



# Clark County Rural Industrial Land Bank

Open House  
CASEE Center  
January 28, 2015

# Agenda

1. Growth Management Act (GMA) Rural Industrial Land Bank (ILB) provisions
2. Rural ILB requirements
3. Application
4. Next Steps

# GMA Provisions

## Rural ILB

- Provisions in the GMA, RCW 36.70A
- RCW 36.70A.365 addresses rural industrial development with a developer
- RCW 36.70A.367 allows counties to establish up to two rural ILBs

# GMA Provisions

- Rural ILB Requirements
  - Inventory of sites
  - Consultation with cities
  - Master planning process
  - Development regulations
  - Programmatic level of environmental review
  - Local adoption process

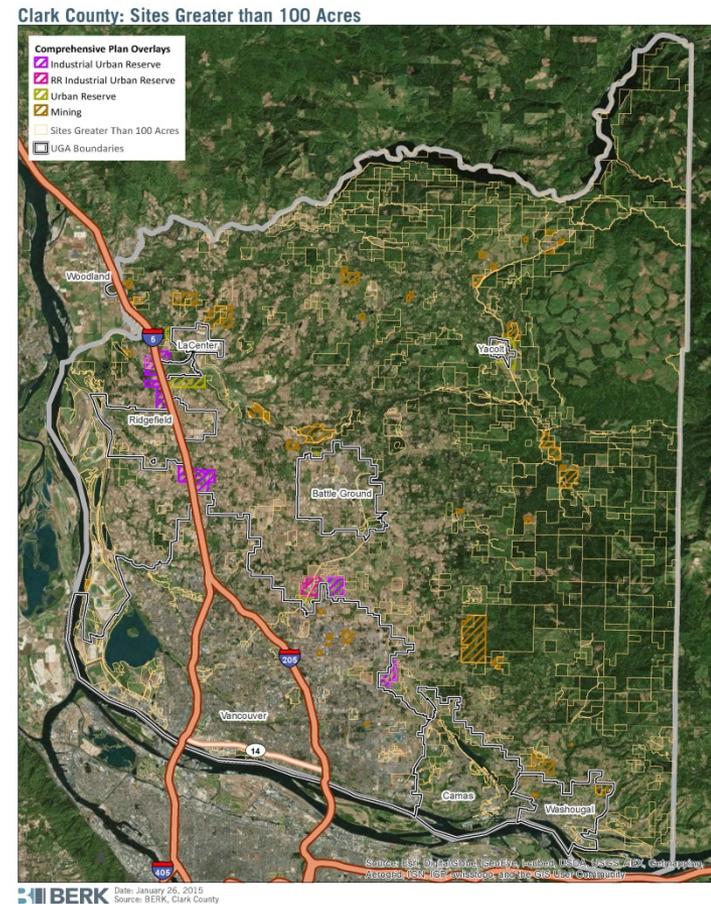
# Rural ILB Application

- 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



# ILB Review Approach

- Develop criteria – what makes a good industrial site?
- Inventory of sites – consider site needs for ILBs
- Identify possible areas for consideration as ILB
- Analyze those areas to identify the best place for an ILB
- Consider re-designation and rezoning of the identified ILB location



# Rural ILB Schedule

- What has been completed
  - CREDC study, Land for Jobs (lands inventory)
  - February 2014
    - ✓ Application taken in by the county similar to an annual review
  - August 2014
    - ✓ BERK (Seattle) brought on as a consultant
    - ✓ Mackay Sposito assisting locally
    - ✓ Kittleson & Associates will lead transportation planning efforts
    - ✓ Kick-off meeting

# Rural ILB Schedule

- What has been completed
  - October 2014
    - ✓ Presentation at NACCC
    - ✓ Work session with the Planning Commission
  - November 2014
    - ✓ Work session with the Board of County Commissioners
  - December 2014
    - ✓ Updates to the county's master planning code requirements (Sections 40.520.070, 40.520.075, and 40.560.010)

# Rural ILB Schedule

- Proposed Timeline

- Jan/Feb 2015      Draft de-designation analysis
- February 2015      Draft development regulations
- Jan/August 2015      Master Planning Process
- Sept/Oct 2015      Environmental Review
- Oct-Dec 2015      Local Adoption Process

# Rural ILB Public Involvement

- Public Involvement to date
  - Webpage  
[www.clark.wa.gov/planning/landbank](http://www.clark.wa.gov/planning/landbank)
  - Contact with Neighborhood Associations
  - NACCC presentation
  - News Releases
  - BOCC and PC Work Sessions

# Rural ILB – Next Steps

- Public Involvement
  - First public meeting, January 2015
- Process
  - Draft de-designation analysis
  - Draft concept master plan



Questions?

Thank you!

[www.clark.wa.gov/planning/landbank/index.html](http://www.clark.wa.gov/planning/landbank/index.html)

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