



Clark County Rural Industrial Land Bank

Board of Clark County Councilors
Public Hearing
March 1, 2016

Agenda

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

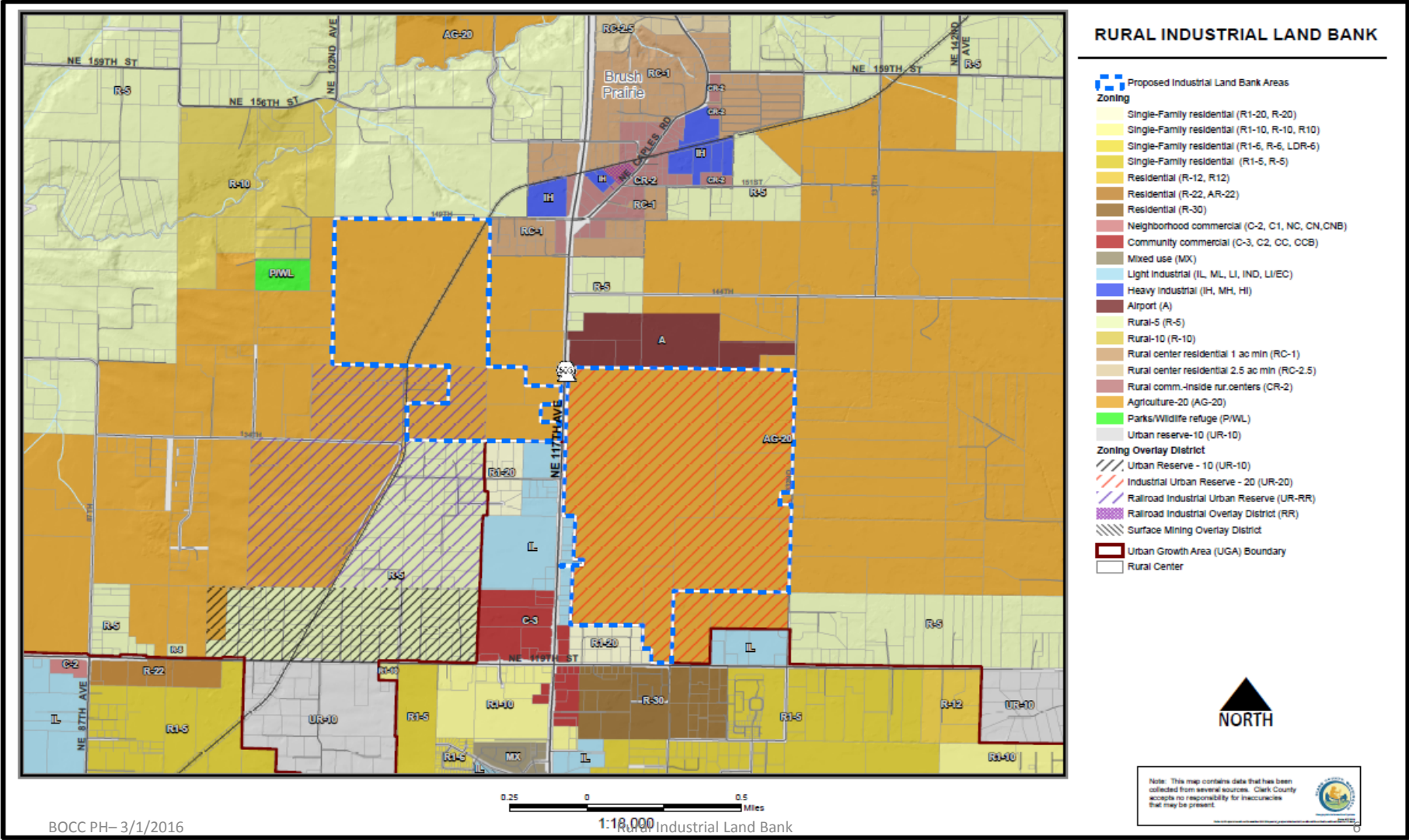
RILB Requirements

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

Application Site

- Rural ILB application received February 2014
 - Two areas:
 - ✓ Lagler property: 378.71 acres (east of SR-503)
 - ✓ Ackerland property: 223.72 acres (west of SR-503)
 - All zoned AG-20

