehensive General Sewer Plan Amendment.

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# City Letters

proud past, promising future

CLARK COUNTY
WASHINGTON

**COMMUNITY PLANNING**

December 24, 2014

Chad Eiken, Director
Community and Economic Development
City of Vancouver
415 W 6th Street
Vancouver, WA 98660

RE: Rural Industrial Land Bank

Dear Mr Eiken:

Clark County received an application for the establishment of a rural industrial land bank earlier this year Rural industrial land banks are allowed by the Growth Management Act, RCW 36 70A.367, and the county is presently working through the statutory requirements. The application covers about 600 acres on both sides of SR-503 north of NE 119th Street and south of Brush Prairie. A map of the site and more information about the process can be found at http://www clark wa.gov/planning/landbank/. If adopted by the Board, the area will have light industrial zoning.

RCW 36.70A.367 makes reference to consultation with affected cities, and we have identified the cities of Vancouver and Battle Ground as affected cities. The area under study is close to Vancouver's urban growth area we want to make sure the city is aware that the county is processing a land bank application.

We would be happy to discuss any aspect of the designation process with you I am the project manager and can be reached at (360) 397-2280 x4968 or at Gordon.euler@clark.wa.gov. We have a public open house to kick-off the project scheduled for January 28, 2015, 5:30-7:00 p.m at the CASEE Center, 11104 NE 149th Street, Brush Prairie, and we invite you to attend.

Sincerely,

Gordon M. Euler, AICP
Project Manager

1300 Franklin Street • P O BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2280 • FAX (360) 759-6762 • TDD Relay 711 or (800) 833-6388

proud past, promising future

CLARK COUNTY
WASHINGTON

**COMMUNITY PLANNING**

December 24, 2014

Erin Erdman, Director
Community Development
City of Battle Ground
109 SW 1st Street, Suite 127
Battle Ground, WA 98604

RE. Rural Industrial Land Bank

Dear Ms. Erdman:

Clark County received an application for the establishment of a rural industrial land bank earlier this year. Rural industrial land banks are allowed by the Growth Management Act, RCW 36.70A.367, and the county is presently working through the statutory requirements. The application covers about 600 acres on both sides of SR-503 north of NE 119th Street and south of Brush Prairie. A map of the site and more information about the process can be found at http://www.clark.wa.gov/planning/landbank/ If adopted by the Board, the area will have light industrial zoning.

RCW 36.70A.367 makes reference to consultation with affected cities, and we have identified the cities of Battle Ground and Vancouver as affected cities. The area under study is not far from Battle Ground's urban growth area, and we want to make sure the city is aware that the county is processing the land bank application

We would be happy to discuss any aspect of the designation process with you. I am the project manager and can be reached at (360) 397-2280 x4968 or at Gordon.euler@clark.wa.gov. We have a public open house to kick-off the project scheduled for January 28, 2015, 5:30-7:00 p.m. at the CASEE Center, 11104 NE 149th Street, Brush Prairie, and we invite you to attend.

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Gordon M. Euler, AICP
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