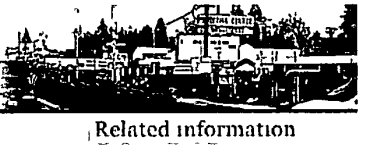
**Community Planning**

*Planning for Clark County's promising future*



# Rural Industrial Land Bank

### What's Next

**DATE CHANGE** A public hearing with the Planning Commission is scheduled for **Dec 17, 2015, at 6 30 p m** , for the purpose of taking public testimony on the rural industrial land bank project The hearing will be held at the Public Service Center, 1300 Franklin St , in Vancouver

### Project Summary

A work session with the Clark County Planning Commission was held on November 5

An open house was held on October 29, 2015, at which all of the materials required by the Growth Management Act were reviewed and discussed

- Open house presentation

Comments received at the open houses have been added to the respective open house dates below

- Comments from October 29 Open House

A 'Notice of Intent to designate a rural industrial land bank' and a 'Notice of determination of significance and adoption of an existing environmental document' were published on Oct 7, 2015

- Notice of Intent to designate a rural industrial land bank
- Determination of Significance and Adoption of Existing Environmental Document

The determination of significance includes the adoption of the following documents

- 2007 Comprehensive Plan EIS >
- Addendum to 2007 Comprehensive Plan EIS (PDF - 317 pages)
- Addendum by section
  - Addendum cover sheet
  - Part I- Inventory
  - Part II - Alternative sites analysis
  - Part III - Appendix cover
  - Appendix A - Conceptual plans
  - Appendix B Agricultural lands analysis
  - Appendix C-1, C-2 - 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

The addendum includes an environmental characterization of the application site, an alternative sites analysis, a SEPA checklist prepared by the applicant, and a de-designation analysis for the application site, Most of this information has already been presented at the open houses Comments on the addendum were due October 21, 2015

- Comments on the Addendum

An open house was held on July 29, 2015 to provide additional information about the application site and the environmental review process, and to introduce draft

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development regulations that apply to any development occurring in the land bank. Below are the materials that were presented and discussed:

- Open house presentation
- Open house handout
- Draft Rural Industrial Land Bank Development Regulations
- Summary of Alternative sites
- *No comments were received at this open house*

A list of current allowable uses in Light Industrial (IL) districts and current development and performance standards can be viewed in Clark County Code Section 40.230.085.

Work sessions were held with the Planning Commission on May 7 and with the Board of County Councilors on June 3. The purpose of the work sessions was an update on the status of the project. The presentation given was similar to the one given at the April 15 open house.

An open house was held on April 15, 2015 to inform the public of progress to date and to ask for comments. Below are the materials that were presented and discussed:

- Open House Presentation
- Open House Handout
- Open House Display Boards
- Open House Comments

A number of draft documents have been prepared by BERK Consulting and their team. The first is an analysis of critical areas on the site. The second includes a list of criteria that make a good industrial site and an alternative sites analysis. The third is a de-designation analysis. Work has also started on the master planning process for the site.

- Critical Areas Existing Conditions
- Inventory of Possible Industrial Land Bank Sites
- De-Designation Analysis

An open house was held on January 28, 2015 to introduce the rural industrial land bank concept and to discuss the proposed rural industrial land bank application.

- Open House Presentation
- Open House Handout
- Open House Display Boards
- Open House Comments

One of the requirements for establishing a land bank is the preparation of a master plan for the area. The Board of County Commissioners adopted changes to the county's master planning requirements at a public hearing on December 16, 2014.
Adopted code language:

- Section 40.520.070 Master Planned Development
- Section 40.520.075 Rural Industrial Development Master Plan (new section)
- Section 40.560.010 Plan Amendment Procedures

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. RCW 36.70A.365 allows counties to site major industrial developments where there is a specific development application involved. RCW 36.70A.367 allows counties to establish up to two rural industrial land banks with the intent that they develop as industrial properties.

In February 2014, Clark County received an application for the establishment of an industrial land bank on two different sites. The locations are north of the intersection of SR-503 (NE 117th Avenue) and 119th Street on 223 acres and 378 acres currently zoned for agriculture (AG-20). The 223-acre site to the west of SR-503 is referred to as the Ackerland property. The 378-acre site to the east of SR-503 is referred to as the Lagler property. There is no specific developer, so the county is proceeding under RCW 36.70A.367.

Map of Planning Area

**Requirements to establish a rural industrial land bank:**

- there has to be an inventory of potential sites within urban growth areas made;
- consultation with affected cities is required;
- the site has to be master-planned;

- the site has to have a programmatic level of environmental review; and
- regulations for review and approval of industrial developments must be put in place.

In addition, because the parcels in the application are zoned for agriculture, a de-designation process is required, because by county code any land in a rural industrial land bank will be zoned for light industrial (IL) uses. A list of allowable uses in light industrial (IL) districts can be found in CCC Section 40.230.085-Employment Districts.

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