Application Site



Rural ILB Application

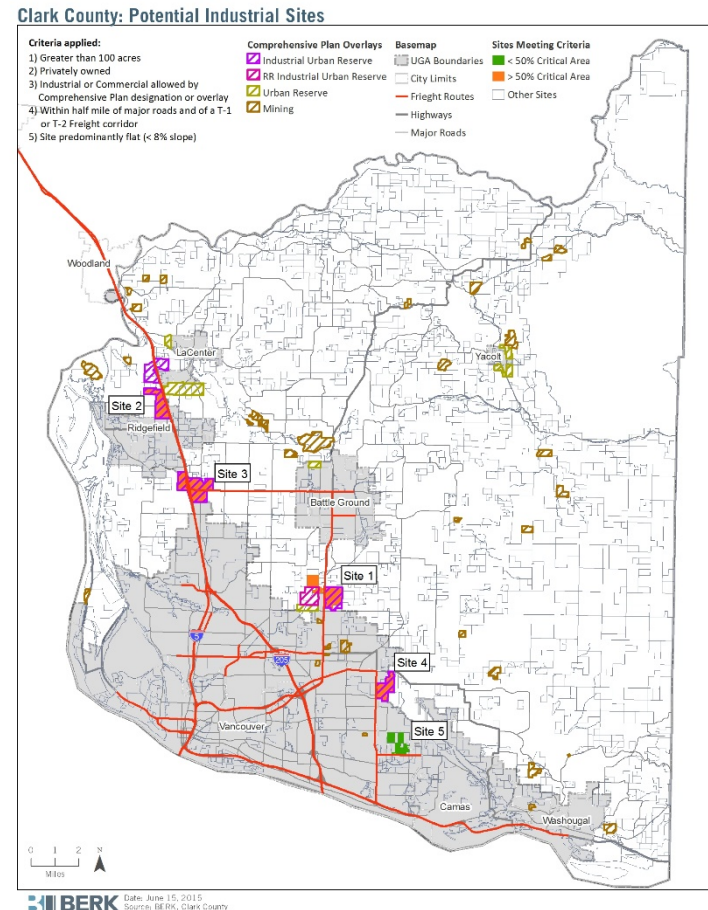
- What has been completed
 - CREDC study, Land for Jobs (lands inventory)
 - February 2014
 - ✓ RILB application taken in by the county
 - August 2014
 - ✓ BERK (Seattle) brought on as a consultant
 - ✓ Mackay Sposito assisting locally
 - ✓ Kittleson & Associates will lead transportation planning efforts
 - November/December 2014
 - ✓ Work sessions with the Board and Planning Commission
 - ✓ NACCC presentation
 - ✓ Updates to county's master planning code requirements
 - January 28, 2015: open house #1
 - April 15, 2015: open house #2
 - May 7, 2015: Planning Commission work session

