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COMMUNITY PLANNING

MEMORANDUM

TO: Tom Mielke, David Madore, Edward Barnes

FROM: Oliver Orjiako, Director

DATE: October 6, 2014

SUBJECT: Rural Industrial Land Bank; Work Session Memorialization

Commissioners present: Tom Mielke, David Madore, and Edward Barnes

Staff present: Oliver Orjiako, Gordy Euler, Chris Cook, Jose Alvarez, and Axel Swanson

The purpose of the work session was to brief the Board on the rural industrial land bank (RILB) project. Rural industrial land banks are exurban areas to be used for industrial development, and are allowed under provisions of the Growth Management Act (GMA)--in this case RCW 36.70A.367.

Gordy showed a Power Point presentation outlining land bank requirements. An application to establish a land bank in the county was received in February. In August, the Board approved a contract with BERK out of Seattle to assist with the process. BERK is working with Mackay Sposito and Kittleson and Associates locally. Per the GMA, the project must be completed by the end of 2016. It was noted that this project is proceeding separately from the 2016 comprehensive plan update.

Commissioners asked if the two areas identified will be one site or two. The answer to this question will become clearer as the process to develop a master plan proceeds. Clark County code requires a 100-acre minimum and light industrial zoning.

Commissioners asked about having additional land as part of the land bank. The county cannot arbitrarily add or subtract land from the application; the obligation is to work through the process with the application at hand and make recommendations during the decision-making process.

Oliver pointed out the risk associated with the fact that all 600 acres of the proposal are zoned for agriculture, and that much of this area was brought into the Vancouver urban growth area in 2007 only to be removed because it was still considered agricultural land.

Commissioner Madore mentioned the importance of the railroad in this process. Certainly having the railroad there will enhance the attractiveness of the area.

Gordy outlined the public involvement process to date and what is planned. Contact has already been made with neighborhood associations in the area and an open house is planned for some time in November.

Gordy mentioned that staff is proceeding with updates to the county code so that master planning for industrial land banks can occur. Those changes will go to the Planning Commission in November and to the Board after that.