



**PLANNING COMMISSION RECOMMENDATION**

**DATE ISSUED:** October 18, 2019

**SUBJECT:** CPZ2019-00032 GMA Compliance RILB

On October 17, 2019, the Planning Commission voted 6 to 0 to recommend to the County Council that it approve the proposal to amend the Comprehensive Growth Management Plan text, plan map, zoning map, arterial atlas map, and Title 40 to remove the authorization for and all references to, the Rural Industrial Land Bank. Below are brief descriptions of the proposed amendments.

<b>Proposed Comprehensive Plan and Zoning Map Amendments</b>	
Amend the Comprehensive Plan designation of Rural Industrial Land Bank (RILB) and zoning designation of Light Industrial (IL) with a Rural Industrial Land Bank Overlay (IL-RILB) to the Comprehensive Plan designation of Agriculture (AG) and zoning designation of Agriculture (AG-20) on the following parcels: 198335000, 198375000, 196656000, 198111000, 198324000, 198112000, 198101000, 198075000, 198072000, 198080000, 198082000, 198113000, and 198076000.	

<b>Proposed Arterial Atlas Map Amendments</b>		
<b>No.</b>	<b>Amendment</b>	<b>Description</b>
1	Delete	At approximately NE 106 <sup>th</sup> Ave., delete a proposed commercial/industrial road, running north/south from NE 139 <sup>th</sup> St. to NE 149 <sup>th</sup> St.
2	Delete	At approximately NE 144 <sup>th</sup> St. and NE 114 <sup>th</sup> Ave, delete a proposed NE 144 <sup>th</sup> St. commercial/industrial road extension to the Chelatchie Prairie Railroad.
3	Delete	At approximately NE 110 <sup>th</sup> Ave. a proposed 2-lane minor arterial (M-2cb) from NE 134 <sup>th</sup> St. to NE 139 <sup>th</sup> St.
4	Reclassify	A road segment between NE 144 <sup>th</sup> St. and the intersection of NE 139 <sup>th</sup> St./NE 132 <sup>th</sup> Ave. from a 2-lane minor arterial (M-2cb) to a 2-lane collector (C-2).
5	Reclassify	A road segment of NE 134 <sup>th</sup> St. from a 2-lane minor arterial (M-2cb) to a 2-lane collector (C-2) between approximately NE 110 <sup>th</sup> Ave. to NE 132 <sup>nd</sup> Ave intersection.
6	Modify	A planned road extension at approximately NE 112 <sup>th</sup> Ave. from transitioning gradually from NE 139 <sup>th</sup> St. to NE 144 <sup>th</sup> St. returning to the prior alignment beginning further west at NE 102 <sup>nd</sup> Ave. connecting NE 139 <sup>th</sup> St. to NE 144 <sup>th</sup> St.
7	Modify	A planned road extension at approximately NE 124 <sup>th</sup> Ave. from NE 119 <sup>th</sup> St. to NE 144 <sup>th</sup> St. returning to the prior vertical alignment instead of the serpentine westward alignment.

<b>Proposed Comprehensive Plan Text Amendments</b>		
<b>No.</b>	<b>Element</b>	<b>Description</b>
1	Table of Contents	Delete Rural Industrial Land Bank (RILB) from the Table of Contents, page i.
2	Land Use	Delete Rural Industrial Land Bank (RILB) from Table 1.4 Rural Lands Plan Designation to Zone Consistency, page 31.
3	Land Use	Delete Rural Industrial Land Bank (RILB) and associated text, page 36-37.
4	Rural & Natural Resource	Delete County 20-year Plan Rural Industrial Land Bank goal and plan policies section 3.8, page 98.
<b>Proposed Clark County Code Amendments</b>		
<b>No.</b>	<b>Title 40</b>	<b>Description</b>
1	40.230.085	Amend CCC 40.230.085 - Employment Districts (IL, IH, IR, BP, IL-RILB) to delete all references to RILB in subsection (B)(1)(d), Table 40.230.085-1 Uses, Table 40.230.085-1 footnote 10, Table 40.230.085-2 Lot Standards, Setbacks, Lot Coverage and Building Height Requirements, Table 40.230.085-2 footnote 7, subsection (D)(4) including Figures 40.230.085-1 and 40.230.085-2, and associate renumbering.
2	40.520.070	Amend CCC 40.250.070 – Master Planned Development to delete all references to RILB in subsection (B)(4) and (C)(1)(b)
3	40.520.075	Amend CCC 40.520.075 – Rural Industrial Development Master Plan to delete all references to RILB and/or RCW 36.70A.367 in (B) and amend Section 40.560.010(J) to Section 40.560.010(H), and delete “with an IL-RILB overlay. Amend (C)(1) to amend Section 40.560.010(J) to Section 40.560.010(H), and delete “or land bank” and “for the land bank.”
4	40.560.010	Amend CCC 40.560.010 – Plan Amendment Procedures to delete all references to RILB and/or RCW 36.70A.367 in (H), delete (H)(a)(2) Major industrial land banks (light industrial), and delete (H)(b)(2) Major industrial land banks (light industrial).

Any person(s) or entity(ies) wishing to appeal a determination of non-significance shall file a written petition with the County Council at the Public Service Center, 1300 Franklin St, Vancouver, WA, 98660, within fourteen (14) calendar days of the issuance of this Clark County Planning Commission Recommendation. The County Council shall decide a SEPA appeal in conjunction with its decision made in a public hearing on the underlying recommendation in accordance with CCC 40.570.080.D.2.b(2). The date and time of the County Council public hearing on this recommendation will be published in The Columbian newspaper at least two weeks before the hearing, and will be posted at [www.clark.wa.gov/council-meetings](http://www.clark.wa.gov/council-meetings).

SEPA appeals must be written and must contain all of the following:

1. the case number designated by the county;
2. the name and original signature of each petitioner for the appeal;
3. a statement showing that each petitioner is entitled to file the appeal as an interested party;
4. the specific aspect(s) of the decision being appealed;
5. the reasons why each aspect is in error as a matter of fact or law; and
6. the evidence or law relied on to prove the error.

The case file is available for review online at [www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes](http://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes) or at 1300 Franklin Street, Vancouver, WA between 8:00 am and 5:00 PM M-F. Contact **Sonja Wiser (564) 397- 4558** or **Sonja.Wiser@clark.wa.gov**.