Rural ILB Application

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

Alternative Sites

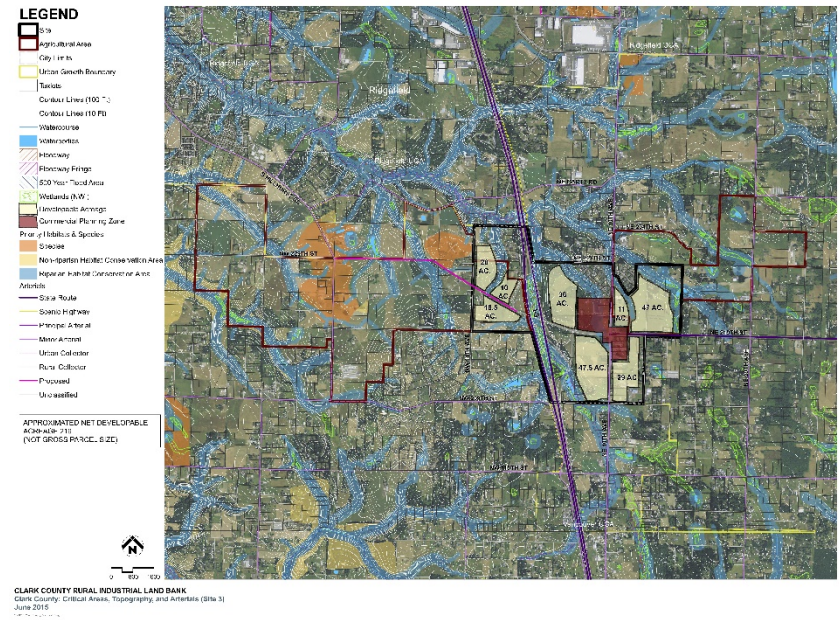
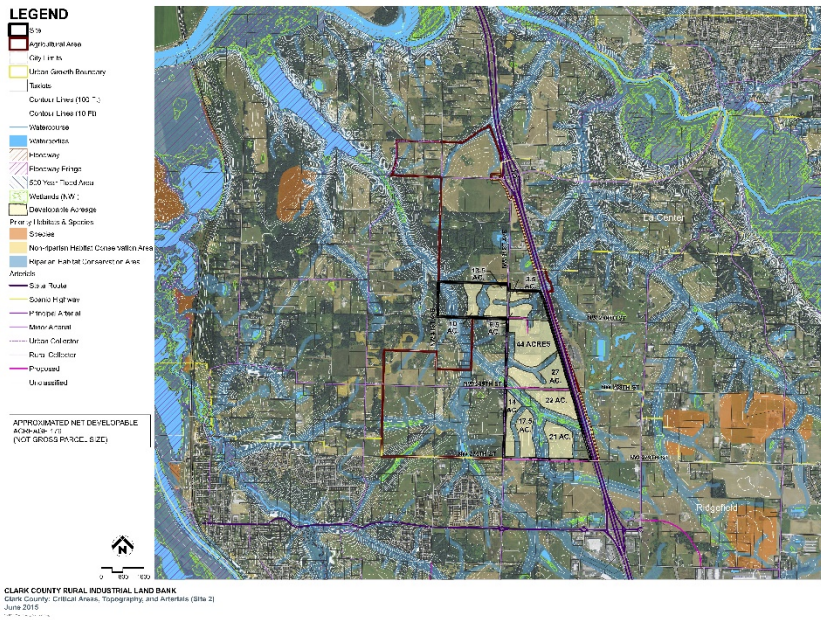
- Prepared based on GMA:
 - An analysis of the availability of alternative sites within UGAs and the long-term annexation feasibility of sites outside of UGAs (RCW 37.70A.367(2)(b))
- Builds on March 2015 Inventory
- Four rural sites and one UGA site
- Will be folded into the SEPA review process



Alternative Sites

Site 2: North of Ridgefield

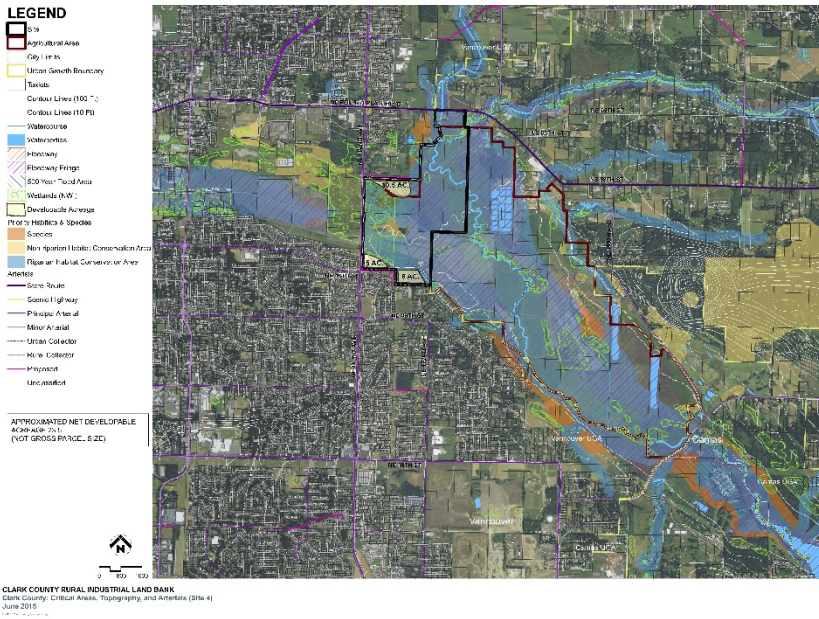
Site 3: Between Ridgefield and Vancouver



Alternative Sites

Site 4: East of Vancouver

Site 5: Section 30, City of Vancouver



Alternative Sites

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

Clark County Rural Industrial Land Bank: Alternative Sites Comparison

Feature	Site 1	Site 2	Site 3	Site 4	Site 5
Gross Parcel Acres	602	412	764	366	325
Net Buildable Area, estimated	378	179	219	23.5	213
Percent Developable, estimated	63%	43%	29%	6%	66% +
UGA Adjacency	Vancouver	Ridgefield	Vancouver, Ridgefield	Vancouver	Vancouver
Site Topography Suitability	●	○	○	<i>Not further evaluated due to significant constraints and low developability</i>	○
Site Geometry: Parcel size, depth	●	○	○		○
Common Ownership	●	○	○		○
Free of Critical Area Constraints (see percent developable)	○	○	○		●
Water Adjacency	●	○	●		●
Sewer Adjacency	○	○	○		○
Freight Route Access	●	○	●		●
Roads: Access to major roads, multiple access points, ability to improve connectivity	○	○	○		○
Rail Access	●	○	○		○
Land Use & Visual Quality: Adjacent Industrial and Commercial Zones and ability to Buffer Residential Uses	○	○	○		○
Proximity to Workforce and Housing	●	○	●	●	
Legend:	Strong Feature ●	Moderate Feature ○	Low Feature ○		

Master Plan Land Use Concept

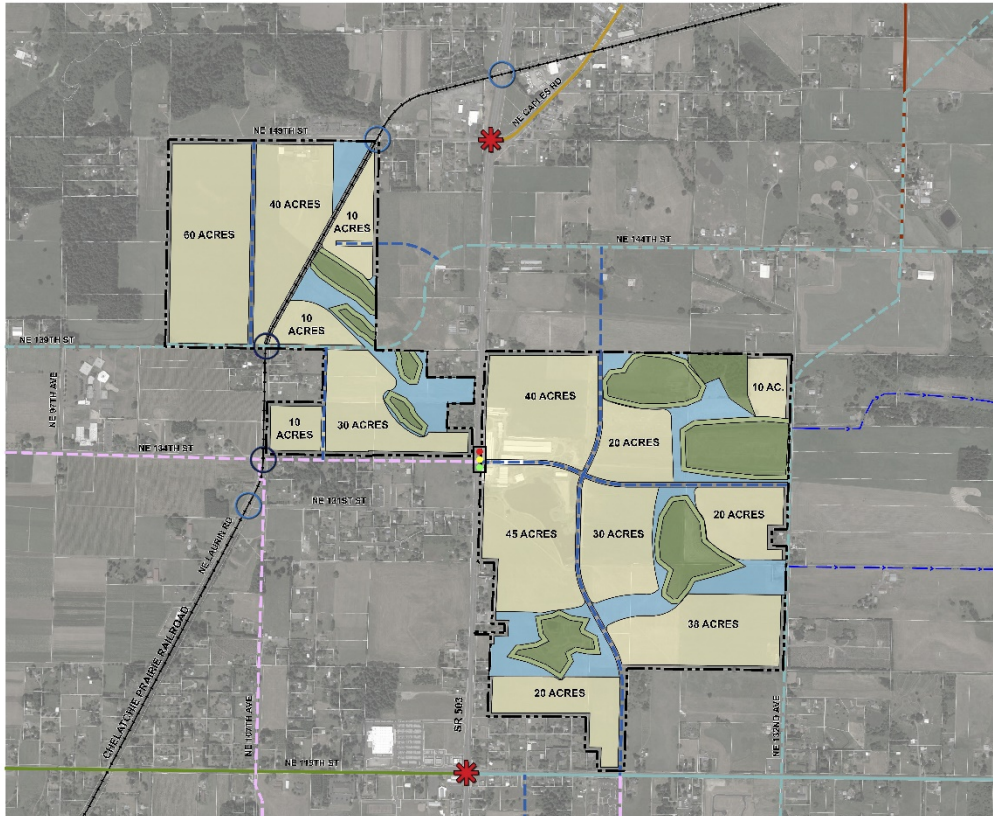
LEGEND

- PROPERTY LINE
- DRAINAGE DITCH
- RAILROAD
- WETLANDS
- WETLAND BUFFER
- WATER QUALITY
- DEVELOPABLE ACREAGE
- PROPOSED TRAFFIC SIGNAL
- VEHICULAR CROSSING WITH EXISTING TRAFFIC SIGNAL
- EXISTING RAILROAD CROSSING
- PROPOSED RAILROAD CROSSING

- ARTERIAL CLASSIFICATIONS**
- INDUSTRIAL
 - COLLECTOR - 2 LANE
 - MINOR ARTERIAL - 3 LANE
 - MINOR ARTERIAL - 5 LANE W/ BIKE
 - RURAL MINOR
 - RURAL MAJOR

TOTAL	600 ACRES
WETLANDS	66 ACRES
WETLAND BUFFERS	26 ACRES
STORM SYSTEM	71 ACRES
DEVELOPABLE LAND	383 ACRES
ROW & SETBACKS	54 ACRES
-ROADS ROW (60')	
-RAILROAD ROW (60')	
-PERIMETER SETBACK (*100')	

* 100' WHEN THE RILB ABUTS NON RILB LAND TO THE REAR AND SIDE AND 20' ALONG ROAD FRONTAGES



- July 2015 Concept
- Legend Clarified
 - Buffer Treatments Illustrated



CLARK COUNTY RURAL INDUSTRIAL LAND BANK
 LAND USE ANALYSIS
 JULY 2015

MacKay Sposito


Draft Development Regulations

Per GMA, adopt developments regulations for specific major industrial developments through a master plan process:

- **Uses**
 - Primary uses are industrial and manufacturing
 - Commercial and services should not exceed 10% of total gross floor area
- **Buffers / Protection of Agricultural Areas**
 - Buffers are provided between the development and adjacent rural areas
 - Address mitigation of impacts on resource lands
- **Environment**
 - Follow critical areas regulations; protect air and water quality
- **Infrastructure**
 - New infrastructure is provided or impact fees are paid
 - Interlocal agreements between County and providers are in place
- **Transit-Oriented Site Planning / Transportation Demand Management**
 - Ensure programs are addressed as part of master plan approval
- **Future Development Review**
 - Provide for a public hearing for applications with 30 days notice

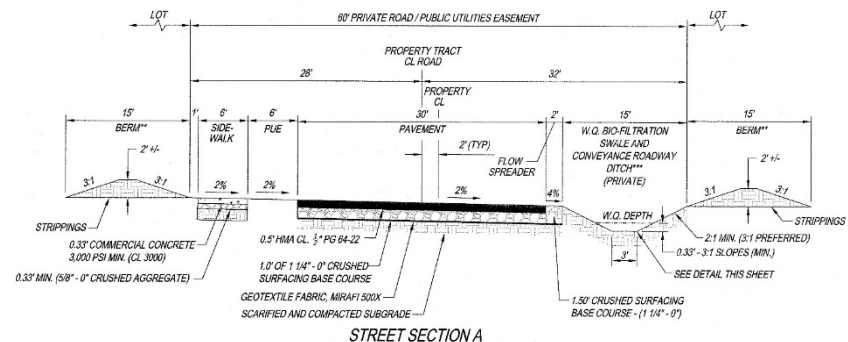
Draft Development Regulations

Clark County Code addresses RILB designation and allows proposal of new development standards or current code provisions, as appropriate

Topic	Draft Regulations
Land Uses / Review Process	<ul style="list-style-type: none"> • Light Industrial – Rural Industrial Land Bank (IL-RILB) Overlay • Focus on industrial & manufacturing uses, limit incompatible uses • Retain limit on commercial and service uses to 10% of gross floor area • Hearing required for new RILB developments
Buffers, Protect Rural & Ag 	<ul style="list-style-type: none"> • 100 foot perimeter buffer with dense landscaping / opaque screen • Demonstrate consistency with the coordinated open space, wetlands, stormwater and landscaping elements of the RILB Master Concept Plan • Agriculture allowed onsite • Other site specific measures may be determined through SEPA project review

Draft Development Regulations

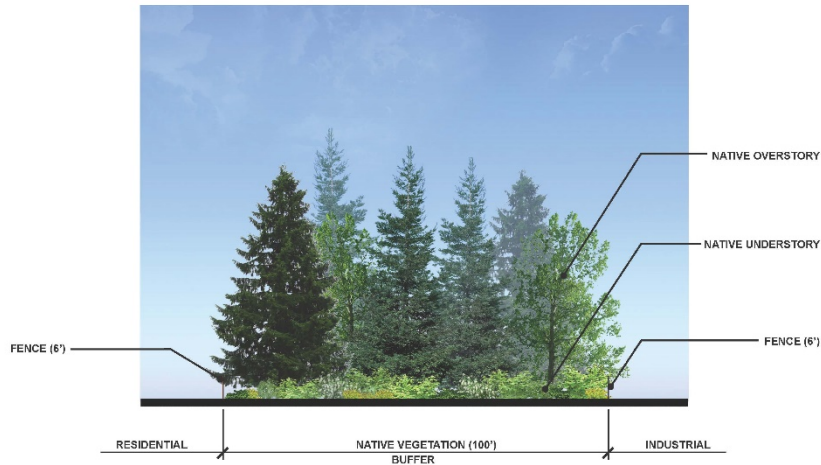
Topic	Draft Regulations
Environment	<ul style="list-style-type: none"> • Low impact development and stormwater standards – see specific street sections for integration of biofiltration and filter strips • Comply with Critical Area Regulations and Regional Air Quality Standards
Infrastructure	<ul style="list-style-type: none"> • Applicants responsible for costs of new infrastructure, applicable impact fees and system development charges • Provide for interlocal agreements and demonstrate adequate water, sewer, power
Transit/TDM	<ul style="list-style-type: none"> • Apply commute trip reduction ordinance, and identify the location of on-site sheltered bus-stops within quarter mile of site



Water Quality Bio-Filtration Swale with Private Road Section

Perimeter Buffer Treatment Concepts

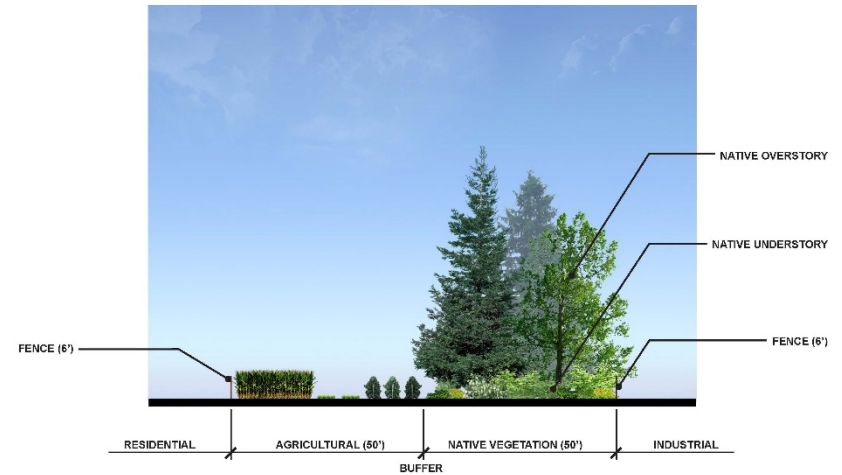
Full 100 foot dense screen



SECTION A



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



SECTION B



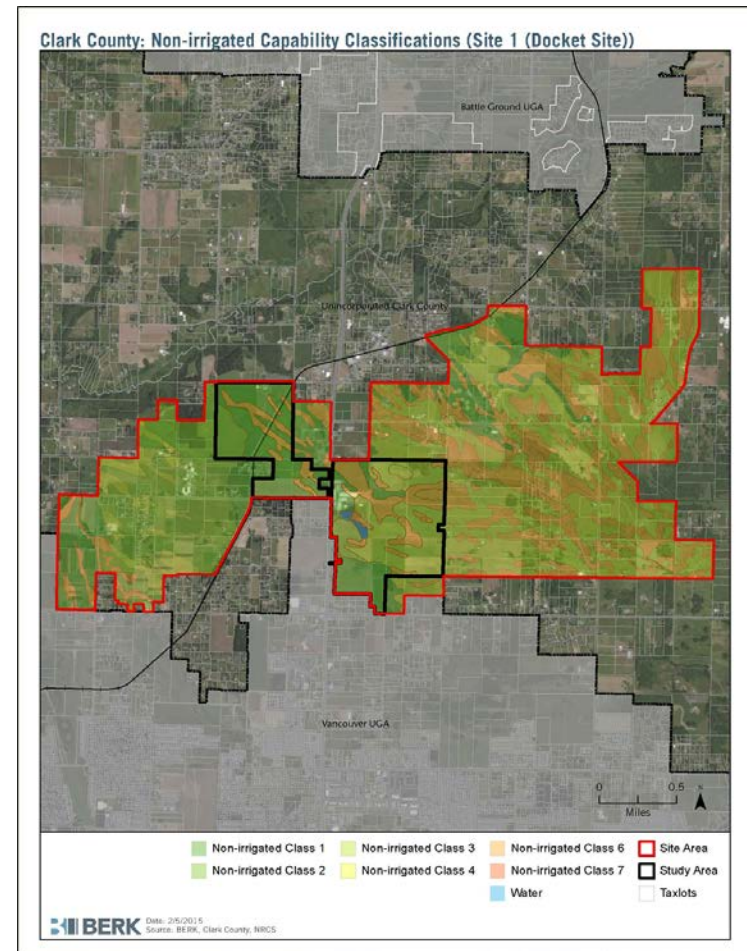
De-designation Criteria

WAC 365-190-050 Criteria

- Areawide analysis
- Regulations conserving ag.
- Not characterized by urban growth
- Used or capable of use for ag.
- Land-capability classification
- Prime and unique farmland soils
- Availability of public facilities
- Tax status, including current use
- Availability of public services
- Relationship or proximity to UGAs
- Predominant parcel size
- Land use settlement patterns
- Intensity of nearby land uses
- History of development permits nearby
- Land values under alternative uses
- Proximity to markets
- Designating ag. lands sufficient to maintain & enhance economic viability of ag. industry long-term

Summary of De-designation Analysis

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



Rural ILB Public Involvement

- Public Involvement
 - Webpage: www.clark.wa.gov/planning/landbank
 - Contact with Neighborhood Associations
 - NACCC presentation
 - News Releases
 - BOCC and PC Work Sessions
 - Open House #1, January 28, 2015
 - Open House #2, April 15, 2015
 - Open House #3, July 29, 2015
 - Open House #4, October 29, 2015
 - Open House #5, February 17, 2016

Rural ILB Package

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

Rural ILB – Adoption Process

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

Rural ILB – PC Recommendation

- Voted 4-2 for staff recommendation on:
 - Zone change (AG-20 to IL and IL-RILB)
 - Comprehensive Plan policies
 - Arterial Atlas amendments
- Voted 4-2 for staff recommendation on the draft development regulations, AND to add RRAB uses to Ackerland property

Rural ILB – PC Recommendation

Table 40.230.085-1. Uses							
2012 North American Industrial Classification System (NAICS)					IR ¹	IL ²	<u>IL-RILB³</u>
B. Manufacturing Uses							
	321	Wood product manufacturing					
		3211	Sawmills and wood preservation		P	X	<u>P/X¹¹</u>
		3212	Veneer, plywood, and engineered wood product manufacturing		P	P	<u>P/X¹¹</u>
	322	Paper manufacturing					
		3221	Pulp, paper and paperboard mills		P	X	<u>P/X¹¹</u>
	327	Nonmetallic mineral product manufacturing					
		3273	Cement and concrete product manufacturing		P	P	<u>P</u>
			327310	Cement manufacturing	P	X	<u>P/X¹¹</u>
			327320	Ready-mix concrete manufacturing	P	X	<u>P/X¹¹</u>
		3274	Lime and gypsum product manufacturing		P	X	<u>P/X¹¹</u>
		3279	Other nonmetallic mineral product manufacturing		P	X	<u>P/X¹¹</u>
	331	Primary metal manufacturing			P	X	<u>P/X¹¹</u>
	332	Fabricated metal product manufacturing					
		3328	Coating, engraving, heat treating, and allied activities		P	P	<u>P</u>
			332813	Electroplating, plating, polishing, anodizing, and coloring	P	C	<u>P/C¹²</u>
E. Transportation and warehousing							
	488	Support activities for transportation			X	P	<u>P</u>
		4883	Support activities for water transportation		P	P	<u>P/X¹¹</u>

Rural ILB

Questions?

Thank you!

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

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